

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Tuesday, May 16, 2023 6:30 p.m.**

3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE

MEETING LOCATION:	
Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT	
Click link below: https://us06web.zoom.us/j/84765564828	or Go to https://www.zoom.us/join Enter meeting ID: 847 6556 4828
Dial: 1-646-558-8656	
Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting April 25, 2023
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. **Reading of Legal Notices:**
 - b. **Continued Public Hearings: None.**
 - c. **New Public Hearings:**
 - 1. **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.
 - 2. **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.
 - d. **Other Unfinished Business:**
 - 1. **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.
 - 2. **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.
 - 3. **SPR 23-002:** Site Plan Review for exterior rehabilitation at 5 Tatnic Road, Village Center Zone, Applicant: Ivo Jorge.
 - 4. **GBR 23-002:** Renewal of Gravel Special Permit SPG 19-003, 30 acres on south side of Maynard Road (Assessor's Map 29, Lot 5), removal of 1,200,000 cubic yards of material. Applicant: Strategic Commercial Realty d/b/a Rawson Materials.
 - 5. **GBR 23-003:** Renewal of Gravel Special Permit SPG 19-001, 291 Canterbury Road (Assessor's Map 23, Lot 1; Map 22 Lot 1-2; Map 22, Lot 1-4) 120 acres, Phased excavation of approximately 20,000 cubic yards of rock, Applicant: HM & E Co., LLC, Owner: E. Arters.
- VII. New Business:**
 - a. **Applications:**
 - 1. **MI 23-001:** Proposal to extend the water service line ~400' to the west on So. Main Street and ~400' to the south along a shared driveway.
 - 2. **MI 23-002:** Proposal to dispose of 7.3 acre land-locked parcel between Tripp Hollow Road and Windham Road (Map 7, Lot 19).
 - 3. **MI 23-003:** Proposal to potentially dispose of 4.3 acre land-locked parcel due west of 369-385 Stetson Road (Map 1, no lot #).
 - b. **Other New Business: None.**
- VIII. Reports of Officers and Committees**
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Special Meeting
Tuesday, April 25, 2023 6:30 p.m.**

3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE

MEETING LOCATION:	
Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT	
Click link below: https://us06web.zoom.us/j/84765564828	or Go to https://www.zoom.us/join Enter meeting ID: 847 6556 4828
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MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:31 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Lisa Herring, John Haefele, Gil Maiato; Brian Simmons (all were present in person). Sara Deshaies (present via Zoom). Seth Pember and Karl Avanecean were absent with notice. Allen Fitzgerald was absent.

Staff Present (in person): Jana Roberson, Town Planner and Director of Community Development; Austin Tanner, First Selectman.

Also Present in Person: Kelsey Hare; Mindy Delp; Jonathan Lisee.
There were two additional people present in the audience.

Present via Zoom online: Attorney Madilyn Smith; J.S. Perreault, Recording Secretary (via telephone).

III. Seating of Alternates

Motion was made by G. Maiato to seat Brian Simmons as a Voting Member for this meeting in the absence of Seth Pember.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (6-0-0).

IV. Adoption of Minutes: Meeting March 21, 2023

Motion was made by G. Maiato to accept the Minutes of the Regular Meeting of March 32, 2023, as presented.

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (7-0-0).

V. Public Commentary – None.

VI. Unfinished Business:

a. Reading of Legal Notices:

Ms. Roberson read aloud the Legal Notice for **ZRC 23-002, SP 23-001, ZRC 23-003 and ZC 23-001.**

b. Continued Public Hearings: None.

c. **New Public Hearings:**

1. **ZRC 23-002:** Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6.

Ms. Roberson summarized that the this would allow for relief from any submission requirement when the PZC finds it to be unnecessary/inappropriate, by $\frac{3}{4}$ vote of the Commission.

There were no comments from the public.

Motion was made by C. Kelleher to close the public hearing for **ZRC 23-002:** Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6.

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (7-0-0).

2. **SP 23-001:** Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare.

Kelsey Hare represented herself, provided packets of information to Commission Members and gave an overview:

- She will only have one or two dogs at a time for grooming only.
- Not a lot of traffic.
- No daycare.
- Not a lot of noise.
- To use environmentally friendly, non-toxic, organic products.
- To compost the dog fur and use in in the landscaping.
- Signage information was included in the information she provided.

Ms. Hare answered questions, regarding the building, from the Commission:

- No structural changes to the building which was originally a chicken coop. She will be utilizing 10' x 12' of the building.
- Her mother-in-law had used the building for business before.

There were no comments from the public.

Motion was made by C. Kelleher to close the public hearing for **SP 23-001:** Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare.

Second by B. Simmons. No discussion.

Motion carried unanimously by voice vote (7-0-0).

3. **ZRC 23-003:** Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1.

Ms. Roberson explained that this proposal was in response to a particular proposal (Mindy Delpo was seated in the audience). Currently, the Regulations require that sales of craft items be created by the craftsperson and that this proposal would change “the” to “a” so that any craftsperson’s products could be sold at a craftsperson permitted State Route Business Enterprise. She explained that the rest of the changes relate to signage permitted for particular types of businesses in residential zones as there was nothing included for State Route Business Enterprise.

It uses the same criteria used for other zones. She noted that it has a maximum of 25 square feet.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- **B. Simmons** asked about the definition of a wall.
Ms. Roberson explained that it is the outside wall of the building, where the sign is, with the length of the façade measured from corner to corner.
- **C. Kelleher** asked that “a” craftsperson be changed to “any” craftsperson.
Ms. Roberson stated that it can be changed. There was agreement expressed by Commission Members. Ms. Sigfridson explained that it would be accessory.
- Ms. Sigfridson asked if the proposed changes accomplish what they are supposed to accomplish.
Ms. Delpé stated that they do and she explained that she wants to help other crafters in the area to have a venue.

There were no comments from the public.

Motion was made by C. Kelleher to close the public hearing for **ZRC 23-003**: Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1.

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (7-0-0).

4. **ZC 23-001**: Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor’s Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates. ***Request to reschedule public hearing***

d. **Other Unfinished Business:**

1. **ZRC 23-002**: Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6.

Motion was made by L. Herring to approve the proposal to revise Section 9.C.3.6 of the Zoning Regulations concerning Site Plan application submission requirements as proposed with the finding that the changes will aid in the protection of public health, safety, welfare, and property values and are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The regulations shall become effective 15 days from the date of publication.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (7-0-0).

2. **SP 23-001**: Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare.

Ms. Roberson explained that waiving the requirement of the submission of a site plan would require a $\frac{3}{4}$ vote of the Commission. She stated that an aerial photo was included in the packets.

Motion was made by C. Kelleher to waive the submission of a site plan (**SP 23-001**) in accordance with Section 9.D.3.5 of the Zoning Regulations.

Second by L. Herring. No discussion.

Motion carried unanimously by voice vote (7-0-0).

Motion was made by J. Haefele to approve the Special Permit application of Kelsey Hare for the Adaptive Reuse of an Agricultural Building as a dog groomer (craftsperson) at 59 North Society Road, identified in the files of the Brooklyn Land Use Office as SP 23-001, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.B.3 and Sec. 9.D.5 of the Zoning Regulations. Such approval includes the following conditions;

1. No site work is proposed.
2. Prior to the commencement of the use, the Applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer and, if a sign is proposed, the Applicant shall also apply for a Sign Permit.

Second by L. Herring. No discussion.

Motion carried unanimously by voice vote (7-0-0).

3. **ZRC 23-003:** Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1.

Motion was made by L. Herring to approve the proposal to revise Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1 of the Zoning Regulations concerning State Route Business Enterprises and wall signage for businesses in the RA Zone as proposed with the finding that the changes will aid in the protection of public health, safety, welfare, and property values and are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The regulations shall become effective 15 days from the date of publication.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (7-0-0).

4. **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates. ***Request to reschedule public hearing***

Motion was made by J. Haefele to reschedule the public hearing for **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates, for the regular meeting of the Planning and Zoning Commission to be held on May 16, 2023, at 6:30 p.m., at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (7-0-0).

5. **ZRC 23-004:** Zoning Regulation Change to define breweries and to allow breweries in the RB Zone, Applicant: Shelley Boisvert. ***Withdrawn***

VII. New Business:

a. Applications:

1. **SPR 23-002:** Site Plan Review for exterior rehabilitation at 5 Tatnic Road, Village Center Zone, Applicant: Ivo Jorge.

Ms. Roberson suggested postponing this item until later in the meeting as Mr. Jorge may be running late.

The Commission revisited this item at approximately 7:35 p.m. There was still no word from Mr. Jorge.

This item was tabled to the next meeting.

2. **GBR 23-001:** Renewal of Gravel Special Permit SPG 19-004, 206 acres on south side of Rukstela Road (Assessor's Map 21, Lot 7; Map 30, Lot 16), removal of 1,945,000 cubic yards of material, Applicant: Strategic Commercial Realty d/b/a Rawson Materials.

Ms. Roberson explained that this is a simple renewal as it has been documented that no work has been done to date. She referred to a letter (dated April 6, 2023) from David Held, Engineer with Provost & Rovero, and aerial photo which were included in packets. She explained that the bond amount is on auto renew and that the old bond is not expired.

Motion was made by B. Simmons to renew for one year the existing Gravel Special Permit SPG 19-004 issued on June 3, 2020. The next permit renewal date is June 3, 2024. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (7-0-0).

3. **GBR 23-002:** Renewal of Gravel Special Permit SPG 19-003, 30 acres on south side of Maynard Road (Assessor's Map 29, Lot 5), removal of 1,200,000 cubic yards of material, Applicant: Strategic Commercial Realty d/b/a Rawson Materials.

Ms. Roberson explained that this Special Permit SPG 19-003 (originally for 1.05 million cubic yards of material) was the subject of a Court case and there was a Court Order to revise the Permit and increase the volume of material to 1.2 million cubic yards. She explained that the plans and the volume have changed and she suggested filing a new recorded Special Permit so that the documents on record in the Town Clerk's Office will reflect the new numbers. She said that the Applicant is amenable to this.

There was discussion regarding whether the bond covers the new numbers. Ms. Roberson stated that we do not have a new bond estimate.

Attorney Madilyn Smith (via Zoom) explained that there was not a stipulation, to revise the bond numbers, in the settlement agreement. The bond numbers are based on the amount of material. Ms. Roberson stated that the original bond was not based on volume, it was based on the impact area and the cost of restoring it. Attorney Smith stated that she feels that the bond is sufficient because it's not that much more area. The current bond amount is \$180,500. Discussion continued. Ms. Sigfridson suggested giving the Applicant the option of providing an updated bond estimate to include the additional 15 percent. Attorney Smith offered to have their Engineer update the bond estimate for the next meeting (before the Permit expires).

There were no further comments/concerns and this item was tabled to the next meeting of the PZC.

4. **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.

Motion was made by J. Haefele to schedule the public hearing for **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC for the regular meeting of the Planning and Zoning Commission to be held on May 16, 2023, at 6:30 p.m., at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by L. Herring. No discussion.

Motion carried unanimously by voice vote (7-0-0).

5. **SPR 23-003:** Site Plan Review for Small Solar Energy Systems at 70 Pomfret Road, Village Center Zone, Applicant: Trinity Solar, Owner: C. & A. Leveille.

Jonathan Lisee, Trinity Solar, represented the Owner and gave an overview.

- He explained that the original plan for panels on the back of the house would only provide approximately 53 percent of their usage. Therefore, per the Owner's request, Mr. Lisee submitted an application to install panels on the front and back of the house (would provide 99 percent of their usage) and would be visible to traffic on Route 169.
- To ensure as little visible conduit/equipment as possible, they use a low-profile, black-on-black panel and the conduit will be run through the attic to the side of the house closest to the Eversource meter.

Ms. Roberson stated that it is a non-contributing structure. There was discussion and Mr. Haefele was concerned that there may be a conflict of interest as his residence is across the street. It was determined that there was not a conflict of interest, so Mr. Haefele did not need to recuse himself.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- C. Kelleher asked for photos of the panels.
Mr. Lisee showed photos from his cell phone.
Ms. Roberson referred to the layout plan which shows the panel arrangement. She explained that the panels would be visible on the side that faces Route 169.
Regarding the utility panel, Mr. Lisee explained that there is national electric code that prevents the inverter and the meter from being too close to natural gas services and other things. He said that they will do their best to accommodate that. He said that they may put it on the backside of the house if there is a violation of electrical code. He explained that it should meet code as proposed.
Ms. Roberson referred to the Village Center design standards for small solar energy systems and site plan objectives.
Regarding fencing/shrubbery, Mr. Lisee explained that Eversource has a say in how the systems are installed. He said that if anything is within three feet of the meter, they will refuse to service that meter in the future. He said that after the system is energized with Eversource approvals, the homeowner could plant something or put something in the way, for visibility purposes. Or, he could request that the electrical team to install the meter on the backside of the house where it would be less visible.
- B. Simmons asked about shingles that may need to be replaced.
Mr. Lisee explained that if shingles needed to be replaced, they would be, but the roof is approximately eight years old and has plenty of life left, so they should be able to install without any issues.
- G. Maiato commented that Eversource has strict safety guidelines.
- M. Sigfridson commented that the Commission could impose a condition regarding visibility from the road.

Motion was made by B. Simmons to approve the Site Plan Review Application **SPR 23-003** for Small Solar Energy Systems (roof-mount solar panels visible from the road) at 70 Pomfret Road, Village Center Zone, in accordance with all final documents and testimony submitted with the application with the finding that the proposal complies with Section 4.A.5 Village Center Design Standards, Section 6.N Small Solar Energy Systems, and Section 9.C Site Plan Objectives of the Brooklyn Zoning Regulations, with no other conditions.

Second by J. Haefele.

Discussion: M. Sigfridson stated, for the Record, that there are some structures in the District where we need to put a little more consideration into the aesthetics. But, with the circumstances of this particular property, she will vote in favor of the Application.
Motion carried unanimously by voice vote (7-0-0).

6. **GBR 23-003:** Renewal of Gravel Special Permit SPG 19-001, 291 Canterbury Road, Road (Assessor's Map 23, Lot 1; Map 22, Lot 1-2; Map 22, Lot 1-4), 120 acres, Phased excavation of approximately 20,000 cubic yards of rock, Applicant: HM & E Co., LLC, Owner: E. Arters.

Ms. Roberson explained that she and Margaret Washburn had met with the Operator at the property and there were some small issues. She recommended that this item be tabled. The Applicant and the Engineer are both aware of what corrective measures need to be taken. She explained that there is a problem with erosion and sedimentation. She said that they are willing to make the changes.

This item was tabled to the next meeting.

b. **Other New Business:**

1. New FEMA Flood Zone Update.

Ms. Roberson explained that changes need to be made to the Town Flood Prevention Ordinance and the Zoning Map.

VIII. **Reports of Officers and Committees**

Margaret Washburn's ZEO Report dated April 3, 2023 (included in packets and attached to these minutes).

There was discussion regarding the next meeting and it was decided to cancel the regular meeting of May 3rd. The next meeting of the PZC will be the regular meeting of May 16th.

There was discussion regarding what could be done to try to keep meetings from going too long.

There was discussion regarding the shortage of members for the various Boards and Commissions and trying to recruit new members.

IX. **Public Commentary** – None.

X. **Adjourn**

M. Sigfridson adjourned the meeting at 7:59 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

Attachment: Margaret Washburn's ZEO Report (dated 4/3/2023)

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold public hearings on May 16, 2023, starting at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels on Tiffany Street identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.
- **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.

Please publish May 3 and 10

PLANNING AND ZONING COMMISSION

RECEIVED

MAR 20 2023

REQUEST FOR CHANGE
IN
ZONING BOUNDARY

Date 3/17/23

FEE \$ 250.00

State Fee \$ 60.00

Application # ZC 23-001

Check # 460.00

Public Hearing Date _____ Commission Action _____
Effective Date _____

Name of Applicant DMP Palmer Associates, LLC Phone 603-886-5021

Mailing Address 9 OLD DERRY ROAD HUDSON, NH 03051

Applicants Interest in the Property OWNER REPRESENTATIVE

Property Owner DMP Palmer Associates, LLC Phone 603-886-5021

Mailing Address 9 Old Derry Road Hudson, NH 03051

MAP <u>46</u>	LOT <u>81</u>	LOT SIZE <u>15.90 (15.20)</u> ^{Assoc}
MAP <u>46</u>	LOT <u>26A</u>	LOT SIZE <u>4.25</u>
MAP _____	LOT _____	LOT SIZE _____

More lots , repeat above on separate sheet

ZONE: R10 X R30 X RA ___ VCD ___ NC ___ RB ___ PC ___ I ___

REQUEST CHANGE: FROM R10 TO MMUD (MAP 46/LOT 26A)

REQUEST CHANGE: FROM R30 TO MMUD (MAP 46/LOT 81)

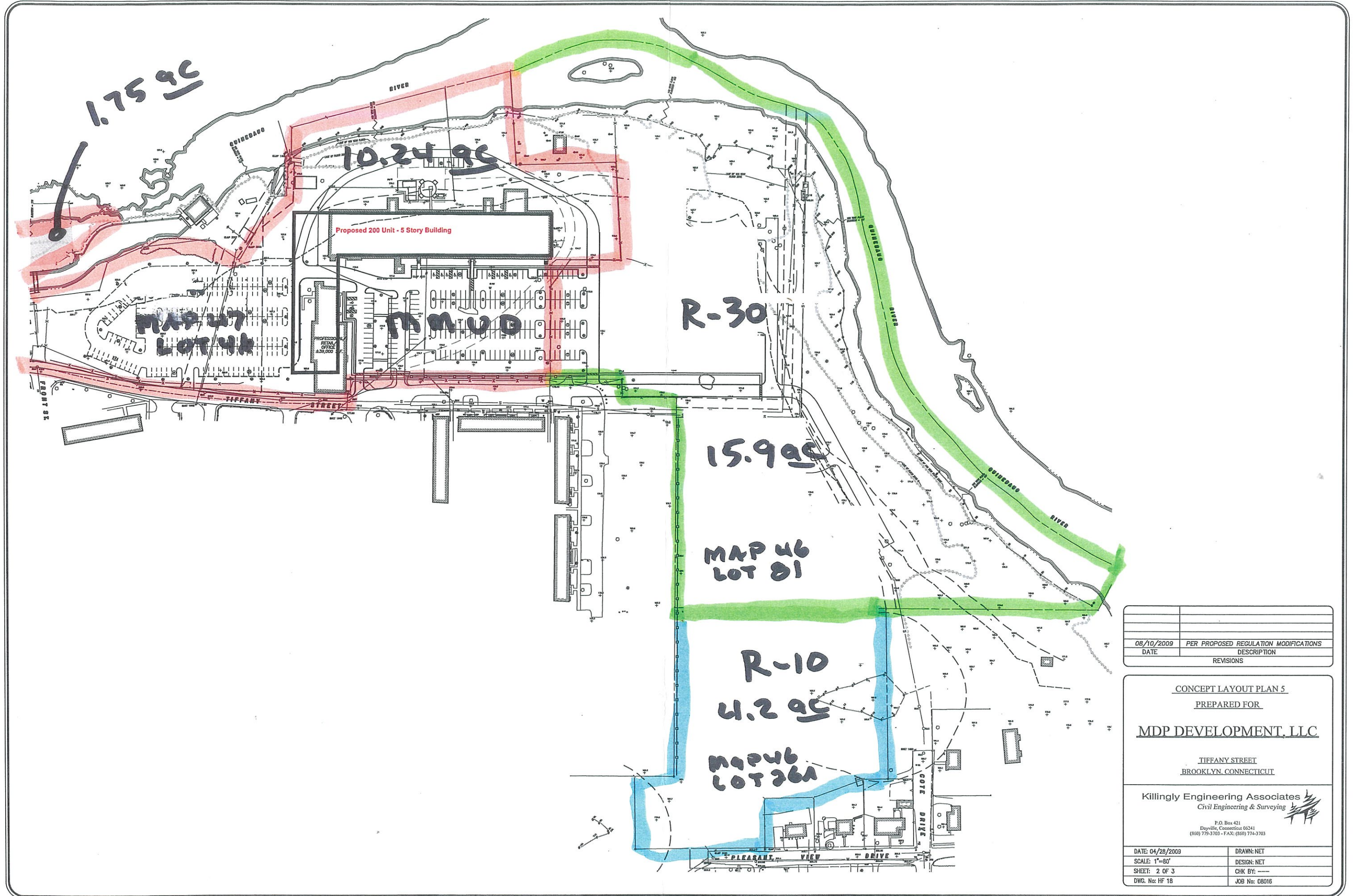
REQUEST CHANGE: FROM _____ TO _____

More changes , repeat above on separate sheet

REASON FOR REQUEST: SAME OWNER TO DEVELOP MAP 46 LOT 46

SMALL Portion of Parking on MAP 46 LOT 81. RETENTION
PODS TO INFILTRATE STORMWATER ON MAP 46 LOT 81.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations



DATE	DESCRIPTION
08/10/2009	PER PROPOSED REGULATION MODIFICATIONS
	REVISIONS

CONCEPT LAYOUT PLAN 5
 PREPARED FOR
MDP DEVELOPMENT, LLC
 TIFFANY STREET
 BROOKLYN, CONNECTICUT

Killingly Engineering Associates
 Civil Engineering & Surveying
 P.O. Box 421
 Dayville, Connecticut 06241
 (860) 779-3703 - FAX: (860) 774-3703

DATE: 04/28/2009	DRAWN: NET
SCALE: 1"=80'	DESIGN: NET
SHEET: 2 OF 3	CHK BY: ---
DWG. No: HF 18	JOB No: 08016

PLANNING AND ZONING COMMISSION
RECEIVED TOWN OF BROOKLYN
CONNECTICUT

Received Date APR 13 2023

Application #SP 23-002
Check # 5191 \$610 ✓

APPLICATION FOR SPECIAL PERMIT

Name of Applicant A Keusch + Sons LLC Phone _____
Mailing Address 15 Beach View Rd Ext Voluntown Phone 860-230-7928
CT 06384

Name of Engineer/Surveyor Archer Surveying
Address Brooklyn CT
Contact Person Paul Archer Phone 860-208-1524 Fax _____

Name of Attorney Paul Smith
Address Danvers CT
Phone 860-428-1697 Fax _____

Property location/address 8 Wauwagan Rd
Map# 24 Lot# 151 Zone VCD Total Acres 2.45
Sewage Disposal: Private _____ Public Existing Proposed _____
Water: Private _____ Public Existing Proposed _____

Proposed Activity Remodel facade 2 sides, redo parking
and entrances on Vine Lane, add garage doors per
plan rebuild garage on existing foundation, Apply for
Compliance with Article 4, Site Plan Requirements self storage facility, Apply for
1 bedroom apartment per plan

Is parcel located within 500 feet of an adjoining Town? _____

The following shall accompany the application when required:
PUBLICATION FEE \$150

APPLICATION Fee \$ 400 State Fee (\$60.00) \$600 3 copies of plans _____ Sanitary Report N/A

- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: [Signature] Date 1/30/23
Owner: [Signature] Date 1/30/23

*Note: All consulting fees shall be paid by the applicant



18 Providence Road, Brooklyn CT 06234
Phone: 860-779-2240 / 860-928-1921 Fax: 860-779-2240



Andrew Kausch
8 Wauregan Road
Brooklyn, Connecticut

May 3, 2023 rev. 5/12/23

Re: Storage Units & Apartment in an existing building located within the VC Zone

Statement of Use:

Archer Surveying LLC is pleased to submit this project summary for the above referenced project. Archer Surveying LLC has been retained by Andrew Kausch to assist with converting an existing building into storage units & an apartment. My Client recently purchased this property and is proposing to turn the existing buildings into an indoor storage facility with an adjoining apartment. No new buildings are being proposed, the only construction will be upgrading to the existing parking lot and driveway entrance, new siding, new windows, painting and doors. This project is located in the Village Center Zone and will require a Special Permit and Public Hearing.

Project Location:

The property is located at 8 Wauregan Road (Route 205), in Brooklyn. It is at the corner of Vina Lane & Wauregan Road (Route 205). The property consists of three existing buildings, one being a detached garage, sitting on a total of 2.45 acres.

Project Description:

The existing buildings were built in the early 1900's and have been the home to many different businesses over the years (Chick Farm, The Regional Building, etc.). The existing Brick part of the building is a 2 story structure with approximately 900 sq.ft. on each floor. The second floor currently has a 1-bedroom apartment and we are proposing an additional 1-bedroom apartment on the first floor. The existing wood part of the building is a 1 story structure with approximately 9,200 sq.ft.. This structure is where we are proposing the indoor storage facility. The existing detached garage will remain as it is but will be repainted on the exterior to help with the overall appearance of the property.

Sanitary Report & Water Supply

This property is served by public sanitary sewer and public water.

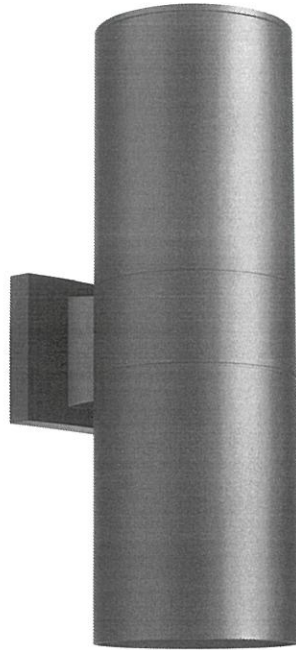
Impact Statement:

We feel that the proposed use of these existing structures will not have any impact to the surrounding properties. Instead we believe that the improvements being made to the existing buildings and parking areas will benefit the surrounding properties. By making these changes and improvements we are taking a building in a high visibility area and making it more appealing and presentable. Not only will this help with the appearance of the town but it will also help take a building that has sat empty and blighted for more than 15 years and make it more esthetically pleasing along with bringing new life to a such a prominent building in town.

Traffic Impacts –

The Institute of Transportation Engineers, ITE, provides guidelines for anticipated traffic volumes for various type of land uses. The Average Daily Trip (ADT) for Mini-Storage is 2.5 trips per day per 1000 sf. of Storage, with peak am trip and peak pm trip coefficient of 0.14 and 0.26 respectively for that same 1000 sf.

The current application has 9200 sf proposed for storage, resulting in an ADT of 23 with 1.3 trips in the am peak hour and 2.4 trips in the pm peak hour.



Cylinder series

721-2-69

2 Light Modern and Contemporary Black Outdoor Wall Light

Dimensions

- 17.25" H x 5.75" W x 8.25" Ext
- 9.25" to top of fixture x 8.5" to bottom of fixture
- Weight: 5.8
- Black plate: 4.5" H x 4.5" W x 0" Depth

Finish & Materials

- Black
- Clear Glass

Lamping/Electrical

- Wet Listed
- 2 light
- 90 watts
- Medium Base

201 Railhead Road, Fort Worth, TX 76106 - Tel. (817) 626-5483 - www.QuorumInternational.com

Please be advised that all information shown here is subject to verification by Quorum. In the event of a discrepancy, we reserve the right to make any corrections necessary.

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING REVIEW PERTAINING TO AN APPLICATION FOR SPECIAL PERMIT FOR ADAPTIVE RE-USE OF AN EXISTING BUILDING CORNER OF WAUREGAN ROAD AND VINA LANE (ASSESSOR'S MAP 24, LOT 151) BROOKLYN, CONNECTICUT (April 25, 2023)

The comments contained herein pertain to my review of plans and supporting documentation for Application for Special Permit No. SP 23-002, which is for the adaptive re-use of an existing building. The plans reviewed is the Site Development Plan created by Archer Surveying, LLC, dated April 10, 2023, and architectural plan of Proposed Elevations by Williams Architects, dated July 29, 2022 with latest revision of February 21, 2023.

Site Development Plan

1. The wide driveway opening opposite the six parking spaces on the south end of the building needs to be eliminated. It is shown as a one-way exit driveway, but as a practical matter, it will not be used this way. The two-way driveway opening to the east of this will suffice for ingress-egress to these spaces as well as other portions of the site (see Zoning Regulation Sec. 7.D., Access Management). Additionally, the proposed landscaped island between the two driveways needs to be extended to the proposed landscaped area along Wauregan Road, thus eliminating the "exit" driveway.
2. The Vina Lane "two-way" driveway on the plan is approximately 38' wide. This is excessive and needs to be reduced to no more than 24' wide.
3. Dimensions of the widths of the proposed driveway opening on Vina Lane must be shown on the plan.
4. Parking spaces (non-ADA) are drawn on the plan as 9'x18', which does not meet the dimensions required in Section 7.B.5. of the zoning regulations, which calls for 10'x20'. Dimensions of a typical parking space and handicap parking space need to be added to the plan to ensure they are delineated properly. All parking spaces on the Site Development Plan, except for the one ADA space, need to be redrawn using the dimensions specified for 90° parking in the Zoning Regulations.

5. At least four (4) parking spaces are shown in front of two separate overhead door openings. This is unacceptable. The spaces need to be depicted at an acceptable area elsewhere on the Site Development Plan.
6. The four (4) parking places for the apartments are in a somewhat hidden area. Accordingly, some type of full cutoff outdoor lighting needs to be installed to illuminate the area for increased security.
7. The proposed north edge of pavement of the driveway coming in from Wauregan Road indicates a drainage headwall will be within the driveway pavement. The two are incompatible and the drainage pipe will need to be extended easterly to a point beyond the paved area. The plan must be modified to show this along with existing and proposed pipe size, pipe material and inverts. If there is a drainage easement covering this drainage line, it may have to be modified; if there is none, one needs to be created. Additionally, with respect to site drainage, the Application for Special Permit does not propose any expansion to the existing building or its exterior impervious surfaces (pavement and sidewalks); therefore, it is the opinion of the undersigned that Zoning Regulation Sec. 7.H.3., Stormwater Management - Requirement, is not applicable.
8. If there is to be a dumpster utilized on the property, a designated enclosed area must be shown on the site plan as well as a construction detail.
9. According to Google Earth photography, there is an existing utility pole near the northeast corner of the building bump-out in the middle of the rear (east) building line—this is not shown on the site plan. Furthermore, is the “electrical transformer with bollards” a proposed installation that has been approved by Eversource? If so, this should be noted on the plan as a proposed installation with offset dimensions from the building and a pad detail with bollards.
10. The “Proposed Sign” detail needs to show its dimensions and notes as to whether or not it is to be lighted as well as construction materials.
11. Distance measurements (at least 3) from property lines and/or building locating the facility sign on the property need to be added to the plan.
12. A sidewalk construction detail needs to be added to the plan as well as a handicap ramp detail.
13. For the proposed parking spaces on the south end of the building vehicle bumpers need to be installed to prevent a vehicle from hanging over the new sidewalk. An installation detail of the bumper will be needed on the plan.

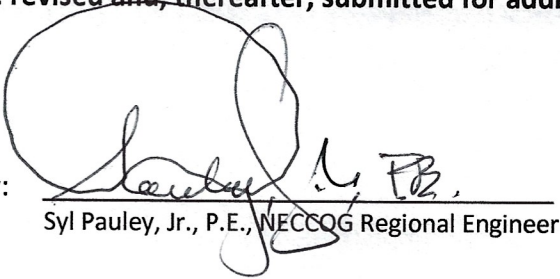
14. There is a note on the plan that the existing pavement is to be resurfaced. How is this going to be accomplished because the existing pavement is in poor condition? A cross section detail needs to be added to the plan showing how the new pavement is to be constructed. Dimensions of the limits of paving with the existing buildings serving as reference points need to be shown on the plan.
15. Existing and proposed aboveground/underground utilities need to be shown and labeled on the plan.
16. Has the local Fire Marshal reviewed plans for the proposed reuse of this building?
17. With the mixed use of storage and residential living, has the Fire Marshal determined if an internal fire suppression system is required, if not already installed? What about an NFPA approved FDC?
18. The Quorum Cylinder Series light proposed for use in this project does not appear to meet full cutoff standards, as it is not rated or described as such on the manufacturer's cut sheet. Outdoor lighting fixtures whether mounted on a building or pedestal shall be an approved full cutoff type.
19. On the Application for Special Permit it is noted that garage doors will be added to the building. However, there is no indication on the Site Development Plan that any such doors will be added.
20. For this plan, what is the difference between a "boundary line agreement" line and an "existing boundary line?" Why is this needed for this development?
21. Why does Lot 150 on Map 24 with a bold property line symbol appear to be part of this project? This lot is not noted on the Application for Special Permit.
22. The area of Lot 151 noted on the plan is 3.39 ac, which is far greater than that indicated for that parcel on the NECCOG Web Viewer (2.45 ac), which was obtained from the source map created by Archer Engineering in April 2021 for Brooklyn Center Complex, BLB LLC and Vina Lane LLC. However, it appears that the plan under review has added the recorded area of Lot 151 (2.54 ac), for which the Special Permit is applied for, to the area of Lot 150 (0.85 ac) without a proper merging of the two lots into one. Also, the Application for Special Permit indicates that the area of the parcel the permit is being applied for is 2.45 acres, NOT 3.39 acres! This discrepancy calls for a detailed explanation and correction before proceeding.
23. The Connecticut Light & Power Company right-of-way in Note 3 under "Notes" cannot be found on the plan. The easement needs to be added to the plan.
24. The professional engineer's seal needs to be added to the plan.

Proposed Elevations Architectural Plan

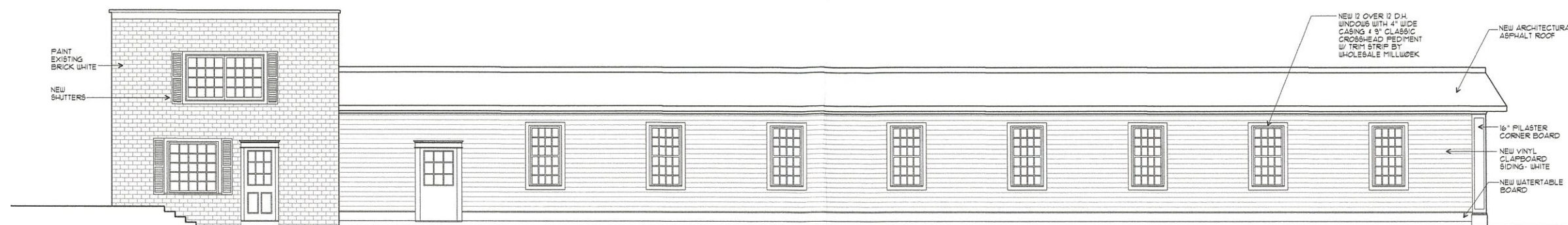
1. The architect's seal and signature needs to be added to the plan.
2. An east elevation of the building has not been included on the plan and needs to be added to the plan for review.
3. An architectural floor plan of how the interior of the storage facility will be configured for re-use is needed for review.

The plans noted above and reviewed by the undersigned, as evidenced by the comments published herein, are found to need additional information. Accordingly, the plans need to be revised and, thereafter, submitted for additional review.

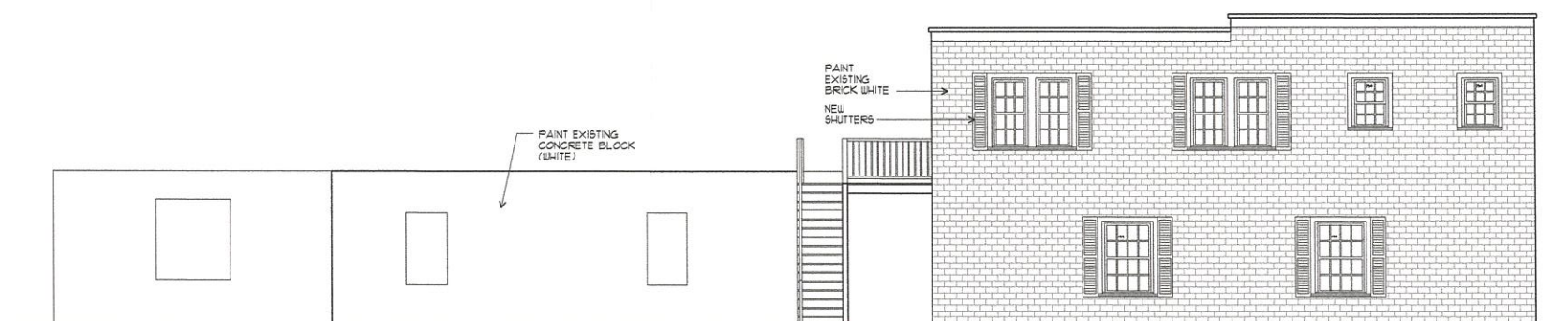
By:



Syl Pauley, Jr., P.E., NECCOG Regional Engineer



1 WEST ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

DATE	DESCRIPTION
2/21/23	MISC. REVISIONS
9/15/22	MISC. REVISIONS
9/9/22	MISC. REVISIONS

REVISIONS

EXTERIOR IMPROVEMENTS
8 WAUREGAN ROAD
BROOKLYN, CT 06234

SEAL

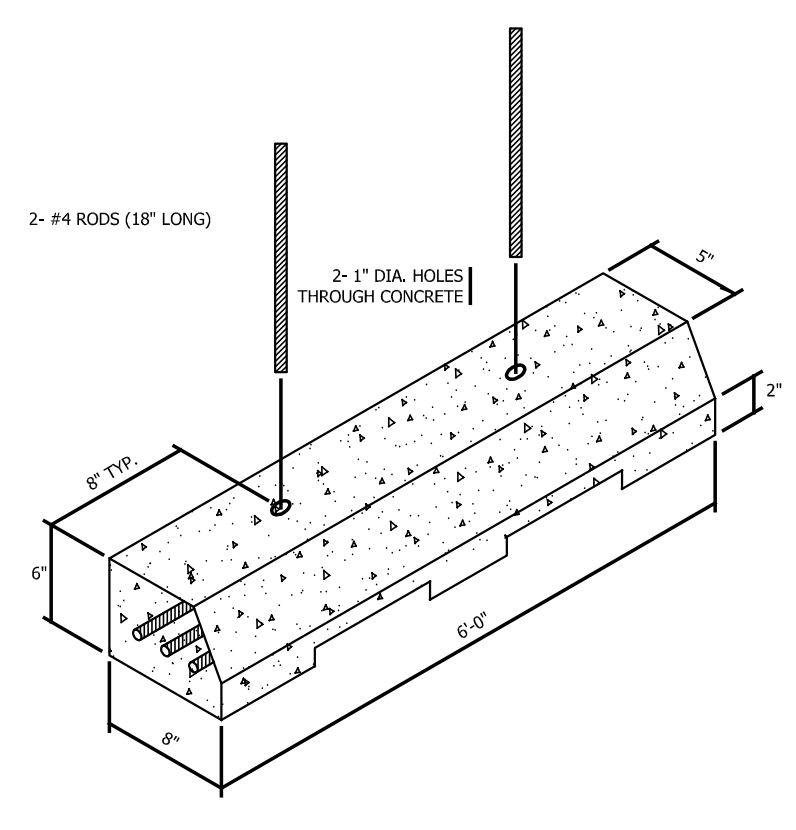
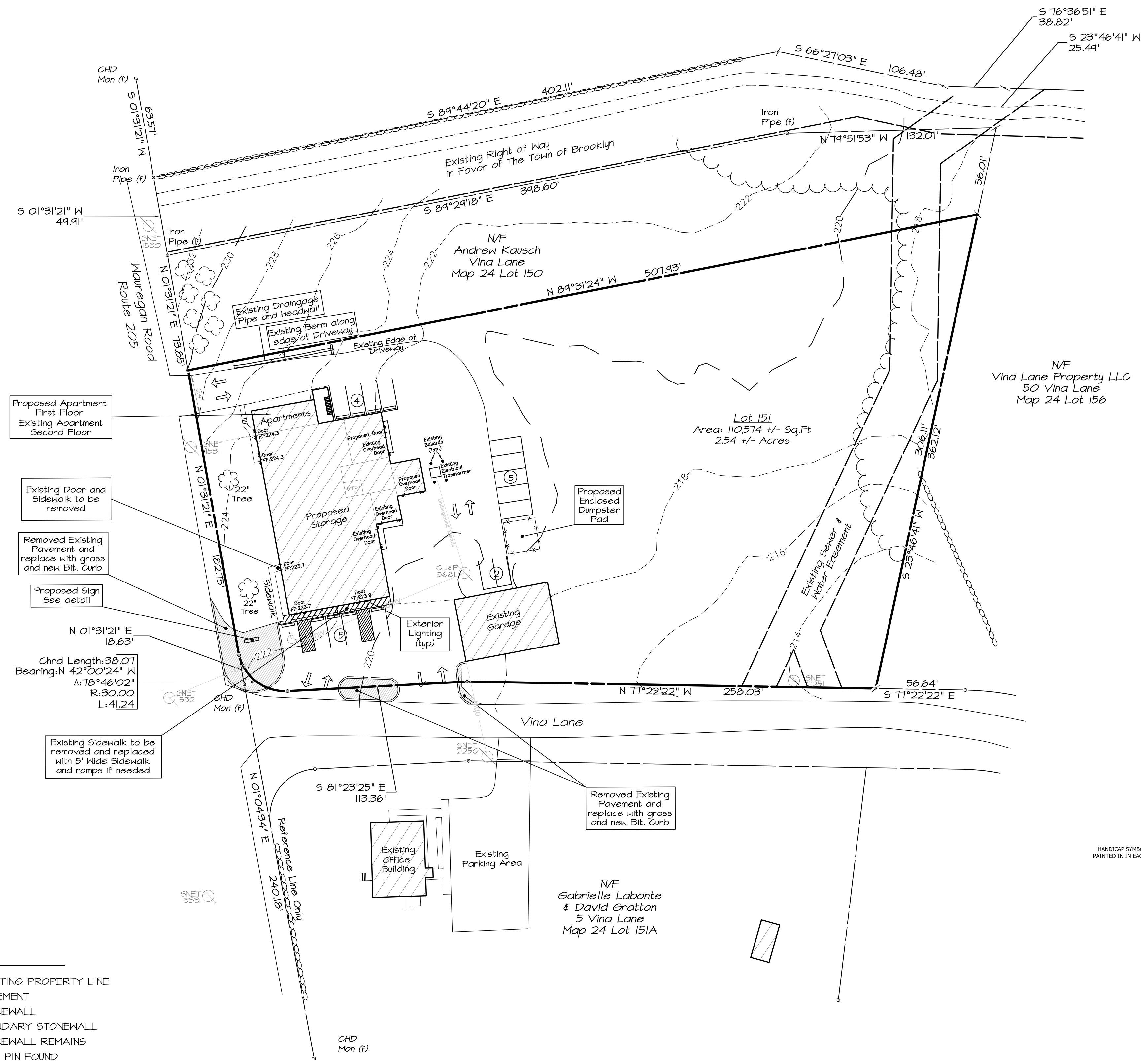
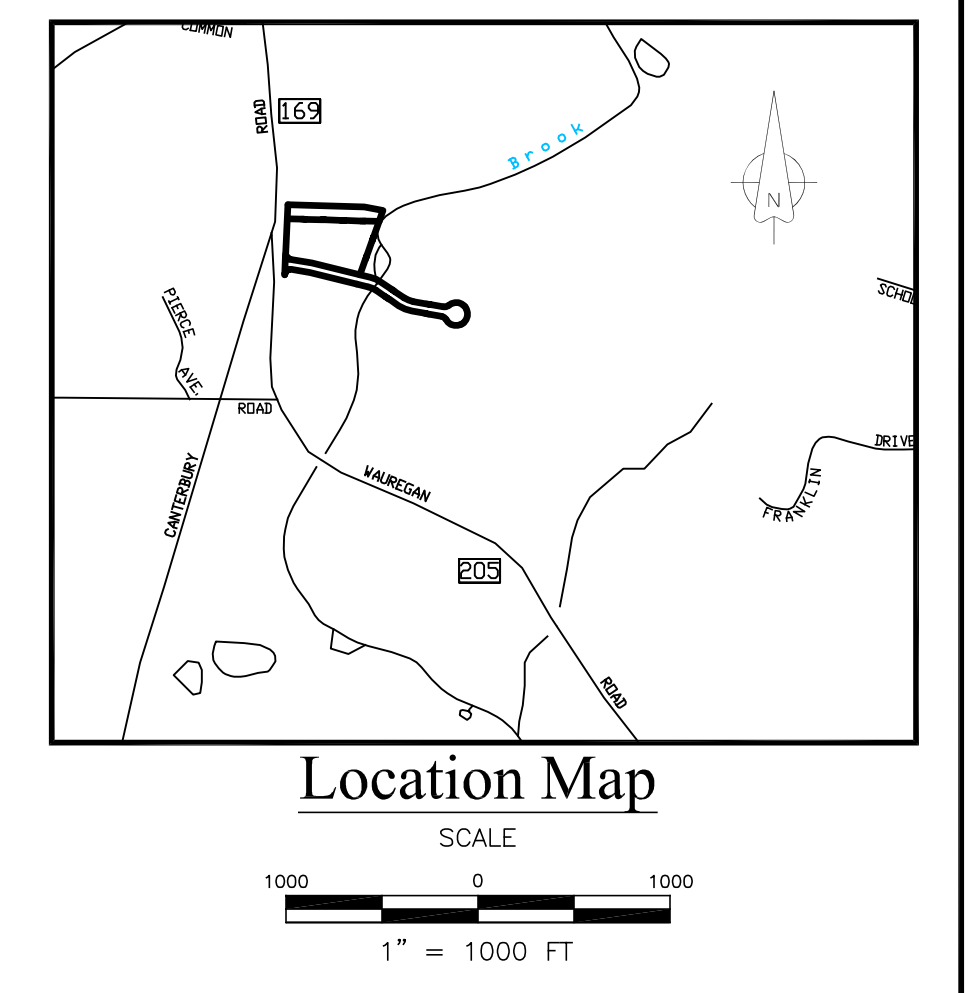
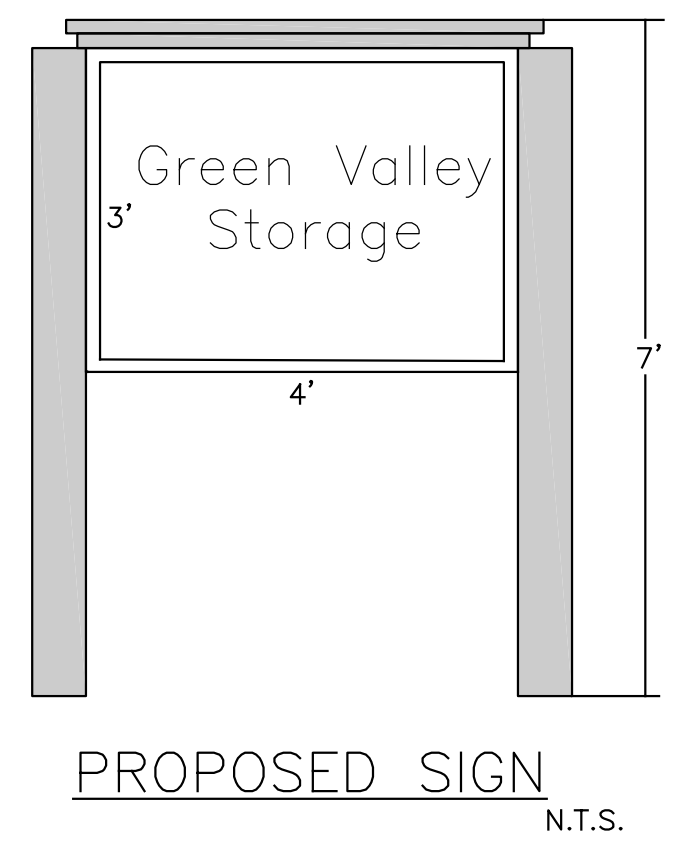
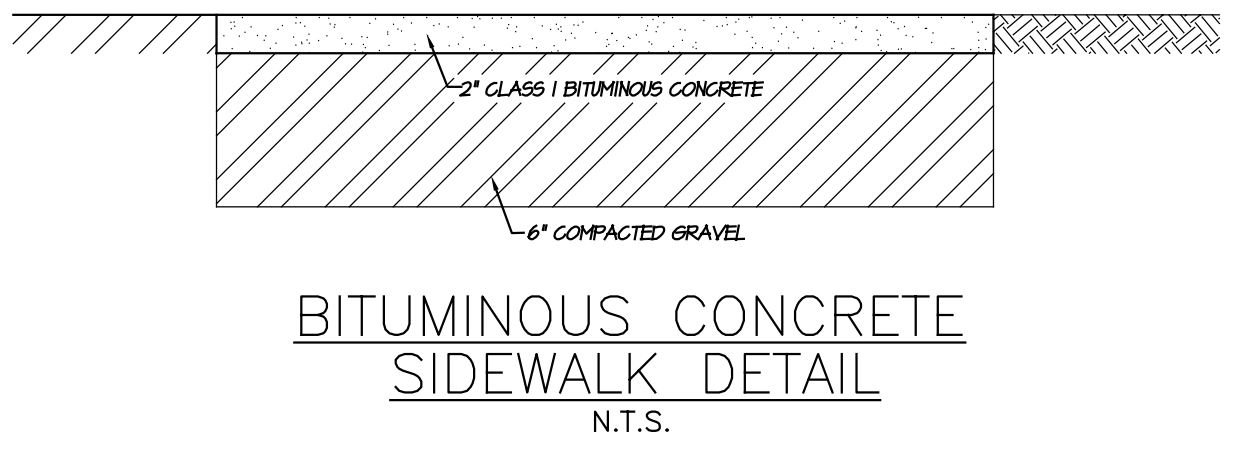
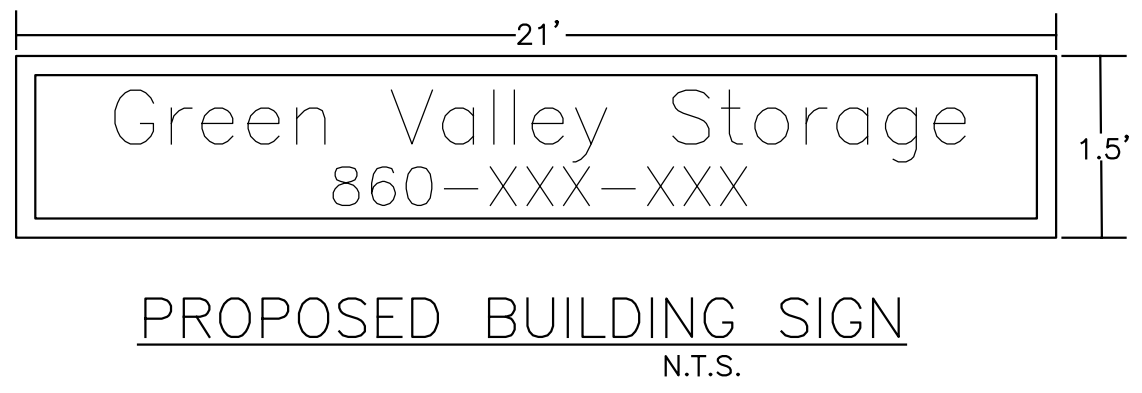
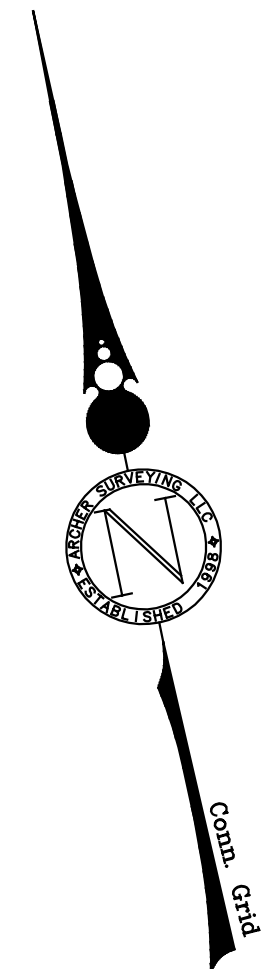
TITLE

PROPOSED
ELEVATIONS

DATE	7/29/22	SHEET	
JOB#	22-02		
SCALE			
DRAWN			
CHECKED			

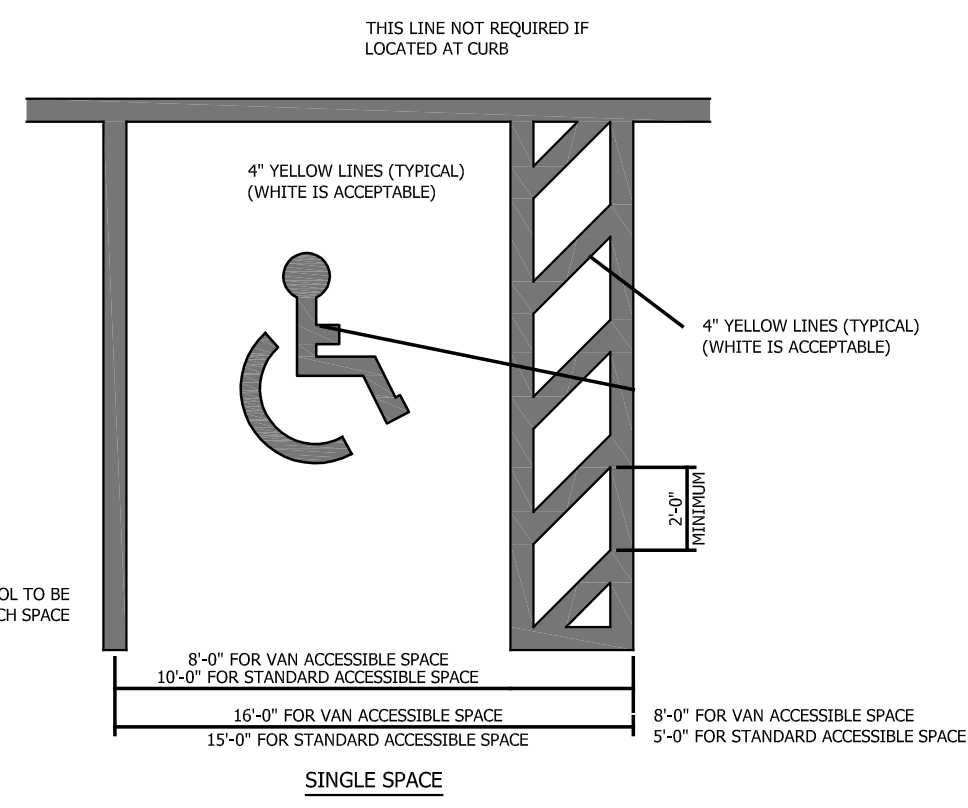
A-1

RECEIVED
APR 13 2023



NOTES:
 1. CLASS "A" CONCRETE REINFORCED W/ (3) #3 RODS.
 2. RODS SHALL NOT PROTRUDE THROUGH DRAINAGE SLOTS

PRECAST CONCRETE SLOTTED WHEEL STOP DETAIL
 N.T.S.



NOTES:
 1) A HANDICAP PARKING SIGN SHALL BE INSTALLED AT THE CENTER OF EACH STALL 24\"/>

HANDICAPPED PARKING STALL DETAIL
 N.T.S.

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996
- This Survey conforms to a Class "A-2" Horizontal Accuracy "T-2" Vertical Accuracy
- Survey Type: Site Development Plan
- Boundary Determination: Resurvey
- Intent: Development of Existing Structure
- Parcels shown as Lot 151 on Assessors Tax Map 24 of the Brooklyn Assessors Office
- Property is owned by: A.Kausch & Sons
- Property is zoned : VCZ (Village Center Zone)
- Property is served by Public Water & Sewer
- Building signs to be mounted on the westerly and southerly sides of the building

A.Kausch & Sons LLC
 Employees: 1 Employee

Hours of Operation
 8am - 8pm
 Or by Appointment

DAY	RETAIL
MONDAY	8am - 8pm
TUESDAY	8am - 8pm
WEDNESDAY	8am - 8pm
THURSDAY	8am - 8pm
FRIDAY	8am - 8pm
SATURDAY	8am - 8pm
SUNDAY	8am - 8pm

Parking Calculations: $8,922 / 1000 = 8.9$ Parking spaces
 1 space per 1000sqft of gross floor area (Industry Standard)
 Apartment Parking (2 Per apartment): 4 Spaces
 Employee Parking 1 Space
 Total Parking: 14 Spaces

LEGEND

- EXISTING PROPERTY LINE
- - - - - EASEMENT
- ===== STONEWALL
- BOUNDARY STONEWALL
- STONEWALL REMAINS
- o IRON PIN FOUND
- o DRILL HOLE FOUND
- o MONUMENT FOUND
- o PROPERTY POINT
- o UTILITY POLE
- o STONE FILE

Map References

- Perimeter Survey Prepared for Eggs Inc., Gorman Road/Franklin Drive/Wauregan Road, Brooklyn, Connecticut, Dated: October 2014, Scaled: 1"=125', Prepared by Archer Surveying LLC
- Boundary Line Modification Prepared Brooklyn Center Complex LLC, 71 Vina Lane, Brooklyn, Connecticut, Dated: January 2016, Scaled: 1"=100', Prepared by Archer Surveying LLC

Archer Surveying LLC
 18 Providence Road, Brooklyn, CT 06234
 DAVID A. SMITH, P.E. #4173 DATE 05/11/2023
 NOT VALID UNLESS SEAL IS AFFIXED HERETO

To my knowledge and belief, this map is substantially correct as noted herein.
 Paul M. Archer, Conn. L.S. #70013
 05/11/2023
 No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

REVISIONS	
5/11/2023	As Per Town Engineers Comments

Site Development Plan
 "Adaptive Re-use of an Existing Building"
 Prepared For:
 A.Kausch & Sons
 8 Wauregan Road & 10 Vina Lane
 Brooklyn, Connecticut

DRAWING SCALE: 1"=40'

ARCHER Surveying LLC
 18 Providence Road, Brooklyn, CT
 (860) 779-2240 / (860) 928-1921

KVP
 SURVEYING - ENGINEERING - SITE PLANNING

LOUIS J. SOJA, JR.
 LAND SURVEYOR - LAND PLANNING

Sheet No. 1 OF 1 Project No. 2006 Date: April 10, 2023

RECEIVED

APR 03 2023

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Action Date _____

Application #SPR 23-002
Check# 000720

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Ivo Jorge Phone 508-612-6910
Mailing Address 5 Tatnic Rd Phone 508-612-6910

Name of Owner Ivo Jorge Phone 508-612-6910
Mailing Address 5 Tatnic Rd Phone 508-612-6910

Name of Engineer/Surveyor _____
Address _____
Contact Person _____ Phone _____ Fax _____

Property location/address 5 Tatnic Rd
Map # _____ Lot # _____ Zone _____ Total Acres _____

Proposed Activity Windows & Siding

Change of Use: Yes _____ No If Yes, Previous Use _____
Area of Proposed Structure(s) or Expansion _____

Utilities - Septic: On Site _____ Municipal _____ Existing Proposed _____
Water: Private _____ Public _____ Existing Proposed _____

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

- Fee\$ _____ State Fee (\$60.00) _____ 3 copies of plans _____ Sanitary Report _____
- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans
- See also Site Plan Review Worksheet

Variances obtained _____ Date _____

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: Ivo Jorge Date 3/30/23

Owner: Ivo Jorge Date 3/30/23

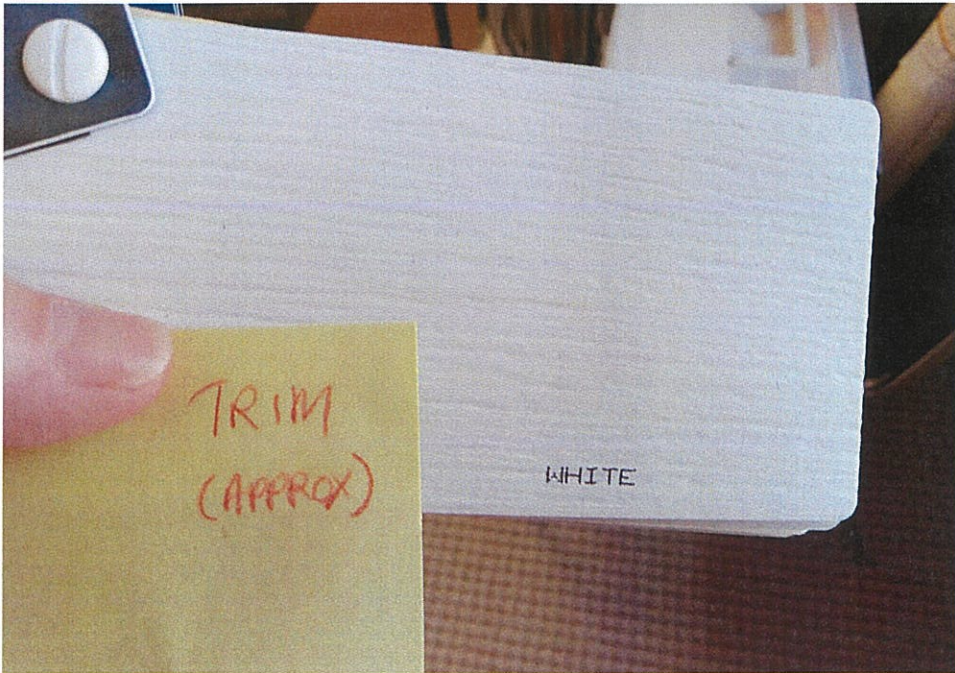
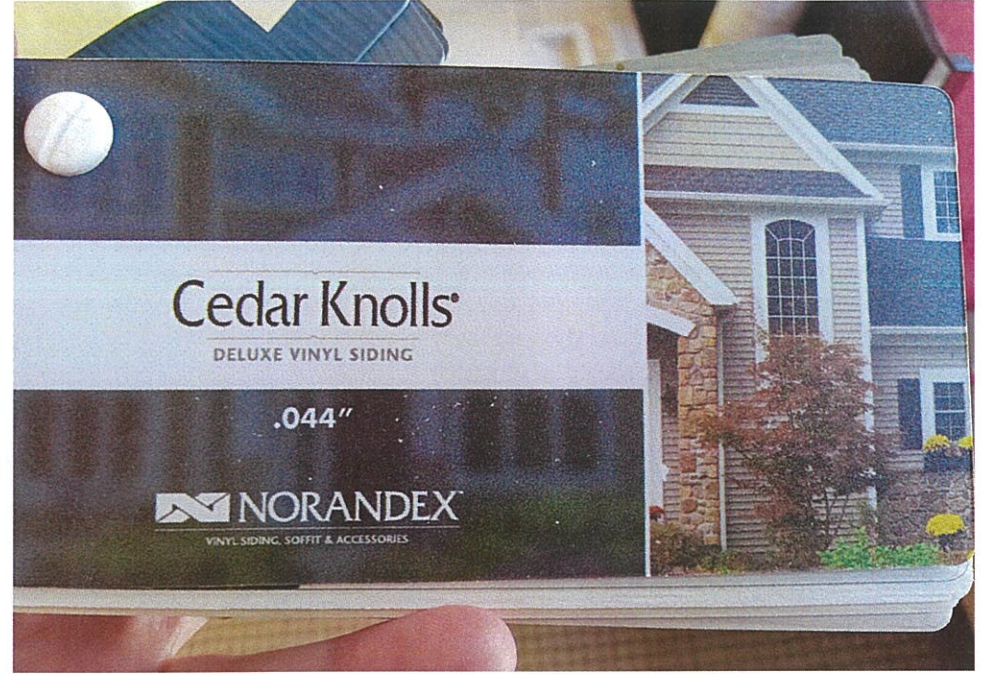
* Note: Any consulting fees will be paid by the applicant











6:14

40%



medepot.com



3

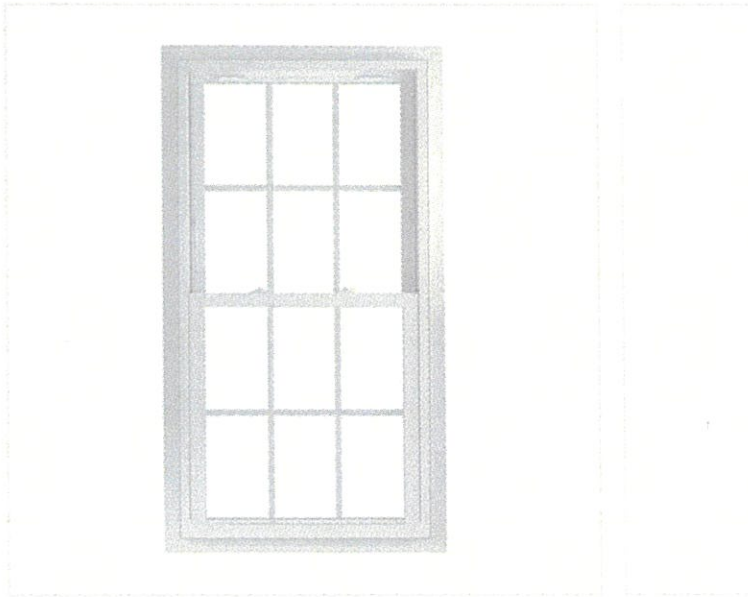


Search



**29.75 in. x 56.75 in. 70
Series Low-E Argon PS
Glass Double Hung White
Vinyl Fin with J Window
with Grids, Screen Incl**

★★★★★



- 1 +

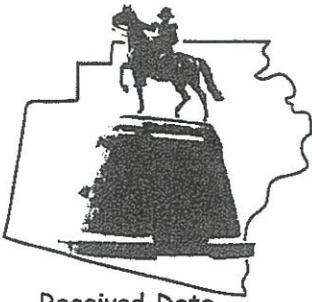
Add to Cart



RECEIVED

APR 10 2023

OFFICE OF SELECTMEN
TELEPHONE: 779-3411
TOWN CLERK
TELEPHONE: 774-9543
ASSESSOR
TELEPHONE: 774-5611
TAX COLLECTOR
TELEPHONE: 774-4072
JUDGE OF PROBATE
TELEPHONE: 774-5973



TOWN OF BROOKLYN

P.O. Box 356 - Route 6 and 169
BROOKLYN, CONNECTICUT 06234

Received Date _____
Fee \$ 250 _____ State Fee (\$80.00) _____
Renewal - \$100 + \$60

Application #: GBR 23-002
Check # 62904

APPLICATION FOR GRAVEL BANK / RENEWAL
SPECIAL PERMIT OF SPG 19-003

Name of Applicant Strategic Commercial Realty, Inc. DBA Rawson Materials Phone 860-963-6584
Mailing Address 58 Pomfret Street, STE 4101, Putnam, CT 06260
Relation _____

Property Owner Strategic Commercial Realty, Inc. DBA Rawson Materials Phone 860-963-6584
Mailing Address 58 Pomfret Street, STE 4101, Putnam, CT 06260

Name of Engineer/Surveyor Provost & Rovero, Inc.
Address PO BOX 191, Plainfield, CT 06374
Contact Person David Held, PE, LS Phone 860-230-0856 Fax _____

Name of Attorney Harry Heller, Heller, Heller & McCoy
Address 736 Norwich-New London Highway, Uncasville, CT 06382
Phone 860-848-1248 Fax _____

Property address Maynard Road
Property Location Southeast side of Maynard Road
Map # 29 Lot # 5 Zone RA Total Acres 29.990

Maximum Area :
Acres of Gravel Removal 20.3 Cubic Yards of Gravel Removal 1,200,000 CY

Is Application for Renewal? Yes No _____ If Yes, Amount Removed Last Year 0 CY
Original Date of Issuance of Permit 6/3/2020 Modified by Court Order 2/6/2023 Issued To: _____
Strategic Commercial Realty, Inc. DBA Rawson Materials

Compliance with Article 13, Gravel Banks
Compliance with Article 5, Special Permit Requirements

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: _____ Date 4/10/2023

Owner: _____ Date 4/10/2023

*Note : All consulting fees shall be paid by the applicant

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

April 6, 2023

Jana Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn
P.O. Box 356
69 South Main Street
Brooklyn, CT 06234

**RE: Rawson Materials – Maynard Road – Brooklyn, CT – SPG 19-003
P&R Job No. 173081**

Dear Ms. Roberson:

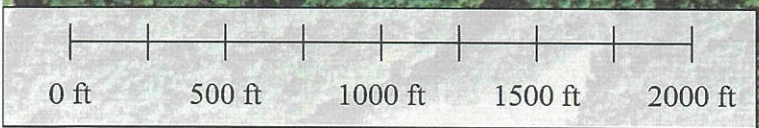
I completed an inspection of the above referenced property on April 4, 2023. This inspection was completed to support a renewal application for the excavation of sand and gravel from the property. To date, no work has taken place pursuant to the excavation special permit approval which was granted at the June 3, 2020 meeting of the Planning and Zoning Commission and which has been revised pursuant to the January 9, 2023 stipulated settlement. The attached aerial photo was captured in the summer of 2021 through the USDA National Agricultural Imagery Program. This represents the latest aerial imagery we were able to obtain for this site to document current conditions. The area outlined in red is the approximate approved limits of excavation.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

David J. Held, P.E., L.S.
Provost & Rovero, Inc.

CC: Madilyn Smith (Rawson Materials, via email)
Margaret Washburn (ZEO, WEO, via email)



Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

April 27, 2023

Jana Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn
P.O. Box 356
69 South Main Street
Brooklyn, CT 06234

**RE: Rawson Materials – Maynard Road – Brooklyn, CT – SPG 19-003
P&R Job No. 173081**

Dear Ms. Roberson:

I understand that the Planning & Zoning Commission has raised the question of whether the current restoration bond of \$180,500.00 should be modified in light of the stipulated settlement which has resulted in a slightly larger permitted excavation area. The current bond is based on a restoration cost of \$9,500 per acre and 19.0 acres of disturbance. The stipulated settlement has increased the total disturbance area to 19.8 acres. As such, I propose that the restoration bond be increased to \$188,100.00. Please note that the approved excavation plans contemplate a phased approach to the excavation and restoration of the site, therefore a restoration bond covering the entire excavation area is extremely conservative, especially in light of annual (at a minimum) inspections for compliance and permit renewals.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,



David J. Held, P.E., L.S.
Provost & Rovero, Inc.

CC: Madilyn Smith (Rawson Materials, via email)
Margaret Washburn (ZEO, WEO, via email)

RECEIVED PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date APR 17 2023

Application #SP GBR 23-003
Check # _____

APPLICATION FOR SPECIAL PERMIT GRAVEL BANK RENEWAL

Name of Applicant HM&E Co., LLC Phone 860-377-4283
Mailing Address 353 Burgdy Hill Road Woodstock, CT Phone _____

Name of Engineer/Surveyor Killingly Engineering Associates
Address Po Box 421 Killingly CT 06241
Contact Person Normand Thibeault, Jr. Phone 779-7299 Fax _____
(860)

Name of Attorney N/A.
Address _____
Phone _____ Fax _____

Property location/address 291 Canterbury Road
Map# 23 Lot# 1 Zone RA Total Acres 119.8
Sewage Disposal: Private Public _____ Existing Proposed _____
Water: Private Public _____ Existing Proposed _____

Proposed Activity Excavation of rock from an existing on-site quarry
excavation of approximately 20,000 cu. yd. of rock - 3 phases
(APPROXIMATELY 9,300 cu yd REMAIN)

Compliance with Article 4, Site Plan Requirements

Is parcel located within 500 feet of an adjoining Town? No

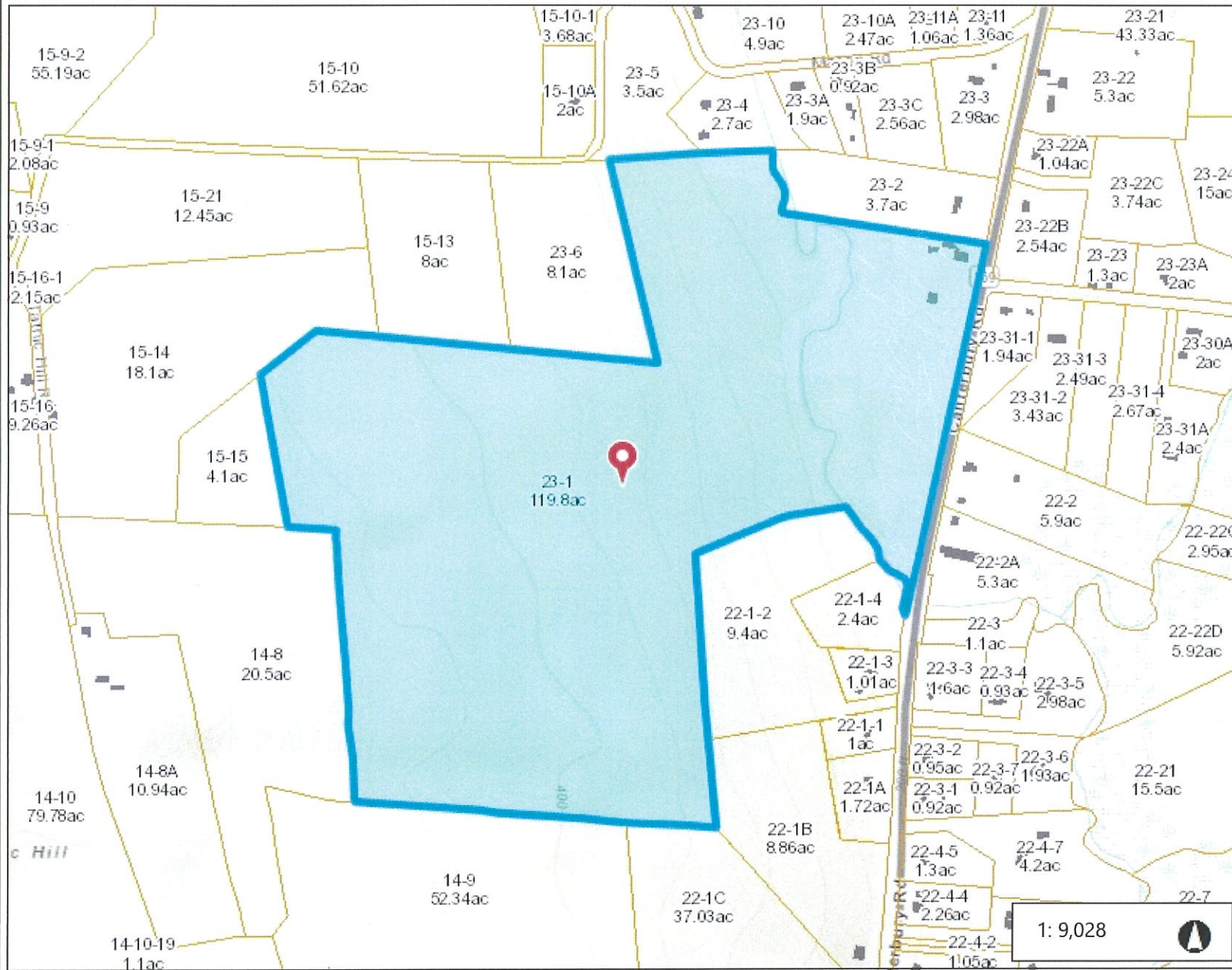
The following shall accompany the application when required:

- Fee \$ _____ State Fee (\$60.00) 3 copies of plans _____ Sanitary Report N/A
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications filed with other Agencies
12.1 Erosion and Sediment Control Plans

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn


Applicant: A. Douglas Hart Date 04-17-2023
Owner: Elaine Carter Date 04-17-2023

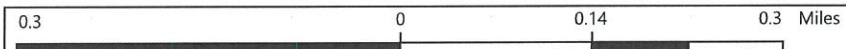
*Note: All consulting fees shall be paid by the applicant



Legend

-  Town
-  Buildings 2012
-  Parcels

1: 9,028 



Notes

Enter Map Description

Jana Roberson

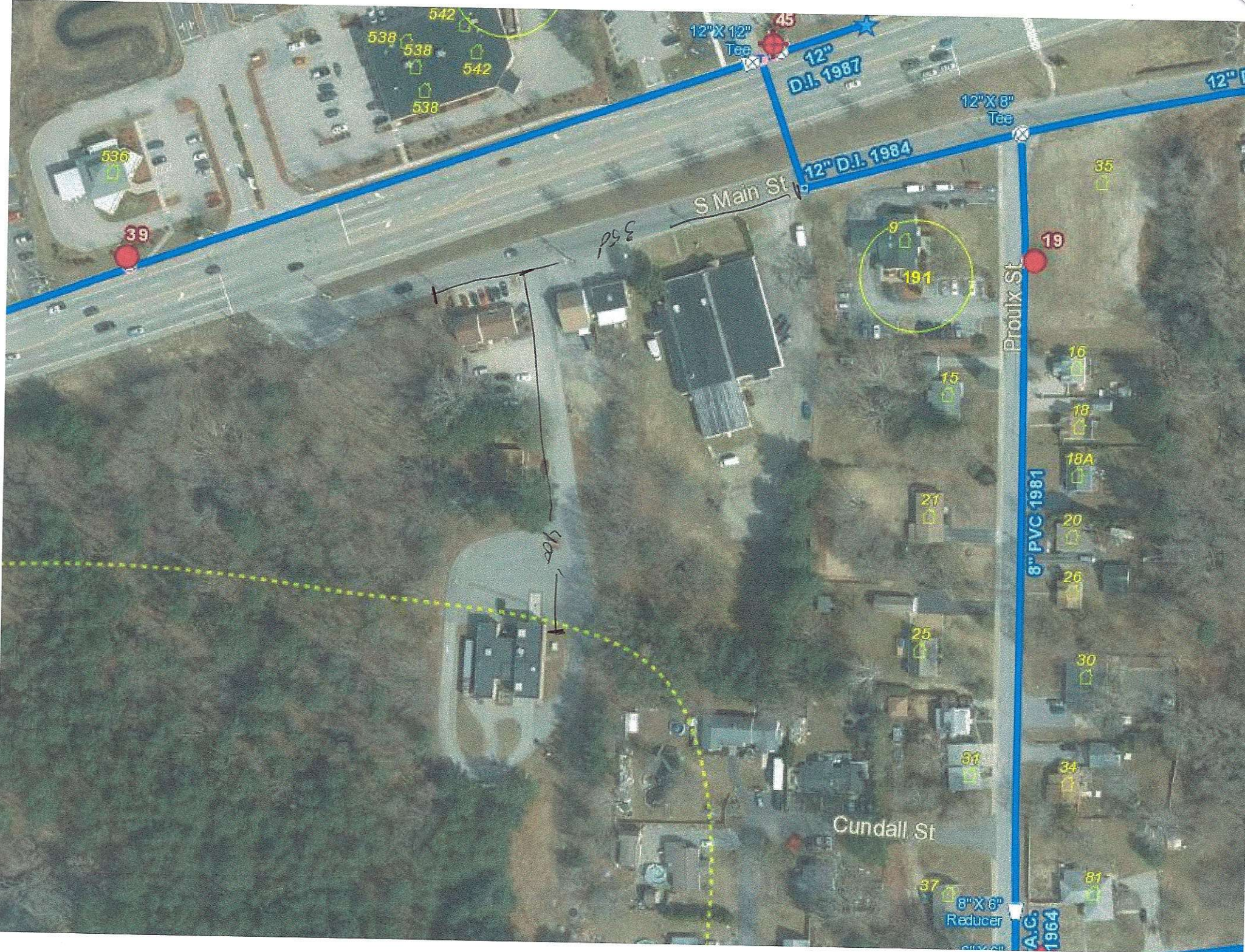
From: Margaret Washburn
Sent: Monday, May 01, 2023 2:53 PM
To: Jana Roberson
Cc: Norm Thibeault, P.E. (nthibeault@killinglyea.com); Doug Hartin (jd_hartin@yahoo.com); Janet Booth
Subject: Doug Hartin - Arters Quarry
Attachments: 4-27-23 insp report & pix.pdf; 5-1-23 insp report & pix.pdf

Hi Jana,

Doug Hartin quickly performed all the prescriptive treatments to repair the berm and stabilize washouts between the driveway and the wetlands. He is in wetlands compliance again. There are no IWWC issues at this time.

Please see attached.

Margaret Washburn
ZEO/WEO/Blight Enforcement Officer
69 South Main Street, Suite 23
Brooklyn, CT 06234
(860) 779-3411 ext. 31
Mon. – Thurs. 8:00 am – 3:30 pm
m.washburn@brooklynct.org



12" X 12" Tee

12" D.I. 1987

12" X 6" Tee

12" D

12" D.I. 1984

S Main St

Proulx St

8" PVC 1981

Cundall St

8" X 6" Reducer

A.C. 1964

39

45

19

35

9

191

15

16

18

18A

20

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81

ps

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542

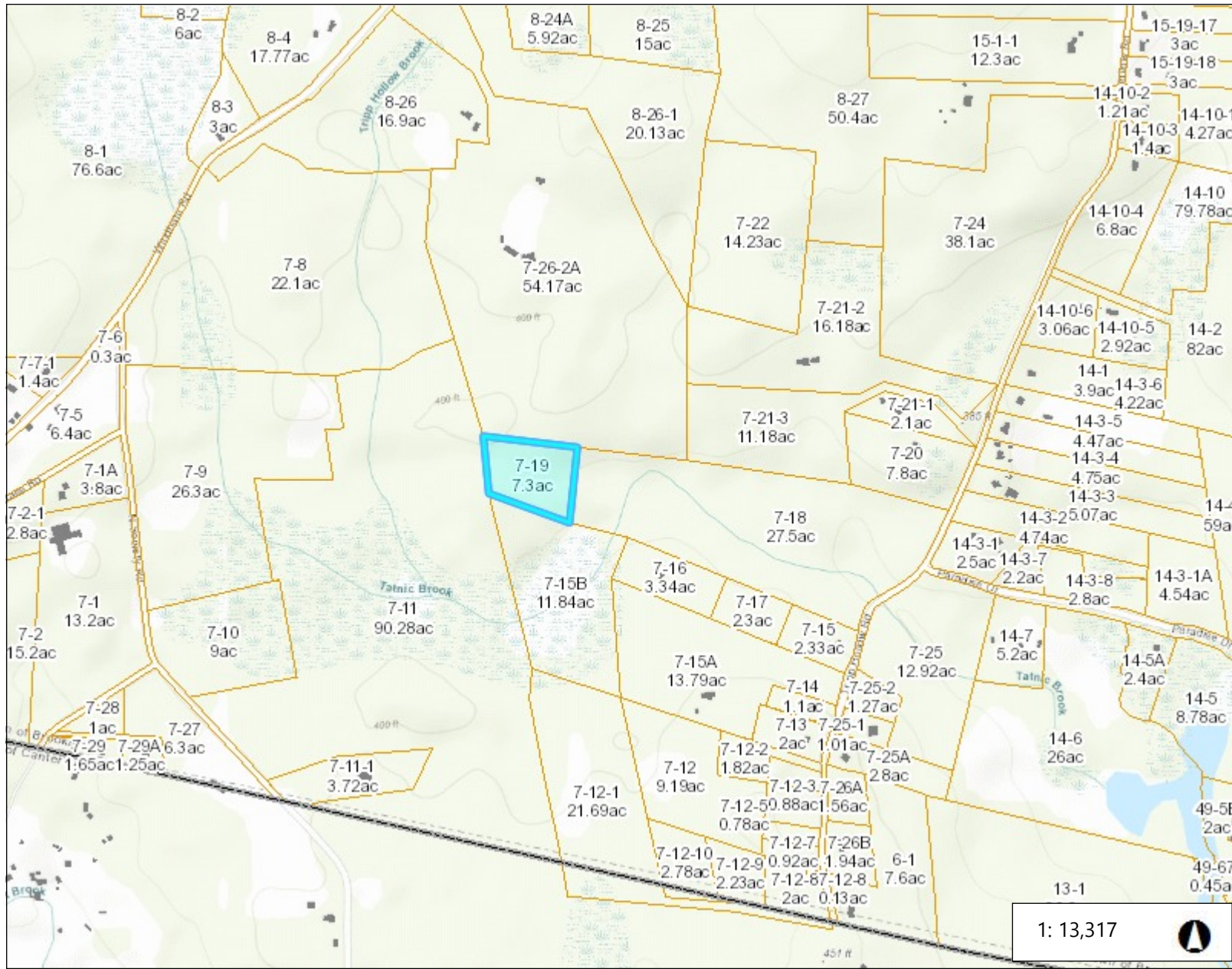
538

538

542

538

536



Legend

- Town
- Buildings 2012
- Parcels

Notes

Map 7, Lot 19

0.4 0 0.21 0.4 Miles

1-7-14

PZC

SPECIAL MTG. MINUTES

discuss the property located at 148 Prince Hill Road, a/k/a Excalibur Gym and the zone that it is currently located in, Restricted Business Zone. Mr. Celio presented the Commission with a booklet regarding the zoning information, site information and building information of this property.

Mr. Celio stated he has some interest in this property, however the business would not fall under the RB zone but would fall under Light Industry. He reviewed the property with the Commission and asked how the Commission would feel about an application that does not fit in the RB zone and what they would prefer the process be in order to allow an application to be heard before them. Discussion was heard on the process. Ultimately the owner would make an application for a text change. Then the potential buyer of the property can come in with an application for a special permit.

VIII. Unfinished Business:

a. Reading of Legal Notice: - None

b. Continued Public Hearings: - None

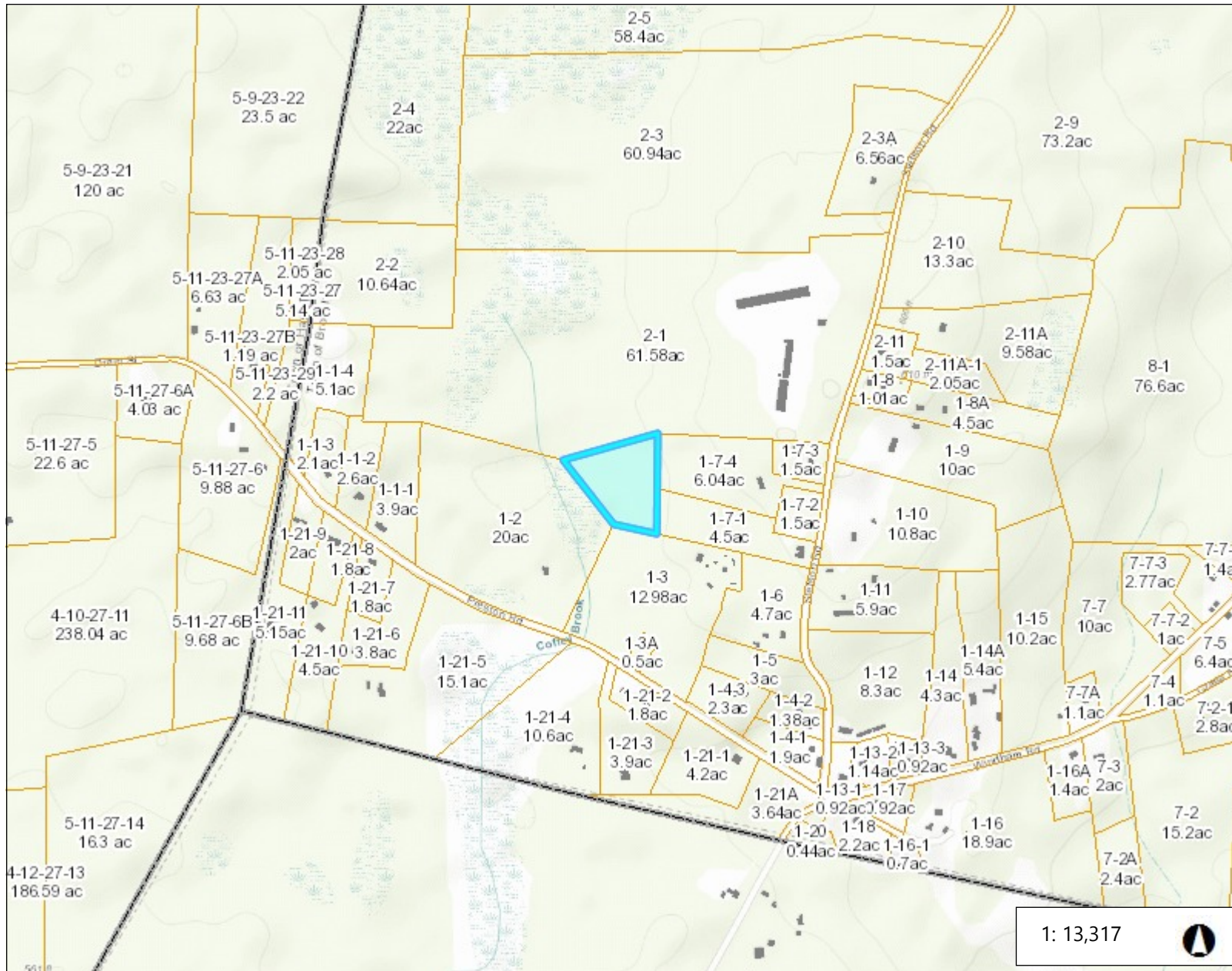
c. New Public Hearing: - None

d. Other Unfinished Business:



1. . MI13-004 Sale of 7.3 acre land-locked parcel located between Tripp Hollow Road and Windham Road, Map 7, Lot 19.

Jana Roberson reviewed the recent history on this property. The time allowed for the Commission to hear this has expired. However, she stated that the Conservation Commission has discussed this property and would like to see an easement placed on this property if the Town agrees to sell this property. She also stated that the Selectmen agreed with this easement as well. The private bid of this property has since been withdrawn.



1: 13,317



Legend

- Town
- Buildings 2012
- Parcels

Notes

Map 7, Lot 19

0.4 0 0.21 0.4 Miles

Margaret's Report 5/1/2023

Zoning Permits issued:

46 Fitzgerald Road – Kenneth Gilbert. Expand existing front porch. Build a new sunroom on expanded porch with stairs to the ground.

90 Fortin Drive – Chris Shea. 950 sq finished basement full bathroom, bar/kitchen, family room and craft room.

53 Beecher Road – Greg Lehto. New single-family dwelling with attached garage and front porch.

23 Wauregan Road – Nicole Deloge. After-the-fact change of use in a non-residential building from Curves to a hair salon, with tattooing allowed by the Planning and Zoning Commission.

23 Wauregan Road – Jimmy Montstream. Approved as routine maintenance in the VC Zone: Repair/replace existing deck on north side of building, with composite materials; no foot print change. 7' x 50'.

316 Allen Hill Road – Kevin Wilder. Two new sheds, both 20' x 12', both near existing in-ground pool.

165 Tatnic Road – Keith Atchison. Bonus room addition, 21' x 12', on rear of existing garage.

104 Church Street – Stephanie Turner. New single-family dwelling with side and rear decks.

20 Fairway Drive – Armand Gaudette. Replace garage and breezeway on existing foundation.

369 Pomfret Road - Douglas Taylor. After-the-fact removal and replacement of shingles in the Scenic Route 169 Overlay Zone.

56 Westview Drive – Cale Ferland. New 12' x 12' shed on a crushed stone base.

375 Allen Hill Rd. – Andrea Bolano. Rear deck, 20' x 16'.

186 Preston Road – John Salvador. New 27' round above-ground swimming pool.

24 Providence Road – Flue Doctor Chimney Service LLC. Approved as routine maintenance in the V.C. Zone: Overall minor renovation of the home including 4" wood siding repair and color change to grey and white.

654 Allen Hill Road – Lori Pike. New single-family dwelling with attached garage, front porch and rear deck.

78 Hartford Road – Ron Sorel. Approved as routine maintenance in the V.C. Zone: Strip and reroof garage only with black shingles to match the house.

8 Wauregan Road – A. Kausch & Sons. Approved as routine maintenance in the V.C. Zone: Remove and replace existing pavement with millings in areas visible from the road.

60 Juniper Way – Jason Mattia. Two story addition - 16' X 24', First floor of the addition will be a family room. Second floor of addition will be one bedroom and one home office. Convert an existing small bedroom into a laundry room.

Final Certificates of Zoning Compliance issued:

389 Pomfret Road – Carolyn Teed. Replace metal chimney visible from the road on rear of existing cottage.

247 Tatnic Road – A. Kausch & Sons. New single-family dwelling with attached garage, front porch and rear deck.

24 Happy Lane – David & Betsy Burgess. New 35' x 24' garage.

Home Offices Documented: None.

Sign Permits issued: None.

ZBA Variances Granted: None.