

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Wednesday, June 2, 2021
6:30 p.m.**

To join this meeting, click link below or follow the below instructions for web or phone:

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- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Regular Meeting May 5, 2021
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. Reading of Legal Notice:**
 - b. New Public Hearings:**
 - 1. **SP 21-001:** Special Permit Application to replace a building and building additions at 311 Allen Hill Road, 10 acres, west side of Allen Hill Road, RA Zone, Applicant: Brooklyn Self-Storage, LLC.
 - c. Continued Public Hearings: None.**
 - d. Other Unfinished Business:**
 - 1. **SP 21-001:** Special Permit Application to replace a building and building additions at 311 Allen Hill Road, 10 acres, west side of Allen Hill Road, RA Zone, Applicant: Brooklyn Self-Storage, LLC.
- VII. New Business:**
 - a. Applications:**
 - 1. **SP 21-002:** Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack.
 - 2. **SD 21-002:** Subdivision Application to create two buildings lots at 53 Proulx Street (Assessor's Map 41, Lot 85), 1 acre, R-10 Zone, Applicant: A. Kausch & Sons.
 - 3. **SD 21-003:** Subdivision Application to create four building lots at 111 Day Street (Assessor's Map 42, Lot 32), 6 acres, R-30 Zone, Applicant: CNG Holding, LLC.
 - 4. **SD 21-004:** Resubdivision Application to create two building lots at Almada Drive and Paradise Drive (Assessor's Map 21, Lot 6), 104 acres, RA Zone, Applicant: Paul Lehto.

b. Other New Business:

VIII. Reports of Officers and Committees:

- a. Staff Reports
- b. Budget Update
- c. Correspondence.
- d. Chairman's Report

IX. Public Commentary

X. Adjourn

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, May 5, 2021
6:30 p.m.**

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MINUTES

I. Call to Order – Michelle Sigfridson, Chair, called the meeting to order at 6:32 p.m.

II. Roll Call – Carlene Kelleher, Austin Tanner, Earl Starks, Allen Fitzgerald, John Haefele, Seth Pember, Jimmy Thayer, Michelle Sigfridson.
Charles Sczuroski was absent with notice.

Staff Present: Jana Roberson, Director of Community Development.

Also Present: Paul Lehto; Richard Klingensmith; Norm Thibeault, Killingly Engineering Associates; David Held, Provost and Rovero; Madilyn Smith, Corporate Counsel for Rawson Materials; Bruce Woodis, KWP Associates.

III. Seating of Alternates

Motion was made by C. Kelleher to seat Alternates John Haefele, Seth Pember and Jimmy Thayer as Voting Members for this meeting. Second by A. Fitzgerald. No discussion.
Motion carried unanimously by voice vote (5-0-0).

IV. Adoption of Minutes: Regular Meeting April 7, 2021

Motion was made by C. Kelleher to approve the Minutes of the Regular Meeting of April 7, 2021. Second by J. Haefele. No discussion.
Roll Call Vote: A. Tanner – yes; C. Kelleher – yes; E. Starks – yes; A. Fitzgerald – yes; J. Haefele – yes; S. Pember – yes; J. Thayer – yes; M. Sigfridson – yes.
Motion carried unanimously (8-0-0).

V. Public Commentary – None.

VI. Unfinished Business:

a. **Reading of Legal Notice:** Read aloud by Jana Roberson. Copy of the Order is available on the Town of Brooklyn website. Noticed on the Town’s website on April 12, 2021.

b. **New Public Hearings:**

1. **Enforcement SPG 20-001:** Cease & Desist Order (C&DO) issued to Paul Lehto for violations of the Gravel Special Permit conditions at his property at the eastern end of River Walk Drive (71 acres, Assessor’s Map 32, Lot 148), status hearing as per Sec. 9.D.8.5. of the Zoning Regulations.

J. Roberson gave the background:

- A Cease & Desist Order was issued.
- As discussed at the last PZC meeting (April 7, 2021) a contractor working for Mr. Lehto conducted some work on the property prematurely, which was out of compliance with the scope of the permit and also involved wetlands violation. Ms. Roberson asked that Margaret Washburn, ZEO, describe the conditions that were out of scope of the Gravel Special Permit.
- Ms. Roberson gave an overview of the process because this is a fairly unusual event:
 - Public Hearing to discuss the status of the Cease & Desist Order within the context of whether the conditions of the Order have been met or not (list of ten items, as outlined by the ZEO, included in packets to Commission Members).
 - Hear testimony / receive evidence.
 - The respondent is to be given a chance to reply/comment to each of the ten items.
 - Option are to close the Hearing and take action or continue it the Hearing.

Margaret Washburn asked if everyone had received her Revised Cease & Desist Order to remediate. Ms. Sigfridson stated that it had been included in their materials. Ms. Washburn commented on the following Conditions of the Gravel Special Permit:

- Condition #2 was not done – Performance Bond was not submitted. Ms. Washburn stated that Mr. Lehto has a long history of operating at the same site without a bond in place prior to this Application.
- Condition #3: Limits of disturbance were not flagged in the field by a licensed land surveyor; Property lines within 300’ of the area of disturbance were not flagged.
- Condition #4 – Ms. Washburn stated that when she and Ms. Roberson went to inspect the site on March 23, 2021, the erosion and sediment control measures were not installed properly.

Ms. Washburn commented on the following Conditions of the Enforcement Order:

- #1 – Ms. Washburn stated that, as far as she can tell, this item has been adhered to. She did an inspection yesterday.
- #2 – Mr. Lehto attended that PZC meeting of April 7, 2021.
- #3 – Performance Bond has not been posted. Ms. Washburn stated that Mr. Lehto failed to take advantage of the very liberal bonding agreement of being able to bond in phases offered by the PZC.
- #4 – Thirty days have passed and no remediation plan has been submitted showing any of the six items required in this Condition.
- #5 – There has been no land surveyor staking reference points in the field showing limits of disturbance shown on the Plan.
- #6 – There has been no land surveyor flagging in the field all property lines within 300’ of the area that has been disturbed as of 3/23/2021.
- #7 – There has been no land surveyor staking reference points in the field showing the limits of the 6.7 acres of land where excavation was approved under the Notice of Decision dated 9/28/2020.
- #8 – There has been no land surveyor submit a plan showing the width of the access road on the approved plan in areas where the road was widened without permission.

- #9 – As of yesterday, Mr. Lehto was still trying to re-install erosion and sediment controls, so that was not done in a timely manner.
- #10 – Ms. Washburn stated that, as far as she knows, this was not done.

Ms. Washburn stated that we have not had compliance and the Town was strongly urged that, after this Hearing, if the bond was not posted, the PZC should consider rescinding and revoking the Permit. Ms. Washburn stated that, up until the last week, after Mr. Lehto received the Cease & Desist Order, he told her that she was not allowed to go to the site. She had clarified to him that because he had the Permit, she was allowed to go to the site.

Richard Klingensmith, Operator Comments:

Mr. Klingensmith explained that when he first met Mr. Lehto (about four months ago), it was not their intention to go behind any Town Official or Regulations. He explained that he feels there was miscommunication between them. He said that when he works at a property, the landowner usually pulls the permit or it has already been done. He referred to the photos from the site inspection with Ms. Roberson and Ms. Washburn (included in packets to Commission Members) and said that the work shown in those photos had been done in early December, before he received paperwork from Ms. Roberson or Mr. Lehto (forwarded from the person that did the site work). Mr. Klingensmith explained that he did find out about the need for a bond (of at least \$10,000 to cover the driveway leading back) until after the ground was already disturbed and he apologized for this. He said that Mr. Lehto assumed that he knew the rules.

Mr. Klingensmith stated that he proposed an idea to Ms. Roberson a couple of months ago to try to resolve the Phase One/Phase Two issue by putting less money up and by doing Phase One first, and then finish Phase Two. He said that Ms. Roberson thought that this may possibly work if the Townspeople approved. He feels that everything can be fixed if we all work together. He feels that he and Mr. Lehto could work on addressing the bond issue and straighten out the phases in the back and the ground being disturbed. He originally thought that Phase Two was Phase One and he suggested revisiting and making Phase Two Phase One since it is all ready to go. He said that he would appreciate having more time to make things right.

Paul Lehto's Comments:

Mr. Lehto stated that Ms. Washburn's comment that he did not have a bond for a previous gravel operation is wrong. He explained that he still has a cash bond which the Town is holding. He explained that he held the cash bond and Rawson bailed on him and never reclaimed the property. Therefore, he now makes the contractor take the bond out. He said that in his contract with Mr. Klingensmith, it is stated that Mr. Klingensmith is responsible for everything required by the Town and that he is not to do anything that goes against Brooklyn rules or he will be thrown out. He said that he told Mr. Klingensmith not to start yet because he had to get a bond and do all the rules of the Town, but Mr. Lehto did give him permission for the following:

- To do a test pit (correctly and then put the loam back), but he said that Mr. Klingensmith disturbed approximately 10,000 square feet of land just to do a test pit (Phase One). He said that he understands why he cut into the slope because you can't drive a machine down a steep slope and he did get too close to Regis' property. He said that everything Mr. Klingensmith did was wrong.

- Patched asphalt on the entry road coming in. Grade the area to have access to the land.
- To install the silt fence.

Mr. Lehto stated that he did not know that Mr. Klingensmith started in December. He said that he called Mr. Klingensmith immediately when he got the notice and he could not believe what he saw. He said that he is speaking with local contractors to replace Mr. Klingensmith.

Mr. Lehto stated that he fixed the wetlands and then he replaced all of the silt fence that was incorrectly installed by Mr. Klingensmith. Mr. Lehto stated that he would like to straighten this out and get a new contractor who is experienced and who he knows, who will get their own bond and their own surveyor and everything that the PZC requires.

Mr. Lehto stated that he asked Mr. Klingensmith to fix the damages that he caused, but he totally ignores him. Mr. Lehto stated that he understands that he is responsible for the contractor that he hired.

Richard Klingensmith

Mr. Klingensmith stated that he is shocked by Mr. Lehto's comments and that he has an agreement with Mr. Lehto signed at the end of December 2020. Work was done prior to that, there was no hiding of anything and he was being told what to do. Within a day of the last PZC meeting (April 7, 2021) Mr. Lehto told him to stay off of the property. He said that he is trying to move forward by doing the right thing. He explained that because of the heavy rain (which washed out the road), he was trying to protect the wetlands (which disturbed the little crossing). Ms. Washburn told him that he was supposed to contact her first, but he was unaware of that. He said that he learned a lot from Ms. Roberson and Ms. Washburn. He said that he followed Ms. Washburn's Cease & Desist Order. He said that Mr. Lehto asked him to come back and do some work two weeks ago, but he did not.

Mr. Klingensmith stated that Mr. Lehto had told him that the road, near the small culvert, has always been widened out and that he does it every year. Mr. Klingensmith said that he has pictures from before he even went on the property and that any Inland/Wetlands specialist would say that it hasn't been disturbed for many years.

Mr. Klingensmith stated that his character is to do things the right way and that he would like to do more work in the Town of Brooklyn.

Ms. Roberson clarified, for the record, the following:

- On December 7, 2020, via e-mail, she sent Mr. Klingensmith a copy of the Notice of Action which is the certified letter that had been sent to Mr. Lehto in September of 2020. This lists all of the requirements including the reference to the plans and the requirement that there be a bond posted prior to any work being conducted.

Margaret Washburn stated that when she first started working for the Town of Brooklyn about two years ago, she had asked other Staff in the Land Use Office and Staff in the Finance Office if the Town held any bond from previous work Mr. Lehto did down there and was always told "no" by everybody. So, as far as she

knows, the Town has no proof that there is any previous bond held for that property.

John Haefele asked why there was no attempt made to comply with the Cease & Desist Order.

Mr. Lehto responded:

- He stated that he asked Mr. Klingensmith to help with the wetland crossing and the silt fence since he caused the problem, but he wouldn't help. Mr. Lehto stated that he had previously thrown Mr. Klingensmith off of the property.
- Regarding the other items, Mr. Lehto stated that he has contacted Paul Archer to do the required surveying work.
- Mr. Lehto stated that he does not intend to post the bond. He intends to get another contractor and they will post the bond. He does not want to be stuck with a stripped gravel bank with no recourse other than Court to make them finish to reclaim the property. He said that Rob Joly, who is familiar with the process, is very interested and he feels that it is not that bad and that he can fix everything.
- Mr. Lehto summarized what he would like:
 - To get a new contractor to get it fixed/corrected and to post the bond.
 - He is waiting for Paul Archer, the surveyor, to He said that Mr. Archer is willing to do it, but he is very busy at this time. Mr. Lehto stated that he does not feel that it is an emergency. He said that there is no erosion and everything is stabilized and safe, the road is blocked and nobody is allowed down there. He would like to be given more time to wait for the surveyor to be able to do the work properly.
 - Then, meet with the Town again and have a plan.
 - He feels this would be the best thing for everyone.
- Mr. Lehto stated that he plans to have solar panels coming in in two years, for which, the gravel needs to be level.
- Mr. Lehto stated that he is committed, as part of the bond, to replace all of the asphalt on the road coming in as it is in terrible shape.

Mr. Klingensmith stated, for the record, that there is no wording in his December 2020 contract with Mr. Lehto regarding that he or his company was supposed to put up the bond.

Ms. Sigfridson reminded Mr. Klingensmith that this Public Hearing is not about the agreement/contract between him and Mr. Lehto. It is regarding the permit that the Town issued to Mr. Lehto, not a forum for the dispute between him and Mr. Lehto. **Mr. Klingensmith responded:**

He asked the Townspeople, if you knew how important the rules and regulations were, why would you say it's okay to bring a bulldozer down and do all of those things?

Ms. Washburn disagreed with what Mr. Lehto said regarding that the site is stabilized. She stated that the vast majority of the site is completely unstable including on steep slopes.

Mr. Lehto responded:

He said that there is an area that has no vegetation where the logger built a crossing over the brook (he referred to the map). He said that Mr. Klingensmith did not go in that area other than to install the silt fence. He explained that here was no

excavation there and that reason there is no vegetation is that kids go there will bikes and tear up that big hill all summer. He said that he and his helper have properly re-installed the silt fence in all of the areas that were disturbed by Mr. Klingensmith. He said that he had put some logs across the path to try to stop the kids from crossing that way, but he feels that they will find a way around it. He said that he doesn't see where anything is going to go anywhere. He said the site is very stable and he would be there tomorrow to make it more stable if an area where there is any erosion were pointed out by Ms. Washburn.

Ms. Sigfridson asked about the statement made at the previous meeting, that they couldn't get a bond for the property. She asked what the problem is.

Mr. Lehto responded:

He explained that Mr. Klingensmith was unable to get a bond due to the way it is written up (three companies denied it). Mr. Lehto stated that he would put up a cash bond on the asphalt because the contractor is not responsible for the asphalt, but the contractor would have to cover the rest of the gravel bond.

Mr. Fitzgerald asked why Mr. Lehto would not allow Ms. Washburn on the property.

Mr. Lehto responded:

Mr. Lehto stated that he only has hearsay of unprofessional conduct.

Mr. Thayer asked if there was documented requests to access the property during that timeframe.

Ms. Washburn responded:

She stated that has the right to go there by virtue of the permit being in place. An Administrative Search Warrant was published in the newspaper when the IWWC made a decision to uphold their Enforcement Order.

Mr. Pember asked Mr. Lehto, if the PZC were to grant a continuance on the permit, what would the timeline be to get into compliance with the ten items listed.

Mr. Lehto responded:

He wants a new contractor to get a bond.

He wants to get a surveyor (for which he said he has a schedule).

He said he could get back with the timeline. He said that he believes Joly is ready to go. He said that he cannot put a timetable on Mr. Archer as he does not have control over Mr. Archer's schedule. Mr. Lehto stated that he does not see why it has to be urgent.

Mr. Haefele commented, respectfully, that what Mr. Lehto is saying is that he does not know when he can get into compliance, he does not plan on doing any work to bring it into compliance, and the PZC should just hold their breath until he is ready.

Mr. Lehto responded that he cannot get Paul Archer there at a certain time because he has a schedule.

Motion was made by A. Fitzgerald to close the public hearing for **Enforcement SPG 20-001: Cease & Desist Order (C&DO)** issued to Paul Lehto for violations of the Gravel Special Permit conditions at his property at the eastern end of River Walk Drive (71 acres, Assessor's Map 32, Lot 148), status hearing as per Sec. 9.D.8.5. of the Zoning Regulations.

Second by E. Starks. No discussion.

Roll Call Vote: C. Kelleher – yes; E. Starks – yes; A. Fitzgerald – yes; J. Haefele – yes; S. Pember – yes; J. Thayer – yes; M. Sigfridson – yes.

Motion carried (7-0-0). Mr. Tanner did not vote and did not state abstention.

c. **Continued Public Hearings: None.**

d. **Other Unfinished Business:**

1. **Enforcement SPG 20-001:** Cease & Desist Order (C&DO) issued to Paul Lehto for violations of the Gravel Special Permit conditions at his property at the eastern end of River Walk Drive (71 acres, Assessor's Map 32, Lot 148), status hearing as per Sec. 9.D.8.5. of the Zoning Regulations.

J. Roberson explained, for the Commission, the options for taking action (rescind or provide an additional time period to achieve the eight of the ten items in the Enforcement Order that have not been met.

Her understanding, at this point, is that Mr. Lehto has failed to meet Conditions 2, 3 and 4 of his Gravel Special Permit as outlined in his Notice of Decision. He has also failed to comply with requirements 3 through 10 of his Cease & Desist Order.

Motion was made by A. Fitzgerald to rescind and revoke Gravel Special Permit SPG 20-001 issued to Paul Lehto on September 15, 2020 for failure to comply with the conditions of the approval as follows:

- Conditions 2, 3 and 4 of his Gravel Special Permit as outlined in his Notice of Decision.
- And for failure to comply with Requirements 3 through 10 of the Enforcement Order issued on March 31, 2021 by the Zoning Enforcement Officer as per Sec. 9.D.8.5 of the Brooklyn Zoning Regulations.

Second by C. Kelleher.

Discussion:

- Ms. Sigfridson noted that she did not hear either of the parties involved attempt to make any claim that they were in compliance with the conditions of either the permit or the Cease & Desist Order. There was a lot of blaming, but there was acknowledgement that the conditions were not met. She feels that revocation is appropriate.
- Mr. Fitzgerald stated that he never voted for the permit approval, history, failure to comply, finger pointing, no plan to remediate the property in the near future.

Roll Call Vote: E. Starks – yes; A. Fitzgerald – yes; J. Haefele – yes; S. Pember – yes; J. Thayer – yes; A. Tanner – yes; C. Kelleher – yes; M. Sigfridson – yes.

Motion carried (8-0-0).

There was discussion regarding steps for remediation of the property. Ms. Washburn explained that Staff can issue citations because the Compliance Order has lapsed. If the citations are not paid, then a Judgement Citation Officer can take it to Superior Court. Ultimately the goal is to ask the Judge to ask the Court to uphold the enforcement and require it. Ms. Roberson stated that it is a simultaneous IWWC Violation Order. Ms. Roberson stated that this reinforces the importance of having the performance bond in place. Ms. Roberson will research to give a better answer to this question. Discussion continued.

2. **GBR 21-001** – Application to renew **SPG 19-001 Gravel Special Permit** - HM & E Co, LLC/Applicant, E. Arters/Owner, 120 acres, 291 Canterbury Road (Assessor's Map 23, Lot 1; Map 22 Lot 1-2; Map 22, Lot 1-4), Phased excavation of approximately 20,000 cubic yards of rock.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview:

- Renewal of permit approved in March 2019.
- Very low-key operation - mine 1,200 to 1,500 tons of rock per year.

- They blast doing a small charge split to separate the rock from the rock face, pull it down with machines. They split the stone by hand, stack it on pallets and it is taken off the site by their buyers.
- The operation, in one form or another, has been in existence since the mid 1950's.
- There was a site walk with Ms. Roberson and Ms. Washburn on April 20th. Mr. Harton, the operator, explained the method by which they do the rock excavation. It is a slow process.

Mr. Harton feels that, with the 20,000 cubic yards permitted for under this permit, there is probably 20 years of rock, at the rate that they are going. He has a request to increase his production to do more out there, but this is only one of several projects that he is working on and there is only so much that they can produce out of this quarry. He does not have a desire to do any more than what they do on an annual basis, at this time.

A concern of Ms. Roberson and Ms. Washburn regarding storage and stockpiling of unusable rock – Mr. Harton explained that when they get too large for the site to support them, they truck them off site. They do have a permit to bring in a crusher on an as-needed basis, but Mr. Harton explained that they do not have the time to do that at this time and they would have to find a market for it (something this quarry is not known for).

- Footprint of existing disturbance is approximately one acre.
- Total footprint of the disturbance permitted for is approximately 2.5 acres.
- There was very little activity on the site last year due to COVID. Mr. Thibeault explained that he had contacted Ms. Roberson regarding a situation where they had an overhang of ledge and a blasting permit was issued to remove that dangerous situation from the quarry. There has been no other blasting since then.
- The site is in fairly good condition. The original approval required that they put in a larger pipe at a crossing a little further south on the property, but there was solid ledge in the proposed area. So, instead they cleaned out the channel where the existing pipe was (removing the stuff that was blocking the channel and causing the issues). The existing 24-inch RCP in place there is in very good condition and there is no evidence of overtopping the road at any time.

Ms. Roberson stated that she nor Ms. Washburn had any concerns. It is a well-managed site. Concern about unusable material and where to put it is very typical of rock quarries. The site has a very small footprint and there is nowhere to go. She and Ms. Washburn are satisfied that they are doing the best that they can managing the material that they have. The Regulations provide that a renewal may go up to two years and she recommended renewing the permit for an additional two years.

Motion was made by A. Fitzgerald to renew the existing Gravel Special Permit SPG 19-001 issued on April 3, 2019 and tolled by Executive Order 7JJ by an additional two years. The next permit renewal date is April 3, 2023. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations.

Second by E. Starks.

No discussion.

Roll Call Vote: A. Fitzgerald – yes; J. Haefele – yes; S. Pember – yes; J. Thayer – yes; A. Tanner – yes; C. Kelleher – yes; E. Starks – yes; M. Sigfridson – yes.

Motion carried unanimously (8-0-0).

VII. New Business:

a. Applications:

1. **GBR 21-002** – Application to renew **SPG 19-003 Gravel Special Permit** – Strategic Commercial Realty, dba Rawson Materials, 30 acres, southeast side of Maynard Road (Assessor’s Map 29, Lot 5; Phased excavation of approximately 1.05 million cubic yards of gravel.
2. **GBR 21-003** – Application to renew **SPG 19-00 Gravel Special Permit** – Strategic Commercial Realty, dba Rawson Materials, River Junction Estates, LLC/Owner, 206 acres, southerly of Rukstela Road (Assessor’s Map 21, Lot 7; Map 30, Lot 16), Phased excavation of approximately 1.945 million cubic yards of gravel.

Ms. Sigfridson stated that both of the above Applications could be addressed simultaneously.

David Held, Professional Engineer and Land Surveyor with Provost and Rovero, represented the Applicant for both **SPG 19-003** and **SPG 19-004**. Mr. Held stated that Attorney Madilyn Smith, Corporate Counsel for Rawson Materials, was also present.

Mr. Held stated the following regarding both Renewal Applications:

- No work related to the gravel excavation has started on either site. They are just looking for two-year renewals as allowed by the Gravel Regulations.
- There has been some work on the Rukstela Road property related to the Quinebaug Solar Project which is not related to the gravel excavation.

Ms. Sigfridson asked why no work has been done.

Mr. Held responded that it is a matter of the amount of materials that Rawson Materials can run through their plant. He explained that the Canterbury plant, which is where the material would go, is being maxed-out in capacity due to the Quinebaug Solar Project which is where their efforts have been concentrated for the past year.

Mr. Fitzgerald asked if Ms. Washburn had been able to inspect the sites. Ms. Roberson stated that one of the sites, you could drive by and see that there is no activity. She stated that the other one (Rukstela Road) is access limited, but Mr. Held has reported and confirmed that the solar farm installation has been started, but that Rawson had not conducted any of the activity related to gravel removal.

Mr. Held stated that he had completed an inspection of that site when the renewal application was submitted. Work had been done relating to the solar installation in the permitted excavation area (eastern and western excavation areas). The eastern area had been previously excavated six or seven years ago and there was a large bowl from that excavation. As part of the solar construction, the bottom of that bowl has been fine graded to create a flat pad and they installed a storm water infiltration basin and they are using that as staging area for construction work. That work is not being done by Rawson Material – it is being done by the solar contractor of that project.

Ms. Roberson stated that the solar project is not under the jurisdiction of the PZC. It is not Rawson’s project. Ms. Roberson stated that there are two letters from Mr. Held (as part of the Application).

Ms. Roberson commented regarding that they are looking for a two-year renewal. She said that when the permits were applied for, the Board made it very clear that they wanted a one-year renewal due to the scale of the project and the fact that it was quite large in scope and volume. She explained that while the Regulations do permit a renewal period of up to two years, you may do less. Mr. Thayer voiced agreement with a one-year renewal to be sure everything is in compliance. Ms. Sigfridson also voiced agreement and asked if anyone felt strongly otherwise. There were no comments.

Motion was made by C. Kelleher to renew for one year the existing Gravel Special Permit SPG 19-003 and the existing Gravel Special Permit SPG-004, both issued on June 3, 2020 and tolled by Executive Order 7JJ. The next permit renewal date is June 3, 2022. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations.

Second by J. Haefele.

No discussion.

Roll Call Vote: J. Haefele – yes; S. Pember – yes; J. Thayer – yes; A. Tanner – yes; C. Kelleher – yes; E. Starks – yes; A. Fitzgerald – yes; M. Sigfridson – yes.

Motion carried unanimously (8-0-0).

Motion was made by A. Fitzgerald to add item **VII.a.3** to the agenda as:

SP 21-001 - Special Permit Application to replace a building and building additions at 311 Allen Hill Road, Brooklyn Self-Storage, LLC, 10 acres, west side of Allen Hill Road.

Second by E. Starks. No discussion.

Motion carried unanimously by voice vote (8-0-0).

Motion was made by A. Fitzgerald to schedule a public hearing on **SP 21-001 – Special Permit Application** to replace a building and building additions at 311 Allen Hill Road, Brooklyn Self-Storage, LLC, 10 acres, west side of Allen Hill Road for the regular meeting of the Planning and Zoning Commission to be held on June 2, 2021, at 6:30 p.m. via Webex meeting.

Second by E. Starks. No discussion.

Motion carried unanimously by voice vote (8-0-0).

Bruce Woodis, KWP Associates, who was in attendance to represent the Applicant, thanked the Commission.

Ms. Roberson stated that when she posts the public hearing notice, she will send information to the Commission Members so they will have it well in advance of the next meeting.

b. **Other New Business:** None.

VIII. Reports of Officers and Committees:

a. Staff Reports

Ms. Washburn's Report (dated May 5, 2021) was included in packets to Commission Members. Ms. Roberson will find out when Ms. Washburn will attend a meeting again. There was discussion.

Ms. Roberson explained that she has a long list of requested changes to the Zoning Regulations (mostly clarifying language) which she will forward for review by the Commission.

Ms. Roberson sent out the draft contract for the POCD and asked for comments. Mr. Fitzgerald stated that he did not see it. Ms. Roberson will re-send and will need feedback. They will be hiring NECCOG. Timeframe - 12 months for the project with an additional 3 months for the approval process. We are getting extensions on both the Plan deadline and the Affordable Housing Grant.

There was discussion regarding a class that Mr. Fitzgerald tried to attend. Ms. Roberson will send the link to the recording to the Commission Members.

- b. Budget Update (included in packets to Commission Members).
- c. Correspondence – None.
- d. Chairman’s Report
Ms. Sigfridson voiced her thankfulness that there is a full Commission.

IX. Public Commentary – None.

Ms. Kelleher asked if there is any word on when the Commission will be able to meet in person since things will be changing on May 19th. There was discussion. Ms. Sigfridson will look into it.

Mr. Thayer asked about the Regulations regarding the Adaptive Re-use of an Agricultural Building. J. Roberson gave an explanation and there was discussion. Ms. Roberson will e-mail information.

X. Adjourn

Motion was made by A. Fitzgerald at 8:51 p.m. Second by C. Kelleher. No discussion. Motion carried unanimously by voice vote (7-0-0). A. Tanner was no longer present.

Respectfully submitted,

J.S. Perreault
Recording Secretary

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

The Planning and Zoning Commission will hold a public hearing on Wednesday, June 2, 2021, at 6:30 p.m. via Webex meeting on the following:

SP 21-001 – Special Permit application to replace one building and add to existing buildings at 311 Allen Hill Road, Brooklyn Self-Storage, LLC, 10 acres, west side of Allen Hill Road.

Copies of application are attached for review.

All interested parties may attend the meeting, be heard and written correspondence received.

Dated this 10th day of May 2021.

Michelle Sigfridson
Chairman

RECEIVED

MAY 04 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application #SP SP21-001
Check # 030099

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Brooklyn Self Storage, LLC Phone 860-933-5693
Mailing Address 1651 Thomas St Phone _____
Englewood, FL 34223
Name of Engineer/Surveyor KWP Associates
Address P.O. Box 106, Pomfret Center CT 06259
Contact Person Bruce D. Woodis Phone 928-192 Fax 860-928-1924

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

Property location/address 311 Allen Hill Rd
Map# 33 Lot# 79-13 Zone RA Total Acres 10.00
Sewage Disposal: Private _____ Public _____ Existing _____ Proposed _____
Water: Private Public _____ Existing _____ Proposed _____

Proposed Activity MODIFICATION OF 2015 SPECIAL PERMIT FOR ADAPTIVE REUSE OF AGRICULTURAL BUILDINGS. PROPOSED BUILDING REPLACEMENT AND BUILDING ADDITIONS. SEE ATTACHED SITE PLAN.
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 NA
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: Daniel P. Gull Date 5/4/21
Owner: _____ Date _____

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

RECEIVED

MAY 04 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

SP21-001

Received Date _____
Action Date _____

Application #SPR _____
Check# 030099

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Brooklyn Self Storage, LLC Phone 860-933-5693
Mailing Address 1651 Thomas St. Phone _____

Englewood, FL 34223
Name of Owner _____ Phone _____
Mailing Address SAME AS APPLICANT Phone _____

Name of Engineer/Surveyor KWP Associates
Address P.O. Box 106, Pomfret Center CT 06259
Contact Person Bruce Woodis Phone 928-1921 Fax 860-928-1924

Property location/address 311 Allen Hill Rd
Map # 33 Lot # 79-13 Zone RA Total Acres 10.00

Proposed Activity MODIFICATION OF 2015 SPECIAL PERMIT FOR ADAPTIVE REUSE OF AGRICULTURAL BUILDING FOR STORAGE FACILITY. PROPOSED BUILDING REPLACEMENT AND BUILDING ADDITIONS. SEE ATTACHED SITE PLAN

Change of Use: Yes _____ No If Yes, Previous Use _____
Area of Proposed Structure(s) or Expansion 4650 SF

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:

Fees State Fee (\$60.00) 3 copies of plans Sanitary Report NA
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

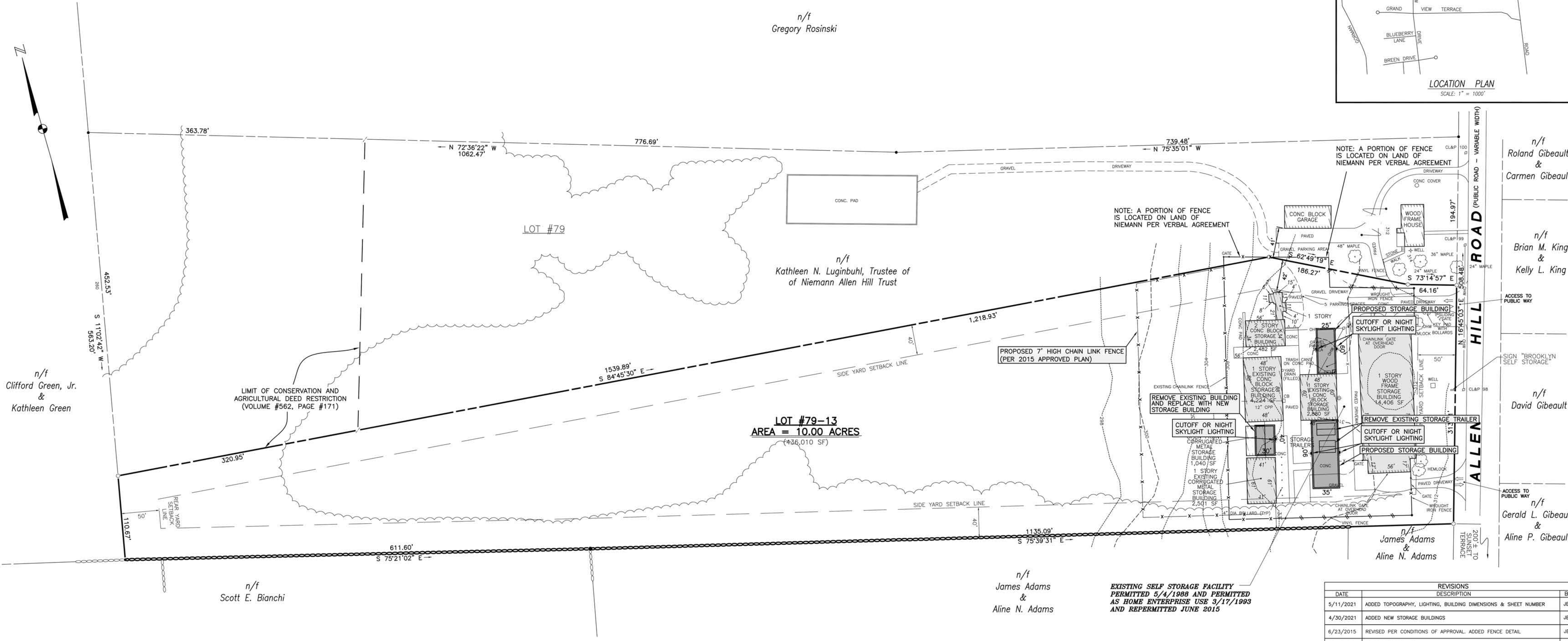
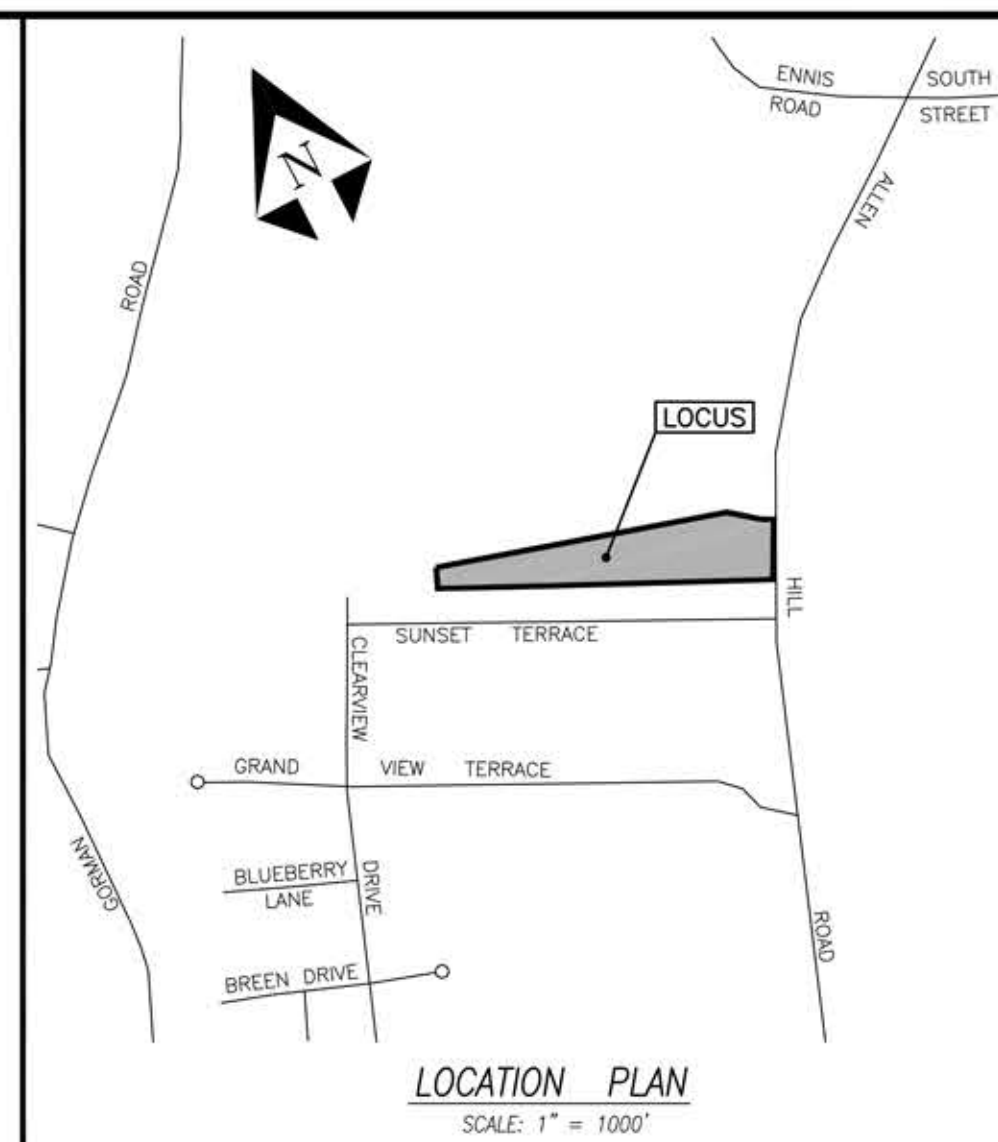
Variances obtained _____ Date _____

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Applicant: Daniel P. Jull Date 5/4/21

Owner: _____ Date _____

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



- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - Boundary lines shown conform to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Property Survey
 - Boundary Determination Category: Original Survey for south boundary line. First Survey for division line. Resurvey for north and west boundary line.
 - Owner/Applicant: Brooklyn Self Storage LLC
1651 Thomas Street
Englewood, FL 34223
 - Parcel is shown as Lot #79 on Assessors Tax Map #33.
 - Elevations based on approximate NGVD. Contours taken from aerial photogrammetry. Contour Interval = 2'.
 - Subdivided Lot is located in Flood Hazard Zone "C" as shown on FIRM Flood Insurance Rate Map #0901640001A, Effective Date January 3, 1985.

- MAP REFERENCES:**
- Subdivision Plan prepared for KENNETH C. NIEMANN & ELEANOR J. NIEMANN - Gorman Road - Brooklyn, Connecticut - Scale: 1"=80' - Dated: 2/20/1989, Revised to 11/22/1989 - Prepared by KWP Associates.
 - Subdivision Plan prepared for KENNETH C. NIEMANN & ELEANOR J. NIEMANN - Northerly of Clear View Drive - Brooklyn, Connecticut - Scale: 1"=40' - Dated: 11/06/1989, Revised to 12/14/1989 - Prepared by KWP Associates.
 - Parcel history Plan prepared for KENNETH C. NIEMANN & ELEANOR J. NIEMANN - Clear View Drive & Gorman Road - Brooklyn, Connecticut - Scale: 1"=200' - Dated: 5/25/1990, Revised to 6/03/1998 - Prepared by KWP Associates.
 - Resubdivision Plan prepared for KENNETH C. NIEMANN & ELEANOR J. NIEMANN - Clear View Drive & Gorman Road - Brooklyn, Connecticut - Scale: 1"=80' - Dated: 2/17/1993 - Prepared by KWP Associates.
 - Subdivision Map Prepared for RENE N. JR & VALERIE BARBEAU - Allen Hill Road - Brooklyn, Connecticut - Scale: 1"=40' - Dated: 4/2001 - Prepared by Louis J. Soja, Jr.
 - Resubdivision Plan Prepared for KENNETH C. NIEMANN & ELEANOR J. NIEMANN - Allen Hill Road - Brooklyn, Connecticut - Scale: 1"=60' - Dated: 7/24/2011, Revised to 10/25/2001 - Prepared by KWP Associates.
 - Site Plan Prepared for KENNETH C. NIEMANN & ELEANOR J. NIEMANN - Allen Hill Road - Brooklyn, Connecticut - Scale: 1"=40' - Dated: 3/30/1988 - Revised to 4/5/1988 - Prepared by Kietlyka, Woodis & Pike

LEGEND

- IRON PIN FOUND
- IRON PIN TO BE SET
- UTILITY POLE
- ⊛ LIGHT POLE
- STONEWALL
- VINYL STOCKADE FENCE
- CHAIN LINK FENCE
- 618 EXISTING CONTOUR
- OHW OVERHEAD WIRE

TABLE OF ZONING REQUIREMENTS
ZONE = RA (RESIDENTIAL-AGRICULTURAL)

	REQUIRED	PROVIDED
MINIMUM FRONTAGE	150'	314'
MINIMUM FRONT YARD SETBACK	50'	50'
MINIMUM SIDE YARD SETBACK	40'	42'
MINIMUM REAR YARD SETBACK	50'	1,476'
MINIMUM LOT SIZE	90,000 SF	436,010 SF
MAXIMUM BUILDING HEIGHT	35'	30'±
BUILDING COVERAGE		26,780 SF
PARKING SPACES		11' SPACES



To my knowledge and belief, this map is substantially correct as noted herein.

Bruce D. Woodis 4/30/2021
BRUCE D. WOODIS, Conn. L.S. #13646

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears herein.

REVISIONS

DATE	DESCRIPTION	BY
5/11/2021	ADDED TOPOGRAPHY, LIGHTING, BUILDING DIMENSIONS & SHEET NUMBER	JES
4/30/2021	ADDED NEW STORAGE BUILDINGS	JES
6/23/2015	REVISED PER CONDITIONS OF APPROVAL. ADDED FENCE DETAIL.	JES
6/3/2015	VINYL FENCE HEIGHT	JES
6/1/2015	REVISED FENCE LOCATION, FENCE TYPE, HEIGHT, DRIVEWAY AND TREE LINES	JES
5/18/2015	REVISED FENCE LOCATION AND FENCE NOTATIONS	JES
5/6/2015	ADDED PROPOSED DEED RESTRICTION AND REVISED ZONING TABLE	JES

Site Plan
Adaptive Re-Use of Agricultural Building
Prepared For
BROOKLYN SELF STORAGE LLC
ALLEN HILL ROAD
BROOKLYN, CONNECTICUT

KWP associates
SURVEYING - ENGINEERING - SITE PLANNING
250 Killingly Road
Pomfret Center, Ct. 06259-0106

SCALE: 1" = 60'
DATE: 3/30/2015
SHEET: 1 OF 1
PROJ # 87228 FB:
Dwn: JES Chk: .

RECEIVED

MAY 13 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application #SP 21-002
Check # 3225

APPLICATION FOR SPECIAL PERMIT

Name of Applicant SHANE POLLOCK Phone 860-888-3129
Mailing Address 101 MACKIN DR., GRISWOLD, CT 06351 Phone _____

Name of Engineer/Surveyor KILLINGLY ENGINEERING ASSOCIATES
Address 114 WESTCOTT ROAD PO BOX 421 KILLINGLY CT 06241
Contact Person NORMAND THIBEAULT Phone 860 779-7299 Fax _____

Name of Attorney NICHOLAS MANCUSO
Address 116 PARUM RD. COLCHESTER, CT 06415
Phone 860 603 2258 Fax _____

Property location/address LOUISE BERRY DRIVE
Map# 33 Lot# 19 Zone R-30 Total Acres 13.497 AC
Sewage Disposal: Private _____ Public X Existing _____ Proposed X
Water: Private _____ Public X Existing _____ Proposed X

Proposed Activity MULTI FAMILY DEVELOPMENT (51 SINGLE FAMILY CONDOMINIUM UNITS)

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 \$ 1,320.00 State Fee (\$60.00) 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

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Applicant: [Signature] Shane J Pollock Date 5-12-21

Owner: [Signature] Shane J Pollock Date 5-12-21

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

**PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT**

Received Date _____
Action Date _____

Application #SPR _____
Check# _____

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant SHANE POLLOCK Phone 860-888-3129
Mailing Address 101 MACKIN DR., GRIWOLD, CT 06351 Phone _____

Name of Owner BLB, LLC Phone _____
Mailing Address PO BOX 327 BROOKLYN, CT 06234 Phone _____

Name of Engineer/Surveyor KILLINGLY ENGINEERING ASSOCIATES
Address PO BOX 421 KILLINGLY CT 06241
Contact Person NORMAN THIBEAULT, P.E. Phone 8607972998 Fax _____

Property location/address LOUISE BERRY DRIVE
Map # 33 Lot # 19 Zone R-30 Total Acres 13.497

Proposed Activity MULTI FAMILY DEVELOPMENT (51 SINGLE FAMILY CONDOMINIUM UNITS)

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 \$ 1,320.00 State Fee (\$60.00) 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 N/A Date _____

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Applicant: [Signature] Shane J Pollock Date 5-12-21

Owner: [Signature] Shane J Pollock Date 5-12-21

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

LIST OF ADJACENT LAND OWNERS AS OF 10/27/2020 NECCOG

HOSTMAN CURT R
PO BOX 351
BROOKLYN CT 06234-2403

BENARD MARK S
85 HARTFORD RD
BROOKLYN CT 6234

BROOKLYN TOWN OF
.
BROOKLYN CT 06234-2530

MAHAN SEAN P EST OF
PO BOX 5376
WAKEFIELD RI 2880

ATSALES LINDA
24 FRANKLIN DR
BROOKLYN CT 6234

HYNES STEPHANIE A & BRENNAN D
20 FRANKLIN DR
BROOKLYN CT 6234

HOSTMAN CURT R
P O BOX 351
BROOKLYN CT 06234-1933

WOOD SALLY A
68 FRANKLIN DR
BROOKLYN CT 6234

PIERCE MEMORIAL BAPTIST HOME INC
36 VINA LN
BROOKLYN CT 6234

PIERCE BAPTIST HOME INC
44 CANTERBURY RD
BROOKLYN CT 06234-2426

BEIN RICHARD E
12 FRANKLIN DR
BROOKLYN CT 06234-1908

BAKER CARL R & DARLENE A
PO BOX 188
BROOKLYN CT 6234

BROOKLYN CENTER COMPLEX LLC
PO BOX 327
BROOKLYN CT 06234-0327

BLB LLC
PO BOX 327
BROOKLYN CT 6234

PURCELL WILLIAM J JR
179 GORMAN RD
BROOKLYN CT 6234

Killingly Engineering Associates

Civil Engineering & Surveying

P.O. Box 421 Dayville, CT 06241
Phone: 860-779-7299
Fax: 860-774-3703



Proposed 51-Unit Condominium Development
for Shane Pollock
Louise Berry Drive
Brooklyn, CT

Statement of Use

The referenced project will result in the construction of a 1,000' cul-de-sac road with access from Louise Berry Drive, installation of public water and sanitary sewer and the construction of 51 single-family condominiums that will be "for sale" units. The sanitary sewer design has been reviewed and approved by the Brooklyn WPCA and the waterline extension and installation is approved by CT Water. The plans have been submitted to the Brooklyn Fire Marshal for review and comment.

The total area of the property is 13.497 acres and approximately half of the property will require clearing to facilitate construction. The condominiums will be constructed in groups of 2-7 units and have been positioned a minimum of 40' apart in a manner that will alleviate the necessity for excessive cuts and fills for the project.

The Brooklyn Inland Wetlands Commission approved the application at their April 2021 meeting; no clearing is proposed in the wetlands and there will be slightly over 2 acres of disturbance within the regulated upland review area.

During construction, the transport of sediment will be controlled by means of silt fencing backed with double staked haybales between the disturbed areas and the wetlands. A proposed stormwater swale that is proposed for the final stabilized site will be utilized as a temporary sedimentation swale during construction and drainage will be conveyed to a temporary sediment trap which will ultimately be the stormwater basin for the project. Fill slopes have been designed to a controllable 3H:1V grade and will be stabilized with a biodegradable erosion control fabric over seeding.

The stormwater system has been designed in accordance with the Town of Brooklyn requirements for stormwater quality and infiltration, defined per the 2004 State of CT stormwater Quality Guidelines. The design encourages overland flow where possible to preserve the integrity of the wetlands on the site. For paved areas, stormwater will be collected in a series of catch basins and pipe and conveyed to a proposed stormwater basin which has been designed to limit peak flows for up to a 100-year design storm. The basin will be constructed with an underdrain to ensure that it empties completely within 24 hours of any storm event to maintain full design capacity. In addition, by emptying completely after storm events, the design will alleviate any potential habitat for mosquitos and other vector insects.

The roadway and stormwater system will be privately owned and maintained by the homeowner's association and will not be the responsibility of the Town of Brooklyn. It is anticipated that construction of the roadway and installation of utilities will commence in 2022 and will take 3-4 months to complete. Construction of residences will commence upon the completion of the road up to the binder course and will occur in a phased manner, likely beginning with the units at the roadway terminus and working back toward Louise Berry Drive to limit activity in the vicinity of residences where families may be residing.

Killingly Engineering Associates

Civil Engineering & Surveying

P.O. Box 421 Dayville, CT 06241
Phone: 860-779-7299
Fax: 860-774-3703



Proposed 51-Unit Condominium Development
for Shane Pollock
Louise Berry Drive
Brooklyn, CT

Sanitary Report

As required by the Town of Brooklyn Zoning Regulations, this project will be served by public sanitary sewer. Each unit will be individually served and conveyed to a collection system prior to discharge to an existing Town owned sanitary manhole. The plans have been reviewed and approved by the Town of Brooklyn Water Pollution Control Authority, Alan Carpenter, P.E., the WPCA's reviewing Engineer, and Syl Pauley, P.E. from the Northeast Connecticut Council of Governments.



MONITORING

JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
P.O. BOX 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ WETLAND IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE

WETLAND FUNCTION & VALUE ASSESSMENTS

9/23/20

Killingly Engineering Associates
P.O. Box 421
Dayville, CT. 06241

Re: Wetland function/value and impact assessment report for the proposed site development for Shane Pollock, Louise Berry Drive, Brooklyn, Connecticut.

Dear Mr. Thibeault,

At your request, I have reviewed the site plans entitled: "PROPOSED MULTI- FAMILY DEVELOPMENT, LOUISE BERRY DRIVE BROOKLYN, CONNECTICUT. PREPARED FOR SHANE POLLOCK, dated April 23, 2020, revised to August 24, 2020 and the above referenced property for the purposes of assessing the wetland functions and values and potential impacts to the inland wetlands and watercourses in proximity to the proposed housing development.

The wetland function and value assessment was conducted on 9/22/2020.

Existing Conditions

The property is 13.497 acres in size and is located on the south side of Louise Berry Drive, in Brooklyn, CT.

The majority of the parcel is comprised of uplands, with gentle to moderate slopes and gravelly, well drained soils. The southern portion of the property is occupied by a large palustrine forested/scrub-shrub wetland & watercourse complex and adjacent forested uplands along the southern property line.

Upland Review Areas

The 125 foot upland review area around the delineated forested/scrub-shrub wetland/watercourse is vegetated in the overstory with a mix of white pine and mixed hardwoods in the sawtimber and polewood size classes. The mixed hardwoods include white, black and scarlet oaks, hickory, black birch and red maple.

The site was heavily logged several years ago resulting in the removal of the majority of the overstory. This increase in light has released the understory saplings, shrub and herbaceous species resulting in a very dense understory, especially in and adjacent to the wetlands.

This densely vegetated understory is comprised of polewood and saplings in these species as well as shrub species such as, spicebush, winterberry, Japanese barberry, multiflora rose and highbush blueberry. Herbaceous vegetation includes numerous fern species, goldenrod, black raspberry and miscellaneous grasses.

Wetlands

A palustrine forested/scrub-shrub wetland with 2 watercourses were delineated in the southern and eastern portions of the property. (See wetland delineation report).

One intermittent watercourse flows to the south along the eastern property boundary. The only source of hydrology for the watercourse is from storm water discharges from the impervious surfaces associated with the school, and from Louise Berry Drive.

The other watercourse, (Anderson Brook), flows onto the property in the southeast property corner, and joins with the eastern watercourse. It then flows to the west off the parcel along the western property line. Storm water discharges from Franklin Drive enter the wetlands and watercourse on the southern property line.

The wetlands and watercourses were inundated on the date of the delineation, (12/28/15 and 5/4/20). On the date of the assessment, (9/22/2020), the wetlands were not inundated nor were the watercourses flowing, however a few small pockets were inundated within the watercourse, due to perched water trapped in depressions.

It should also be noted that floodplain soils were found adjacent to Anderson Brook which flows to the west off the parcel.

The majority of this wetland/watercourse is densely vegetated with red maple, white oak, white ash and elm in the overstory, and in the understory saplings and typical wetland shrub species such as highbush blueberry, speckled alder, arrowwood, sweet pepperbush, winterberry and spicebush. Other species included Japanese barberry, multiflora rose, grapevines and bittersweet.

Herbaceous vegetation included sphagnum moss, sensitive, Christmas, interrupted, hay scented, lady & cinnamon ferns, black raspberry, sedges, rushes, skunk cabbage, goldenrod, jewelweed and misc. grasses.

Wildlife tracks/sign found and directly observed in and adjacent to the wetland/watercourse included mammals and bird species such as: white tailed deer, eastern coyote, red fox, raccoon gray & red squirrels, red tailed hawk, American crow, red wing blackbird, and numerous songbird species.

Amphibians found included green and pickerel frogs. Undoubtedly, this wetland complex serves as habitat to numerous reptile and amphibian species.

I am uncertain if a fish population exists within Anderson Brook, due to its shallow average depths and status as intermittent. I do not believe it is possible for fish to inhabit the eastern intermittent watercourse due to its steep, rocky slope, intermittent nature and poor water quality due to the untreated, non-attenuated storm water discharges that severely erode the stream channel during significant storm events.

Wetland Functions and Values

The forested/scrub-shrub wetland and watercourse(s), were inspected to determine wetland functions and values utilizing the Army Corps. Of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement".

This methodology recognizes 8 separate wetland functions: groundwater recharge/discharge, floodflow alteration/storage, fish/shellfish habitat, sediment/toxicant/pathogen retention, nutrient removal/retention/transformation, production export, sediment/shoreline stabilization and wildlife habitat. The 4 wetland values include: recreational value, educational/scientific value, uniqueness/heritage value and threatened/endangered species habitat.

For each wetland function or value to be determined, 2 to 31 different considerations/or qualifiers are considered as rationale to apply or eliminate that specific function or value.

Palustrine forested/scrub-shrub wetland & Anderson Brook functions:

The following is a list of the wetland functions exhibited by this wetland/watercourse and their descriptions:

Ground water recharge: Ground water recharge function is possible due to the perched water table being trapped in small inundated pockets within the wetlands and slowly infiltrating during dry season. Anderson Brook stream flows off the property diminishes this function.

Sediment/toxicant retention: Dense herbaceous vegetation, shrubs and flat topography in the wetlands can effectively trap sediments/toxicants from surface flows from the adjacent topography. Although with no current sources of sediments or toxicants present, this wetland has little opportunity to provide this function.

Nutrient removal/retention: Herbaceous and shrub vegetation in the wetlands can effectively trap and utilize potential nutrients before reaching watercourses. Nitrogen fixing bacteria in wetland soils also trap nitrogen. Although with no current sources of nutrients present, this wetland has little opportunity to provide this function.

Production export: numerous tree, shrub and herbaceous plant species in the wetlands provide food, berries and seeds for wildlife. Invertebrates and amphibians provide food for birds and mammals.

Sediment and shoreline stabilization: Roots from herbaceous grasses and plants, shrub species and trees found in wetlands adjacent to the watercourses help bind and stabilize soils which helps prevent erosion along steeper edges of wetlands and streambanks.

Wildlife habitat: Numerous amphibians, reptile, mammal, and bird species inhabit this wetland and watercourse complex. The wetland and upland riparian zones adjacent to the wetland serve as wildlife habitat. Wildlife habitat is the primary function of this wetland.

This wetland did not exhibit the wetland functions of fish habitat nor floodflow alteration due to the lack of significant deep-water habitat areas capable of sustaining fish or storing flood waters.

Palustrine forested scrub-shrub wetland & Anderson Brook values

The following wetland values were exhibited by this wetland/watercourse:

Recreation: This wetland/watercourse complex holds the potential for active or passive recreational opportunities such as hiking, hunting or viewing of wildlife, although with no public access on this property, this wetland has little opportunity to provide this value.

Educational/scientific value: this wetland/watercourse is relatively undisturbed, contains multiple wetland classes, and is considered as valuable wildlife habitat, although with no public access on this property, this wetland has little opportunity to provide this value.

Uniqueness/heritage value: this wetland/watercourse serves an important role in the ecological system of the area, it is a typical wetland class for the area, and serves as valuable wildlife habitat.

Visual/aesthetic value: the wetland/watercourse is visible from multiple viewing locations due to its position in the landscape, it contains a diversity of vegetation that turns vibrant colors during different seasons, it is considered valuable wildlife habitat, and is not significantly disturbed.

This wetland/watercourse did not exhibit the value of threatened/endangered species habitat as the site was not shown within the shaded areas on the current natural diversity database maps.

Potential wetland impacts

The project plans and site were reviewed to assess the potential impacts to the wetlands from the proposed parking area expansion.

On this parcel, a 51-unit development is proposed with an access road/cul de sac, utilities, water, sanitary sewer & storm water discharge/treatment systems.

Along the southern limits of the development, a 3:1 slope or less is proposed as shown on the site plan.

The clearing limits and E&S measures shown on the plans vary from approx. 120 feet in width to immediately adjacent to the wetlands.

The topsoil stockpile is shown a considerable distance from the wetlands and silt fencing is shown along its downslope perimeter.

A two-bay grassed storm water basin is proposed to remove sediments and attenuate storm water flows before discharge.

E&S Measures:

The submitted project plans show the proposed E&S measures around the perimeter of the clearing limits adjacent to the wetlands as silt fencing.

It should be noted that the proposed storm water treatment basin and swale are proposed to be utilized as a temporary sediment basin during construction to prevent potential sediment discharges from reaching the wetlands.

Jute netting is proposed to help hold and establish vegetation on steeper slopes.

It would be my recommendation that the E&S measures be installed as soon as possible after the initial timber cutting/land clearing and before the stumping and topsoil removal operation. It is during this phase where the most likely opportunity will occur for erosion and sedimentation. In the northeast area the existing slopes adjacent to the wetlands/watercourse are moderate, and the excavation, filling and grading are proposed directly adjacent to the wetlands.

Along the portions of the clearing limits within 75 feet of the wetlands, I would recommend either super silt fencing or silt fencing backed by staked hay bales should be proposed and implemented. The silt fencing will also prevent reptiles and amphibians from entering the development areas.

Silt fencing should be shown along wetland flags WF-37 to WF-39 for the excavation/installation of the rip rap level spreader and pipe.

I would also recommend that E&S inspections be conducted on a frequent basis during the land clearing/stumping/topsoil stripping phases, and prior to significant storm events.

Direct wetland impacts:

No direct wetland or watercourse disturbance is proposed.

Potential short-term impacts:

The potential short-term impacts associated with the land clearing, stumping, top soil stripping and construction would be limited to potential sediment discharges during significant storm events.

Provided that the proposed/recommended E&S measures/inspections are correctly implemented and maintained throughout the project timeframe, the disturbance directly adjacent to the wetlands will not significantly impact the wetlands or their existing functions due to erosion and sedimentation. Once the top soils are removed, the well-drained, sandy/gravelly soils will allow for good infiltration of storm water runoff both pre and post construction.

The quick and permanent establishment of vegetation in the disturbed areas is crucial to the prevention of erosion. To minimize the potential for these impacts, E&S control measures have been incorporated into the project plans on sheet 7 of 9.

Potential long-term impacts:

Wetland hydrology

I see no direct or long-term impacts to the wetland/watercourse hydrology as a result of the proposed development, or storm water treatment basin. The storm water associated with the access drives, parking areas and the impervious surfaces, (roof areas), will be a significant input to the existing hydrology, through some minor overland flow, but mostly through the storm water basin, impervious grass & rip rap swale, as ground water recharge or as direct discharge during significant storm events after treatment. It is my opinion that these inputs from the impervious surfaces will augment the existing hydrology.

Currently, the storm water associated with the school storm water system, Louise Berry Drive and Franklin Drive and ground water discharge are all inputs into the hydrology of Anderson Brook and the wetlands. These inputs will not change as a result of the construction of the development.

It should be noted that currently the sources of hydrology for the wetlands/watercourses are ground water, off site stream and storm water flows, minor overland storm water & precipitation flows and a small measure of direct infiltration through the well-drained gravelly soils within the upland areas adjacent to the wetlands.

Water quality:

Due to the incorporation of the paved parking surfaces, rip rap and grass lined water swales, the 2-bay grassed storm water treatment basin, rain garden, and some direct infiltration of storm water in the well-drained, sandy, gravelly soils, I see no significant or adverse impacts to the existing water quality of the wetlands or Anderson Brook from storm water discharges.

Adjacent upland wildlife habitat

Potential long-term impacts to the upland habitat from the project would include the loss of a significant portion of the URA serving as riparian zones and upland wildlife habitat adjacent to the wetlands and brook corridor. This intrusion will force wildlife into the vegetated corridor in and around the wetlands and brook, during and after the construction timeframe, and into other areas where the uplands are not disturbed.

The remaining non-developed southern portion of the property below the development varies in width from 100 feet to 270 feet in width, within this area, the wetlands and adjacent upland riparian zones will still provide for all of the wetland functions/values and significant wildlife habitat.

In summary, the design of the project implements features intended to minimize or eliminate potential impacts to the wetlands such as storm water runoff, significant loss of wetland and watercourse habitats, and erosion and sedimentation associated with construction activities.

I feel these proposed measures are adequate to protect the wetlands provided that the recommended erosion and sedimentation control features are implemented and maintained throughout the development timeframe.

The existing wetlands and watercourses will still have the ability to provide the same wetland functions and values they currently provide.

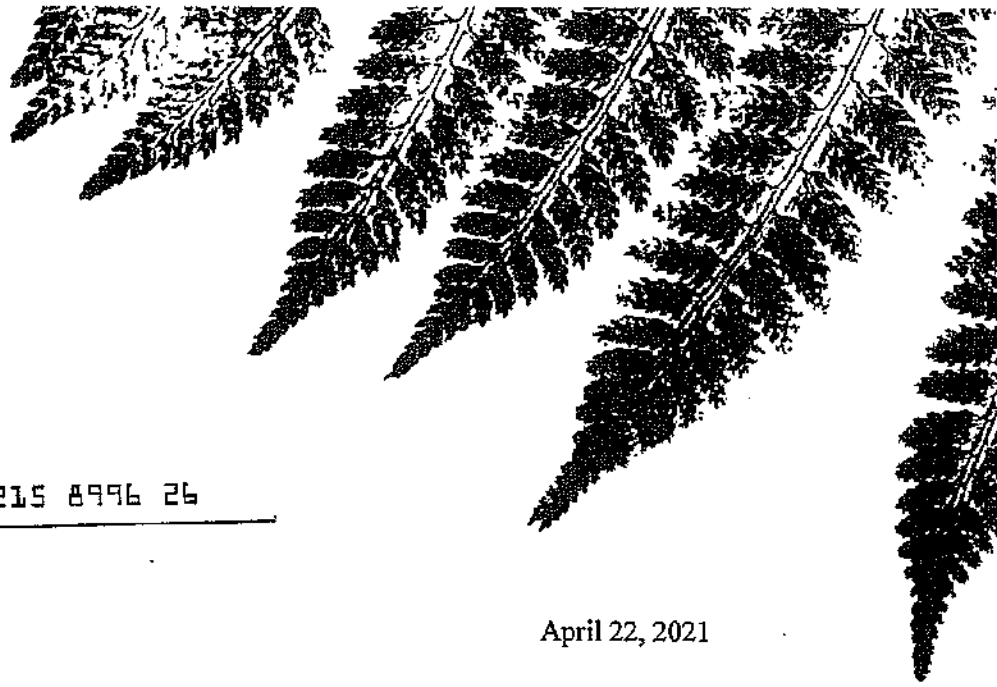
If you have any questions concerning the site assessment or this report, please feel free to contact me.

Sincerely,

Joseph R. Theroux

Joseph R. Theroux
Certified Forester and Soil Scientist
Member SSSSNE, SSSA

Brooklyn Inland Wetlands
Commission
P.O. Box 356
Brooklyn, Connecticut 06234



9489 0090 0027 6215 8996 26

CERTIFIED#

Shane Pollock
101 Mackin Drive
Griswold, CT 06351

April 22, 2021

RE: Notice of Decision – 020921A Shane Pollock and Fran Mancuso, Applicants/Owners; Louise Berry Drive, Map 33, Lot 19, R-30 Zone; Construction of 51 Single Family Condominium Units with activity in the upland review area.

Title of the approved plan: Proposed Multi-Family Condominium Development Louise Berry Drive Brooklyn, CT. Final revision date of the approved plan: 4/20/2021.

Dear Mr. Pollock:

Because the site plan meets the regulations of the Brooklyn 2021 Inland Wetlands and Watercourses Commission, at the April 13, 2021 meeting of the Inland Wetlands and Watercourse commission your application – 020921A Shane Pollock and Fran Mancuso, Applicants/Owners; Louise Berry Drive, Map 33, Lot 19, R-30 Zone; Construction of 51 Single Family Condominium Units with activity in the upland review area was approved with the following conditions, in addition to the standard conditions:

The only work allowed prior to installing the perimeter sediment controls shall be clearing vegetation. No grubbing shall be allowed until the perimeter sediment controls have been installed as per the plan. Call (860) 779-3411, ext. 31, for an inspection of the perimeter sediment controls. The perimeter sediment controls must be approved in writing by the IWWC Agent or a Commission member prior to commencing any other work.

The temporary sediment basin and swale must be at least temporarily stabilized prior to discharging any stormwater into them. Call (860) 779-3411, ext. 31, for an inspection of the temporary sediment basin and swale. The temporary stabilization of the temporary sediment basin and swale must be approved in writing by the IWWC Agent or a Commission member prior to discharging any stormwater into them.

Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity.

The Condominium Association shall be responsible for maintenance of the stormwater basin and its outlets in perpetuity.

The construction of the temporary sediment basin and swale shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established in the basin prior to discharging stormwater into the temporary sediment basin and swale. The basin and swale should be substantially

completed by September 1. Construction of the temporary sediment basin and swale shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn IWWC Regulations.


The plan shall be revised to show two terraced walls and a slope not steeper than 3:1 between the handicapped accessible dwelling units and the adjacent wetlands.

The plan shall be revised to include rip rap or crushed stone outlet protection for all roof drains that discharge on or in close proximity to any slopes 3H:1V or steeper.

A legal notice of this approval was published on the Town of Brooklyn's Website, brooklynct.org, Inland Wetlands page, under minutes/notice of action on Wednesday, April 14, 2020. Please note that this action of the Inland Wetlands and Watercourses Commission may be appealed for a fifteen-day period following the publication of the legal notice.

If you have any questions, please contact me at 860-779-3411 Extension 31.

Sincerely,



Margaret Washburn, M.S., R.P.S.S.
Wetlands Enforcement Officer

MW/acl
CC: File, Fran Mancuso,
Killingly Engineering
Enc: Standard Conditions

APPLICANT: READ CAREFULLY

IWWC Permit Document. A copy of the IWWC approval motion and the conditions stated herein shall constitute the IWWC permit for the approved activity when the permit document is signed and dated by the IWWC Agent.

Notice of Start and Finish. Permittee shall notify the IWWC agent at least 48 hours before the approved activity commences and within 72 hours after completion of the activity.

Permit Duration. This permit is valid for a period in accordance with Section 11.6 of the Brooklyn Inland Wetlands and Watercourses Regulations and the Connecticut General Statutes. Any request to renew or extend the expiration date of a permit can be granted only as authorized by the IWWC Regulations. Expired permits may not be renewed.

Erosion and Sedimentation Controls. Permittee is responsible for implementing the approved erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan. The permittee shall inspect the erosion controls weekly and after rains and repair deficiencies within twenty-four hours. The IWWC and its staff may require additional erosion if needed to prevent erosion and sedimentation. Restabilization of the site shall take place as soon as possible.

Stockpile locations. During construction, piles of fill, erodible material and debris shall not be created within regulated areas. The locations of debris and other stockpiled materials shall be shown on the submitted plans. Any material excavated at the site shall be disposed of at upland or off-site locations reviewed and approved by staff.

Permit Transfer. The permittee shall not transfer this permit without the written permission of the IWWC.

Work in Watercourse to Occur During Low Flow. Work within a watercourse is limited to periods of low flow. Low flow periods normally occur between August and October. Upon request of permittee, wetlands staff can determine if the activity can occur at other times following an on-site field investigation.

Scope of Permit. This permit is for the approved activity ONLY. Additional activity may require an additional permit. Note that if an approval or permit is granted by another agency and

(1) the approved activity will affect wetlands and/or watercourses; and/or

(2) the activity occurs within 125 feet of flagged boundaries and 175 feet from watercourses;

and such activities have not been addressed by this permit, then the applicant shall resubmit the application for further consideration by the Inland Wetlands and Watercourses Commission before any work begins.

Ongoing Compliance with Permit. The permittee shall comply at all times with the permit.

Other Approvals May be Required. Other permits may be required from Town, state or federal agencies. An Army Corps of Engineers permit may be required: U.S. Army Corps of Engineers, 424 Trapelo Rd., Waltham, MA 02254
1-800-362-4367.

From: nthibeault@killinglyea.com
Sent: Tuesday, May 25, 2021 9:44 AM
To: Jana Roberson
Subject: FW: WM Mark out - School St, Brooklyn
Attachments: CWC APPROVED.pdf; Final Policies and Procedures rev 2021 (NS738331).pdf

Jana - this is what I have from CT Water for approval of the waterline connection and design. I will send the plans for the project shortly

Norm

From: Kevin Schwabe <Kevin.Schwabe@ctwater.com>
Sent: Friday, February 26, 2021 1:36 PM
To: 'nthibeault@killinglyea.com' <nthibeault@killinglyea.com>
Subject: RE: WM Mark out - School St, Brooklyn

Norm

Please accept this email as your plan approval. I've attached sheets 6 & 7 with my approval stamp.

When the developer is ready to move forward, please have them contact me to arrange a meeting to review the paperwork.

You can use this approved plan to generate your easement map. I've also attached our easement policies and procedures for you to consult in the easement map preparation.

Let me know if you need anything else. Thanks

Kevin Schwabe
Developer Services Coordinator
Connecticut Water Company
93 West Main Street
Clinton, CT 06413
860-664-6137



550 North Main Street
Suite 6
Attleboro, MA 02703
Phone: 508.659.7020
Fax: 508.659.7021

March 11, 2021

Mr. Norm Thibeault, PE
Killingly Engineering Associates
114 Westcott Rd,
Danielson, CT 06239

RE: Brooklyn Water Pollution Control Authority 2-24-21 Approval of Pollock 51-Unit
Condominium Project, Louise Berry Drive, Assessors Lot 19 Map 33, Brooklyn, CT
CPH Project No. B17303

Dear Mr. Thibeault:

At their regular meeting on February 24, 2021, the Brooklyn, Connecticut Water Pollution Control Authority (BWPCA) approved the above project with conditions. This letter summarizes the approval and conditions and shall be a binding commitment of the Authority and the Developer relating to the project as presented by the Developer and approved by the Authority.

The plans approved are those dated April 4, 2021 (as revised 4-23-21) in their entirety and shall be subject to the following conditions:

From BWPCA 2-24-21 meeting minutes:

Robert Kelleher made a motion to approve the application for Shane Pollock-51 Condo Units on Louise Berry Drive, plans dated 2/4/2021 from Killingly Engineering Associates as presented with the added conditions that inspection fees are to be paid by the developer and if any changes are made to the plans, the project needs to come back before the WPCA board. Derek Lindia seconded the motion. All members in favor so voted.

General Conditions of the Approval

As provided in the approved plans, we require that the entire system be constructed/installed in accordance with the Town of Brooklyn WPCA construction standards by the Developer. We require the system be inspected by our representatives during construction, tested by the Developer and certified by his engineer and 'cleared for use' by our representatives before the system can be used. Per the Approval conditions, all inspection fees shall be paid by the Developer.

Unless you provide us with documented proof of anticipated usage, we have calculated the anticipated sewer usage for this development at 22,950 Gallons per day. (51 units X 450 GPD/per unit).

As provided in the plans, prior to the commencement of construction of the sewer system, we require a pre-construction meeting be scheduled by the Developer, to include at a minimum, an invite to the BWPCA 72-hours minimum in advance of the meeting and attendance by The Developer, his engineer, the general contractor and utility contractor (if different entities). No connections to the system will be permitted until the main trunk line is built, tested and cleared for use and the permanent easement is created, approved by the BWPCA and recorded in the Town of Brooklyn Land Records.



As previously stated, ALL costs relating to the creation of this utility extension, and the legal control and documentation of it shall be borne entirely by the developer.

Connection fees, per unit, shall be paid prior to the issuance of a building permit and connection of the individual units to the system and **the only guarantee of system capacity availability is receipt of the connection fees by the BWPCA.**

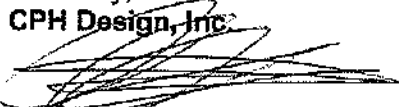
As stated in our 'Commitment to Serve Letter' previously, we are not currently aware of any other development proposed along this section of the BWPCA system.

Sherri Soucy will be responsible for establishing the connection fees for the proposed connections to the system and invoicing for them.

This approval/permit shall be good for a period of 3-years from the date of approval. Extension of the approval beyond 3-years may be granted by the BWPCA providing system conditions have not changed and the Developer returns to the Authority to request extension prior to February 24, 2024.

Please let us know if you have any questions or if you need any additional information.

Sincerely,
CPH Design, Inc.



Alan R. Carpenter, P.E.,
Vice President/Regional Manager
(Consulting Engineer to the BWPCA)

Cc: Mr. Robert Kiley, Chairman, BWPCA
Jana Roberson, Town Planner
Margret Washburn, ZOE/WEO/BEO

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW PERTAINING TO PROPOSED MULTI-FAMILY DEVELOPMENT (ASSESSOR'S MAP 38, LOT 22) LOUISE BERRY DRIVE BROOKLYN, CT (July 22, 2020)

(Comments in black are the Regional Engineer's original July 22, 2020 review comments.)
(Comments regarding Killingly Engineering Associates' [KEA] response to Regional Engineer's July 22, 2020 comments and pertaining to their revised plans are in red)
(Comments in green are Regional Engineer's December 12, 2020 review of KEA's revised plans with revision date of December 7, 2020)
(Comments in blue are Regional Engineer's January 6, 2021 review comments of KEA's revised plans with revision date of January 4, 2021)

My comments are meant to serve both the Inland Wetlands and Watercourses Commission and the Planning and Zoning Commission, as they apply to each commission. Most recent Town of Brooklyn Zoning, Subdivision and Wetlands Regulations, and Public Improvement Specifications were researched for this review as well as the incorporation of sound engineering principles and judgment, which may not be specifically elaborated on in said regulations, into the overall design of the project.

Sheet 2 of 8 – Property Survey **(revised plan, Sheet 2 of 9)**

1. The soil scientist's signature block is missing.

The signature block for the soil scientist has been added to the plan.

No further comment is necessary.

Sheet 3 of 8 – Site Plan **(revised plan, Sheet 3 of 9)**

1. Type of curbing and their radii around the islands in front of the dwelling units is not noted.

The revised plans now show the type of curbing and radii.

No further comment is necessary.

2. Recommend sidewalk sidewalks be 5' wide with a 2' wide grass snow shelf between the curb and edge of sidewalk. The proposed sidewalk design will have them more impacted during winter snow removal operations. There is sufficient space to push the walks back and make them wider.

The revised plans now call for a 5' wide sidewalk with 2' snow shelf.

No further comment is necessary.

3. If school age children will be living here, it is recommended that sidewalks be installed along Louise Berry Drive opposite the school grounds.

KEA states that no sidewalks are proposed for Louise Berry Drive. I still believe sidewalks should be constructed due to increased traffic on this road and the possibility of school age children living in the proposed condominium development.

No further comment is necessary. However, a decision on the practical need for this is up to the Commission.

The "green" comment still applies.

4. There is no indication on the plans of the number of bedrooms in each dwelling unit. The number of bedrooms can be used to calculate sewage flow.

KEA states that each unit will have 2 bedrooms.

No further comment is necessary.

5. There appears to be one (1) exterior parking space for each dwelling unit. Is there to be a parking garage in each unit to provide at least one (1) additional space?

KEA states that each unit will have a garage for one (1) parking space.

No further comment is necessary.

6. In front of Units 1-3, the plan shows that a "block retaining wall" is to be constructed opposite the units. Is this to be the Versa-Lok unreinforced retaining wall depicted on Sheet 8 of 8? If so, it should be labeled as such. Also, how are vehicles going to be prevented from driving over the top of the wall because there is no railing or fence shown to be installed to prevent this?

The revised plans now indicate that the wall will be a Versa-Lok product and a guide rail has been added to the top of the wall.

No further comment is necessary.

7. All units except Units 1-3 show curbing around a parking area perimeter and a lawn space adjacent to the unit driveways. Why has this exception been made?

The revised plans now indicate a curbing around lawn spaces for Units 1-3.

No further comment is necessary.

8. The guide rail symbol opposite the end of Unit 3 should be labeled.

The revised plans now include the label.

No further comment is necessary.

9. A 28,000 s.f. "recreation area" is to be located to the west of Units 47-51. What constitutes a "recreation area?" Furthermore, a significant portion of it (about 50%) is impacted by a proposed temporary sedimentation basin (see Sheet 5 of 8) and an access right-of-way in favor of the Town of Brooklyn. Will the "recreation area" be impacted by the right-of-way because the right-of-way cannot be encumbered in any way? This area, too, will be partially denuded of native vegetation due to construction of the temporary sedimentation basin and subsequent restoration of the land where it was located.

KEA states that the recreation area is for passive recreation and that the temporary sedimentation basin after having served its purpose during construction will be removed and that area restored at the completion of the project. It is also stated that the access easement will not be impacted. However, the revised plans show a temporary soil stockpile where the previous plans showed the temporary sedimentation basin and due to the proposed grading it is hard to imagine that the access easement will not be impacted in some way, especially with the movement of heavy construction equipment. Additionally, the silt fence should be moved further away from the perimeter of the stockpile to allow for more efficient movement of heavy equipment, however, I believe this will require fencing installed across the easement causing some kind of impact. Has the Town of Brooklyn been notified of this and will that be allowed on a temporary basis?

The "red" comment regarding the silt fence location around the stockpile has not been addressed on the plan.

The "green" comment has been addressed, no further comment is necessary.

10. The steepest created slopes throughout the project should be clearly identified as 3H:1V (max.) so there is no question on how they should be graded.

KEA states that slopes have been labeled in some areas. However, I recommend that every location where there is to be proposed reshaping of the land be labeled with a slope designation (H:V) so that the site contractor will have no question as to how to shape the slopes the way the designer intended them to be. Also, the revised plans include a note stating "provide jute netting or turf reinforcement mat," but only in one location. This note should be placed at every location where newly constructed slopes will be steeper than 3H:1V.

The original comment has been addressed and no further comment is necessary.

Sheet 4 of 8 – Layout and Landscaping Plan (revised plan, Sheet 4 of 9)

11. There is a "Light Pole Detail" on this plan, however, there is no indication where the light poles are to be located within the project area or the routing of the electrical system needed to power them.

Streetlight poles have been added to the revised plan. However, it still remains a question as to how the underground electrical service will be installed and where its originating source is located. Additionally, if there are to be ground mounted power transformers and telephone and CATV junction boxes/pedestals, they should be shown on the plan, too.

The "red" comment has been addressed and no further comment is necessary.

12. A portion of the area west of Units 47-51 will be disturbed from the construction of a temporary sedimentation basin. A landscaping plan is needed for restoration of this area, too, but nothing has been shown on the plan.

Revised plan Sheet 5 of 9 indicates that there will be a temporary stockpile, not a temporary sedimentation basin, and on Sheet 4 of 9 there is a note stating *“provide New England erosion control restoration mix in this area where temporary sedimentation basin will be utilized during construction.”* However, this note should be revised to read *“temporary stockpile.”*

The “red” comment has not been addressed.

The “green” comment has been addressed, no further comment is necessary.

13. It would seem appropriate to soften the view of the gravel maintenance access driveway, which is located adjacent to the stormwater basin, from the housing units with landscaping consisting of trees and shrubs.

On revised plan Sheet 5 of 9, landscaping consisting of eight (8) Leatherleaf Viburnum has been added to provide a visual buffer to the stormwater basin for several of the closet dwelling units.

No further comment is necessary.

Sheet 5 of 8 – Drainage and Utilities Plan (revised plan, Sheet 5 of 9)

1. Catch basin information is missing, i.e. type of catch basin, top of frame elevation, pipe invert elevations (in – out), roadway centerline stationing position and offset (RT or LT) from the centerline station.

The requested catch basin data is now included in the plans and located on the new Road Profile plan, Sheet 6 of 9. Incidentally, the title of this sheet should be changed to *“Road Profile,”* as it is not a *“Drainage and Utilities Plan.”* Also, the profile for STA 8+50 thru 10+00 should be moved to the left and joined to the profile for STAs 4+50 – 8+00 at the appropriate elevation line.

The “red” comment has not been addressed. Also, the catch basins are drawn incorrectly with 2’ deep sumps and must be revised to indicate 4’ deep sumps, and Note 3 under “Drainage Notes” needs to be corrected to state that all catch basin sumps shall be 4’ deep.

The profile for STA 8+50 thru 10+00 has not been joined to STA 4+50 thru 8+00 as requested. The “green” comment has been addressed.

2. Drainage system pipe information is missing, i.e. type of pipe material, diameter, length, and slope.

The requested drainage pipe data is now included in the plans and located on the new Road Profile plan, Sheet 6 of 9.

No further comment is necessary.

3. The type of pipe to be used for the 8” roof leaders has not been specified nor the minimum slope to the connection at a catch basin. Detectable warning tape should be used over the pipe if it is not made from a ferrous material.

On Sheet 5 of 9 a note has been included stating the roof leader size and pipe material. A minimum slope has not been noted and no construction detail has been included in the plan set showing trench width, pipe, minimum depth of bury, bedding material, detectable warning tape, etc. A detail should be included in the plan set describing this information.

The “red” comment has not been addressed.

The “red” comment has been addressed, **however, the “Roof Leader Pipe in Trench Detail” on Sheet 7 of 9 needs to be revised to show the correct size of the pipe, which is 8” NOT 6”.**

- Sanitary sewer manhole information is missing, i.e. top of frame elevation and pipe invert elevations, roadway centerline stationing position and offset (RT or LT) from the centerline station.

The requested sanitary sewer system data is now included in the plans and located on the new Road Profile plan, Sheet 6 of 9.

No further comment is necessary.

- Sanitary sewer system pipe information is missing, i.e. type of pipe material, diameter, length, and slope.

The requested sanitary sewer system pipe data is now included in the plans and located on the new Road Profile plan, Sheet 6 of 9.

No further comment is necessary.

- Building sewer connections should have cleanouts shown exterior of the building footprint.

KEA states that building sewer cleanouts will be provided, however, they are not shown on any plan exterior of the building units. Furthermore, the way building sewer connections (individual units) are to be connected to a sewer line manifold or trunk line need to be shown on plan Sheet 5 of 9.

The “red” comment has not been addressed.

The “red” comment has not been addressed.

- How are Units 1, 2 & 3 connected to the sanitary sewer system? The nearest sanitary manhole (S1) is shown to be approximately 150’ away. “Spaghetti” connections to this manhole should not be allowed and will require extending the sewer main to approximately STA 9+50.

On plan Sheet 5 of 9, KEA has added an additional sanitary sewer manhole (S1) at STA 8+22.87 (8.12’ LT). However, if the connection of each housing unit (Nos. 1 – 3) to the sewer main is to be as depicted in the “Sewer Connection Detail” shown on Detail Sheet 3 (Sheet 9 of 9), then the sewer main needs to be extended further up the road and an additional sewer manhole constructed at STA 9+35, more or less.

The “red” comment has been addressed.

- The proposed sanitary sewer collection system is shown to be connected to the existing sanitary sewer line in an easement located on town property. What is the purpose of having this easement? What does the sewer and water line serve? Are the lines mains or building services? Who will make the connections? Who will be responsible for maintaining the sewer and water lines after they are installed?

It was understood that this is an existing easement. KEA did not answer 1) what is the purpose of the easement, 2) what does the sewer and water lines serve, 3) are the lines dedicated services or mains that anyone could connect to, 3) who will make the connections, and 4) who will be responsible for maintaining the lines to the condo development. One other important point is did anyone have to pay

for the extension of the sewer and water lines from Vina Lane? If so, should that party receive some compensation for the condo tie-ins?

The “red” comment has not been addressed.

The “red” comment has not been addressed.

9. No information has been provided such as the elevations of the invert of the connections at the existing sanitary sewer manhole (what is the manhole made of—brick, cement block, precast concrete or ?), top of frame elevation, the size of the existing inflow and outflow lines, pipe material, slope, and direction of flow. Due to lack of information it is unclear if this is a sewer main or a service connection and whether or not the calculated sewage flow from the 51 dwelling units (number of bedrooms unknown) can be accommodated by the existing sewer line, whose flow and capacity should be evaluated back to its connection to a main trunk line and the analysis presented in a report. Have test holes been dug to find out whether or not there will be a conflict between the new sewer line (new) and the existing water line that is shown to be in the same easement?

If the sanitary sewer manhole in the easement is not accessible, how did KEA know where to locate it on their plan? KEA needs to ask the Brooklyn WPCA for permission to excavate around the existing manhole to provide the particulars of this manhole, i.e. top of frame elevation, type of manhole (precast, brick or block), pipe inverts in/out, diameter and type of pipe, etc. and place this information on the plan. Additionally, the consultant needs to ask Connecticut Water for permission to locate the water line (vertically and horizontally), especially the 90° bend where the proposed sewer connection crosses it. This is important due to the fact that there should be a thrust block that should not be disturbed at this location. If the sewer line crosses this critical point then the water line must be exposed for at least two joints on either side of the bend and either friction clamps or other mechanical joint restraint devices be installed to prevent a blowout of the line. KEA needs to address this and just not leave it to Connecticut Water to do that. Information gleaned from test pits and examination of the infrastructure is to be noted on the site plan and profile plan.

The “red” comment has not been addressed.

The “red” comment has not been addressed regarding the existing sanitary sewer line and manhole.

10. The existing water line in the sewer easement needs to be identified by pipe material, size, static pressure, calculated from static pressure taken at the closest fire hydrant on Vina Lane or Route 205, at the proposed connection and valve/fittings/thrust block configuration to make the connection. Is this considered a water main or a service?

This information is critical to this development and should have been obtained prior to plan submission. When was Connecticut Water contacted to provide this information? The information is needed in order to complete the engineering review of this development.

The “red” comment has not been addressed.

The original comment regarding static water pressure has not been addressed.

11. The “sewer easement in favor of the Town of Brooklyn” also contains a water line. Does the recorded sewer easement state that a water line is also included in said easement? If not, will there be an easement for the water line?

KEA did not provide an answer to this request. This information is needed in order to complete the engineering review of this development.

The “red” comment has not been addressed.

The original comment has not been addressed.

12. The water system needs additional information, i.e. type of pipe (material and joint type—for example, bituminous coated Class 52, cement mortar lined, mechanical joint), RSV gate valves (open right or left?), tapping sleeve and valve, gate valve boxes (sliding type), corporations, curbstops, blowoff assembly, fire hydrants, thrust blocks (with dimensions for 150 psi thrust), description of fittings and whether mechanical joint or push-on, water services to buildings, megalugs, friction clamps, etc. How is the connection to the existing water line to be made and is the existing water line capable of serving its present use and the addition of the 51 single-family residential condominium units? How this was determined should be documented in writing.

KEA stated that when they receive this kind of information from Connecticut Water they will update their plans with it. When was this information requested and when will it be received? This information is needed in order to complete the engineering review of this development.

The original comment has been addressed.

13. Due to the type of building structures and their close proximity to one another, has the Fire Marshal been contacted in writing to determine whether or not a separate fire service will be required for each multi-housing building or if private fire hydrants will be required? Has a hydrant fire flow test been conducted for evaluation by the Fire Marshal?

KEA states that fire hydrants will be installed required by code. What code? They also state that they will determine whether the units will have a built in fire suppression system (sprinklers) or firewall separation. I thought the Brooklyn Fire Marshal was the expert who makes this kind of decision. The Fire Marshal should submit a written review of the plans with recommendations for the file.

The original comment has not been addressed.

The original comment has not been addressed.

14. I calculate, by physics, that the static pressure drop of the water service from the connection in the easement on Town of Brooklyn property (elev. = 238) to the top end of the system (elev. = 312) to be 32 pounds per square inch (there is a 1 psi loss for every 2.31 feet of elevation change). If it is found that the static pressure at the connection is less than adequate, a pump station would become necessary for the domestic supply and the fire supply to overcome the deficiency in water pressure—this should be found out now rather than later. Also, the engineer must take into account additional pressure friction losses due to reduced pressure zone backflow preventers, which is typically a 12 pound per square inch loss, thus making the potential pressure loss close to 45 pounds per square inch. Water meters, service piping, bends and isolation valves also introduce their own friction losses, depending on state of flow. As can be seen from this, a thorough analysis of the water system is necessary to determine if there will be safe and adequate water delivery at acceptable operating pressure to all housing units, all the way up to the intersection of Louise Berry Drive. This is especially important for firefighting where hydrants may be expected to flow at approximately 1,000-1,500 gallons per minute under residual pressure or meeting this rate via assistance with a pumper truck, if the supply main has the delivery capacity for that. The

complete analysis of the water system should be presented for review in report form as soon as possible to see if it will be adequate.

KEA did not answer this question. The line may be looped, as they stated, however, this is a dead-end line that functions according to the laws of physics. The requested information is needed to complete the engineering review for this development.

The original comment has not been addressed.

The original comment has not been addressed.

15. How is water consumption metering to be accomplished along with backflow prevention? Will there be a "Hotbox" or similar all-weather environmentally controlled enclosure (needs electricity) protecting a master meter and backflow device or will units be individually metered with their own backflow preventers? If fire hydrants are installed in the development, how will Connecticut Water handle billing that if a master meter at the connection to the existing main is not installed?

KEA is correct, this is not a wetlands issue – it is an engineering issue that needs to be addressed to provide adequate and safe water supply to this development. Additionally, future condo association members do not need any surprises on the cost of maintenance and how they will be billed for water consumption. KEA needs to provide the requested information.

The original comment has not been addressed.

The original comment has not been addressed.

16. The water system needed for a development of this scope needs to be designed by a professional engineer. It is not as simple as connecting a single house to a water main. The system design should be accompanied by numerous construction details in the plan set in order for a contractor and construction inspector is sure the system is being installed properly.

KEA stated that when they receive this kind of information from Connecticut Water they didn't say they will update their plans with it. When was this information requested and when will it be received? This information is needed on the plans in order to complete the engineering review of this development.

The original comment has not been addressed.

Connecticut Water has supplied additional design information. However, the plans do not reflect all of the changes made by the water company. This needs correcting.

17. The water main installation is shown following a curved course in some places. Upon closer examination, it may be found that the radius of the curve is greater than the maximum pipe deflection (by size) recommended by American Water Works Association (AWWA) standards and, in fact, bends (fittings with thrust blocks) may have to be utilized in the design to route it around the curve.

The revised plans now show bends in the proposed water line. However, no details have been included in the plans for construction of thrust blocks for various types of water main fittings (tees, wyes, bends, end caps, etc.) for, say, 150 psi line pressure.

The "red" comment has not been addressed.

Connecticut Water has addressed this in their comments. No further comment is necessary.

18. For improved quality of water for Units 1, 2 & 3, the proposed water main should be extended to approximately STA 9+50 and a blowoff assembly, friction clamp and thrust block installed there.

KEA's revised plan now shows the full extent of the existing water main in Louise Berry Drive and the condominium development is now connected to it. Also, see Comment No. 14 above.

The water main has been extended, however, Comment 14 has not been addressed.

Connecticut Water has revised the path of the water main, however, the plan does not reflect this. Comment 14 has not been addressed.

19. The drainage outlet from the stormwater basin will direct water onto the Baker property. Will this require a drainage easement on the Baker property in favor of the condominium association to allow this flow? It is unknown as to what volume of water will discharge in more or less a point source to the receiving wetlands.

KEA states that the post-development drainage pattern to the wetlands is unchanged. This is not true since the pre-development (existing) drainage pattern is that of sheet flow from the entire property from Louise Berry Drive, ultimately flowing into the wetland across the perimeter of the wetland located on the subject property. In post-development, the runoff from the pre-development area will be collected in an engineered drainage system and a swale, all of which will empty into a stormwater retention basin that will point discharge into a discreet location in the wetland practically on the adjacent Baker property. I recommend that the configuration of the proposed drainage design be revisited to determine whether an alternate drainage system discharging stormwater runoff to the wetland at several points on the subject property, rather than one, will provide a greater benefit in maintaining the health of that portion of the wetland system.

The original comment has not been addressed.

The original comment has not been addressed.

20. It is recommended that the riprap outfall at the terminus of the stormwater basin outlet pipe be constructed as a plunge pool. This will further reduce discharge velocity and provide additional sediment transport reduction.

KEA's drainage report, which was not available initially, indicates the discharge from the basin for the 100-year design storm will have a low velocity at less than 3 fps. Accordingly, a plunge pool is unnecessary.

The original comment has been addressed.

21. The level spreader at the terminus of the stormwater basin discharge pipe is not labeled as such and its minimum length should be shown. Also, there needs to be an erosion and sediment control system installed below the disturbance caused by constructing the discharge pipeline and the level spreader.

The level spreader has been dimensioned on the plan and additional erosion and sediment control system has been shown downstream of the level spreader.

The original comment has been addressed.

22. It is recommended that an additional erosion and sediment control system be installed along the north side of the main road from the cul-de-sac turnaround continuously, save for driveway openings, to opposite centerline STA 8+00.

Additional erosion and sediment control (E&S) has been added to the plan. However, the E&S to the west of the stockpile shown on Sheet 5 of 9 should be moved to a line that is 20' from the west boundary of the stockpile to allow for movement of heavy equipment. As shown, the E&S line is too restrictive for that kind of maneuvering.

The "red" comment regarding the stockpile has not been addressed.

The requested E&S control system has not been added along the north side of the main road from the cul-de-sac turnaround to opposite centerline STA 8+00. This is to lessen sediment loading in catch basins in the road down gradient from the regrading activity during construction.

23. As shown on the plan, the temporary sedimentation basin will be constructed in an area where there is a six (6) foot difference in elevation across its width (west to east). According to the "Temporary Sediment Trap Embankment Cross Section" located on Sheet 7 of 8, a 3' (max.) deep level bottom excavation, starting on the west side of the basin will require about an 8' deep excavation on the east side of the basin. If this is not the way the basin is to be constructed and instead will be a combination of berm construction on the low (west side) and 3' deep excavation on the east side, that should be shown in the detail on Sheet 7 of 8. In any case, no deep test holes have been dug here to show where groundwater may lie or where an average seasonal high water table may exist, which would be evidenced by soil mottles, to see if there would be an impact on the basin. Constructing the basin with a earthen berm should be shown on the plans because of the large area of tree removal that will occur. How would accumulated water be managed for this basin? What would be the likelihood of an embankment failure if not built with an emergency spillway protected with at least riprap armoring? Furthermore, there is no sediment control system (silt fence or hay bales) surrounding the proposed temporary sedimentation basin, because any sediment laden water that rises to the point where it would flow through the stone dike, the dike will not necessarily trap fine particles of sediment with much efficiency. Also, the aforementioned sediment trap detail incorporates a weir of unknown length at the crest of the stone dike. An explanation of how the weir will function, knowing the pervious stone dike will allow the passage of water, is needed. Drainage calculations are also needed.

This comment is moot because this temporary sedimentation basin was eliminated on the revised plan and a stockpile location is now in its place.

The original comment has been deemed moot with the removal of the proposed temporary sedimentation basin.

24. The "rain garden" south of Unit 7 is a nice feature, especially for a single-family home site, however, for this project, why aren't more rain gardens proposed? What is to be planted in the rain garden? If this is the only one to be constructed and because of its location behind a building it will be hidden from most people's view and possibly not taken care of for very long – keep in mind, it is on "common land."

The rain garden has been eliminated in the revised plans. However, the consultant has to remove the note that reads "provide rain garden for roof drainage."

The "red" comment has been addressed.

1. Note 9 under "Construction Notes/General Provisions" should be more specific and state that the materials shall be disposed of off the development site.

KEA stated in its response that the note was modified to state what materials shall be removed from the site. It is true that they did modify the note in the revised plan to state the type of materials that should be removed. However, they did not state that the materials should be removed to an approved offsite disposal area. Offsite disposal language needs to be included in the note.

The "red" comment has not been addressed.

This comment has been addressed.

2. In Note 7 under "Development Schedule/Sequence of Operations" it is stated that topsoil stripped from driveway locations will be stockpiled in locations shown on the plans. However, none of the plans show any stockpile locations. Stockpile locations should be shown on the plans.

The revised plan now shows a stockpile area to the west of Unit Nos. 47 – 51. Also, there is only one (1) stockpile location shown on the plan so the word "locations" in Note 7 should be changed to "the location."

The "red" comment has been addressed.

3. In Note 8 under "Development Schedule/Sequence of Operations" it is stated that utility companies are to be contacted to coordinate connections to the water and sewer mains. If it is determined that the existing water and sewer mains are privately owned, the utility companies may not be the entity to contact for the proposed connections. An explanation of who will make the connections needs to be clarified.

KEA states that Connecticut Water will be the owner of the new water main serving the development. If this is the case, since the development's road will be privately owned and maintained by a condominium association or similar entity, it is likely an easement in favor of Connecticut Water will be required in order to maintain/repair/improve the utilities water infrastructure. It is incumbent upon the Applicant's consultant to present proof in the form of a written memorandum of understanding that Connecticut Water is willing to do this. The memorandum should also address particulars concerning the water services (domestic and fire), meters, meter pits and fire hydrants.

KEA also stated in their response that the sanitary sewer main will be owned and maintained by the Condominium Association. Therefore, an easement is not necessary for them to do work on what they will own.

KEA did not explain who will make connections to the existing water and sewer lines.

The "red" comments have not been addressed.

In the "red" comment the question of requiring a utility easement over the access road, driveways and other portions of "common space" has not been addressed.

4. In Note 9 under "Development Schedule/Sequence of Operations," it is stated that the stormwater basin will be used as a temporary sedimentation basin and that drainage structures and pipe are to be installed with inlet protection to catch basins. In light of this, an explanation is needed on how sediment laden

water will be prevented from discharging through the stormwater basin outlet structure and into the wetlands.

KEA states that the stormwater retention basin forebay will also serve as a temporary sediment trap during construction with the utilization of a crushed stone berm with a low-level outlet encased in crushed stone and filter fabric to discharge accumulated water into the wetland, to be used during site construction. A detail of the low-level outlet as described by KEA must be shown as a construction detail in order to be sure it is constructed as described, because I am not sure how this would be configured without such a detail. Additionally, there is no sediment transport preventative for runoff from the swale flowing into the stormwater retention basin area during construction. This must be addressed, too, as it does not flow into the basin's forebay. A complete lateral cross-section of the entire retention basin when used as a temporary sediment trap and then used as a retention basin must be detailed on the plan to provide more understanding of its construction and inspection after it is constructed. The partial cross-section depicted on the plan is unsatisfactory and I believe it was only pertinent to the temporary sediment trap that was eliminated and converted to a stockpile area to the west of Unit Nos 47 – 51.

Recommend installing a silt sock arrangement rather than a crushed stone berm when the stormwater retention basin is first used as a temporary sedimentation basin. The crushed stone berm with filter fabric is difficult to construct and will not prevent sediment transport as desired. The silt sock is much more effective in preventing silt transport.

The "red" comments have not been addressed.

The "red" comment has not been addressed.

5. In Note 15 "Development Schedule/Sequence of Operations" it is stated that utilities will be installed to the edge of the right-of-way. This note should be deleted as there is no right-of-way.

KEA stated in their response to my previous comments that they modified this note, but that is not true. The note is still present and must be eliminated because there is no defined road right-of-way.

The original comment has been addressed.

6. In the "Development Schedule/Sequence of Operations" there is no mention of constructing a temporary sedimentation basin that is shown on Sheet 5 of 8 to the west of Units 47-51.

KEA does not need a note for this as there is no longer a need for a temporary sedimentation basin at this location.

The original comment has been deemed moot with the removal of the proposed temporary sedimentation basin.

Sheet 7 of 8 – Detail Sheet 2 (revised plan, Sheet 8 of 9)

1. A riprap "Plunge Pool" detail should be added to this sheet for the stormwater basin outlet discharging to the level spreader. The detail should be designed in accordance with the CT DOT drainage design specs handbook.

KEA's drainage calculations received after the initial plan review indicates a 100-year design storm flow having low velocity from the retention basin outlet piper. Therefore, a plunge pool is not deemed necessary.

The original comment has been addressed.

2. A grass swale and riprap swale detail should be added to this sheet.

KEA has added the requested swale detail to the revised plan.
The original comment has been addressed.

3. A cross section of the stormwater basin through the stormwater basin outlet structure should be provided to show the different elevations of stored water for the various design storms, 5- thru 100-year frequency. The "Stormwater Basin Outlet Structure Detail" and basin itself may have to be modified for this range of design storms.

KEA has not added the full stormwater retention basin cross-section as requested. A full cross-section is required with all basin associated construction details and elevations for each design storm water level, including the emergency spillway, outlet structure and basin freeboard above the spillway elevation.

The original comment has not been addressed.

The "red" and original comments have not been addressed.

4. There are no deep test pits in the area of the proposed stormwater basin to determine the level of the average high water level (soil mottles), if there is any groundwater present at shallow (<5') depths and the percolation rate of the soil.

KEA states in their response that deep test pits will be performed prior to plan submission to the Brooklyn Planning and Zoning Commission. This path is fraught with danger because any major changes to the design of the basin caused by information gleaned from test pit data will cause the need for another review by the Brooklyn Inland Wetlands and Watercourses Commission. Again, this is a basic task that should have been undertaken prior to the design and determination of the location of the retention basin.

The original comment has been addressed. Three (3) test pits have been dug in the area of the proposed stormwater detention basin showing no visible groundwater within 41" (mottles at this depth) below the existing ground surface.

5. The "Flared End Section" detail and table is for a precast concrete end section. The material and size of drainage pipe is not labeled anywhere on the plans. However, if the pipe used in the engineered drainage system is not Class III precast concrete pipe, and, for example, will be high density polyethylene (HDPE) pipe, it is highly unusual not to use a flared end section manufactured with the same material as the pipe. This needs to be explained or corrected.

KEA states in their response that they corrected the flared end detail for HDPE pipe. This is not true. The entire detail they continue to show is not for HDPE pipe but, rather, for reinforced concrete pipe. The detail still needs to be corrected.

The "red" comment has not been addressed.

The "red" comment has not been addressed.

6. In the "Type 'C' Catch Basin Detail" the sump below the lowest pipe invert is called out as 2'-0" min. It is recommended that the sump be specified as 4'-0".

As stated by KEA, the catch basin detail on this plan has been modified to show a 4'-0" sump. However, the elevations of the catch basin on the new Road Profile plan (Sheet 6 of 9) reflect elevations of catch basins with 2'-0" sumps. This needs to be corrected.

The "red" comment has not been addressed (see Comment 1 for Sheet 5 of 8).
This comment has been addressed.

7. In Note 2 under "Notes" in the "Turf Reinforcement Mat Installation" detail, it states that the turf reinforcement mat shall be North American Green P-300⁹ or approved equivalent. This particular mat is not biodegradable. A biodegradable mat would be a more preferable choice.

KEA states that the turf reinforcement mat selection has been modified to a biodegradable product. The revised plan still indicates the use of North American Green P-300. This must be changed to a biodegradable product, many of which North American Green manufactures. See Note 2 under "Notes" above the "Turf Reinforcement Mat Installation" detail title.

The "red" comment has not been addressed.

The "red" comment has not been addressed in the "Turf Reinforcement Mat Installation" detail on Sheet 7 of 9. This detail should be removed in its entirety because there is another "Turf Reinforcement Mat Installation" detail on Sheet 8 of 9 that specifies a biodegradable product, North American Green SC-150BN.

8. The Neenah R-3705 (product ID is incomplete and must be further specified by pipe outlet size) in the "Hooded Catch Basin Detail" appears to be a high maintenance item, according to what appears in the manufacturer's catalog cut. Furthermore, this product is manufactured using cast iron, which is very heavy. If it is installed without any support within the catch basin, special care must be exercised when anchoring this item in a cored precast concrete wall, if it is not cast in place at the precaster's facility, to prevent displacement (drooping) over time. Also, the sump is shown as 2'-0" min. and it is recommended that the sump be no less than 4'-0" deep.

KEA states the hood has been more clearly specified. That is all well and good, however, for an 18" pipe, the hood shown on the detail is not anywhere representative of what a Neenah R-3701-18 Catch Basin Trap looks like and how it is attached to a catch basin. The detail must be corrected to show the proper mounting of the Neenah product, if it is used. I believe it will be highly problematic installing this device correctly which may lead to earlier than expected maintenance problems, which could lead to unwanted substances being discharged into the wetland. Another type of device with a much less complicated mounting should be used. The catch basin sump dimension was changed to 4'-0" on the revised plan.

The "red" comment has not been addressed for the Catch Basin Trap.

The Neenah R-3701-18 designation has been removed from the detail and no other product identification number has been specified. A check of the Neenah castings catalog does not show any 18" diameter hood with the profile depicted. It is unclear what this hood will consist of or how it should be installed since there isn't any detail or other information describing this item on the plan. A specification and detail for this is required in order to evaluate its effectiveness.

9. It is unclear where the "Hooded Catch Basin Detail" is to be applied. Is this to be used on every catch basin?

This has been clarified by KEA as only being used on the catch basin preceding discharge into the stormwater retention basin.

The "red" comment has been addressed. **However, it would be most beneficial that every catch basin in the proposed development utilize this environmental safeguard.**

The "green" comment still applies.

Sheet 8 of 8 – Detail Sheet 3 (revised plan, Sheet 9 of 9)

1. In the "Slip Form Concrete Curbing" detail the curbing should be identified as "Bituminous Concrete Curbing" and it would be preferable to have the curbing placed on the binder course for improved resistance to displacement. Placing it on the wearing course makes it more vulnerable to severe damage by a snow plow. In my opinion an even better treatment with respect to snow plows and ease of construction would be to utilize a 12" wide Cape Cod Berm because, experience proves when a snow plow impacts it the plow blade will tend to ride up and over the berm, thus causing less damage and displacement.

In the revised plan KEA has eliminated the "Slip Form Concrete Curbing" detail and replaced it with a "Cape Cod Curbing" detail, which is satisfactory.

The "red" comment has been addressed.

2. The type of brick forming the channel and the table is not specified in the "Typical Sanitary Manhole Cross Section" detail. Additionally, the type of frame and cover is not specified (size, weight, vent hole, no vent holes, locking, etc.)

KEA has now specified an acceptable type of brick in the manhole detail. However, information on the frame and cover has not been specified as requested. The frame and cover should be that which is acceptable to the Town of Killingly WPCA and should at least be noted as such in the detail. Incidentally, it is not known whether or not the overall manhole design or other sewer details is acceptable to the WPCA. Has that approval been given in writing by the WPCA?

The "red" comment has not been addressed.

The original comment regarding the specific manhole frame and cover has not been addressed.

3. The sanitary "Sanitary Sewer Pipe in Trench Detail" is missing a dimension for the depth of sand to be placed in a level plane above the crown of the pipe, the width of the trench, and detectable warning tape placed over non-ferrous pipe.

The detail has been modified to show the additional information that was requested.

The "red" comment has been addressed.

4. In the "Sewer Connection at Manhole" there is no information on how the penetration of existing manhole wall is to be properly sealed around the "residential sewer lateral" to prevent exfiltration/infiltration, i.e. Core 'N Seal, Link Seal, cement mortar, etc. Additionally, the size of the proposed sewer connection and type of pipe has not been specified in the detail.

The detail has been modified to indicate the type of seal where the pipe will penetrate the manhole and the pipe type/size has been added to the detail.

The "red" comment has been addressed.

5. In the "Wood Guide Rail" detail, the lag bolts should be countersunk to minimize a snag point to pedestrian traffic. Also, for best longevity of the guide rail, the number of pounds per square foot of preservative retention and species of wood (Southern Yellow Pine?) should be specified.

The detail has been modified with the additional information that was requested except for the species of wood. The APWA Category UC4C is satisfactory. However, species of wood and type of wood preservative compound must be specified in the detail.

The "red" comment has not been addressed.

The "red" comment has been addressed.

6. There is no indication on the plans where a wood guide rail is to be installed.

This has been clarified on the revised plans.

The original comment has been addressed.

7. For the "Speed Limit Sign Detail," due to the numerous parking spaces proposed along the main access drive, it seems more reasonable that the speed limit be posted at no more than 15 miles per hour.

The detail has been modified on the plan to reflect a 15 mph speed limit.

The original comment has been addressed.

8. The "Sign Detail" for "No Outlet" should have the CT DOT "W14-2 (41-4605)" designation and spell out the manufacturer's product number, "Seton #44851," if that is the desired product to be installed.

The detail has been modified on the plan to reflect a 15 mph speed limit.

The original comment has been addressed.

9. The "Stop Sign" detail should be called out by the CT DOT designation "R1-1 (31-0552)" and measure 30" x 30".

The detail has been modified on the plan to reflect a 15 mph speed limit.

The original comment has been addressed.

10. The "Typical Section – Unreinforced Retaining Wall" detail should include the additional information:

- The batter of the wall or the step back of each ascending row of blocks. Also, in the drawing it is unclear if there is to be deformed rebar included with each course.
- The type of the 4" diameter drain pipe behind the wall is not specified, i.e. Schedule 40, SDR 35, etc., and if it is to be perforated (holes up or down?). Should it be wrapped with filter cloth?
- The composition of the "drainage aggregate" should be stated by "percent passing" or with a CT DOT material specification.

- The minimum depth of the “drainage aggregate” above the pipe.
- The depth below finish grade of the top of the “granular leveling pad” and its composition (structural fill).

Is it necessary to utilize a filter fabric at the rear of the Versa-Lok wall to minimize migration of fine aggregate through the dry joints in the wall?

The detail has been modified on the plan to incorporate additional information requested in the bulleted comments. KEA stated that the detail is what is recommended by Versa-Lok for an unreinforced wall and no filter fabric is needed along the rear of the segmented wall units.

The original comment has been addressed.

11. In the “Roadway Cross Section” it is noted that a 50’ wide right-of-way is in this project. Since there is no right-of-way lines associated with the road in this project, that designation should be removed. Additionally, it is believed that the sidewalk should be 5’ wide with a 2’ wide grassed snow shelf, not 4’ wide snug to the curb as shown and specified as Portland cement concrete not just concrete. Another concern is that the grade of bituminous concrete to be used in the roadway base course and surface course is not specified. Also, the inclusion of a 6” curb — a 12” wide Cape Cod Berm would be more maintenance friendly and have a more pleasing aesthetic appearance after several snowplow impacts.

The cross-section detail has been modified to show it without a right-of-way.

The original comment has been addressed.

12. In the “Concrete Sidewalk Detail” the width of the sidewalk is shown to be 4’-0” wide and 4” thick. It is recommended that these dimensions be changed to 5’-0” and 5”, respectively, in accordance with the Brooklyn Public Improvement Specifications. It is also recommended that the sidewalk material be called out as “Portland cement concrete” with a 2’-0” (min.) snow shelf depicted at the edge of pavement.

The sidewalk detail has been modified to show it 5’-0” wide with a 2’-0” snow shelf. The thickness was not increased to 5”.

The sidewalk thickness needs to be 5” in accordance with the requirements of the Brooklyn Public Improvement Specifications.

The “green” comment has not been addressed and the concrete thickness needs to be corrected.

General Comments

1. The scale of the plans at 1”= 40’ appears to be inadequate in order to include numerous notes without cluttering the drawing. A better scale would be 1” = 20’ for viewing the information and avoiding a lot of clutter.

The 40-scale plans are acceptable by town regulation. However, 20-scale would provide a less crowded view of the plans and less likely for the observer to overlook a detail.

The original comment has been addressed, however, a 20-scale plan would be less crowded and, therefore, it would be less likely miss seeing some important information presented therein.

The “green” comment remains.

2. Detailed drainage calculations for the 5- thru 100-year design storms have not been submitted for review with the plans. The calculations are necessary to evaluate the engineered drainage system and any impact to the receiving wetlands. A gutter analysis should be included in the report evaluating the effectiveness of the catch basin grates in catching and treating gutter flow for spread and grate blowby.

Drainage calculations have since been submitted for review. However, they have not been fully reviewed at this time.

Drainage calculations with revisions thereto have since been reviewed and found to be satisfactory.

3. Due to its steep slope (10%±), length, width and critical role in providing access to the residential units, a separate plan and profile of the main access road will be required (scale: Horiz. 1" = 20' and Vert. 1" = 5') for evaluation and demonstrate its relationship to connected parking lots and elevations of adjacent residential units with stepped construction, and to see how well their parking spaces integrate with the design. Underground utilities (drainage, sewer, water, and gas) with appropriate inverts and frame elevations, and vertical geometry (PVC, PVT, PVI, Tangents, slopes, side parking intersections by station, etc.), should be included in the profile. This important information was not included in the plan set under review. This needs to be treated like a road project in order to be constructed properly.

As requested, KEA has added a detailed Road Profile plan (Sheet 6 of 9) to the plan set. This plan depicts roadway slope; vertical curves; existing and proposed elevations; drainage, water and sanitary sewer lines; at a scale of Horiz: 1" = 40', Vert: 1" = 4', which is a standard 10:1 vertical exaggeration. The title block of this plan is incorrect and needs correcting.

The “red” comment has not been addressed with respect to the title of the plan.

The title has not been corrected to show the intersection of the centerlines of the condominium unit's access lanes to the parking areas. The intersections need to be shown on the Profile Plan to verify the grading shown on the Site Plan.

4. The proposed site design is very tight. Parking may become an issue for owners who have guests and no place to park them except along edges of some “off-street” (the main road is referred to for clarity as a “street”) parking lots or along the “street.” This has the potential of introducing a safety hazard, especially for any responding emergency service vehicles, and certainly an inconvenience for some residents—this is especially true for residents of Units 40-44 and 47-51.

KEA is willing to discuss additional parking with town staff. I still feel that because the site design is so compact. The way housing units are situated along most of the length of one side of the the main roadway would force overflow parking to park on the opposite side of the road. This has a great potential for creating an undesirable and unsafe condition by causing traffic congestion and sight distance obstruction for vehicles exiting the off-street parking areas. For these reasons additional parking is warranted for the safety and convenience of all the residents, visitors and operation of large commercial vehicles.

The “red” comment has not been addressed. The revised plans do not show any additional overflow parking.

The “green” comment has not been addressed. The plans do not show any delineation of additional parking and, if on the main access roadway, parking there must demonstrate sufficient clearances for safe two-way vehicle passage.

5. It should be noted that a large area of wetlands runs across the length of the southern portion of the property to be developed. Presently, the existing topography shows that this wetland receives water from a good portion of the land (acreage) along a portion of land at the northern boundary of the property and possibly beyond, from the school property. The proposed site development with its buildings and street will block a good portion of this flow from the wetlands-at-large and collect it in a drainage system that will only feed the wetlands at the sole discharge of the stormwater basin outlet. I am not sure if this impact has been studied by a wetlands biologist—not a soil scientist—to see if this is something to be concerned about and how it may affect the ecology of the area. However, runoff starvation of the wetland may be reduced if the drainage system were redesigned and broken up into segments with collected runoff discharged from various locations along the road, toward the wetland across “common land.” This may also reduce the amount of pipe shown in the current design and reduce the size of the stormwater retention basin.

I have reviewed the soil scientist’s wetlands report. I am concerned that the report makes statements and conclusions by the soil scientist about impacts to hydrology and water quality, unless the he has the credentials to do this, of which I am not aware of. I believe a certified hydrologist should be doing this. Furthermore, the report states that the *“potential long-term impacts to the upland habitat from the project would include the loss of a significant portion of upland review area serving as riparian zones and upland wildlife habitat adjacent to the wetlands and brook corridor. This intrusion will force wildlife into the vegetated corridor in and around the wetlands and brook, during and after the construction timeframe, and into other areas where the uplands are not disturbed.”* Then, after making these statements a conclusion is reached stating *“the existing wetlands and watercourses will still have the ability to provide the same wetland functions and values they currently provide.”* How can this be? Is it wise to eliminate upland review area to cause such a significant loss of area to the detriment of the riparian zone and wildlife habitat?

Also, the wetlands report states that two watercourses were located on the property. However, the watercourses are not shown on the plans and they require a 175’ regulated wetland area, which is not shown.

The plans now show the 125’ and 175’ upland review areas (UVA). This delineation was not shown on the previous plan submission. The added delineation brings home the impact on the wetlands due to the enormous area of disturbance within the UVA. It is stated in the soil scientist’s wetlands report that *“this is a significant loss.”* Being so, it is my opinion that a biologist needs to be consulted to further evaluate the wisdom of modifying such a significant portion of the UVA as depicted on the plan, especially considering it being more than just a case of land disturbance (loss of native growth and slope modification), but also by introducing human habitation (noise, light, temperature change, etc.) much closer to the actual wetlands. This proposed impact needs further study and evaluation.

My “green” comment opinion still holds true and needs to be addressed. The elimination of such a large area of uplands area to the wetland is something I am really concerned about that could be to the detriment of the wetlands (wildlife habitat, flora supporting wildlife, surface water recharge for the wetland, impact of temperature change, etc.) .

6. It is unclear whether or not the Applicant’s engineer has calculated the amount of sewage that may be produced by 51 units (number of bedrooms unknown at this time) and if the Brooklyn Water Pollution Control Authority has been contacted about this and approved a connection.

According to KEA, they have not formally discussed sewage disposal with the Town of Killingly WPCA. This should be done before filing an application and plan submission with a commission to try and avoid changes to the scope of the project after the submission is made.

The “red” comment has not been addressed.

The “red” comment has not been addressed.

7. After all is said and done, the drainage system, sanitary sewer system, water system and access roads cannot be constructed, without a lot of guess work, using these plans. The lack of information relegates them to “schematic plan” status.

Much of the missing water, sanitary sewer and drainage system is now included in the revised plans. What is left to include in a subsequent plan revision is information that KEA expects to receive from Connecticut Water, Town of Killingly WPCA and the Brooklyn Fire Marshal. Without this additional information, the plans are considered incomplete. Additionally, the soil scientist’s wetland report contains conclusions that may only be made by an engineer or hydrogeologist. If this is found to be true, then the plans are incomplete until opinions on water quality are received from one of these professionals.

The “red” comment remains unaddressed.

The “red” comment has not been addressed satisfactorily.

8. If this is to be a condominium as stated in the Applicant’s application, when will the paperwork on the bylaws of the condominium association be drafted and finalized? How will this be coordinated with any approval this project may receive from the Planning and Zoning Commission?

KEA provided an acceptable response to these questions.

The “red” comment has been addressed.

9. Who will track the surveying of the interior of each condominium unit to ensure that they are filed with the appropriate office (Town Clerk Land Evidence Records and Building Official)? How may this affect issuing a Certificate of Occupancy for any individual unit?

KEA has addressed the first question but not the one pertaining to the Certificate of Occupancy (unit by unit?).

The “red” comment pertaining to the Certificate of Occupancy has not been addressed.

The “red” comment has not been addressed.

10. In a condominium development there is common space that is governed by the Condominium Association, with each owner having a vote in decision making. Should the land around the buildings be labeled on the plans as “common space?” Any common space within the buildings would be surveyed and noted as such in land evidence records. However, this may be unlikely according to the building footprints shown on the plans.

KEA provided a response to this question. However, there is nothing in the plans that says this is a condominium project. If this is a condominium project, then a reference to “condominiums” should be clearly stated in the plans.

The “red” comment has not been addressed.

The “red” comment has been addressed. The Title Sheet plan now includes the word “condominium.”

11. A typical floor plan and building rendering would be helpful in visualizing the Applicant’s project.

A typical floor plan should be included in the plan set being reviewed. This should be included in the next plan review.

The “red” comment has not been addressed.

The “red” comment has not been addressed. It needs to be shown whether or not there is a full-basement under each unit and a typical profile drawing showing the elevations of water and sewer connections entering/exiting each unit and the elevations of foundation drains.

12. Who will be the responsible party for maintenance and repair of the water main and sewer main and any extensions or modifications to the same?

KEA has stated that Connecticut Water will assume ownership of the water main and be responsible for its maintenance. However, the Condominium Association will be responsible for ownership and maintenance of the sanitary sewer line.

The “red” comment has not been addressed with respect to the sanitary sewer line.

The “red” comment has not been addressed with respect to the sanitary sewer system.

13. All references in the plan set to State of Connecticut Department of Transportation Form 817 or any other previous Form should be updated to read the current Form 818.

The revised plans continue to refer to Form 817. This should be changed to Form 818.

The “red” comment has not been addressed.

The “red” comment appears to have been addressed.

THE FOLLOWING ARE THE REGIONAL ENGINEER’S COMMENTS DATED OCTOBER 5, 2020, PERTAINING TO KEA’S REVISED PLANS OF AUGUST 24, 2020 WITH ADDITIONAL COMMENTS OF JANUARY 6, 2021

1. A note should added to “Construction Notes/General Provisions” that states upon completion of construction, accumulated sediment and other deleterious material shall be thoroughly removed from all catch basins, manholes, pipes and swales and disposed of off-site. Additionally, the stormwater retention basin bottom and appurtenant structures shall be cleaned and restored to “like new” condition.

This comment has been addressed.

2. Plan sets submitted to Inland Wetlands and Watercourses Commission and Planning and Zoning Commission shall be identical in content.

This must be verified by town staff.

3. Plans shall be considered incomplete until all staff comments are addressed.

This comment remains in force.

This comment remains in force.

4. A minimum of three (3) deep test pits are to be dug in the area of the proposed stormwater detention basin and shall be witnessed by Brooklyn Wetlands Enforcement Officer during the time they are dug. This comment has been addressed **but it is unknown if the Brooklyn WEO witnessed the test pits when they were dug.**

This comment remains in force.

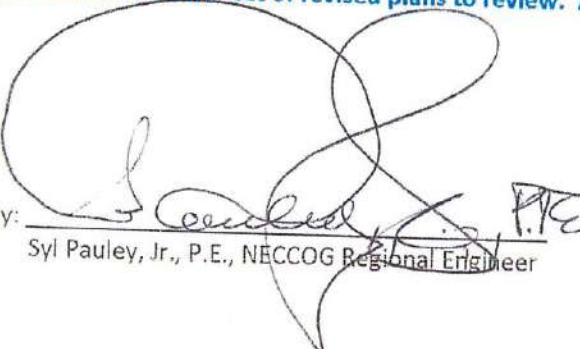
5. There should be a note on the plans that the Condominium Association shall be responsible for maintenance of the entire drainage system, including the Stormwater Detention Basin.

This comment has not been addressed.

A note on the Site Development Plan, which will be recorded in the Land Evidence Office, needs to indicate that the drainage system, including the Stormwater Detention Basin, is to be owned, maintained and repaired by the Condominium Association at this location. In addition to this, the same applies to the sanitary sewer collection system unless it will be owned, maintained and repaired by the Brooklyn WPCA.

6. Construction drawings, including cross sections with elevations, and operational details (written narrative) of the proposed site construction sedimentation basin are missing from the plans.
7. A note stating that sedimentation basins require a Connecticut Department of Energy and Environmental Protection (DEEP) "General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities" needs to be included in notes on Sheet 7 of 9 under "REFERENCE IS MADE TO:", under the heading "EROSION AND SEDIMENTATION CONTROL PLAN." The note shall read "3. Prior to commencement of any site construction, the Developer/Owner of this project shall inform the Land Use Department of the Town of Brooklyn that an application for a Connecticut Department of Energy and Environmental Protection 'General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities' has been applied for and, upon DEEP approval of said permit, shall deliver a copy of the approved permit to the Land Office Department of the Town of Brooklyn."
8. As-built plans are required for all aboveground and underground utilities, i.e. drainage pipes/structures, sanitary sewer pipes/structures, electric transformers/conduits, telephone pedestals/conduits, cable television/internet structures/conduits, etc.
9. Any handicap parking space shall meet ADA standards, especially that grading shall not exceed 1:50 slope (2%) and ramps be installed where curbing is installed.

As a general comment, much of the information for the design of this project has been coming in piecemeal over the last several months and should have been researched by the consultant prior to any submission of plans to the Commission. This has resulted in consuming too much valuable staff time, especially in these COVID-19 times, because every time a revised submission is made all plans have to be reviewed all over again to verify the changes made per the staff review comments and to make sure there were no changes made which were not requested. As of now, the plans have been revised four times, over too many months, making the total number of reviews to date five (5). With the comments in this report there will be another set of revised plans to review. As of now the plans remain incomplete.

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

PROPOSED MULTI-FAMILY CONDOMINIUM DEVELOPMENT

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

PREPARED FOR:
SHANE POLLOCK

TABLE OF ZONING REQUIREMENTS		
ZONE = R-30*		
	REQUIRED	PROVIDED
Lot Area	30,000 s.f.	13,497 Acres
Front Yard Setback	50'	53.4'
Side Yard Setback	30'	48'
Rear Yard Setback	50'	257'
Building Height	35' Max.	<35'
Lot Frontage	110'	948'
Building Separation	40' min	40'-115'

DENSITY: 1 unit per every 5,000 s.f.
13,497 ac = 587,929 s.f. - 117 units max
51 units proposed

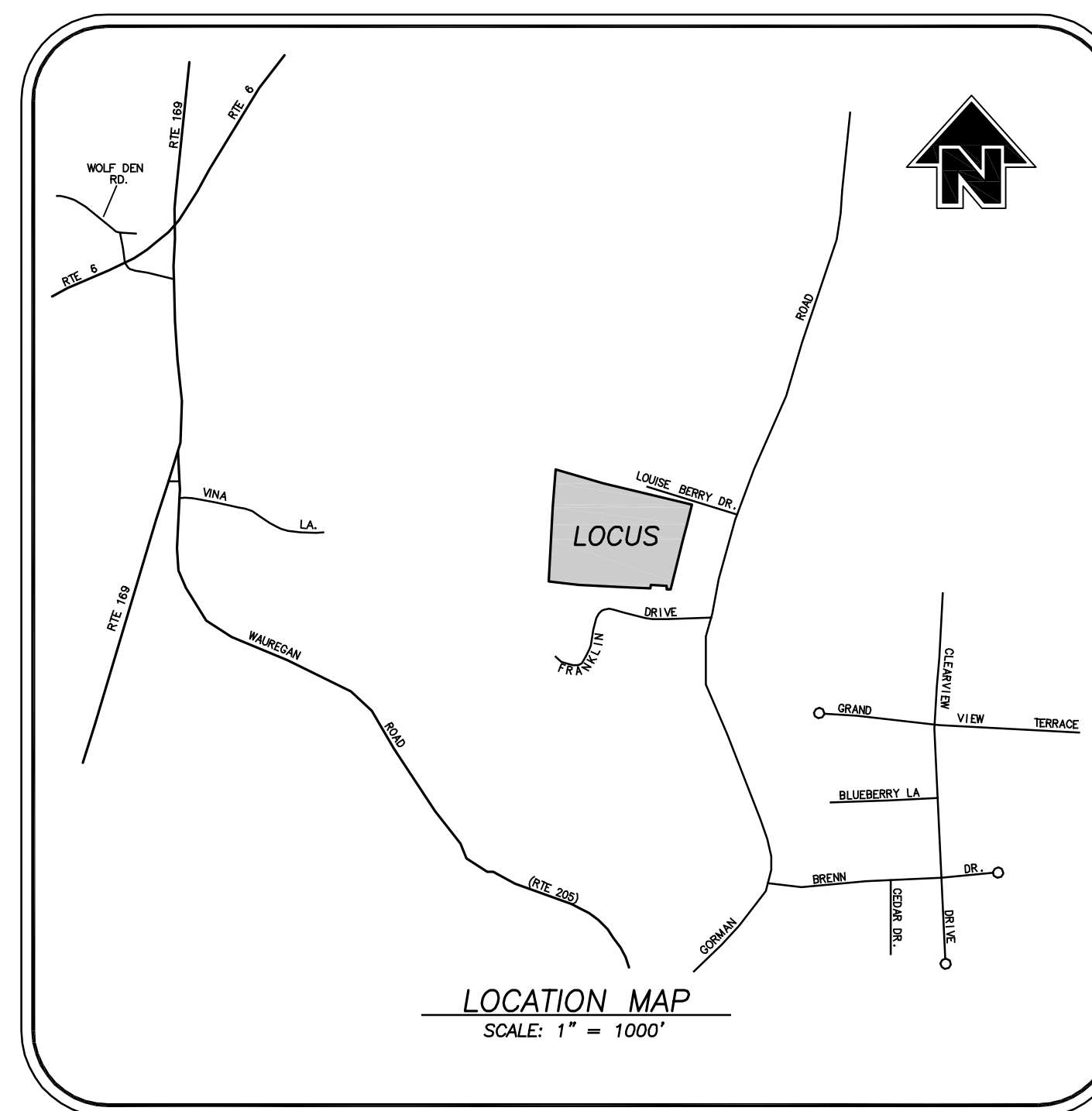
PARKING: 2 spaces per unit required - 102 required
2 garage spaces + 1 drive per unit proposed
+ 2 additional spaces - 155 spaces provided

*Multi-family development in accordance with Section 6.E.
ZONE = RA*

GENERAL NOTES:

- Ownership of the stormwater basin and drainage system shall be the Homeowner's Association. The Town of Brooklyn will not assume responsibility as such.
- There shall be no parking along the main access roadway or side drives. Appropriate signage shall be installed accordingly.
- The only work allowed prior to installing the perimeter sediment controls shall be clearing vegetation. No grubbing shall be allowed until the perimeter sediment controls have been installed as per plan. Call (860) 779-3411, ext. 31, for an inspection of the perimeter sediment controls. The perimeter sediment controls must be approved in writing by the IWWC Agent or a Commission member prior to commencing any other work.
- The temporary sediment basin and swale must be at least temporarily stabilized prior to discharging any stormwater into them. Call (860) 779-3411, ext. 31, for an inspection of the temporary sediment basin and swale. The temporary stabilization of the temporary sediment basin and swale must be approved in writing by the IWWC Agent or a Commission member prior to discharging any stormwater into them.
- Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity.
- The Homeowner's Association shall be responsible for maintenance of the stormwater basin and its outlets in perpetuity.
- The construction of the temporary sediment basin and swale shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established in the basin prior to discharging stormwater into the temporary sediment basin and swale. The basin and swale should be substantially completed by September 1. Construction of the temporary sediment basin and swale shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn IWWC Regulations.

LEGEND	
●	IRON PIN TO BE SET
○	IRON PIN FOUND
○ DH	DRILL HOLE FOUND
□ CB	CATCH BASIN
∅	UTILITY POLE
○ SMH	SAITARY SEWER MANHOLE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
▬	INLAND WETLANDS FLAG
▬	BUILDING SETBACK LINE
S	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
○ ○ ○ ○ ○	STONE WALL
○ ○ ○ ○ ○	STONE WALL REMAINS
— — — — —	SILT FENCE
— — — — —	175' WATERCOURSE SETBACK
— — — — —	125' UPLAND REVIEW



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 11
PROPERTY SURVEY	2 OF 11
EASEMENT MAP	3 OF 11
SITE PLAN	4 OF 11
LAYOUT & LANDSCAPING PLAN	5 OF 11
EROSION CONTROL AND UTILITIES PLAN	6 OF 11
ROAD PROFILE	7 OF 11
DETAIL SHEET 1	8 OF 11
DETAIL SHEET 2	9 OF 11
DETAIL SHEET 3	10 OF 11
DETAIL SHEET 4	11 OF 11

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
8/24/2020	PER TOWN REVIEW
11/13/2020	TOWN & ENGINEERING REVIEW
12/07/2020	ADDED TEST HOLE DATA
01/04/2021	TOWN & ENGINEERING REVIEW
01/27/2021	PER BWPCA REVIEW
02/10/2021	EASE, ADDED/ZONE/CT WATER COMMENTS
03/30/2021	TOWN & ENGINEERING REVIEW
04/20/2021	IWWC APPROVAL CONDITIONS



Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

April 23, 2020

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

FINAL APPROVAL DATE: _____

CHAIRMAN _____ DATE: _____

EXPIRATION DATE: _____

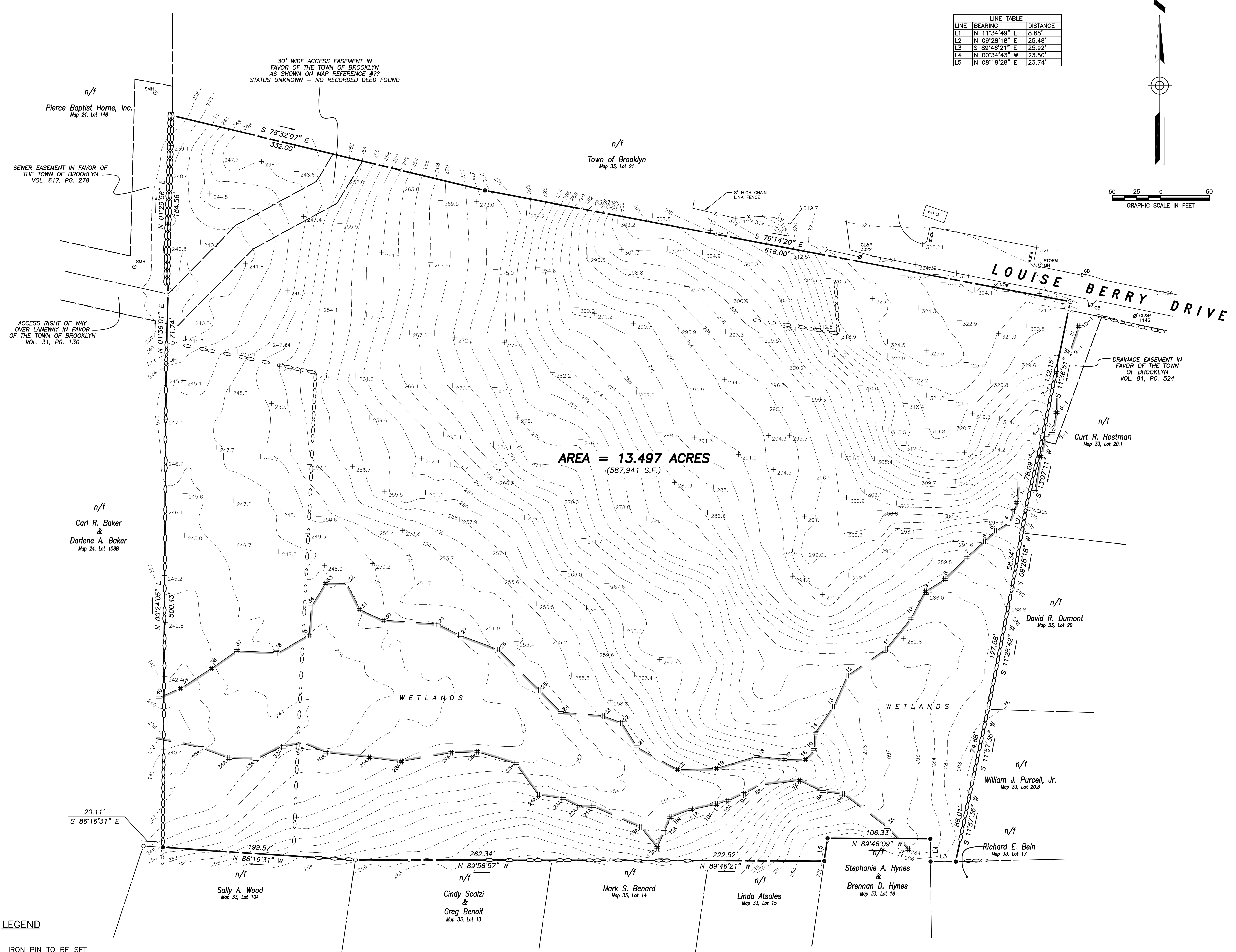
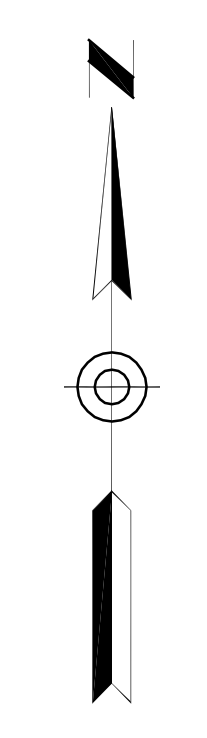
Per Sec. 8.26c of the Connecticut General Statutes, as amended, approval automatically expires if all public improvements required by this plan are not completed by that date.

ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE _____

LINE	BEARING	DISTANCE
L1	N 113°44'49" E	8.88'
L2	N 09°28'18" E	25.48'
L3	S 89°46'21" E	25.92'
L4	N 00°34'43" W	23.50'
L5	N 08°18'28" E	23.74'



AREA = 13.497 ACRES
(587,941 S.F.)

- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical
 - Survey Type: Property Survey
 - Boundary Determination Category: Resurvey.
 - Zone = R-30.
 - Owner of record: Shane J. Pollock & Erin F. Mancuso
101 Mackin Drive
Griswold, CT 06351
See Volume 659, Page 151
 - Parcel is shown as Lot 19 on Assessors Map 33.
 - North orientation is based on North American Datum of 1982 (NAD 82) and is taken from GPS observations.
 - Elevations shown are based on an North American Vertical Datum of 1988 (NAVD 88). Contours taken from actual field survey. Contour interval = 2'.
 - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map # 090164 Panel 005A Effective Date: Jan. 3, 1985.
 - Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in 2019.

- MAP REFERENCES:**
- "Plan of site for new school in the Town of Brooklyn, Conn. - Scale: 1" = 100' - Date: June 9, 1952 - Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
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DATE	DESCRIPTION
04/20/2021	IWMC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BWPCA REVIEW
01/04/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION

PROPERTY SURVEY
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killing Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
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www.killingengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 50'	DESIGN: NET
SHEET: 2 OF 11	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 20014

- LEGEND**
- IRON PIN TO BE SET
 - IRON PIN FOUND
 - DH DRILL HOLE FOUND
 - UTILITY POLE
 - CB CATCH BASIN
 - SMH SANITARY MANHOLE
 - 260--- EXISTING CONTOURS
 - ## INLAND WETLANDS FLAG
 - ○ ○ ○ ○ STONE WALL
 - ○ ○ ○ ○ STONE WALL REMAINS

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist _____ Date _____

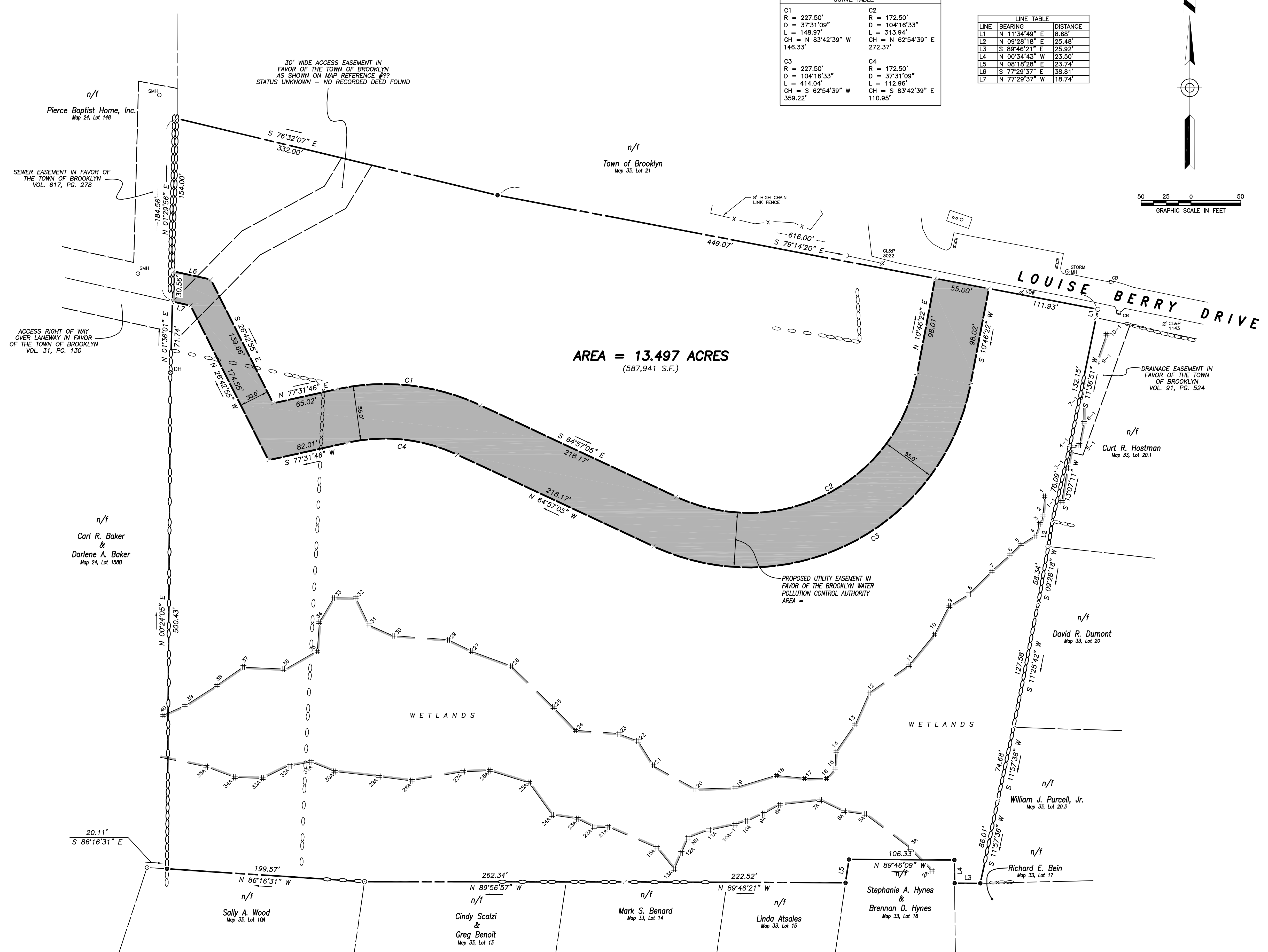
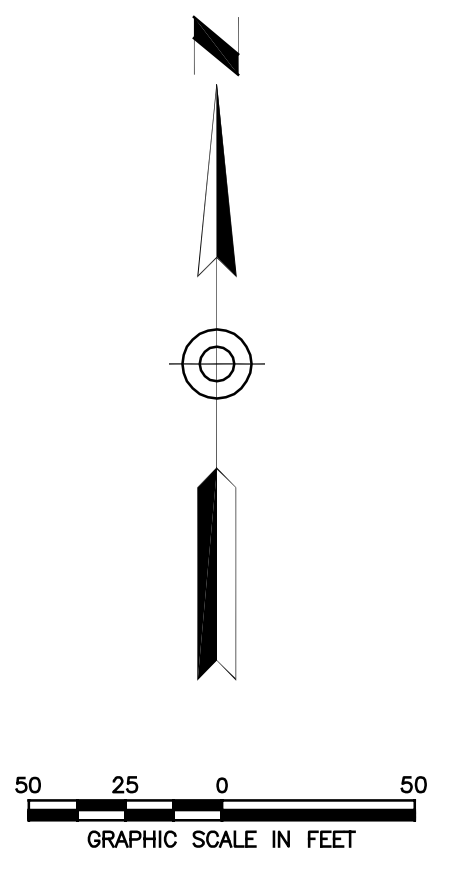
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE _____

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

CURVE TABLE			
C1	R = 227.50'	C2	R = 172.50'
	D = 37°31'09"		D = 104°16'33"
	L = 148.97'		L = 313.94'
	CH = N 83°42'39" W 146.33'		CH = N 62°54'39" E 272.37'
C3	R = 227.50'	C4	R = 172.50'
	D = 104°16'33"		D = 37°31'09"
	L = 414.04'		L = 112.96'
	CH = S 62°54'39" W 359.22'		CH = S 83°42'39" E 110.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 113°44'49" E	8.88'
L2	N 09°28'18" E	25.48'
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L7	N 77°29'37" W	16.74'



- NOTES:**
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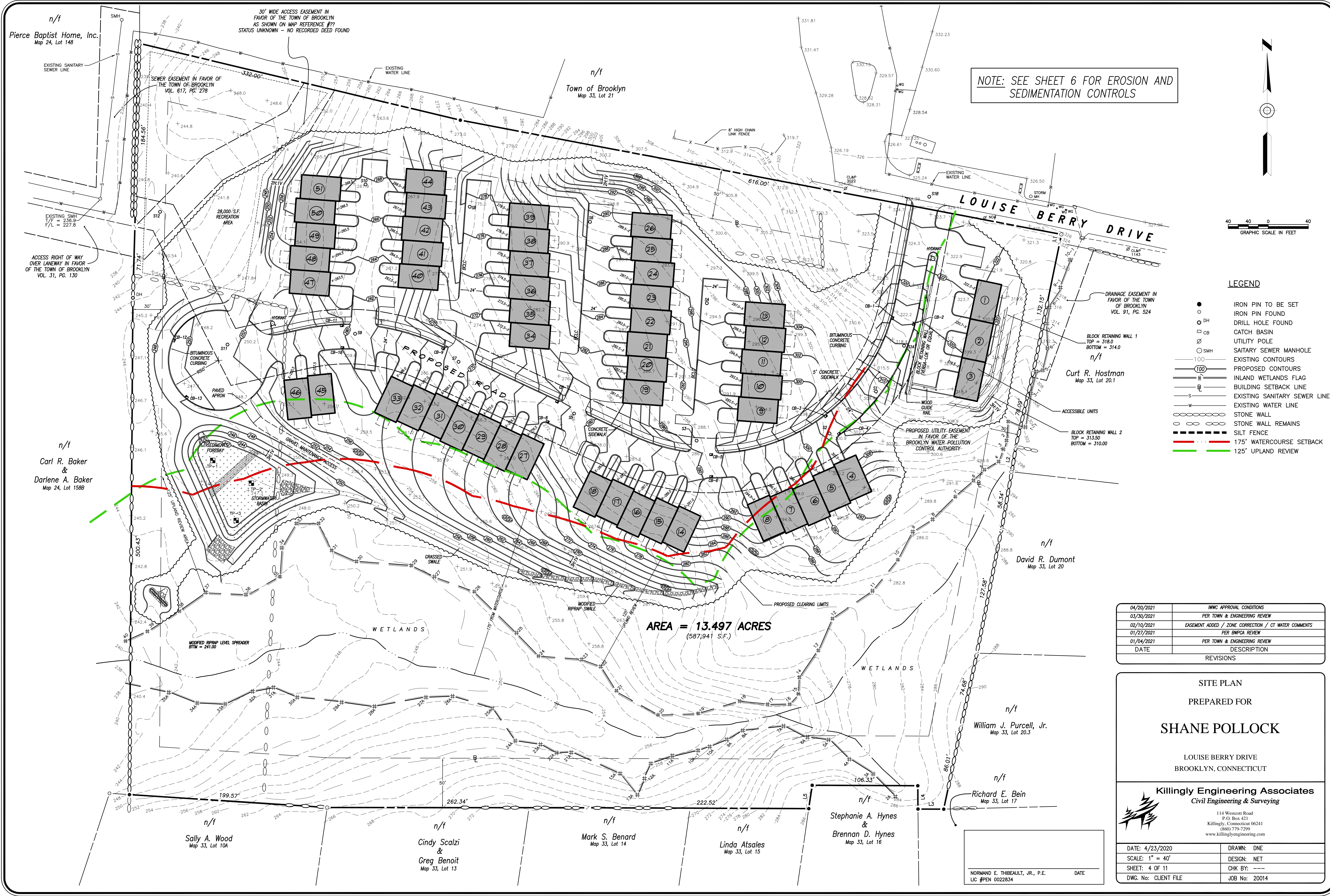
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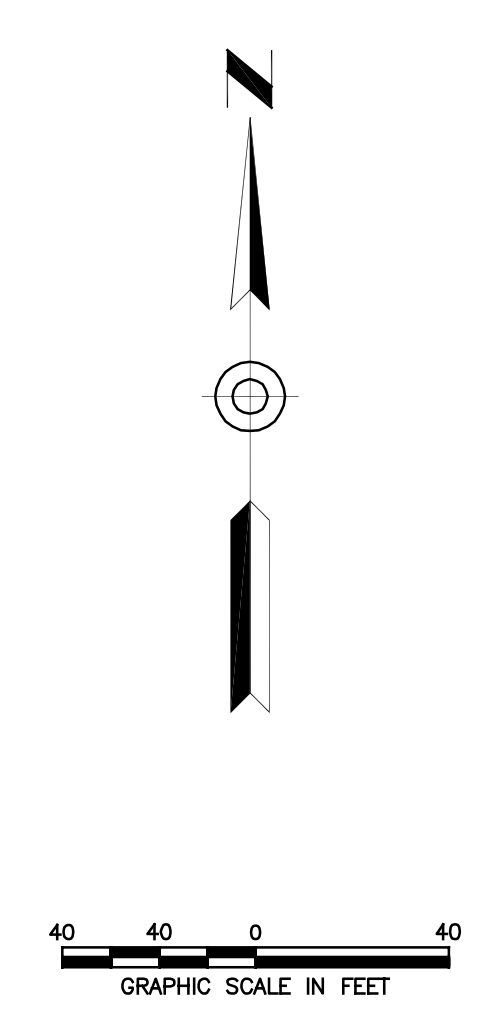
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

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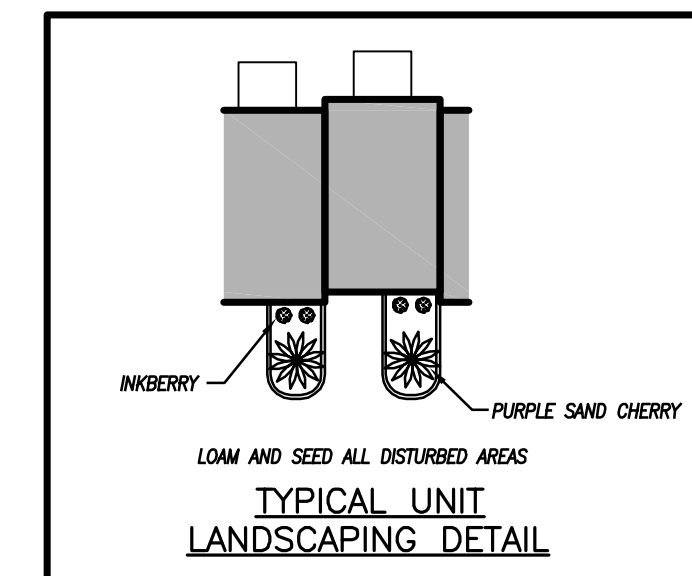
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AREA = 13.497 ACRES
(587,941 S.F.)

LANDSCAPE SCHEDULE		
BOTANICAL NAME	COMMON NAME	SIZE
Cornus kousa	Korean Flowering Dogwood Pink	2.5" cal.
Cornus kousa chinensis	Korean Flowering Dogwood White	2.5" cal.
Ilex glabra	Inkberry 'Shamrock'	1 gal.
Prunus x cistena	Purple Sand Cherry	1 gal.
Viburnum rhytidophyllum	Leatherleaf Viburnum	4'

NOTE: Alternate pink & white dogwood trees along street



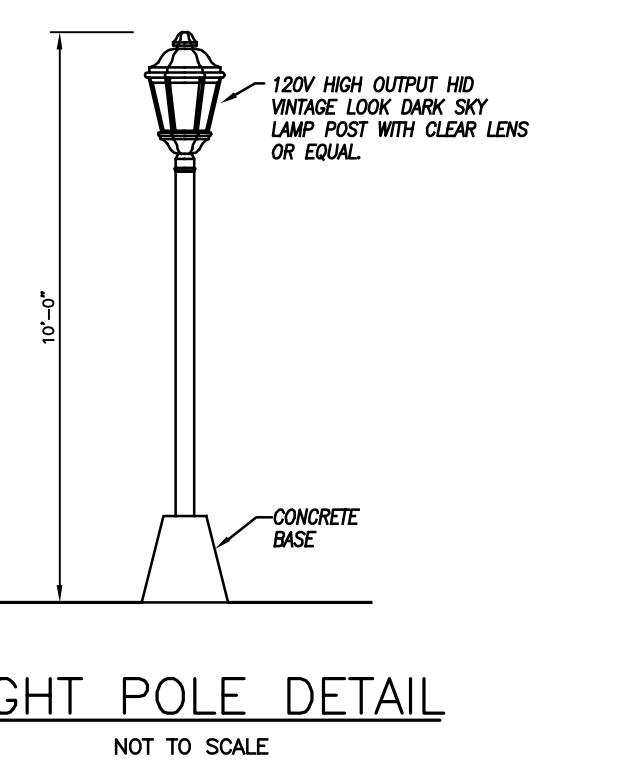
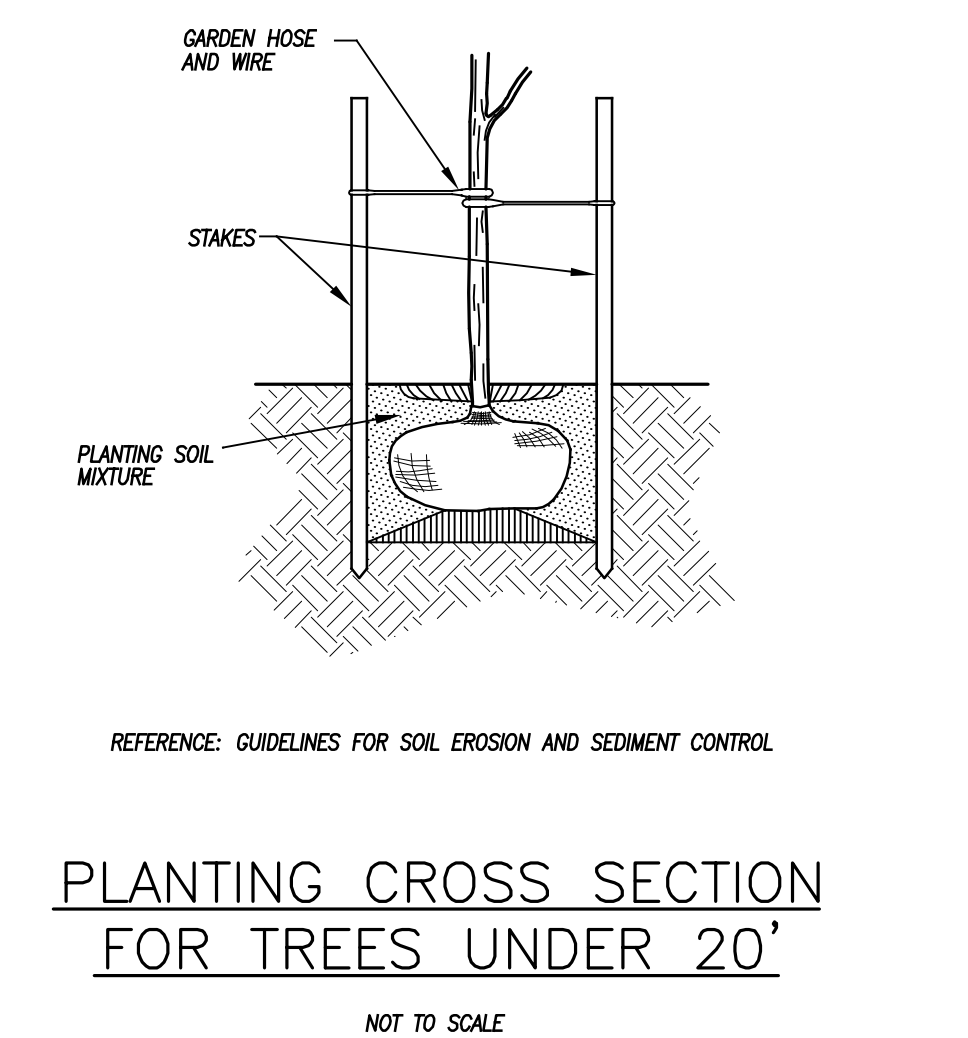
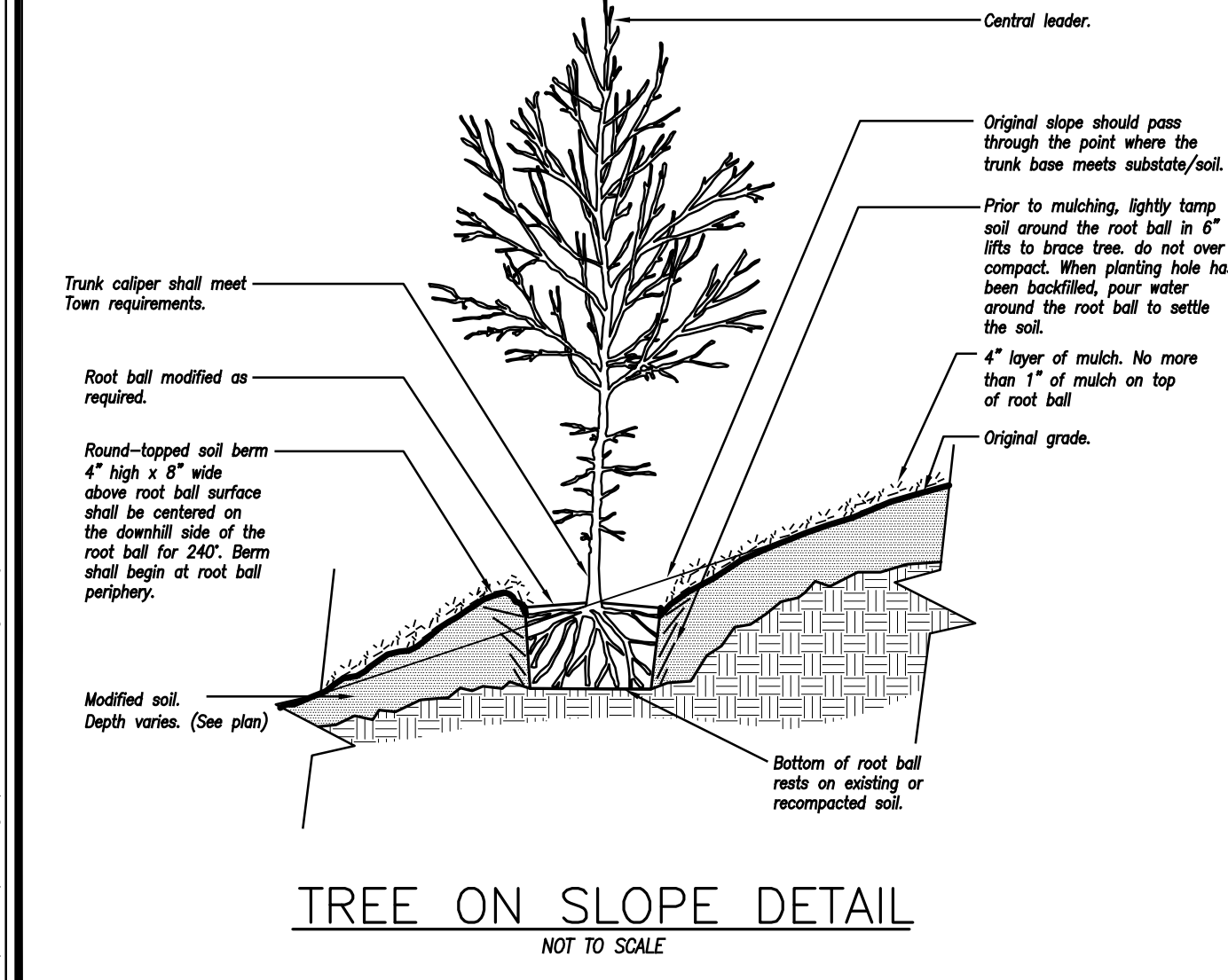
DATE	DESCRIPTION
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03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BWP/CA REVIEW
01/04/2021	PER TOWN & ENGINEERING REVIEW

LAYOUT & LANDSCAPING PLAN
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

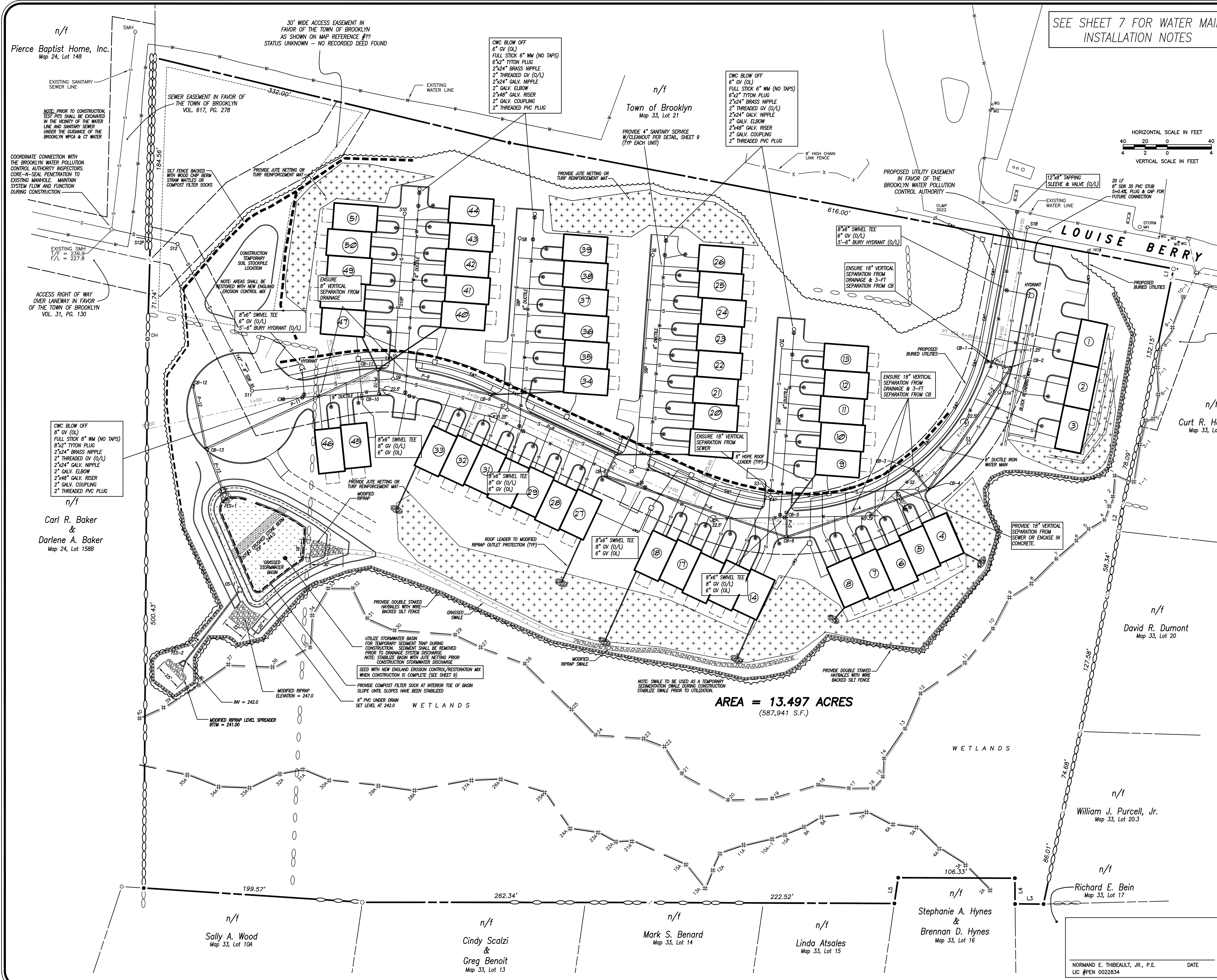
Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 5 OF 11	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 20014

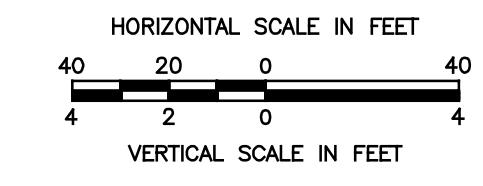
NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834



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SEE SHEET 7 FOR WATER MAIN INSTALLATION NOTES



- DRAINAGE GENERAL NOTES:**
1. ALL DRAINAGE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), SMOOTH INTERIOR AS MANUFACTURED BY ADVANCED DRAINAGE SOLUTIONS OR APPROVED EQUAL.
 2. CATCH BASIN TOPS SHALL BE TYPE "C" UNLESS OTHERWISE NOTED.
 3. ALL BASINS SHALL BE INSTALLED WITH 4" SUMPS.
 4. PROVIDE 4" SUMP AND HOODED OUTLET AT TERMINATION CATCH BASIN PRIOR TO DISCHARGE INTO STORMWATER BASIN.

- SANITARY SEWER GENERAL NOTES:**
1. ALL SANITARY SEWER MAINS SHALL BE 8" SDR 35 PVC.
 2. SANITARY SEWER LATERALS TO RESIDENCES SHALL BE 4" SDR 35 PVC AND SHALL BE INSTALLED WITH A MINIMUM 42" OF COVER AND A SLOPE OF 2%.
 3. LATERALS SHALL NOT BE INSTALLED DIRECTLY TO OR WITHIN 5' OF A SANITARY MANHOLE.
 4. SANITARY SEWER SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE BROOKLYN WPCA. THE CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE BROOKLYN WPCA AND NOTIFY THE BROOKLYN WPCA A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
 5. AS-BUILT DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO PROJECT ACCEPTANCE.

- WATER MAIN & SERVICES:**
1. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE IN ACCORDANCE WITH CT WATER REQUIREMENTS.
 2. TAPS INTO EXISTING MAINS SHALL BE UNDER THE SUPERVISION OF CT WATER REPRESENTATIVES.
 3. WATER SERVICE CONNECTIONS TO THE WATER MAIN SHALL BE PER CT WATER REQUIREMENTS. SERVICES FROM SHUT OFF VALVES TO RESIDENCES SHALL BE 1" HDPE.
 4. HYDRANT REQUIREMENTS AND LOCATIONS SHALL BE DETERMINED BY THE TOWN OF BROOKLYN FIRE MARSHAL.

- TOWN OF BROOKLYN WATER POLLUTION CONTROL AUTHORITY (BWPCA) NOTES:**
1. PRIOR TO ANY WORK BEING CONDUCTED SANITARY SEWER, CONTRACTOR SHALL CONTACT ALAN CARPENTER, P.E., REPRESENTATIVE FOR THE BROOKLYN WPCA. PHONE: 860-208-3394 OR 508-659-7020 EMAIL: ALCARPENTER@BROOKLYNCTA.COM
 2. THE MAIN TRUNK LINE THROUGH THE SITE BE DEDICATED TO THE BWPCA UNDER A 30 FOOT WIDE EASEMENT (15 FEET EACH SIDE OF THE LINE) FOR OWNERSHIP, CONTROL AND MAINTENANCE RESPONSIBILITY. THE PERMANENT EASEMENT OVER THE MAIN TRUNK LINE WILL NEED TO BE CREATED, APPROVED BY BWPCA AND RECORDED IN THE TOWN OF BROOKLYN LAND RECORDS PRIOR TO ANY CONNECTIONS TO THE SYSTEM.
 3. THE EASTERN TERMINUS MANHOLE IN LOUISE BERRY DRIVE BE A MINIMUM OF 8 FEET DEEP FROM TOP OF FRAME TO INVERT AND AN 8 INCH SDR 35 STUB BE INSTALLED A MINIMUM OF 1 PIPE LENGTH (20 FEET) AT 0.4 FT/FT SLOPE AND CAPPED IN THE EAST FACING INVERT.
 4. THE ENTIRE SYSTEM BE CONSTRUCTED/INSTALLED IN ACCORDANCE WITH THE TOWN OF BROOKLYN WPCA CONSTRUCTION STANDARDS BY THE DEVELOPER. THE SYSTEM TO BE INSPECTED BY BWPCA REPRESENTATIVES DURING CONSTRUCTION. TESTED BY THE DEVELOPER AND CERTIFIED BY HIS ENGINEER AND "CLEARED FOR USE" BY BWPCA REPRESENTATIVES BEFORE THE SYSTEM CAN BE USED.
 5. UNLESS PROVIDED WITH DOCUMENTED PROOF OF ANTICIPATED USAGE, THE BWPCA IS CALCULATING THE ANTICIPATED USAGE AT 22,950 GALLONS PER DAY (51 UNITS X 450 GPD/PER UNIT). PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE SEWER SYSTEM, THE BWPCA REQUIRES A PRE-CONSTRUCTION MEETING BE SCHEDULED BY THE DEVELOPER, TO INCLUDE AT A MINIMUM, AN INVITE TO THE BWPCA 72 HOURS MINIMUM IN ADVANCE OF THE MEETING AND ATTENDANCE BY THE DEVELOPER, HIS ENGINEER, THE GENERAL CONTRACTOR AND UTILITY CONTRACTOR (IF DIFFERENT ENTITIES).
 6. IT IS UNDERSTOOD THAT ALL COSTS RELATING TO THE CREATION OF THIS UTILITY EXTENSION, AND THE LEGAL CONTROL AND DOCUMENTATION OF IT SHALL BE BORNE ENTIRELY BY THE DEVELOPER.
 7. IT IS EXPECTED THAT CONNECTION FEES PER UNIT, BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE ONLY GUARANTEE OF SYSTEM CAPACITY AVAILABILITY IS RECEIPT OF THE CONNECTION FEES BY THE BWPCA.

- GENERAL NOTES:**
1. Ownership of the stormwater basin and drainage system shall be the Homeowner's Association. The Town of Brooklyn will not assume responsibility as such.
 2. There shall be no parking along the main access roadway or side drives. Appropriate signage shall be installed accordingly.

DATE	DESCRIPTION
04/20/2021	WPC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
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01/27/2021	PER BWPCA REVIEW
01/04/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION

EROSION CONTROL AND UTILITIES PLAN

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 6 OF 11	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 20014

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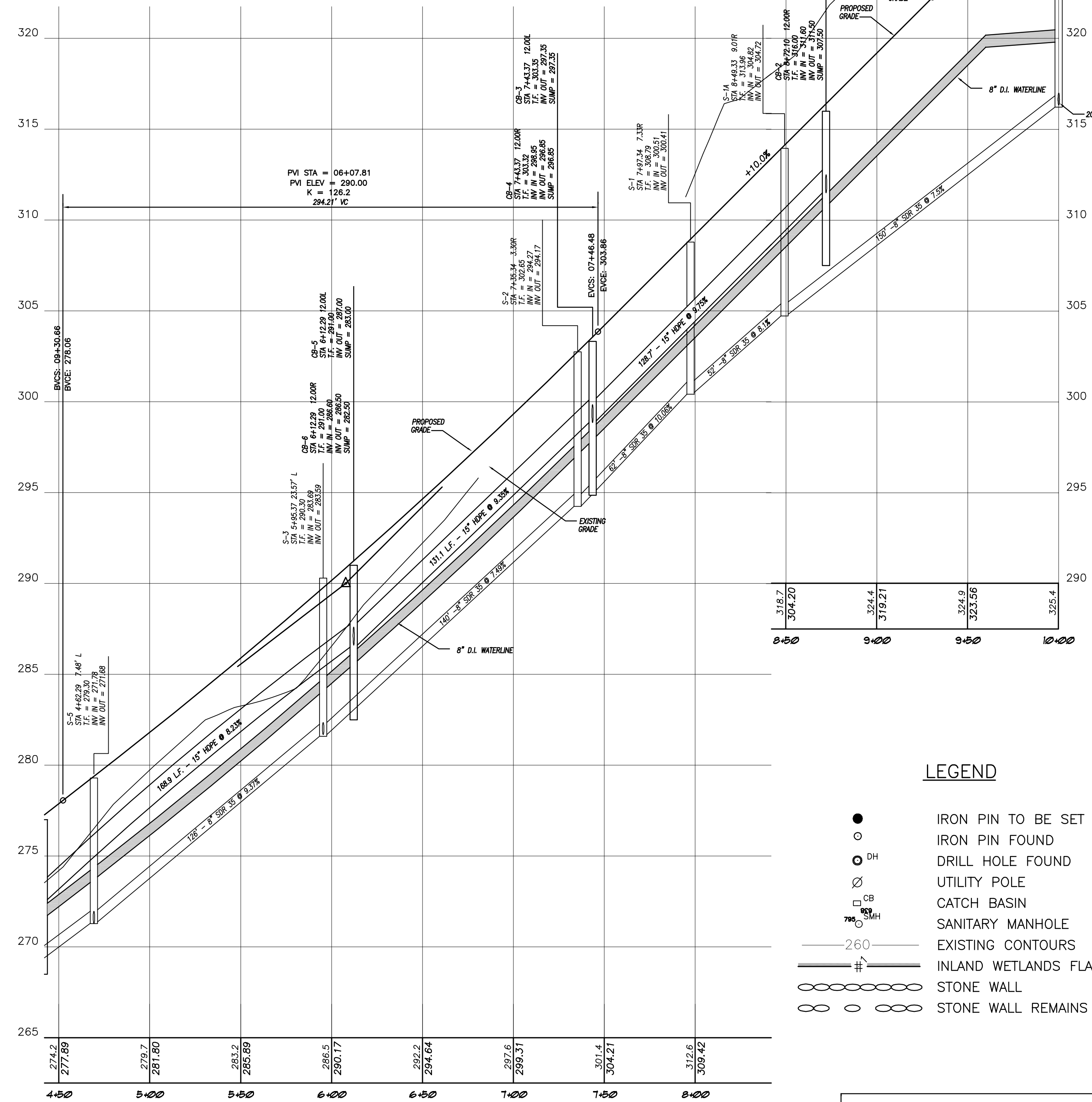
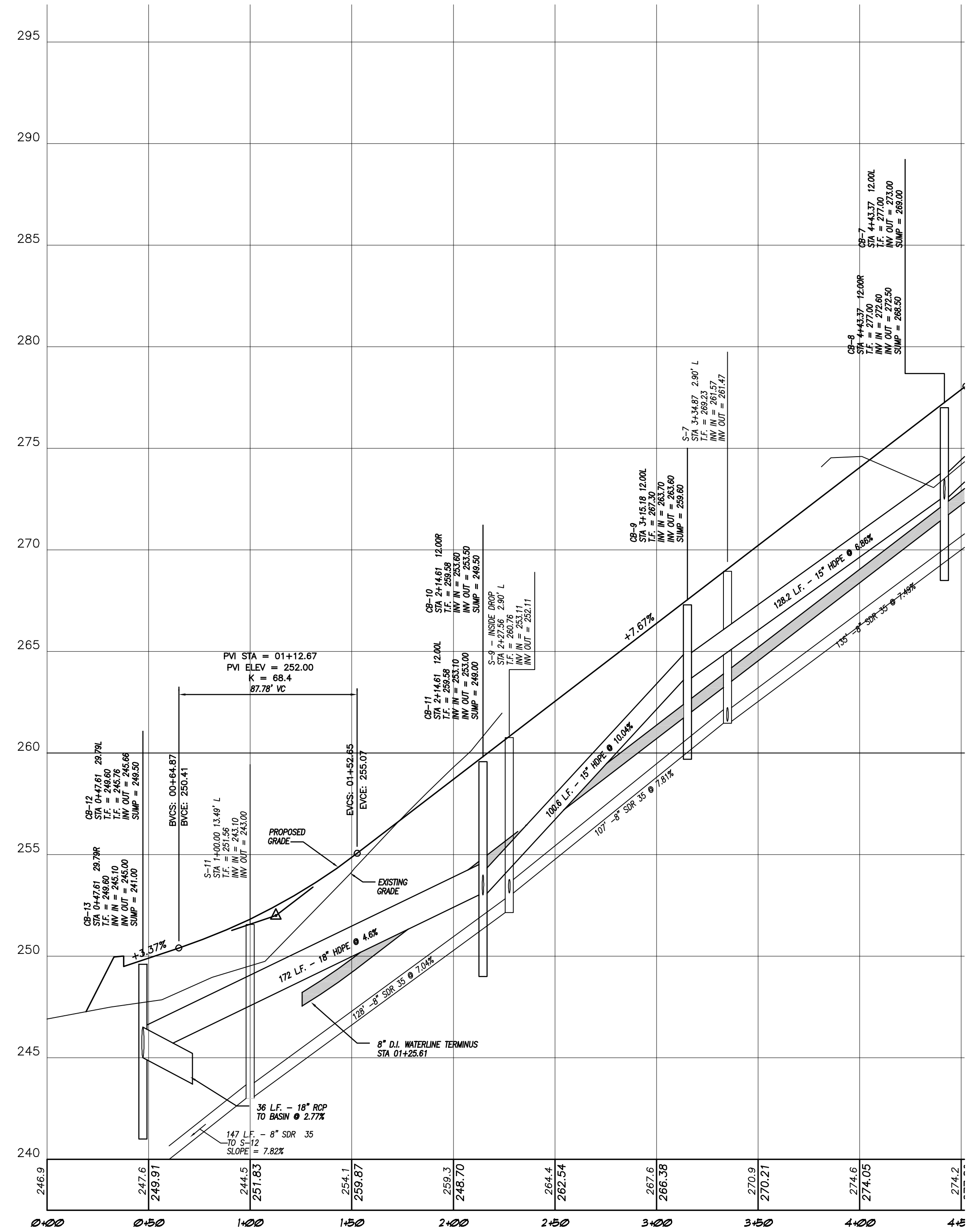
DRAINAGE PIPE SCHEDULE				
LABEL	LENGTH	SLOPE	DIAMETER	MATERIAL
P1	20'	2.0%	12"	HDPE
P2	128.7'	9.75%	15"	HDPE
P3	20'	2.0%	12"	HDPE
P4	131.1'	9.35%	15"	HDPE
P5	20'	2.0%	12"	HDPE
P6	168.9'	8.23%	15"	HDPE
P7	20'	2.0%	15"	HDPE
P8	128.2'	2.96%	15"	HDPE
P9	20'	2.0%	15"	HDPE
P10	20'	1.0%	12"	HDPE
P11	172'	4.6%	18"	HDPE
P12	58'	1.1%	15"	HDPE
P13	36'	2.77%	18"	RCP
P14	80'	0.63%	15"	RCP

SANITARY STRUCTURE SCHEDULE		
LABEL	T.F.	F/Lout
S4	296.50	292.50
S6	289.20	285.20
S8	277.50	273.50
S10	267.80	263.80
S12	240.00	231.40

SANITARY PIPE SCHEDULE		
LABEL	LENGTH	SLOPE
S4P	137'	5.68%
S6P	190'	6.42%
S8P	154'	7.06%
S10P	148'	5.07%
S12P	60'	6.00%

FLARED END SECTIONS		
SECTION	INV	PIPE
FES-1	244.00	18" RCP
FES-2	242.00	15" RCP

OULET STRUCTURE (OS-1)



- LEGEND**
- IRON PIN TO BE SET
 - IRON PIN FOUND
 - ⊙ DH DRILL HOLE FOUND
 - UTILITY POLE
 - CATCH BASIN
 - SANITARY MANHOLE
 - 260 EXISTING CONTOURS
 - #- INLAND WETLANDS FLAG
 - ⊘ STONE WALL
 - ⊘ STONE WALL REMAINS

- WATER MAIN INSTALLATION NOTES:**
- PROJECT MUST BE BUILT TO CONNECTICUT WATER COMPANY SPECIFICATIONS.
 - CLASS 52 DUCTILE IRON PIPE REQUIRED.
 - COPPER AND/OR DUCTILE IRON SERVICE LATERAL MATERIAL REQUIRED.
 - GATE VALVES OPEN LEFT.
 - FIRE HYDRANTS OPEN LEFT. HYDRANTS ARE 5.5' BURY DEPTH. CT WATER COMPANY WILL FURNISH MATERIALS INCLUDING TEE, VALVE, PIPE, HYDRANT AND ACCESSORIES. FIRE HYDRANTS TO BE INSTALLED WITH FACE OF HYDRANT 3- FEET OFF FACE OF CURB. HYDRANTS ARE NOT TO BE INSTALLED IN SIDEWALKS. WHERE 3- FEET CANNOT BE OBTAINED, INSTALL HYDRANT BEHIND SIDEWALK UNLESS OTHERWISE NOTED OR AS DIRECTED BY A CT WATER COMPANY PROJECT MANAGER. 10- FEET HORIZONTAL SEPARATION REQUIRED BETWEEN HYDRANTS, SEWER MANHOLES AND STORM DRAINS. **FIRE HYDRANTS TO BE INSTALLED WITH FINISH GRADE AT THE BURY LINE CAST INTO THE LOWER BARREL. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF WATER MAIN AND LATERAL ELEVATION TO ACHIEVE PROPER BURY DEPTH. ANY COSTS RELATED TO ADJUSTMENTS REQUIRED BY CT WATER COMPANY WILL BE THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR AND/OR APPLICANT OF RECORD.
 - ALL WATER MAIN PIPING AND APPURTENANCES MUST BE POLYETHYLENE ENCASED IN ACCORDANCE WITH ANWA ANSI-AWWA C105/A21.5-99(10). POLYETHYLENE ENCASEMENT SHALL BE V-BIO ENHANCED POLYETHYLENE ENCASEMENT ONLY AND CONSIST OF THREE CO-EXTRUDED LAYERS OF LINEAR LOW-DENSITY POLYETHYLENE (LLDPE) FILM THAT ARE FUSED INTO ONE.
 - MEGALUG RESTRAINTS REQUIRED ON ALL FITTINGS, BENDS, OFFSETS, TEES, GATE VALVES AND HYDRANTS.
 - FIELD LOK (U.S. PIPE) OR SURE STOP 350 (MOWANE) RESTRAINING GASKETS ARE REQUIRED 2 PIPE JOINTS BEFORE AND AFTER EACH FITTING AND ON THE LAST 3 PIPE LENGTHS ON DEAD ENDS.
 - THRUST BLOCKING IS REQUIRED ON ALL BENDS, TEES, OFFSETS, HYDRANTS AND DEAD ENDS.
 - ALL WATER MAINS SHALL BE INSTALLED TO A DEPTH OF 4- FEET OF COVER BASED ON THE ROADWAY GRADE, EXCEPT AS NOTED.
 - 3- FT MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND ANY OTHER UTILITY/UNDERGROUND STRUCTURE. 10- FT MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER AND SEWER/SEPTIC. (**SEWER)** SLEEVE REQUIRED WHERE WATER CROSSES SEWER IF WATER IS BELOW SEPTIC AND/OR WHEN 18" VERTICAL SEPARATION CANNOT BE ACHIEVED WHEN WATER IS ABOVE SEWER. 4- FEET MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER MAIN AND DRAINAGE WHEN AT LIKE ELEVATIONS.
 - WATER MAINS TO BE DEFLECTED UNDER ALL STORM DRAINS UNLESS OTHERWISE NOTED OR AS DIRECTED BY A CT WATER COMPANY PROJECT MANAGER. A VERTICAL CLEARANCE OF 18" TO BE MAINTAINED BETWEEN STORM DRAIN AND WATER MAINS. THE CONTRACTOR IS RESPONSIBLE FOR PROPER COMPACTATION AROUND AND UNDER EXISTING DRAINAGE FACILITIES WHICH MAY INCLUDE REMOVAL AND RESETTling TO PROPER GRADE.
 - ANGLE OF BENDS TO BE FIELD DETERMINED.
 - MAXIMUM ALLOWABLE DEFLECTION PER FULL LENGTH PUSH-ON JOINT FOR 4" TO 12" IS FIVE (5) DEGREES AND THREE (3) DEGREES FOR 14" AND GREATER DUCTILE IRON PIPE.
 - EXISTING SERVICES TO SITE THAT WILL NO LONGER BE USED MUST BE TERMINATED AT THE WATER MAIN BY EXPOSING AND SHUTTING OFF THE CORPORATION VALVE. THE LINE MUST BE SEVERED IMMEDIATELY AFTER THE CORPORATION VALVE. SAID SERVICES MUST BE SHOWN ON PLANS.
 - WHERE A WATER SUPPLY WELL FOR ANY PURPOSE EXISTS OR IS APPROVED WITHIN THE LIMITS OF THIS PROJECT, ALL SERVICE LINES CONNECTED TO THE PUBLIC WATER SUPPLY REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPD), AND MUST MEET THE REQUIREMENTS OF SEC.19A-209A OF THE CONNECTICUT GENERAL STATUTES (**CGS**), AND SEC. 19-13-B39A OF THE PUBLIC HEALTH CODE.
 - WHERE AN AIR RELIEF IS REQUIRED, CT WATER COMPANY WILL PERFORM TAP AND INSTALL WHILE THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION AND RESTORATION UNLESS OTHERWISE NOTED. LABOR AND MATERIALS FOR THE INSTALLATION(S) WILL BE CHARGED TO THE PROJECT.
 - WHEN THE INSTALLATION OF UNDERGROUND INFRASTRUCTURE DEVIATES FROM THE CT WATER COMPANY APPROVED PLANS(S), THE APPLICANT, AT HIS/HER COST, WILL BE HELD LIABLE FOR THE RELOCATION OF INFRASTRUCTURE AS REQUIRED TO THE SATISFACTION OF THE CT WATER COMPANY. FAILURE TO CORRECT ANY DEVIATION DEEMED UNACCEPTABLE TO THE CT WATER COMPANY WILL RESULT IN LITIGATION.

DATE	DESCRIPTION
04/20/2021	INWC APPROVAL CONDITIONS
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01/04/2021	PER TOWN & ENGINEERING REVIEW

ROAD PROFILE
PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

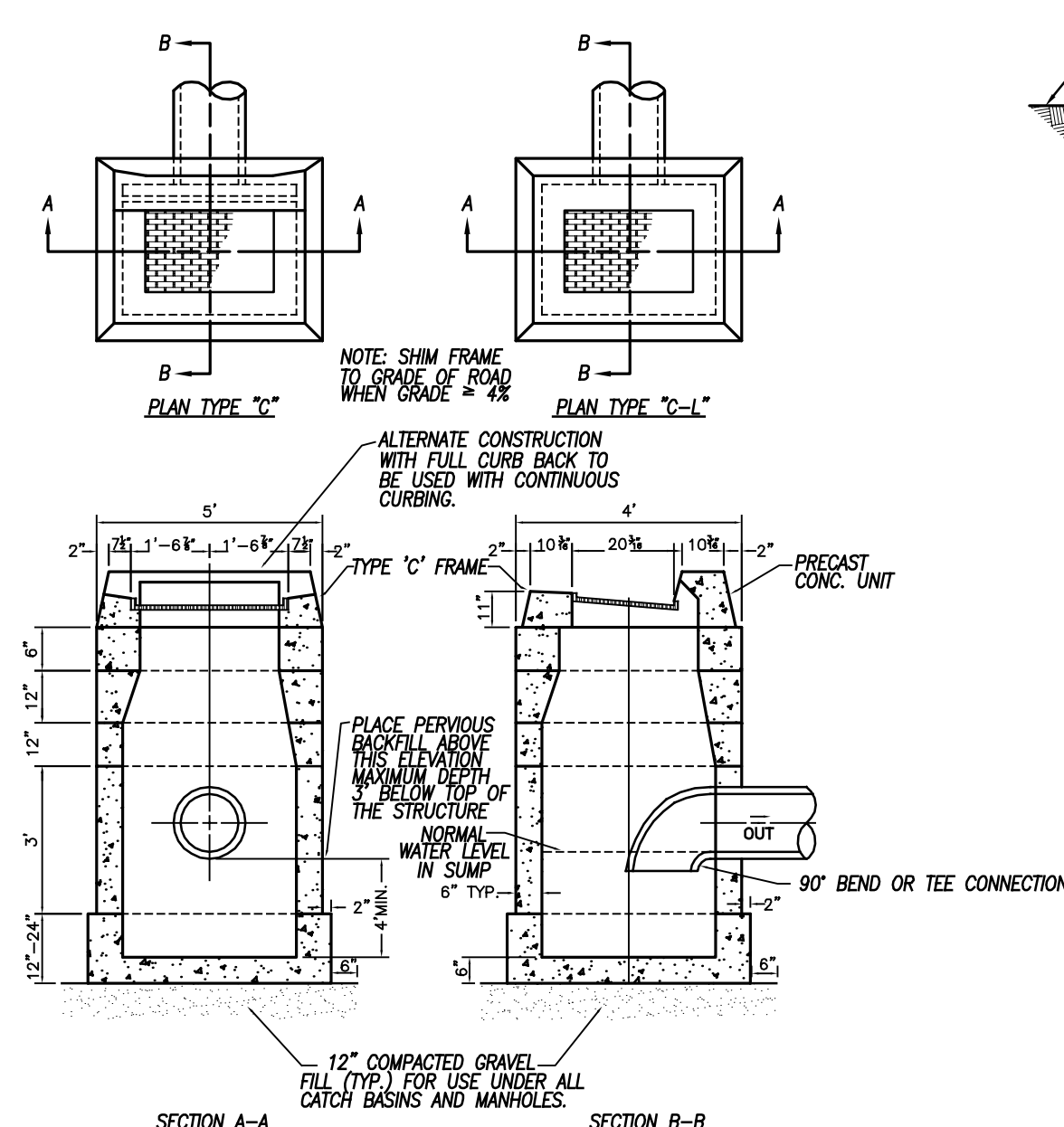
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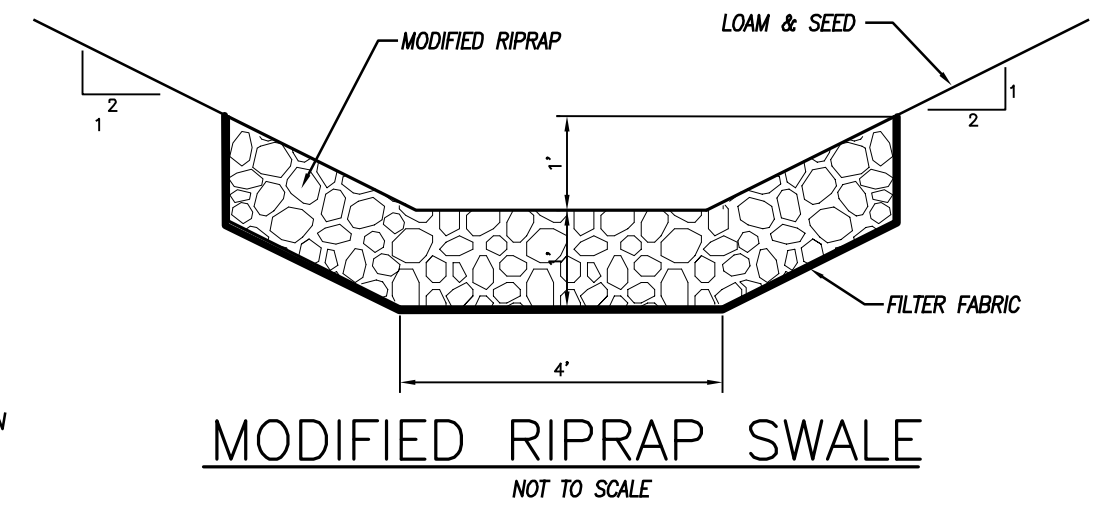
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SHEET: 7 OF 11	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND E. THIBEAULT, JR., P.E. DATE

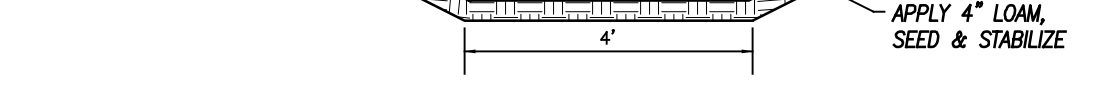
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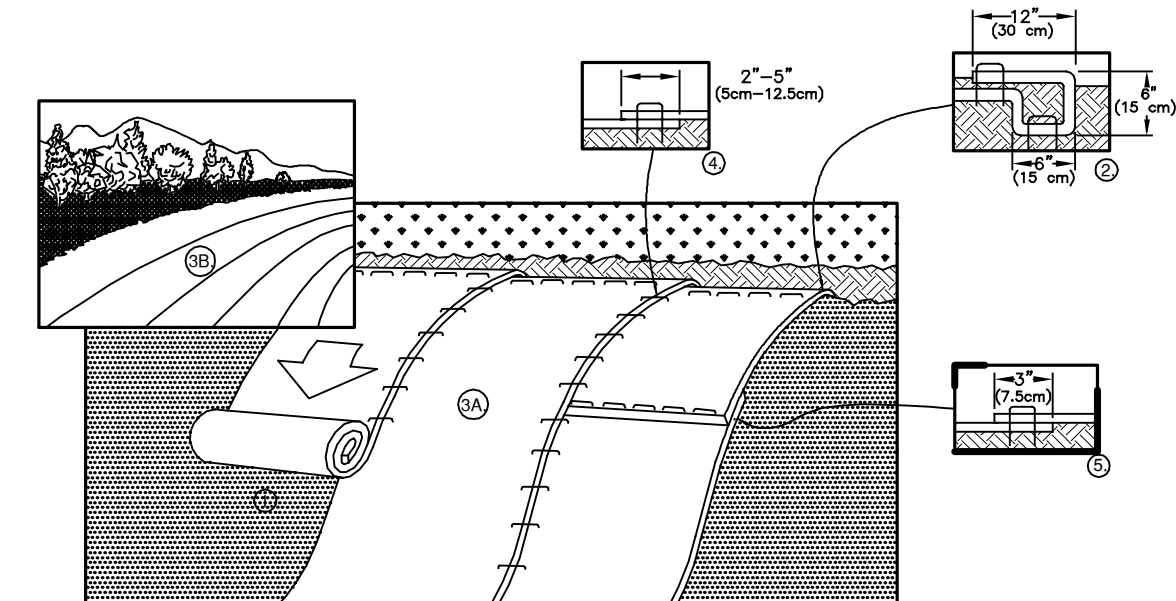
SECTION THROUGH LEVEL SPREADER
NOT TO SCALE



MODIFIED RIPRAP SWALE
NOT TO SCALE



GRASS LINED SWALE
NOT TO SCALE

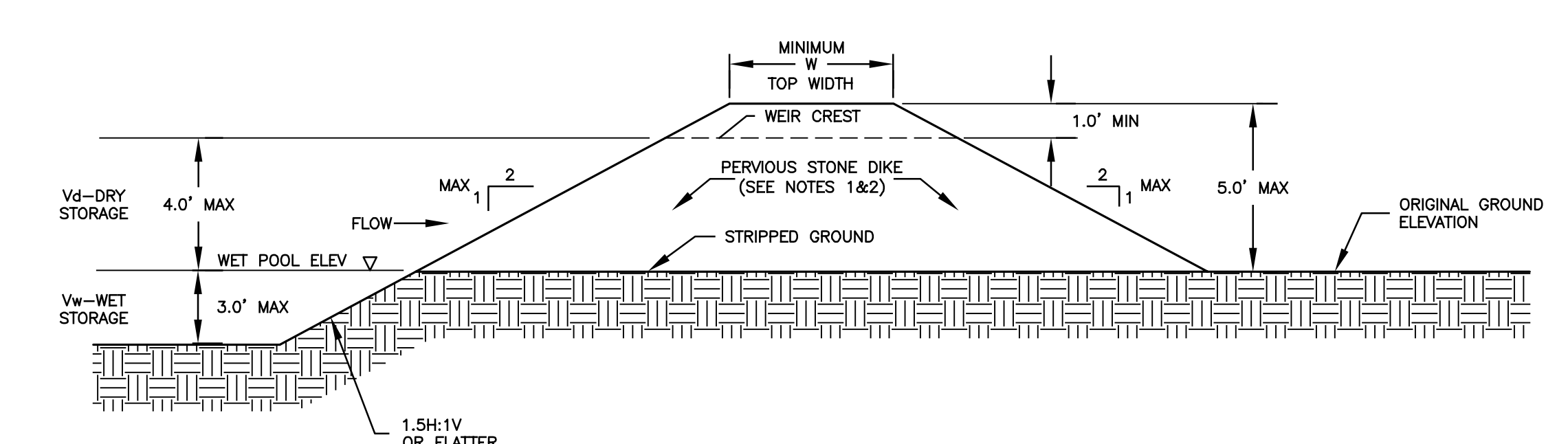


TURF REINFORCEMENT MAT INSTALLATION
NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (150mm) DEEP X 6" (150mm) WIDE TRENCH WITH APPROXIMATELY 12" (300mm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (300mm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND REMOVE EXCESS. A PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (300mm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-5" (500-1250mm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM SITTING ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPOLED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLED) WITH AN APPROXIMATE 5" (125mm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (300mm) APART ACROSS ENTIRE BLANKET WIDTH.

- NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (150mm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 2. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN BIOMAT 50-150BN OR APPROVED BIODEGRADABLE EQUIVALENT.

TURF REINFORCEMENT MAT INSTALLATION
NOT TO SCALE



TEMPORARY SEDIMENT TRAP
EMBANKMENT CROSS SECTION
NOT TO SCALE

TOP WIDTH VS. HEIGHT

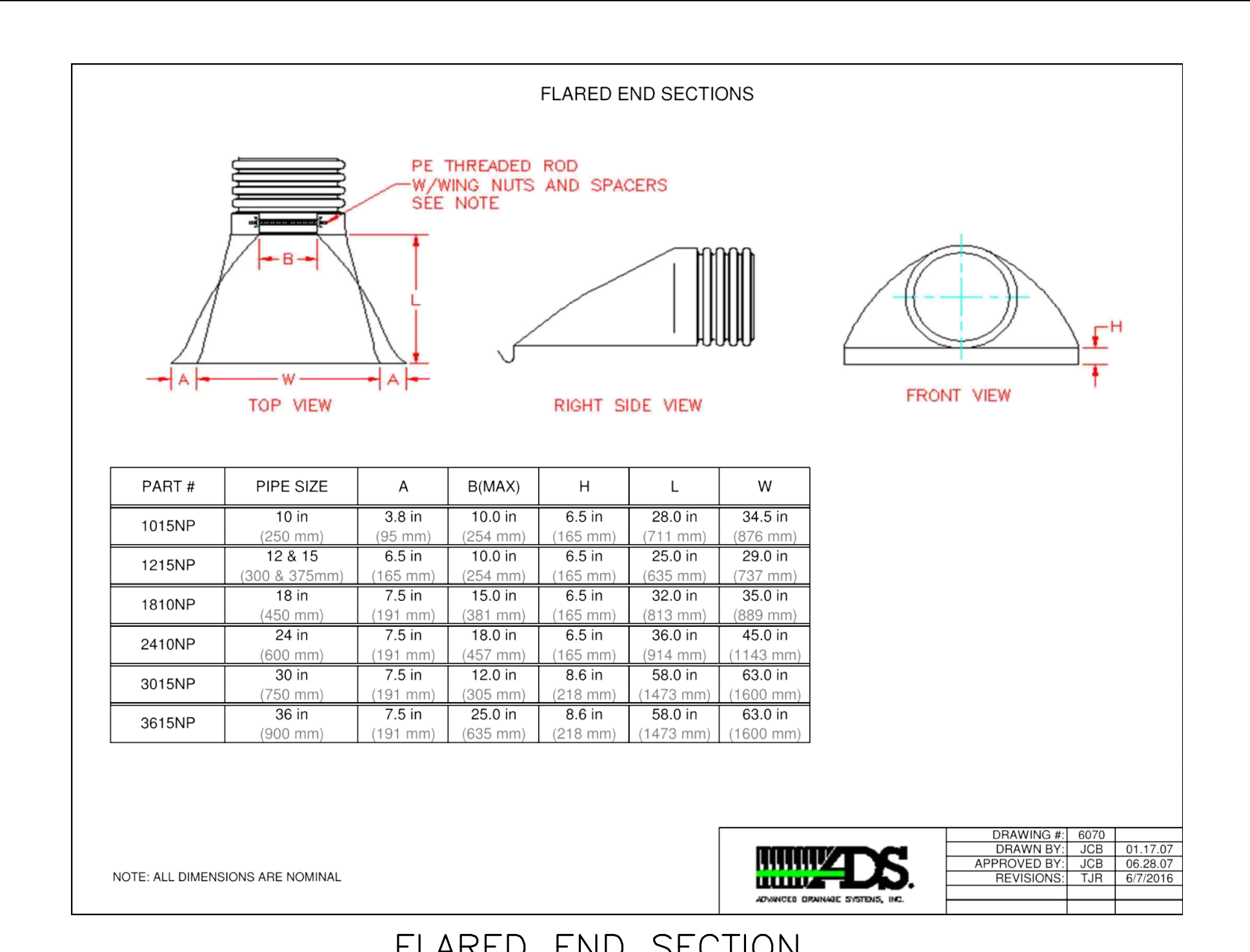
H = HEIGHT OF EMBANKMENT
W = TOP WIDTH OF EMBANKMENT

H(ft)	W(ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

- NOTES:
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL AND EROSION CONTROL, SECTIONS 5-11-25 THRU 5-11-29.
 2. PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF MODIFIED RIPRAP (CTDOT M.12.02) WITH #3 STONE ON FACE (CTDOT M.01.01).
 3. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF ENGINEER APPROVED BACKFILL COMPACTED IN 5" LAYERS. USE ONLY MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, ROCKS OVER 6" IN DIAMETER OR OTHER UNSUITABLE MATERIALS.
 4. IF, IN THE JUDGEMENT OF THE ENGINEER, MATERIALS FROM ON-SITE EXCAVATION ACTIVITIES ARE NOT SUITABLE FOR CONSTRUCTION OF SEDIMENT TRAP EMBANKMENTS, MATERIALS SHALL BE IMPORTED TO THE SITE.
 5. EARTHEN EMBANKMENTS SHALL BE STABILIZED WITH TEMPORARY SEEDING, PERMANENT SEEDING OR STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
 6. TEMPORARY SEDIMENT TRAP(S) SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OF RAINFALL OR GREATER. REMOVE ACCUMULATED SEDIMENT WHEN ONE HALF OF THE MINIMUM WET STORAGE VOLUME HAS BEEN FILLED. DISPOSE OF REMOVED SEDIMENT IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

HOODED CATCH BASIN DETAIL
NOT TO SCALE

- NOTES:
- TO BE INSTALLED AT FINAL CATCH BASIN WITH OUTLET TO STORMWATER BASIN.
 - A CATCH BASIN HOOD MAY BE SUBSTITUTED WITH THE PRE-APPROVAL OF THE TOWN ENGINEER.



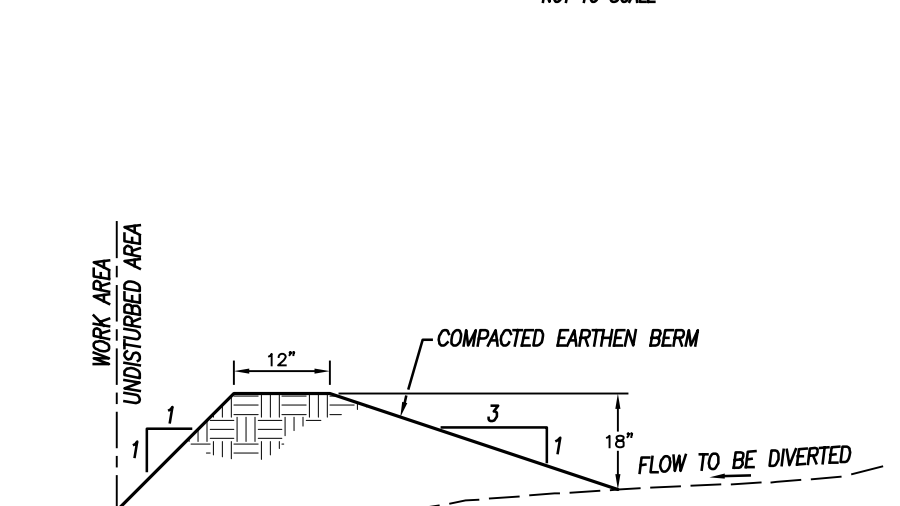
FLARED END SECTION

PART #	PIPE SIZE	A	B(MAX)	H	L	W
1015NP	10 in (250 mm)	3.8 in (95 mm)	10.0 in (254 mm)	6.5 in (165 mm)	28.0 in (711 mm)	34.5 in (876 mm)
1215NP	12 & 15 (300 & 375 mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	25.0 in (635 mm)	29.0 in (737 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	15.0 in (381 mm)	6.5 in (165 mm)	32.0 in (813 mm)	35.0 in (889 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	36.0 in (914 mm)	45.0 in (1143 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	12.0 in (305 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)

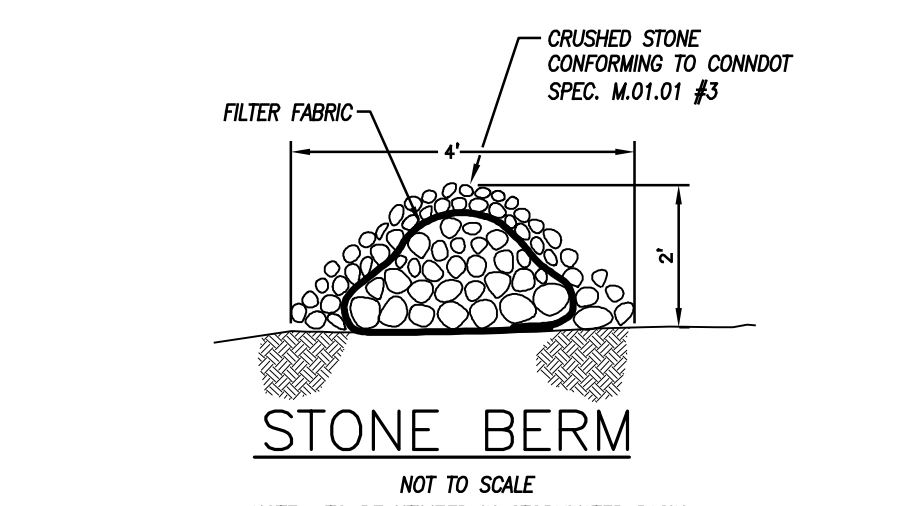
NOTE: ALL DIMENSIONS ARE NOMINAL.

ADS
ADVANCED DRAINAGE SYSTEMS, INC.

DRAWING # 6070
DRAWN BY JCB 01.17.07
APPROVED BY JCB 06.28.07
REVISIONS TJR 6/7/2016

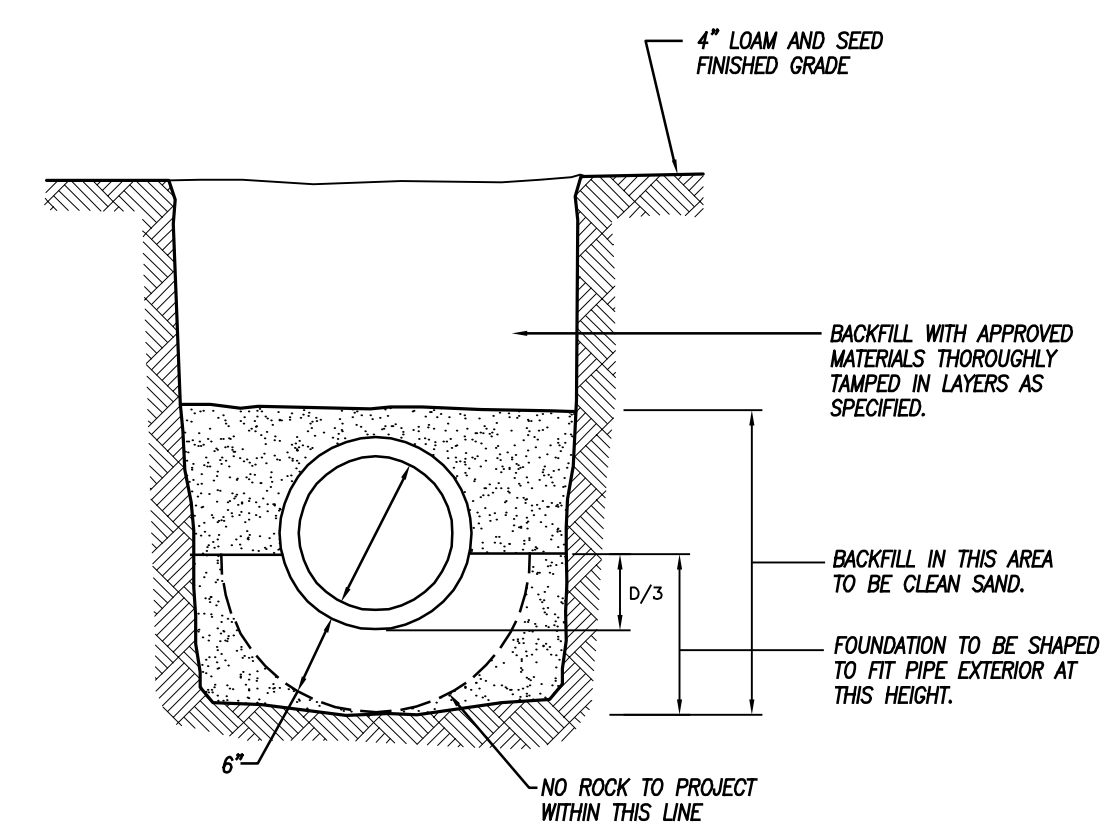


TEMPORARY DIVERSION
NOT TO SCALE

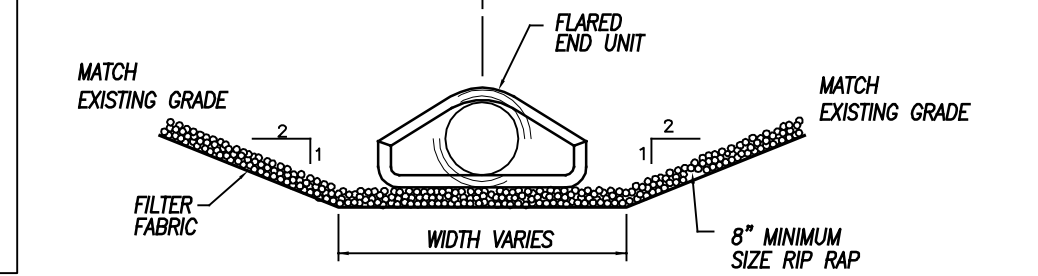


STONE BERM
NOT TO SCALE

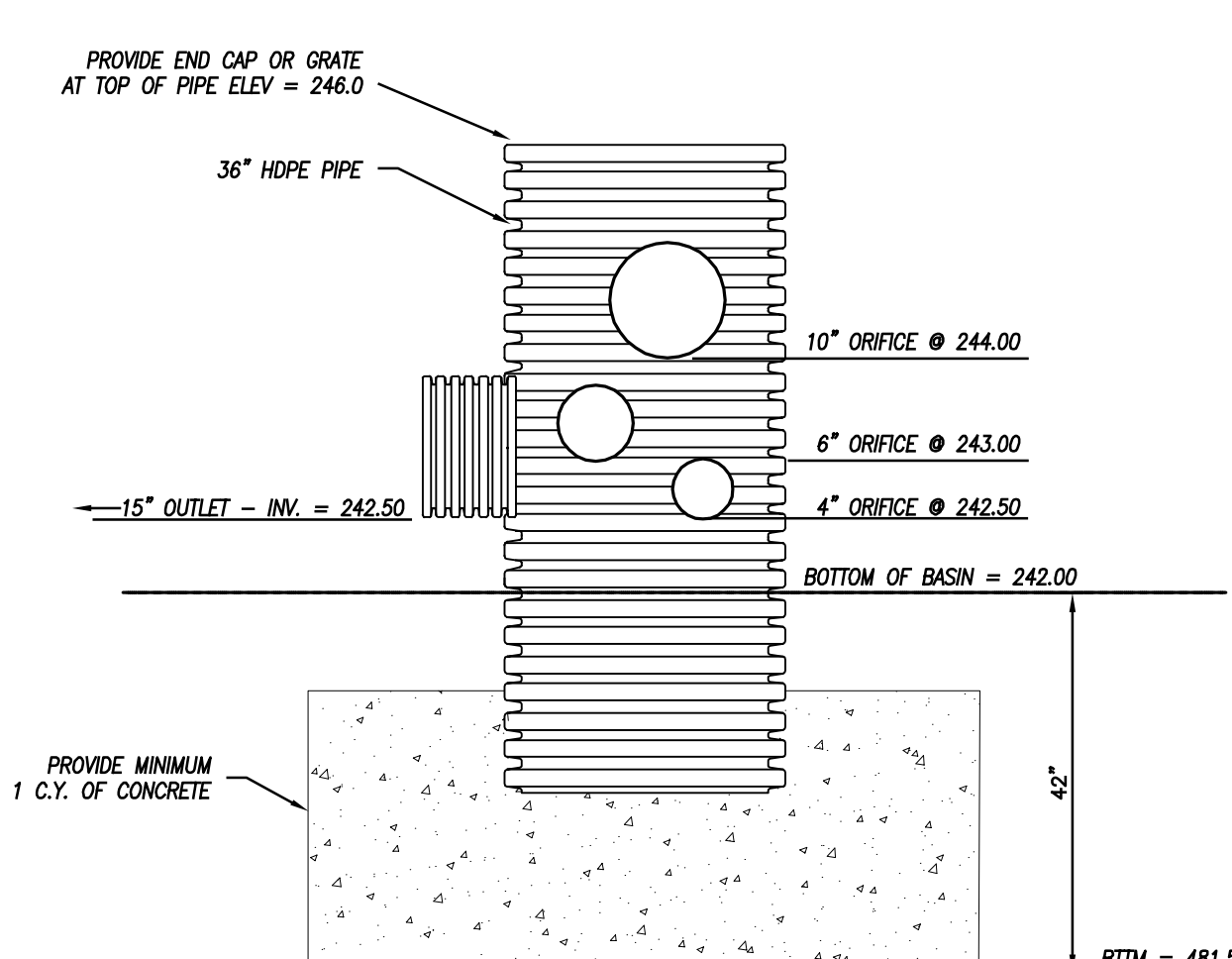
NOTE: TO BE UTILIZED IN STORMWATER BASIN



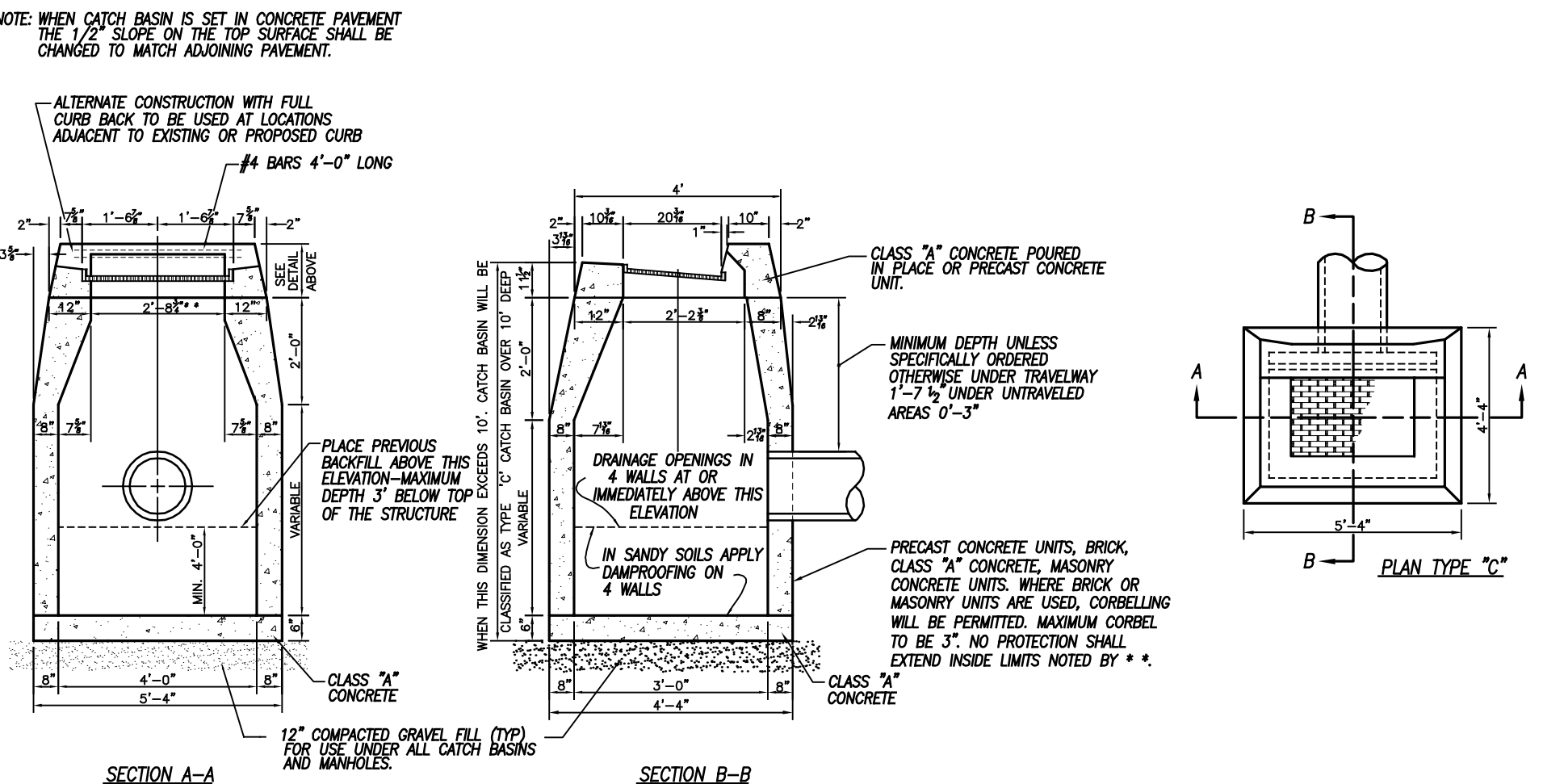
STORM DRAIN PIPE IN TRENCH DETAIL
NOT TO SCALE



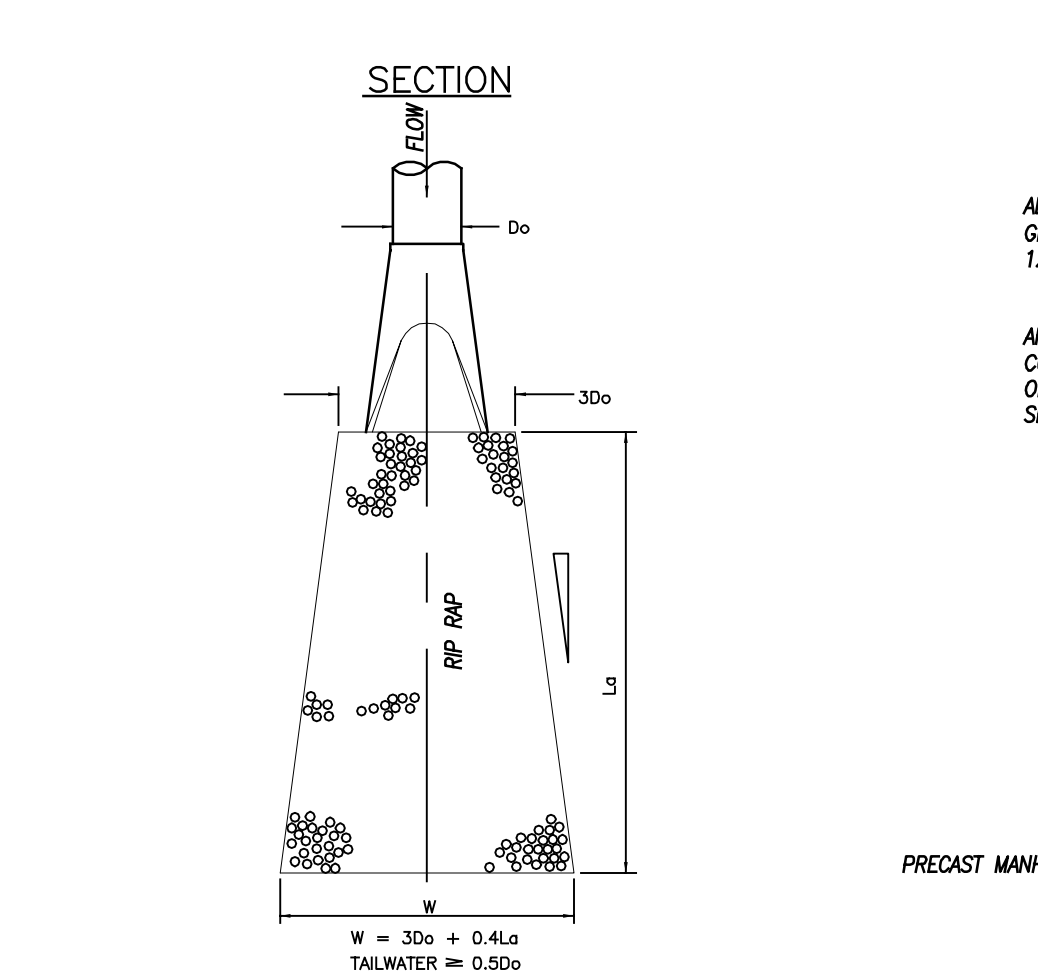
FLARED END UNIT



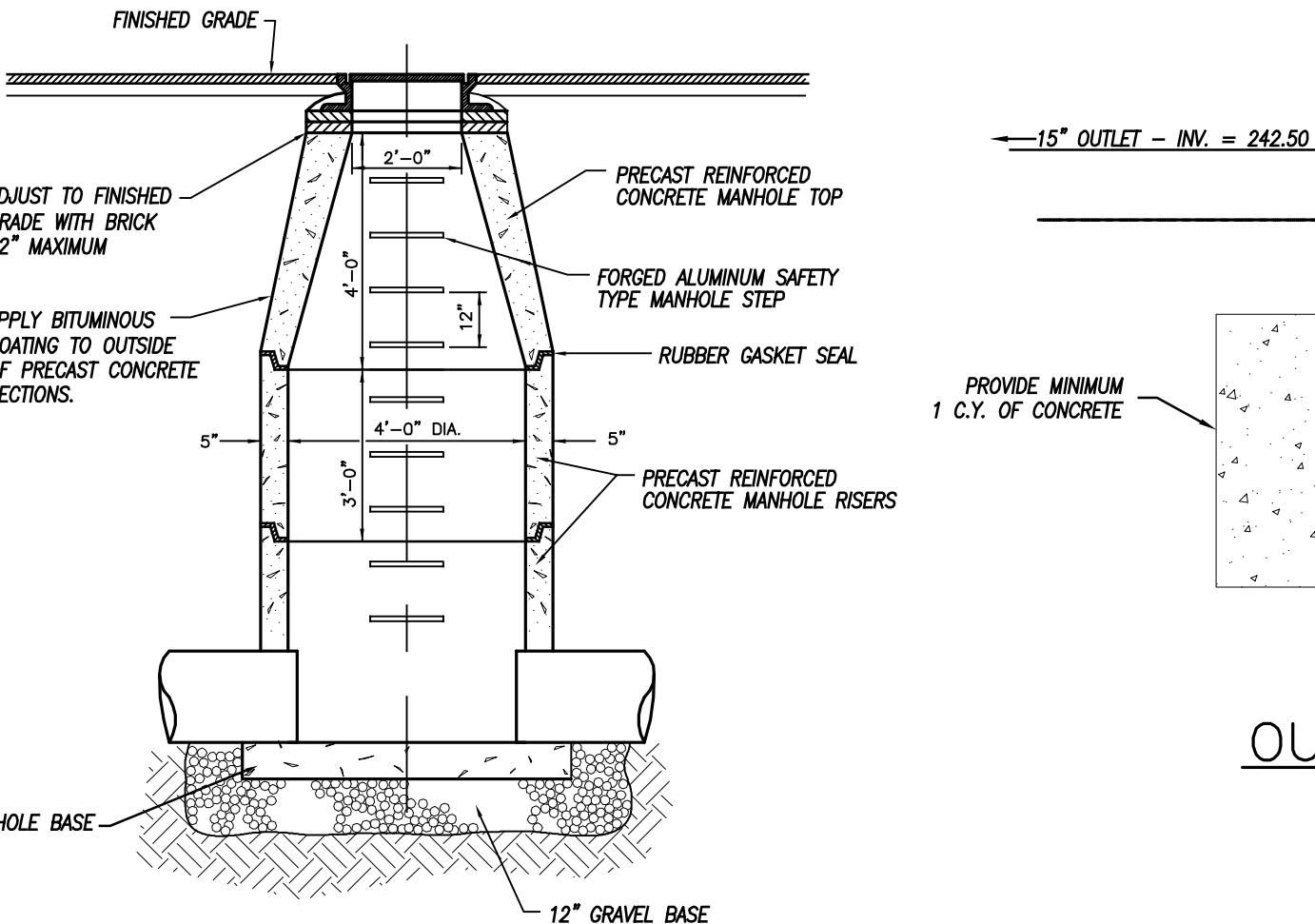
STORMWATER BASIN OUTLET STRUCTURE DETAIL
NOT TO SCALE



TYPE 'C' CATCH BASIN DETAIL
NOT TO SCALE



RIP RAP OUTFALL
NOT TO SCALE



TYPICAL MANHOLE CROSS SECTION
NOT TO SCALE

NORMAN E. THIBEAULT, JR., P.E.
LIC #PEN 0022834

DATE

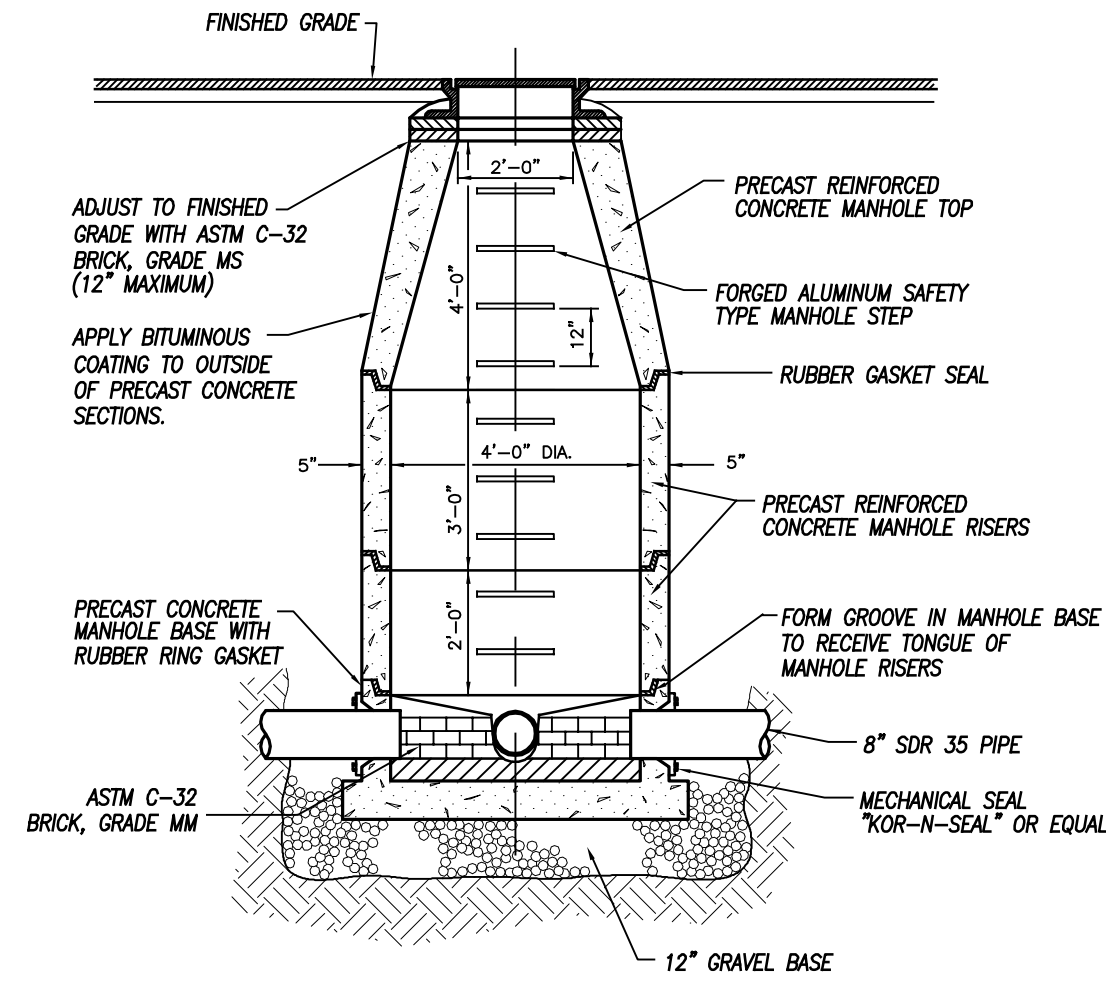
DATE	REVISIONS
04/20/2021	IWMC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BMPCA REVIEW
01/04/2021	PER TOWN & ENGINEERING REVIEW
	DESCRIPTION

DETAIL SHEET 2
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

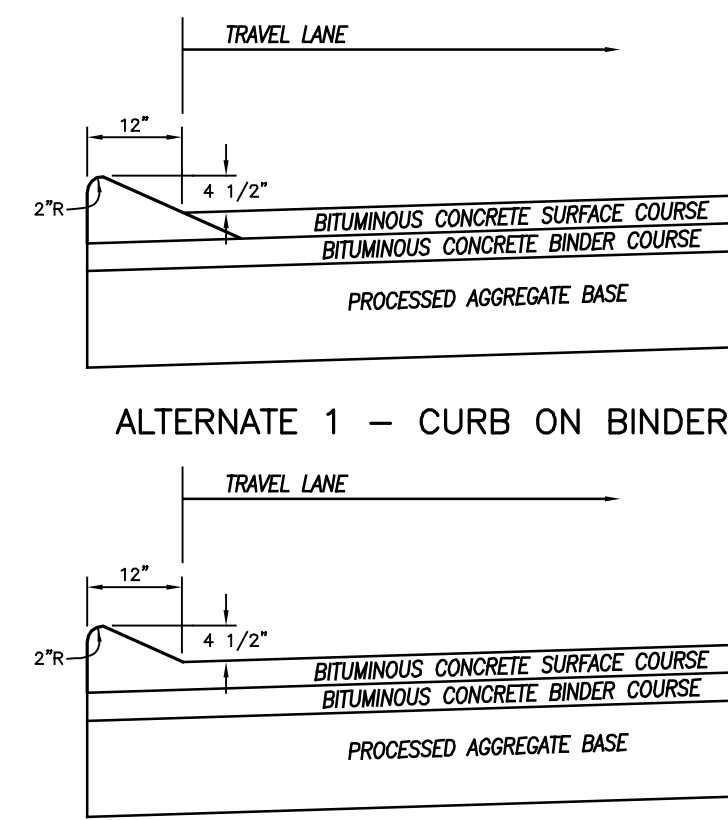
Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

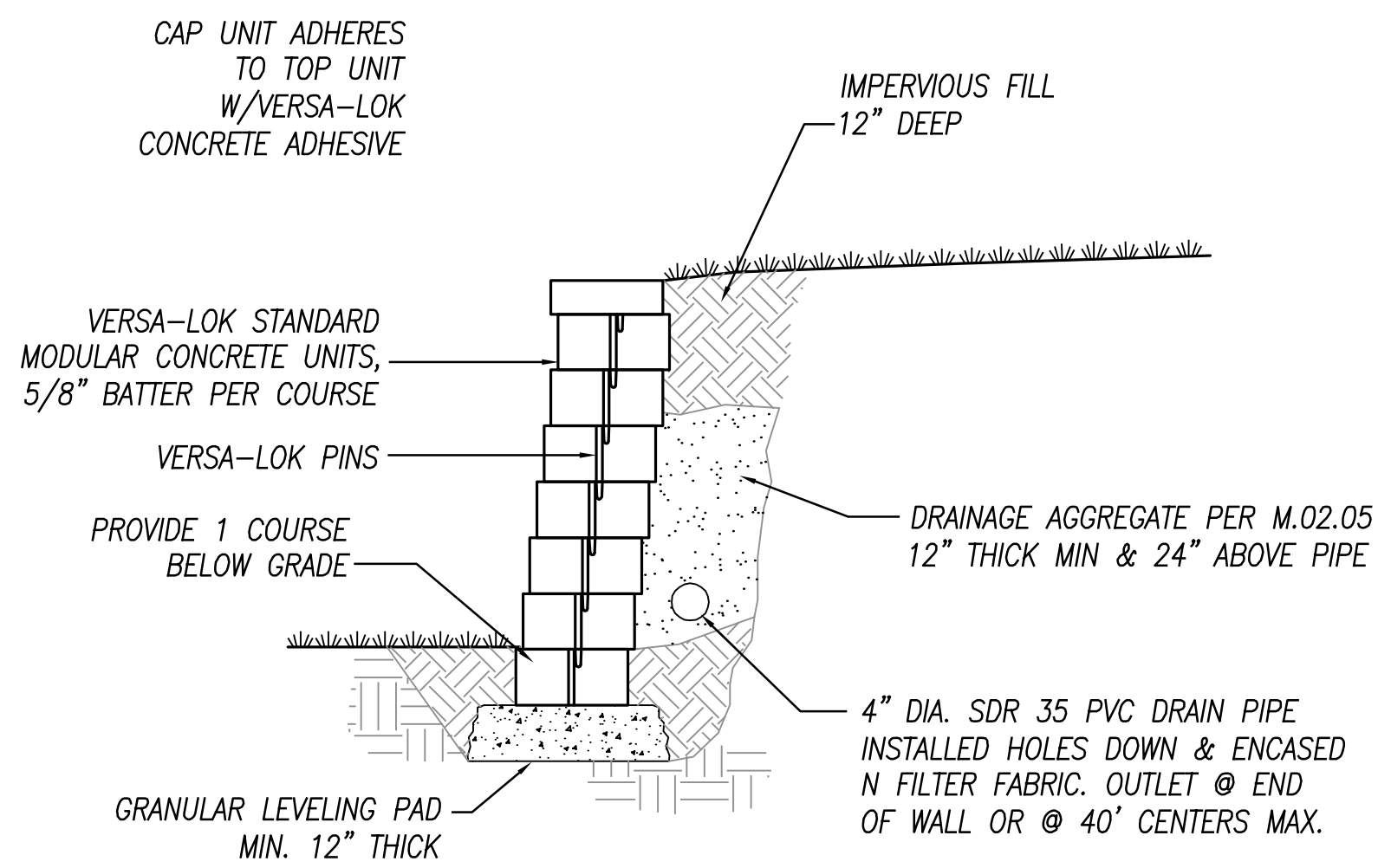
DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 9 OF 11	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 20014



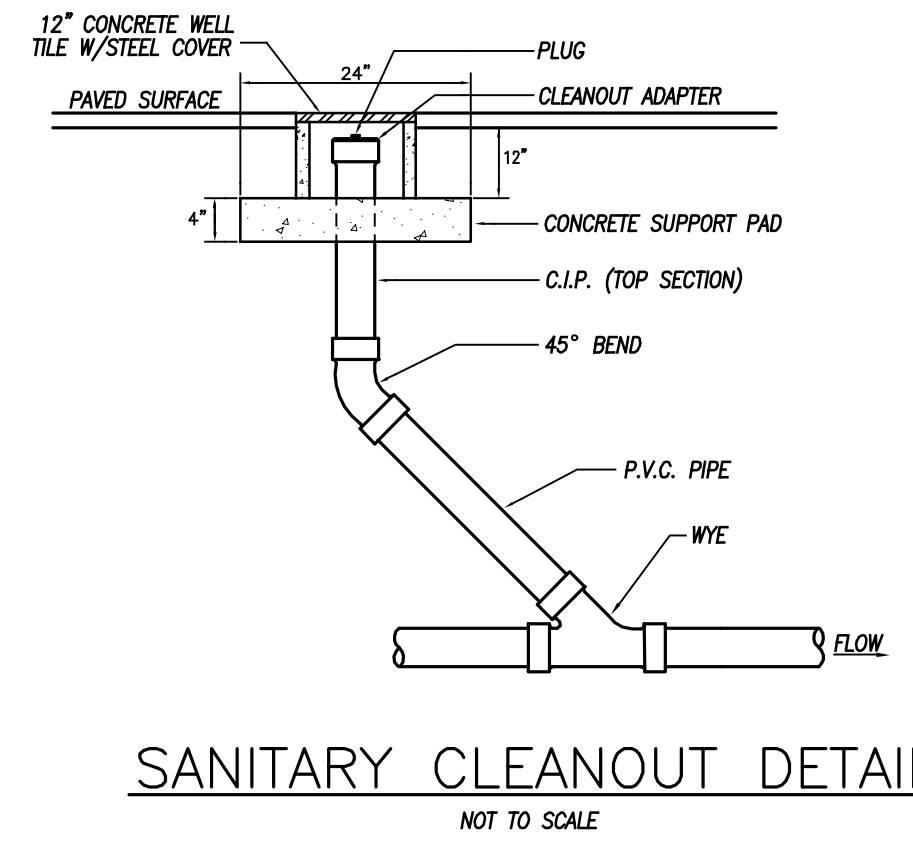
TYPICAL SANITARY MANHOLE CROSS SECTION
NOT TO SCALE



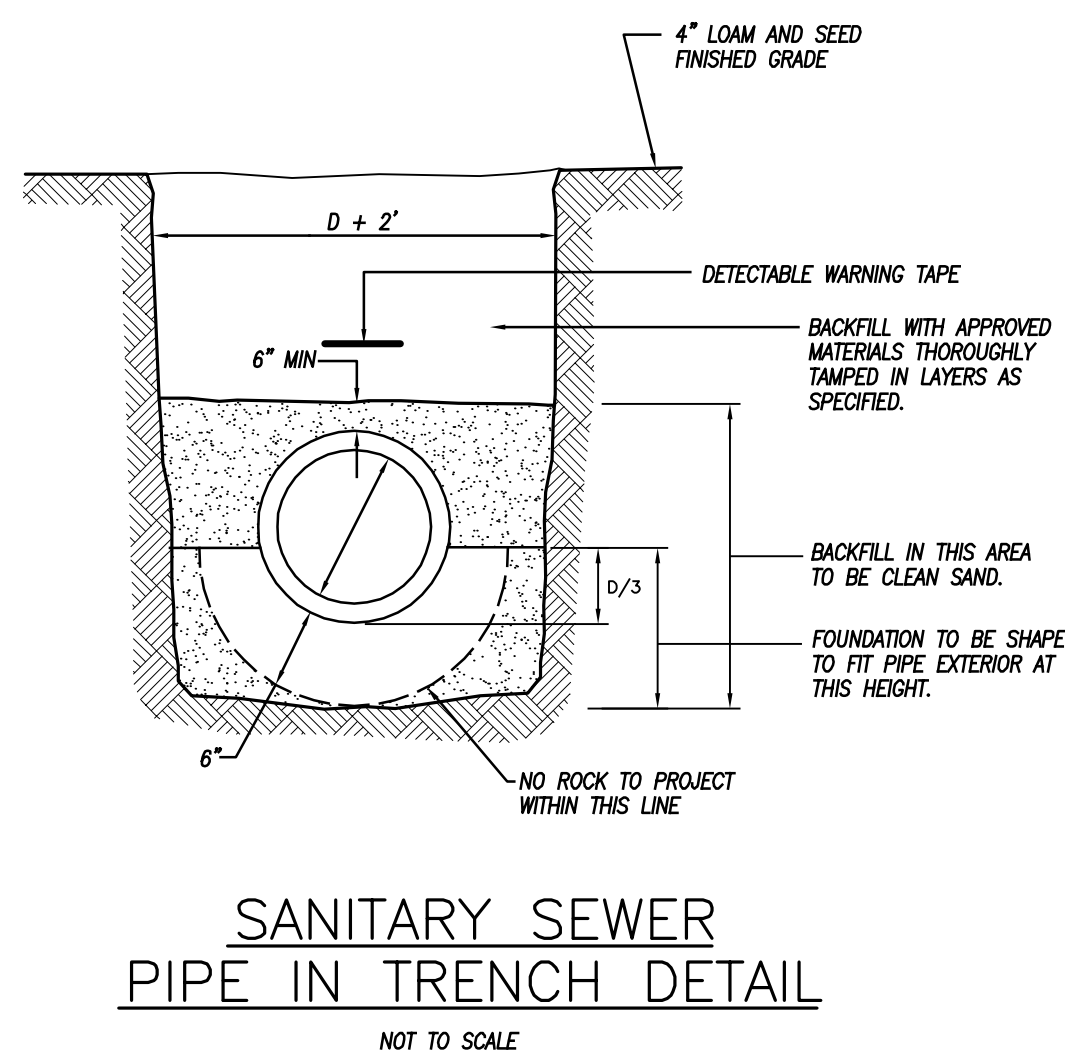
ALTERNATE 1 - CURB ON BINDER
ALTERNATE 2 - MONOLITHIC CONSTRUCTION
CAPE COD CURBING
NOT TO SCALE



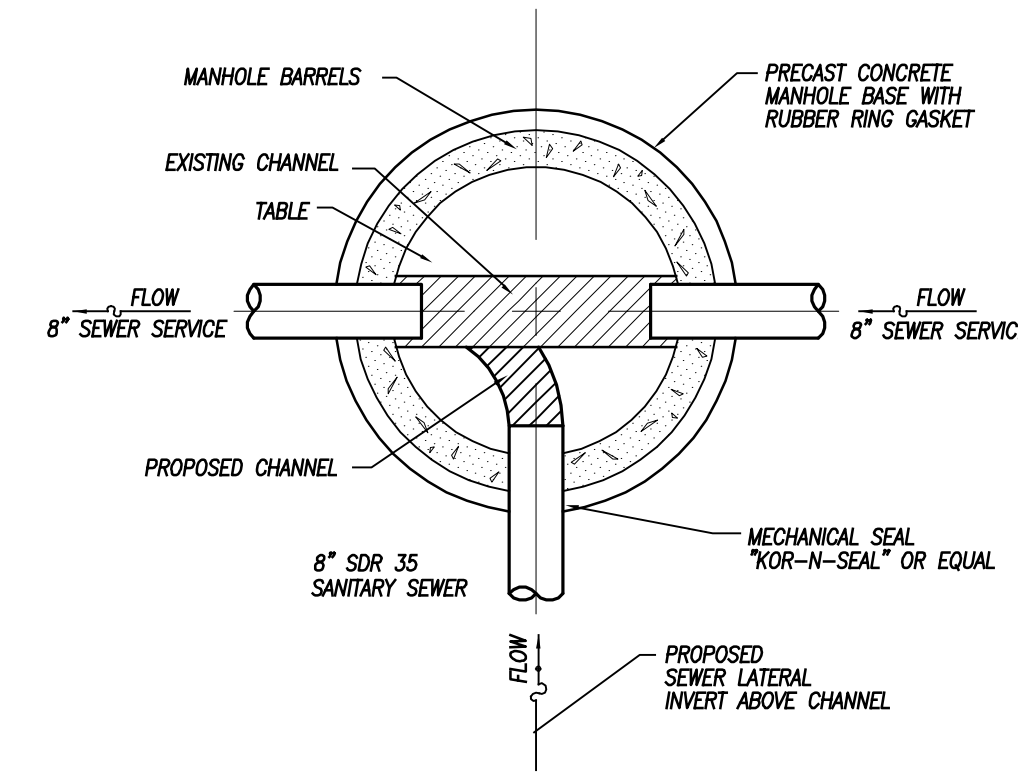
TYPICAL SECTION - UNREINFORCED RETAINING WALL
VERSA-LOK OR APPROVED EQUAL



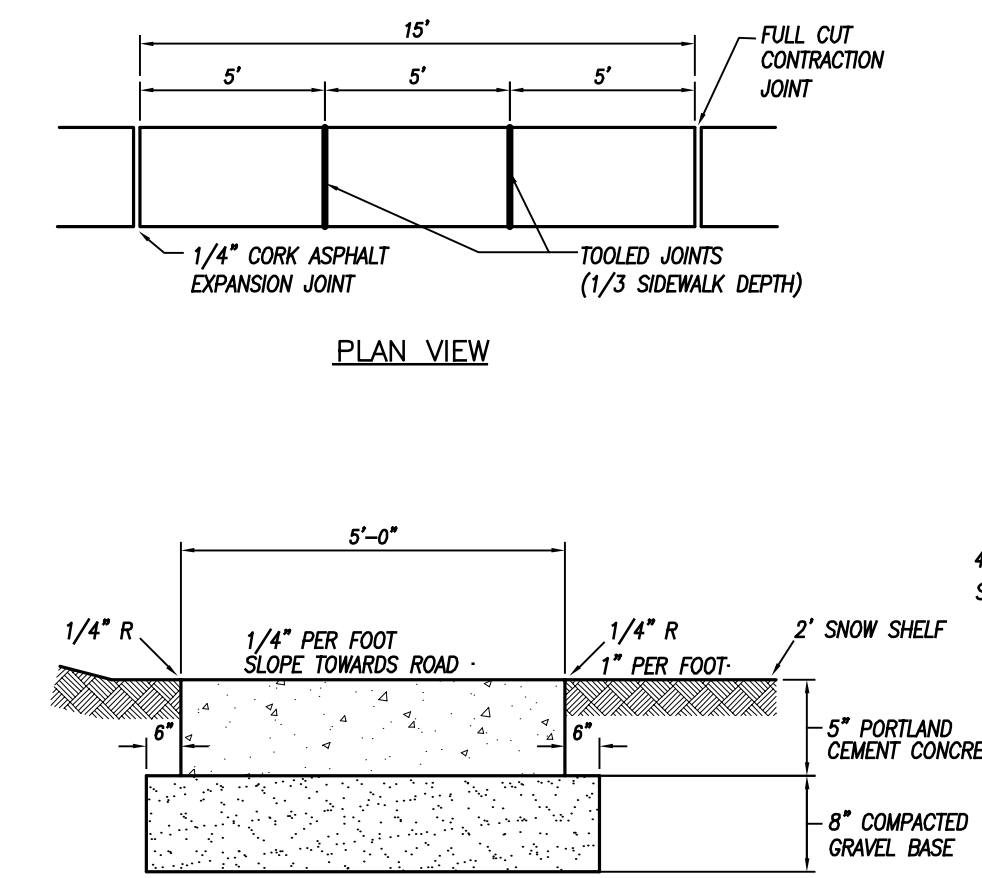
SANITARY CLEANOUT DETAIL
NOT TO SCALE



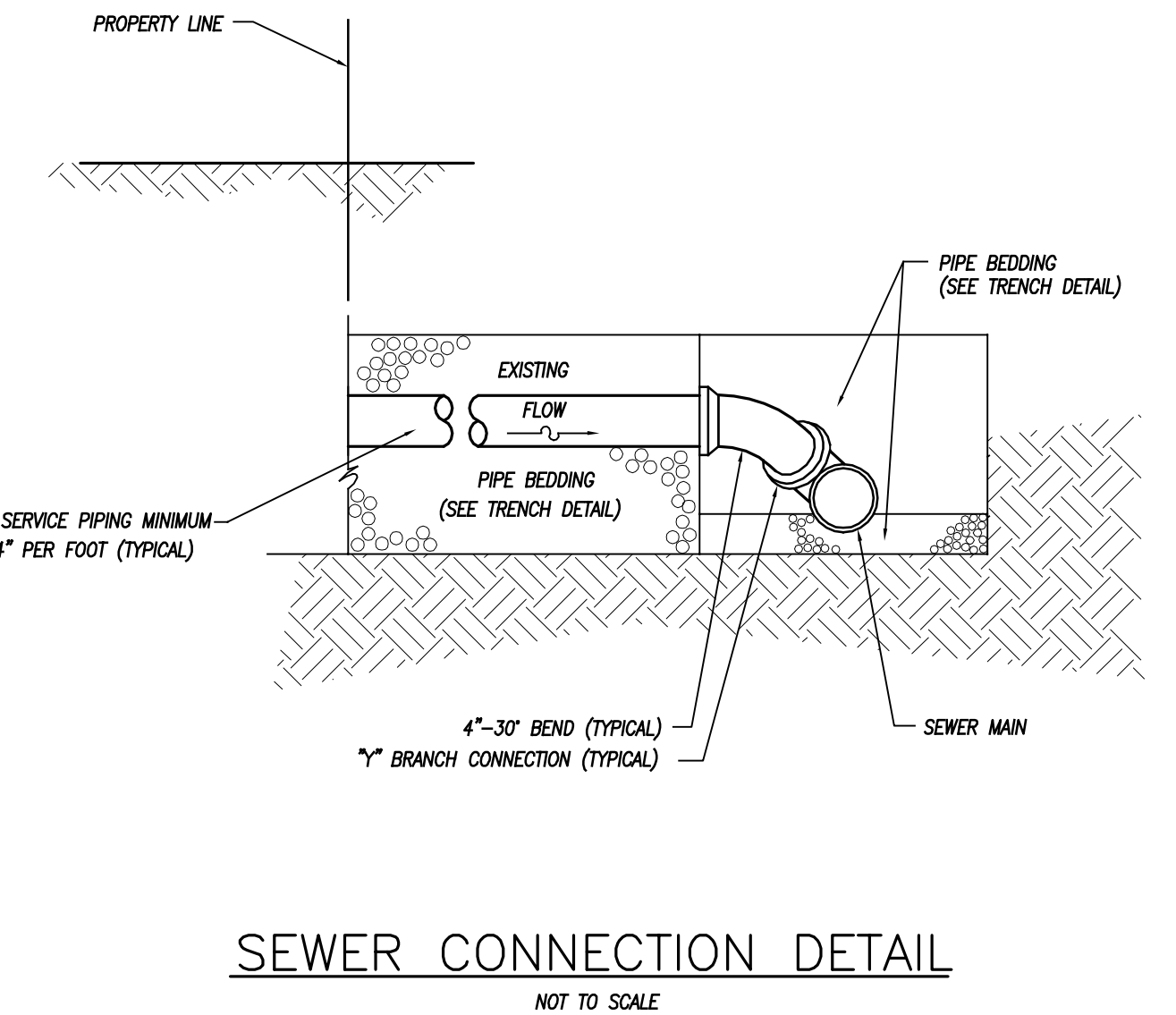
SANITARY SEWER PIPE IN TRENCH DETAIL
NOT TO SCALE



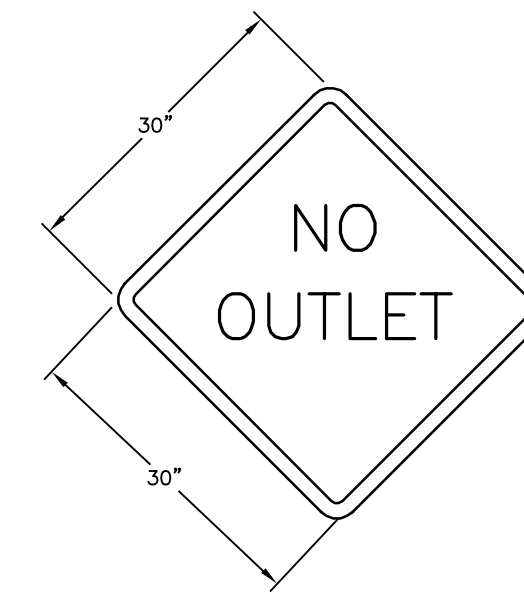
SEWER CONNECTION AT MANHOLE
NOT TO SCALE



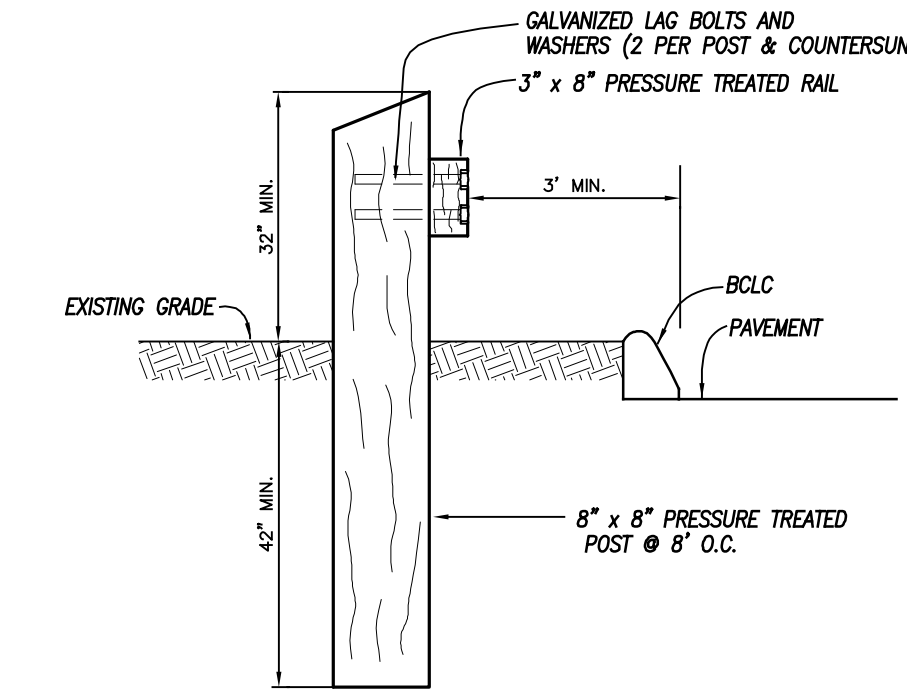
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



SEWER CONNECTION DETAIL
NOT TO SCALE

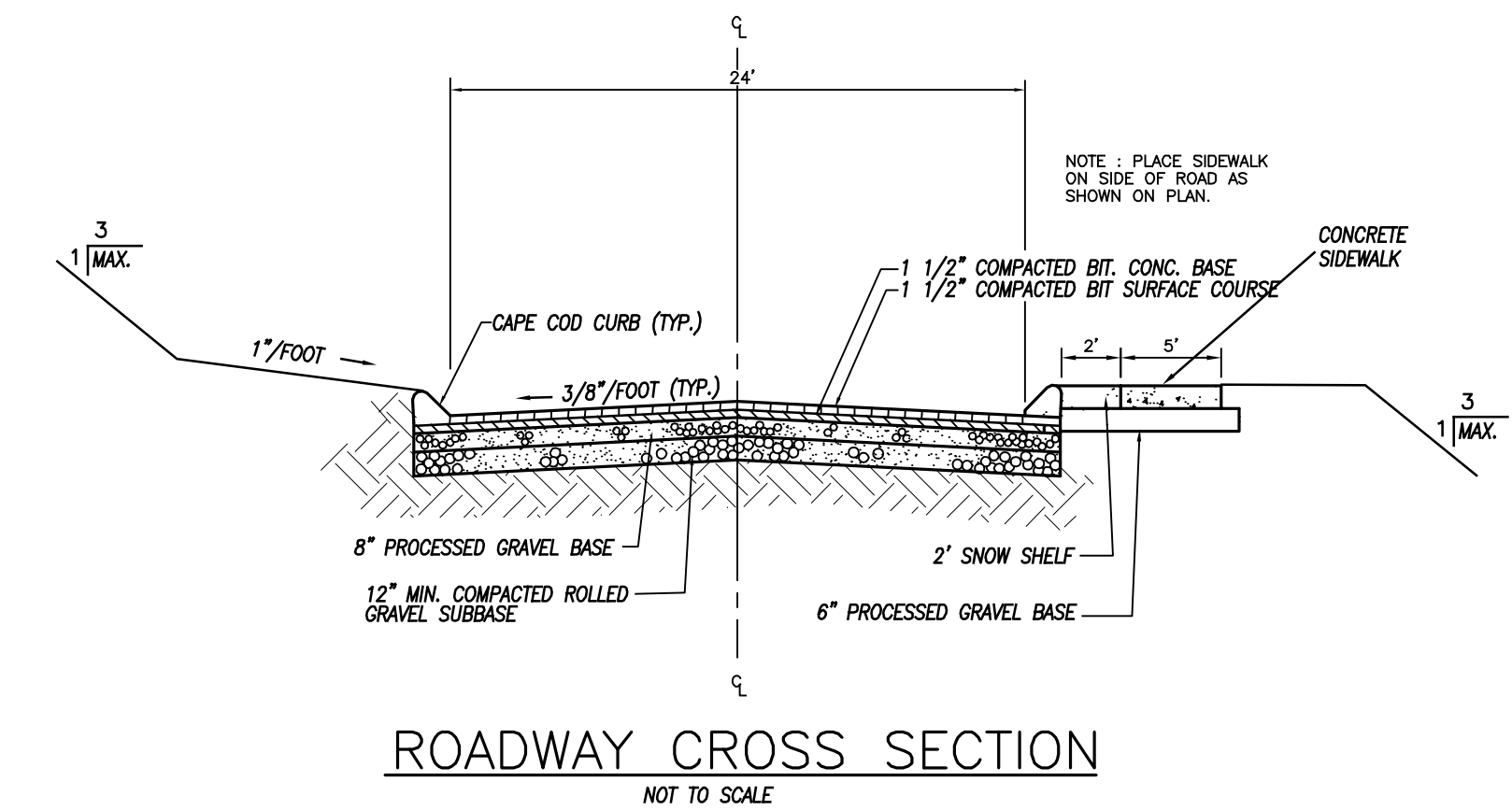


NO OUTLET SIGN DETAIL
NOT TO SCALE
CTDOT W14-2 (41-4605)
SETON #44851

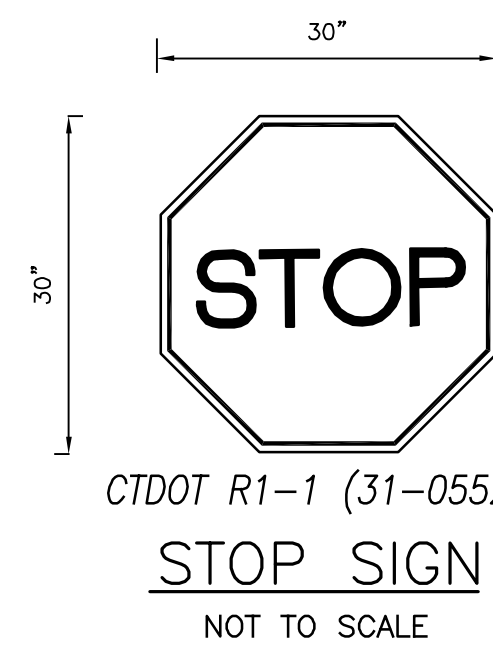


WOOD GUIDE RAIL
NOT TO SCALE

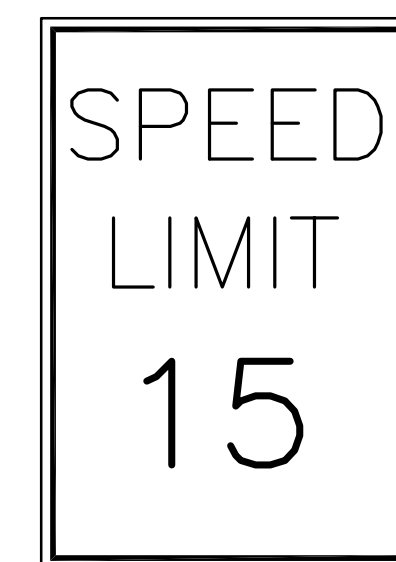
- WOOD POST COMPONENTS SHALL BE SPRUCE OR HEMLOCK, GRADE #2 PRIME OR BETTER.
- POST SHALL BE CERTIFIED 0.6 CCF PRESERVATIVE RETENTION RATE, ANPA CATEGORY UCAC.
- PRESERVATIVE SHALL BE WATER BASED AN CONSIST OF COPPER AZOLE TYPE B OR C.



ROADWAY CROSS SECTION
NOT TO SCALE

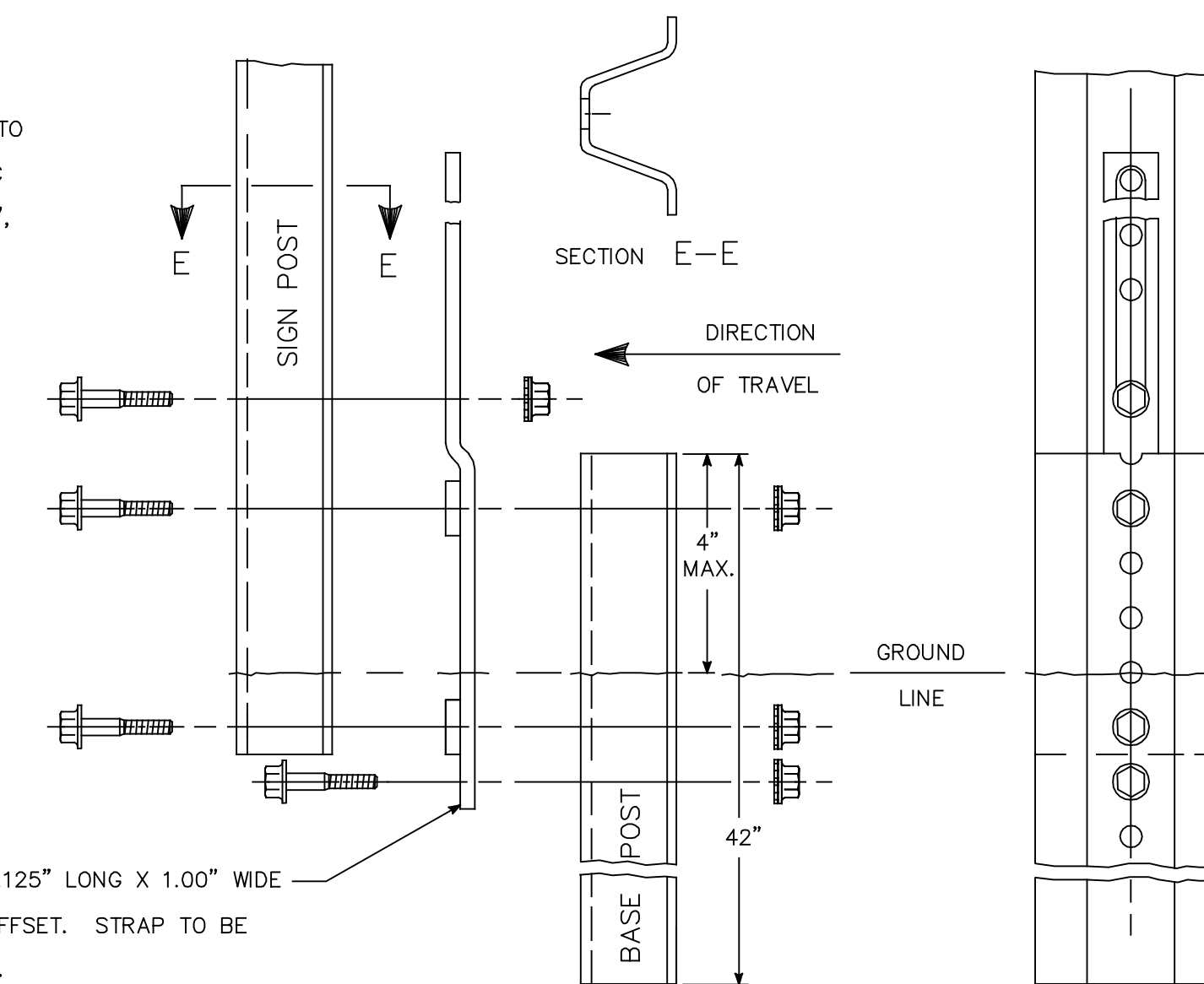


STOP SIGN
NOT TO SCALE
CTDOT R1-1 (31-0552)



SPEED LIMIT SIGN DETAIL
NOT TO SCALE
31-5505

- BOLTS - HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A354. -18 UNC X 1.75", GRADE BC FOR 3.00 LBS./FT. POSTS -18 UNC X 2.0", GRADE BD FOR 4.00 LB./FT. POSTS.
- NUTS -18 UNC HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A563, GRADE DH.
- LOCKWASHERS - HEAVY DUTY EXTERNAL TYPE.



BREAKAWAY TYPE I INSTALLATION - FOR 3 & 4 LB. POSTS

DATE	DESCRIPTION
04/20/2021	IWVC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BNPQA REVIEW
01/04/2021	PER TOWN & ENGINEERING REVIEW

DETAIL SHEET 3

PREPARED FOR

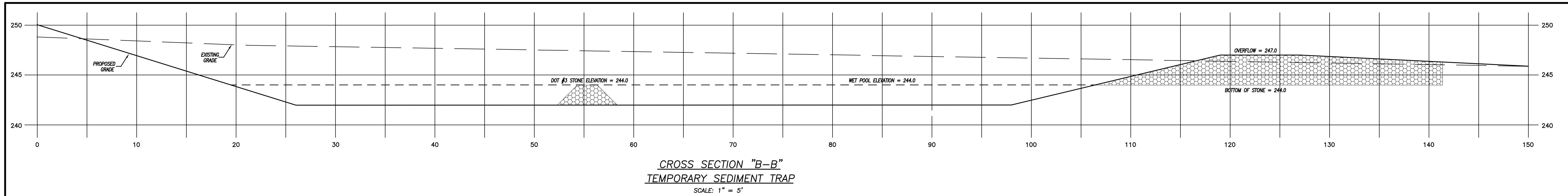
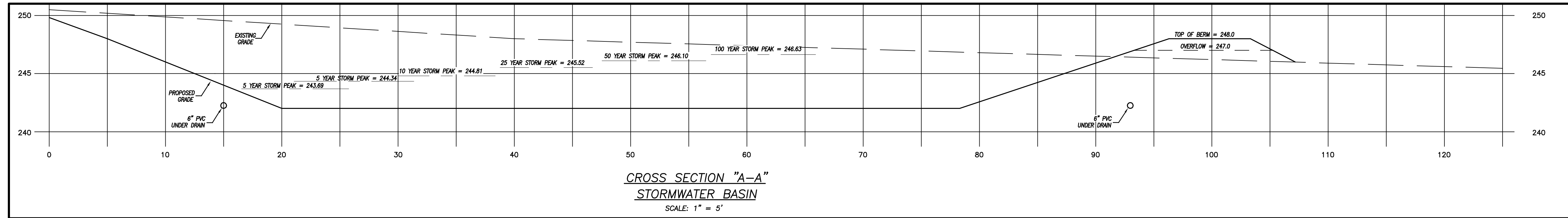
SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 10 OF 11	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND E. THIBEAULT, JR., P.E.
LIC #PEN 0022834



NOTE: THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ENTIRE STORMWATER SYSTEM

STORMWATER BASIN CONSTRUCTION NOTES:

1. Detention basin embankments shall be constructed of silty sand and/or clayey sand materials. On-site borrow material may be used if suitable deposits are found. Embankment fill shall contain at least 15% by weight of material passing the #200 sieve and not more than 50% passing the #20 sieve.
2. Embankment fill shall have no stones larger than 6" in their greatest dimension. No stones larger than 3" in their greatest dimension shall be allowed within 2 feet of structures or pipes.
3. All fill material shall be free of topsoil, roots, stumps, organics, frozen material and other deleterious matter.
4. All embankment material shall be compacted to 95% minimum relative compaction as determined by ASTM D1557 - Modified Proctor. The maximum loose lift thickness of embankment fill shall be 12".
5. Sufficient dewatering equipment shall be provided to dewater excavations for proposed embankments, cutoff trenches and other construction.
6. All topsoil, organics, roots and other deleterious matter shall be removed from the existing ground surface prior to construction of the proposed embankments.
7. All embankments and disturbed areas of the detention basin shall be permanently stabilized with 4" of loam, seed and mulch. Suitable hydroseeding equipment may be used for application of seed, mulch and/or fertilizer. The following seed mix shall be used in these areas:

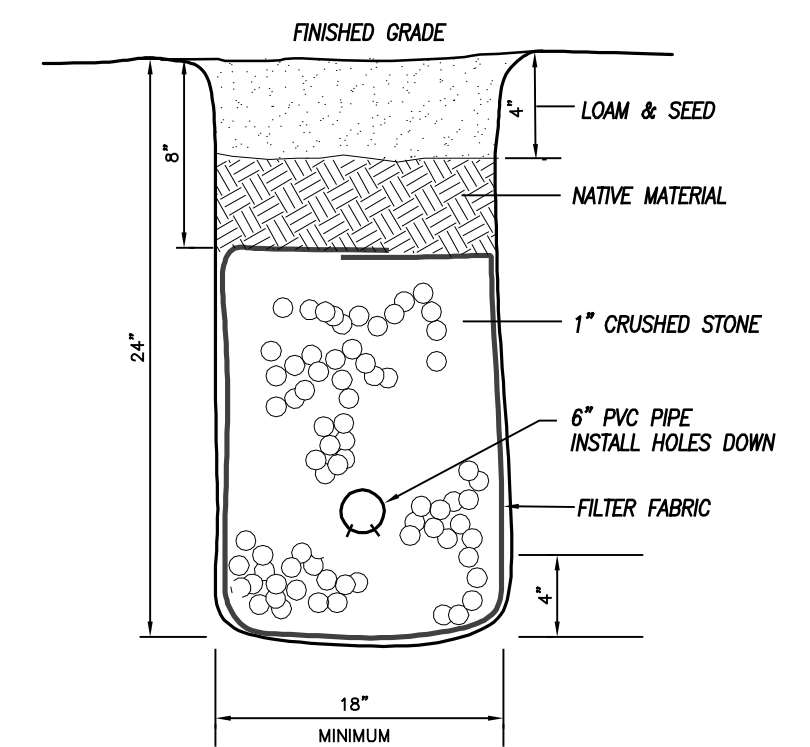
Variety	Lbs/Acre
Creeping Red Fescue	20
Redtop	2
Crown Vetch	15
TOTAL	37

DETENTION BASIN OPERATION AND MAINTENANCE NOTES:

1. The contractor shall be responsible for all basin maintenance and inspections prior to acceptance of the roadway by the Condominium Association.
2. During the first year of operation, the basin shall be inspected on a monthly basis or within 24 hours after a rainfall event of 0.5" or greater. Any erosion of embankments or outlet areas shall be repaired promptly. Any debris shall be removed from trash racks and disposed of. Sedimentation that would interfere with proper operation of the basin shall be removed and disposed of and the area restored and stabilized as required.
3. The Condominium Association shall be responsible for maintenance of the stormwater basin and its outlets in perpetuity. After the basin has been in operation for one year, inspections shall be performed quarterly or within 24 hours after a storm event of 2.0" or greater. Quarterly inspections shall include the following items:
 - Noxious weeds shall be removed. Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity. Inspect embankments for any woody growth. All trees, vines and other woody plants shall be removed and voids left from their removal shall be repaired.
 - Inspect embankments for animal burrows. All burrows and voids shall be repaired immediately.
 - Accumulated sediment shall be removed from the basin forebay and other areas to restore original design grades. Disturbed areas shall be restabilized as required after removal of sediment.
 - Inlets and outlets shall be inspected for scour damage and erosion and repaired as required.
 - Outlet structures shall be cleaned of accumulated sediment.
 - Any evidence of piping or seepage at the toe of embankments or around inlet/outlet structures shall be investigated by a qualified professional engineer and reported to the Town. Required repairs to maintain the proper function or repair potential structural deficiencies in the basin shall be implemented within one month of the discovery of the problem or at the discretion of the responsible professional engineer performing the investigation or designing such repairs. The engineer shall certify that all repairs are performed to his/her satisfaction and shall provide such certification to the Town.

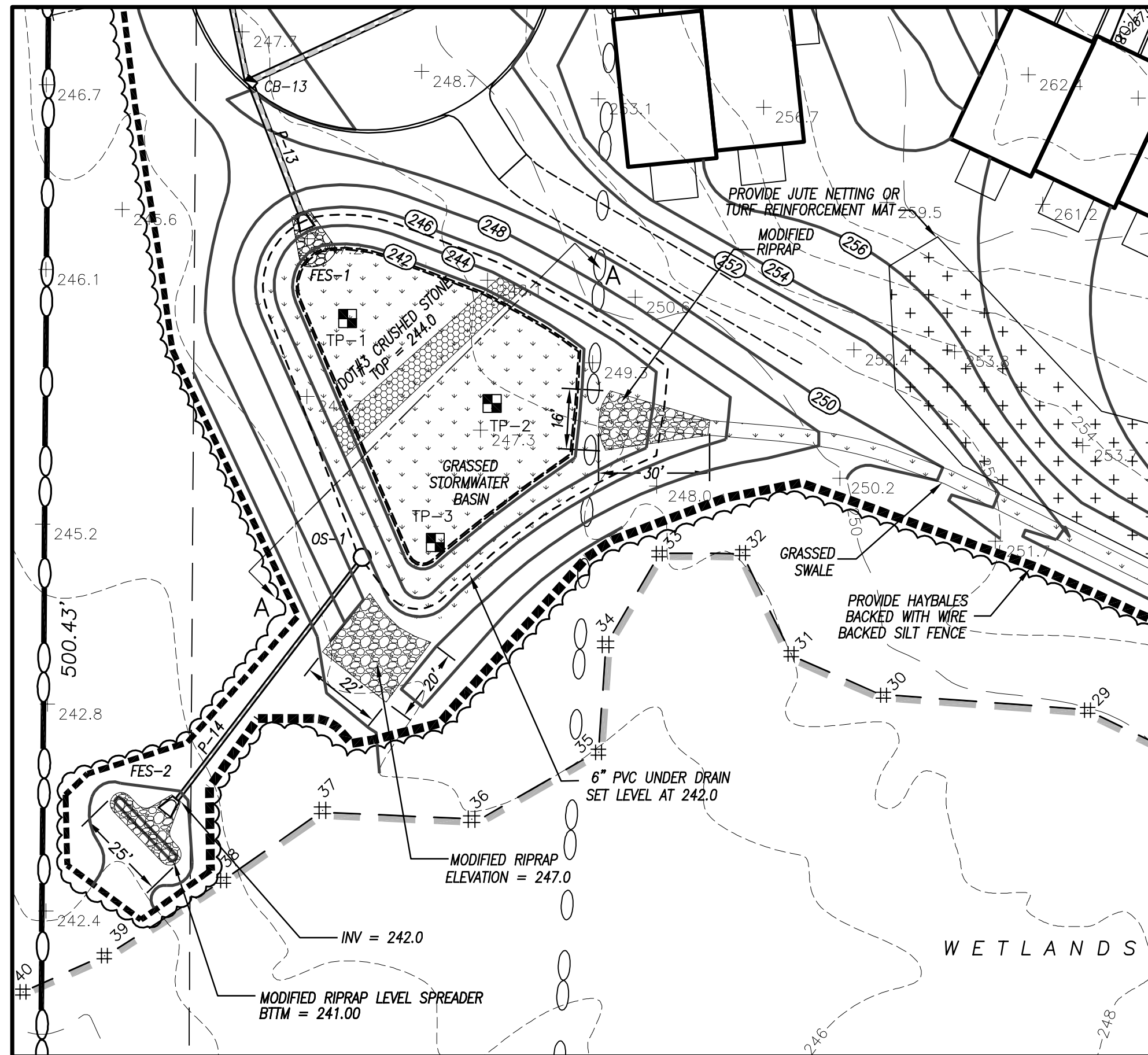
STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

- Provide annual street sweeping, preferably after final snow melt to alleviate sediment buildup in catch basin sumps and to insure efficient TSS removal from stormwater.
- Remove sediment from catch basin sumps when sediment reaches half the depth of the sump (2').
- Inspect catch basins for trash and debris bi-annually. Remove accumulated sediment and debris from pipe inlets and outlets to prevent clogging.
- Remove accumulated trash and leaves from catch basin grates to insure adequate grate inflow capacities.



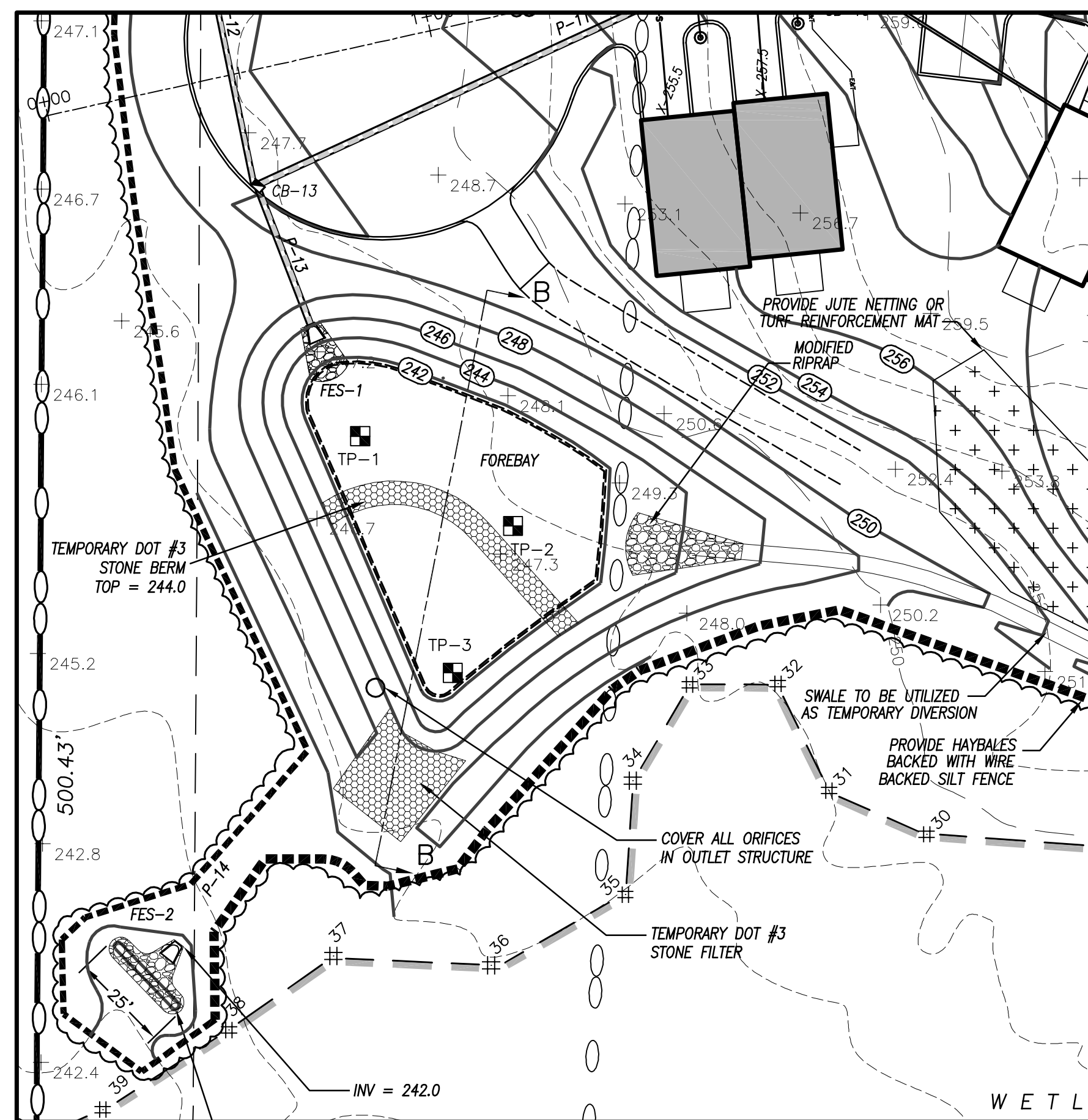
CURTAIN DRAIN DETAIL

NOT TO SCALE



STORMWATER BASIN DETAIL

SCALE: 1"=30'



TEMPORARY SEDIMENT TRAP DETAIL

SCALE: 1"=30'

TEMPORARY SEDIMENT TRAP CONSTRUCTION NOTES:

Construction of the temporary sediment trap and diversion swale shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established in the basin prior to discharge of stormwater to the swale and trap. Construction of the temporary sediment trap and diversion swale shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn Inland Wetlands and watercourses regulations.

NORMAND E. THIBEAULT, JR., P.E.	DATE
LIC #PEN 0022834	

DATE	DESCRIPTION
04/20/2021	IWMC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BNPCA REVIEW
01/04/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION
REVISIONS	

DETAIL SHEET 4

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 11 OF 11	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 20014

810

RECEIVED

MAY 19 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application # SD 21-002
Check # 413

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant A. KANSCH & SONS Phone 860 230 9928
Mailing Address 15 BEACH VIEW RD EXT, VOLUNTOUR, CT
Applicants Interest in the Property OWNER

Property Owner A. KANSCH & SONS Phone 860 230 9928
Mailing Address 15 BEACH VIEW RD EXT, VOLUNTOUR, CT

Name of Engineer/Surveyor ARCHER SURVEYING / CIA ENGINEERS
Address 18 PROLVX ST, BROOKLYN CT
Contact Person PAUL ARCHER Phone 979-2240 Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision Re subdivision _____
Property location 53 PROLVX ST
Map # 41 Lot # 85 Zone R-10 Total Acres .26± Acres to be Divided .26±
Number of Proposed Lots 2 Length of New Road Proposed 4
Sewage Disposal: Private _____ Public

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary _____ Storm _____
Water: Private _____ Public

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

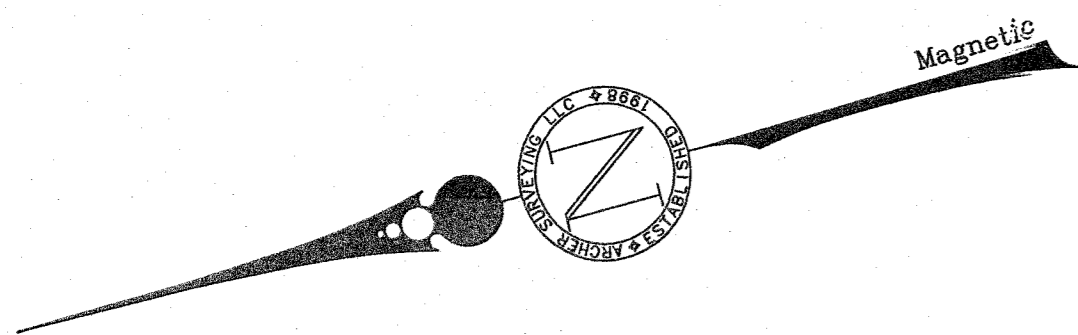
The following shall accompany the application when required:

- 4.2.2 Fee \$ 750 State (\$60.00) 60 4.2.3 Sanitary Report _____ 4.2.5, 3 copies of plans _____
- 4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
- 4.2.6 Erosion & Sediment Control Plans
- 4.2.7 Certificate of Public Convenience and Necessity
- 4.2.8 Applications filed with other Agencies

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 5/18/21
Owner: [Signature] Date 5/18/21

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



IRON PIPE (P) O

CLIP 644

IRON PIPE (P) O

CLIP 650

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
 - Survey Type: Subdivision Plan
 - Boundary Determination: Resurvey
 - Intent: 2 lot Subdivision
- Parcels shown as 85 on Assessors Tax Map 41 of the Brooklyn Assessors Office
- Property is owned by: A.Kausch & Sons LLC

Map References

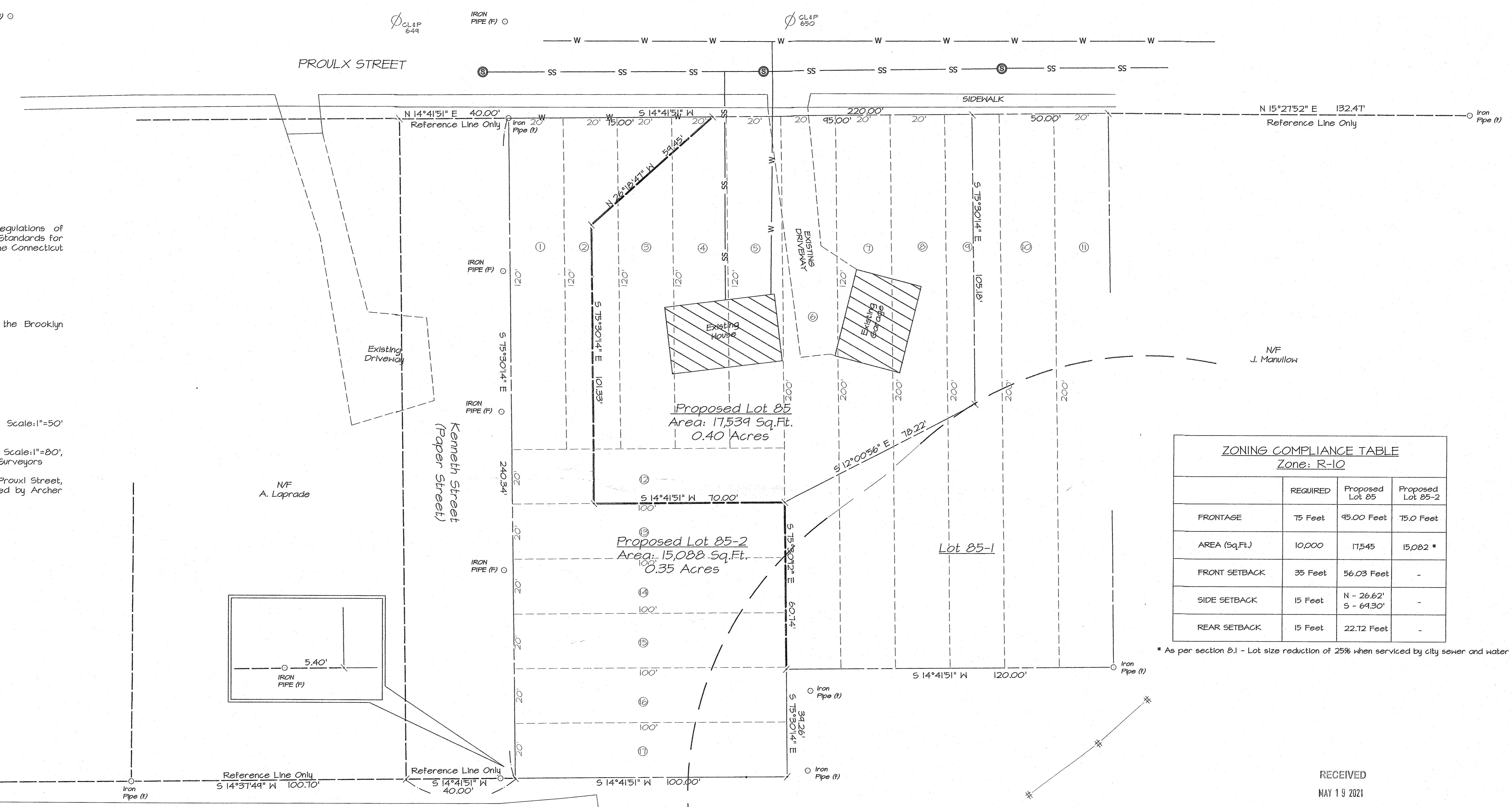
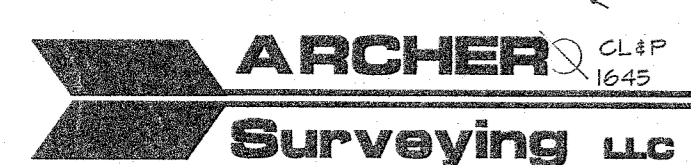
- Plan of Houselots, Proulx Plat, Brooklyn, Connecticut, Scale: 1"=50' Dated: June 1940, Prepared by William K. Pike G.E.
- Plan of Land of Elisa Ventura, Brooklyn, Connecticut, Scale: 1"=80', Date: November 1912, Prepared by Kleitlyka & Hoodis Land Surveyors
- Perimeter Survey Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC

ZONING COMPLIANCE TABLE			
Zone: R-10			
	REQUIRED	Proposed Lot 85	Proposed Lot 85-2
FRONTAGE	75 Feet	45.00 Feet	75.0 Feet
AREA (Sq.Ft.)	10,000	17,545	15,082 *
FRONT SETBACK	35 Feet	56.03 Feet	-
SIDE SETBACK	15 Feet	N - 26.62' S - 69.30'	-
REAR SETBACK	15 Feet	22.12 Feet	-

* As per section 8.1 - Lot size reduction of 25% when serviced by city sewer and water

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINES PER MAP REFERENCE
- REFERENCE LINE
- WETLANDS FLAG
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- STONEWALL
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING TREELINE
- BUILDING SETBACK
- IRON PIN
- PROPERTY POINT
- UTILITY POLE



RECEIVED
MAY 19 2021

Property Survey
"2 Lot Subdivision"

Prepared For:
A. Kausch & Sons
Proulx Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=20'

ARCHER Surveying LLC
468 Allen Hill Road, Brooklyn, CT
(860) 779-2240

To My Knowledge and Belief, the above is a substantially correct as noted herein.

Paul M. Archer LLS #10013
Date: 5-18-2021

Sheet No. 1 of 2 Project No. 1856 Date: May 17, 2021

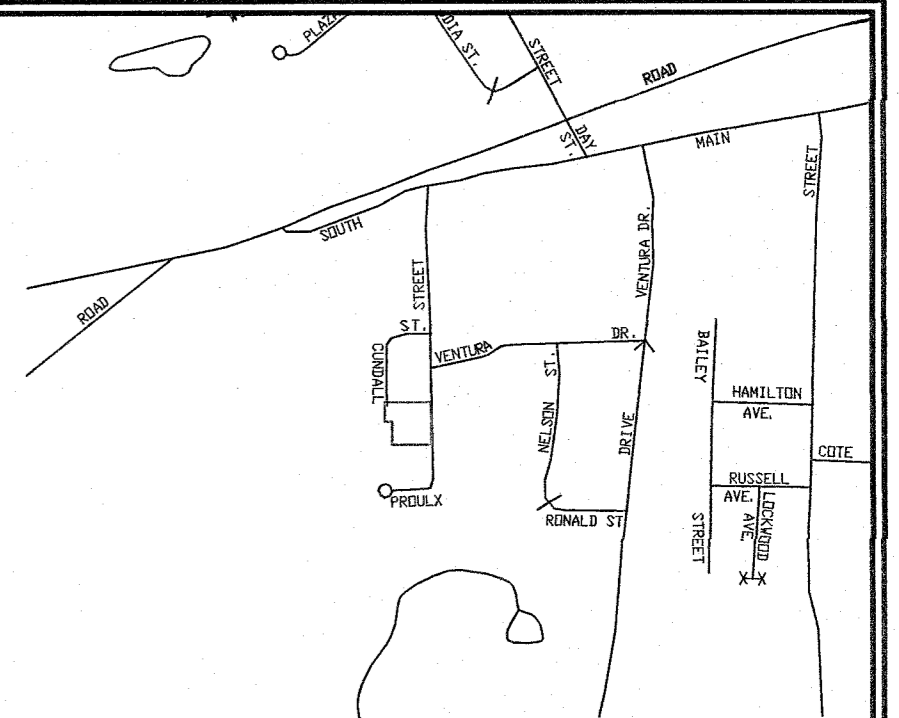
Notes

- 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 Association of Land Surveyors, Inc. on September 26, 1996
 - This Survey conforms to a Class "A-2" Horizontal Accuracy
 - Survey Type: Perimeter Survey
 - Boundary Determination: Resurvey
 - Intent: Site Development Plan
- Parcels shown as 85 on Assessors Tax Map 41 of the Brooklyn Assessors Office
- Property is owned by: A.Kausch & Sons
- Wetlands Delineated by Robert Russo, in March of 2021

CONNECT NEW SEWER SERVICE TO EXISTING 8" SEWER USING 6" X 8" SERVICE SADDLE PER TOWN STANDARDS. PERFORM TEST PIT TO VERIFY LOCATION AND ELEVATION IN THE FIELD PRIOR TO CONSTRUCTION. APPROX. INV. AT MAIN LINE = 225'±

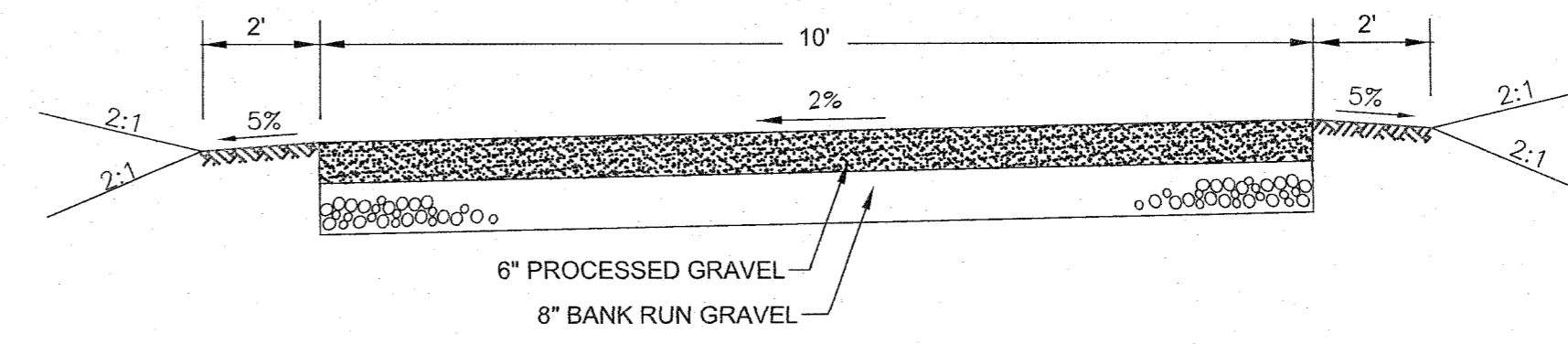
Map References

- Plan of Houselots, Proulx Plat, Brooklyn, Connecticut, Scale: 1"=50' Dated: June 1940, Prepared by William K Pike C.E.
- Plan of Land of Elsa Ventura, Brooklyn, Connecticut, Scale: 1"=80', Date: November 1972, Prepared by Kleitjka & Woodis Land Surveyors
- Perimeter Survey Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC
- Perimeter Survey - Boundary Line Modification, Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC

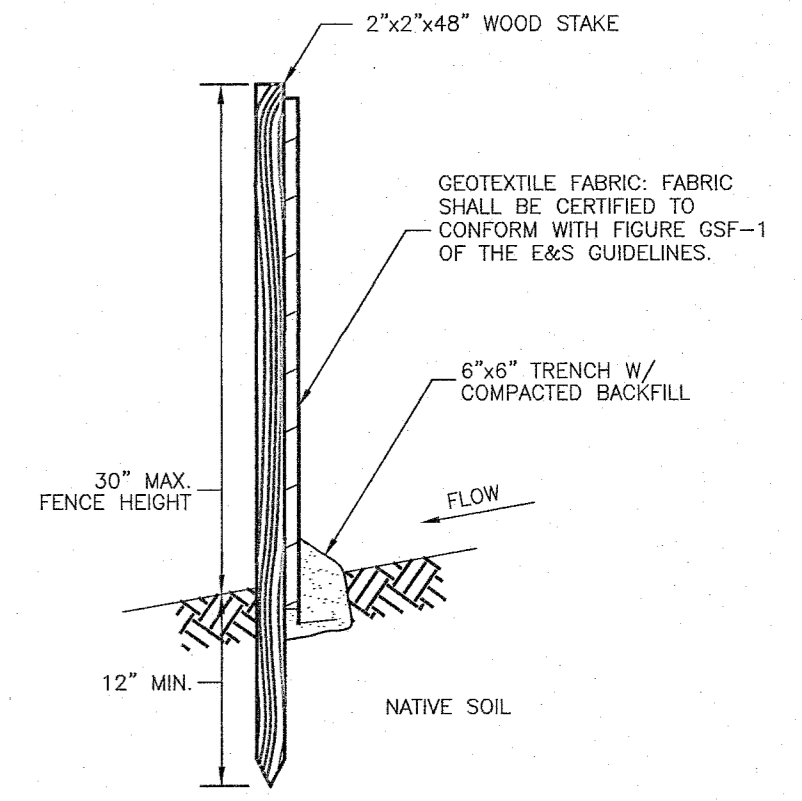


Location Map

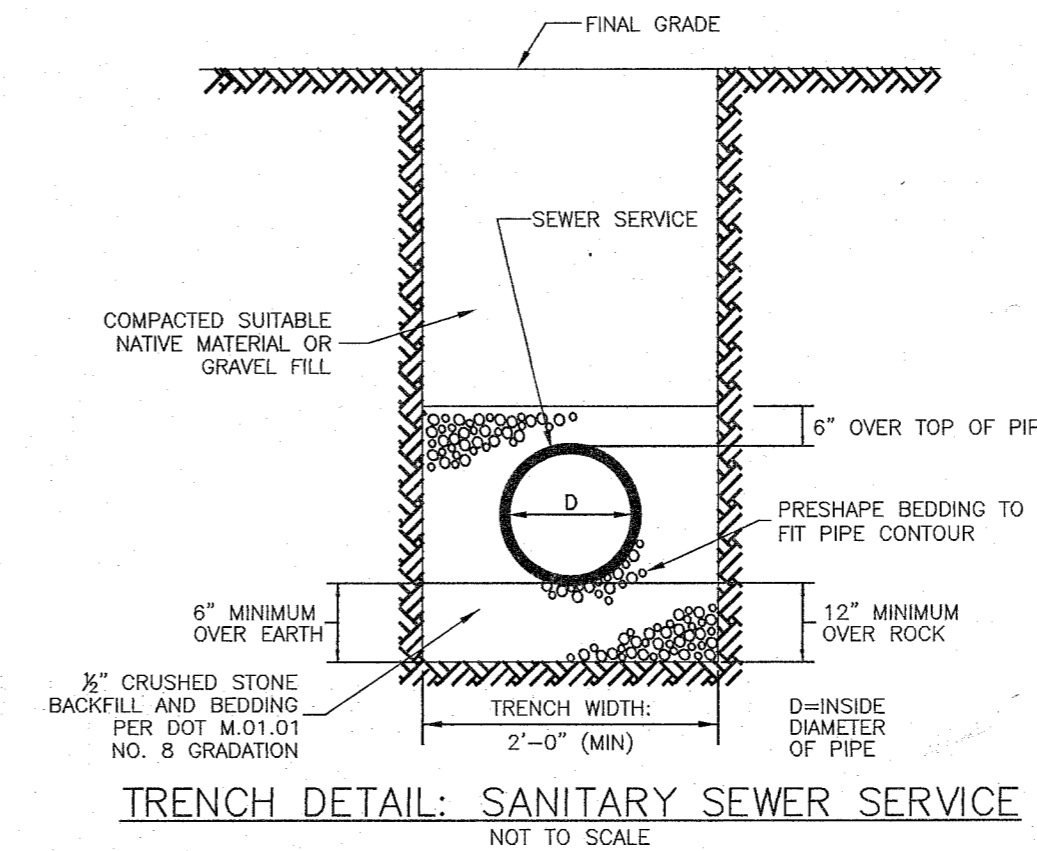
SCALE
0 1000
1" = 1000 FT



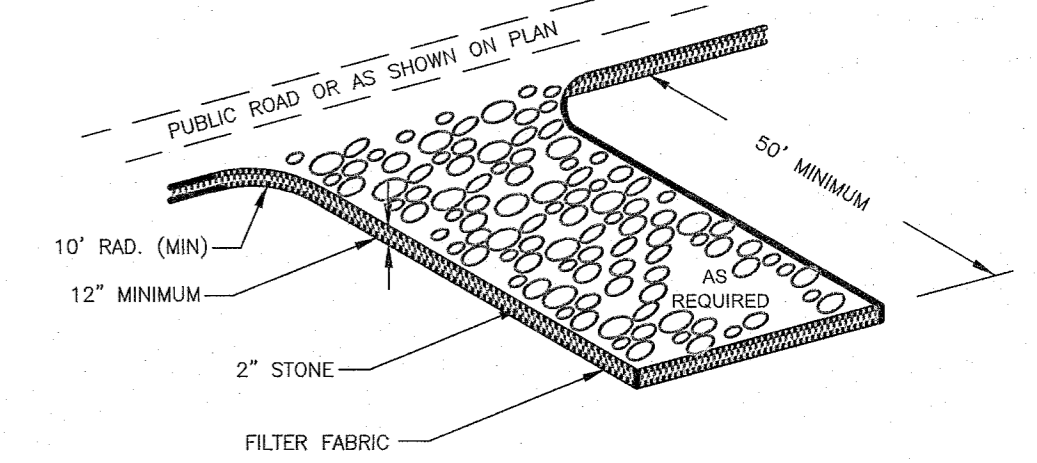
TYPICAL DRIVEWAY CROSS SECTION
NOT TO SCALE



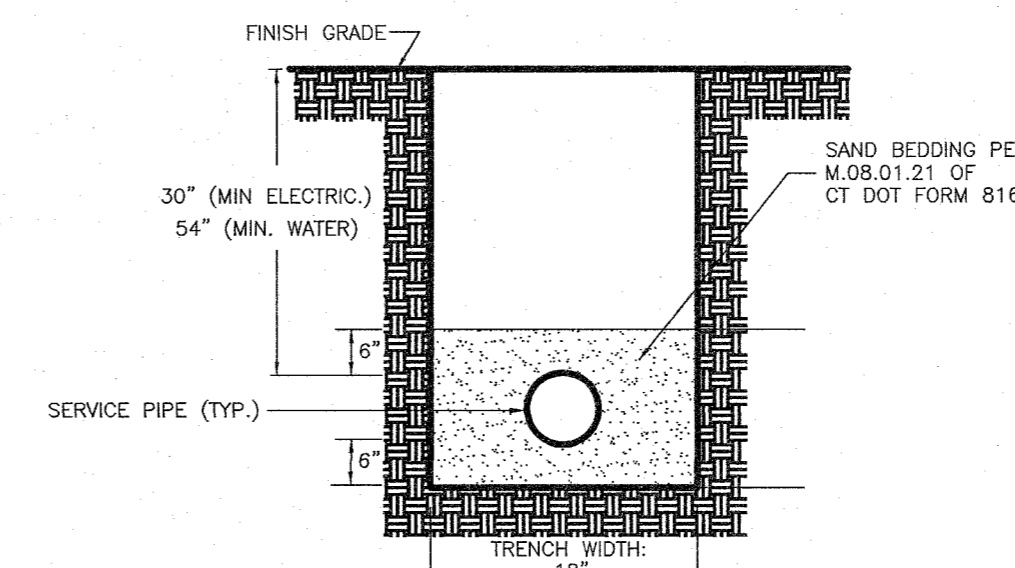
SILT FENCE SECTION
NOT TO SCALE



TRENCH DETAIL: SANITARY SEWER SERVICE
NOT TO SCALE



ANTI-TRACKING PAD DETAIL
NOT TO SCALE

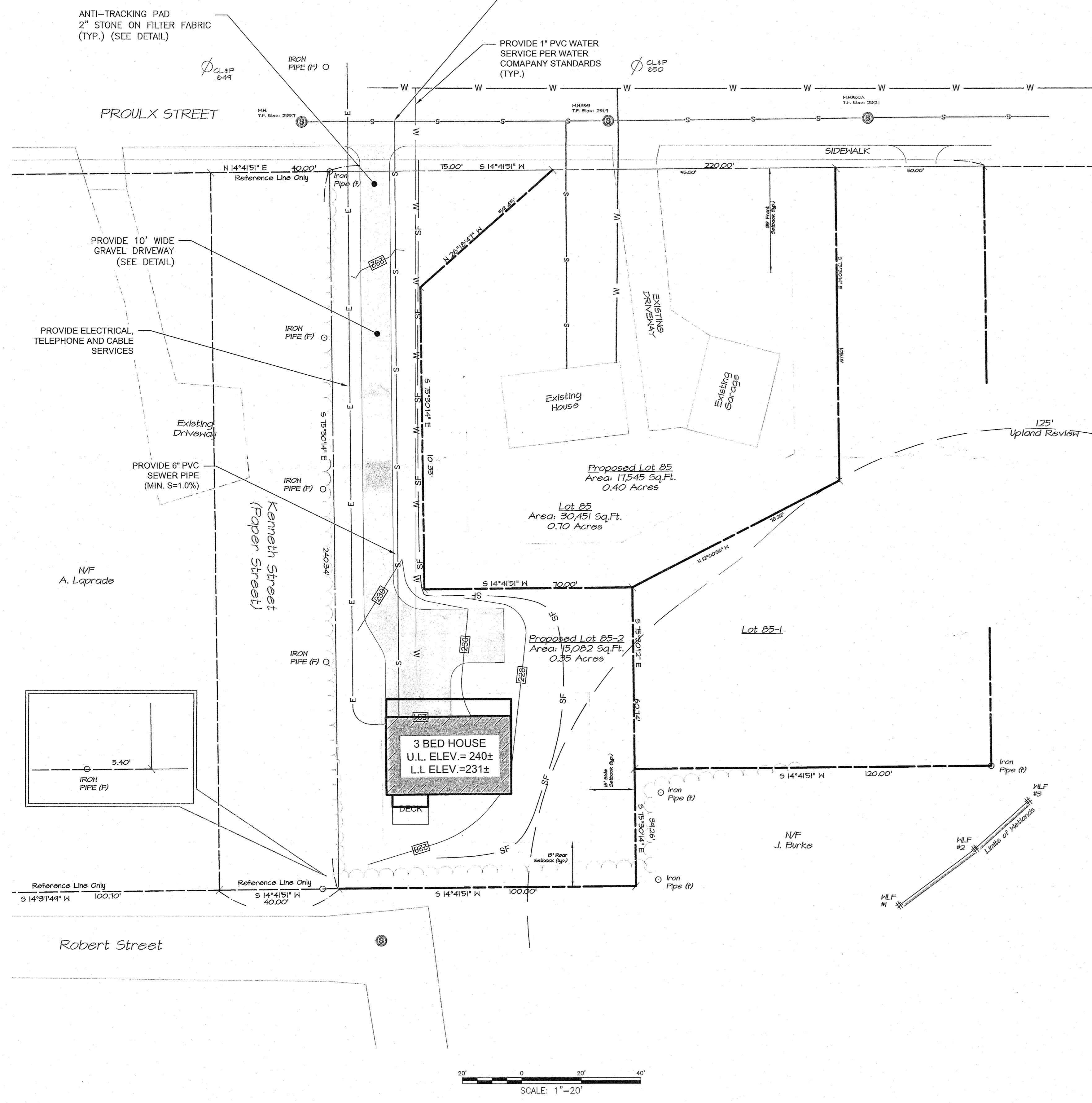


TYPICAL SERVICE PIPE TRENCH DETAIL
NOT TO SCALE

- NOTES:
- TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
 - ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
 - CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.
 - MAINTAIN 2" SEPARATION BETWEEN MULTIPLE CONDUIT TRENCHES

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINES PER MAP REFERENCE
- WETLANDS FLAG
- REFERENCE LINE
- EXISTING INDEX CONTOUR
- STONEWALL
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING TREELINE
- BUILDING SETBACK
- IRON PIN
- PROPERTY POINT
- UTILITY POLE



SCALE: 1"=20'

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

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

No.	DATE	REVISION

A. KAUSCH & SONS, LLC
53 PROULX STREET
BROOKLYN, CT
SITE PLAN & GRADING

Project No. CLA-6802
Proj. Engineer R.A.D.
Date: 04/28/21
Sheet No. 2 of 2

RECEIVED

MAY 19 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application # SD 21-003
Check # 2297

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant CNS HOLDINGS LLC Phone 860 576-5940
Mailing Address 89 COVER RD, POMFRET CT
Applicants Interest in the Property _____

Property Owner CNS HOLDINGS LLC Phone 860-576-5940
Mailing Address 89 COVER RD, POMFRET CT

Name of Engineer/Surveyor ARCHER SURVEYING / CCA ENGINEERING
Address 18 PROVIDENCE RD, BROOKLYN
Contact Person PAUL ARCHER Phone 979-2240 Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision Re subdivision _____
Property location 111 DAY ST
Map # 42 Lot # 32 Zone R30 Total Acres 6.2 Acres to be Divided 6.2
Number of Proposed Lots 4 Length of New Road Proposed _____
Sewage Disposal: Private Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary _____ Storm _____
Water: Private Public _____

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

The following shall accompany the application when required:

- 4.2.2 Fee \$ 1250 State (\$60.00) 60 4.2.3 Sanitary Report _____ 4.2.5, 3 copies of plans _____
- 4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
- 4.2.6 Erosion & Sediment Control Plans
- 4.2.7 Certificate of Public Convenience and Necessity
- 4.2.8 Applications filed with other Agencies

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 5/10/21
Owner: [Signature] Date 5/10/21

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

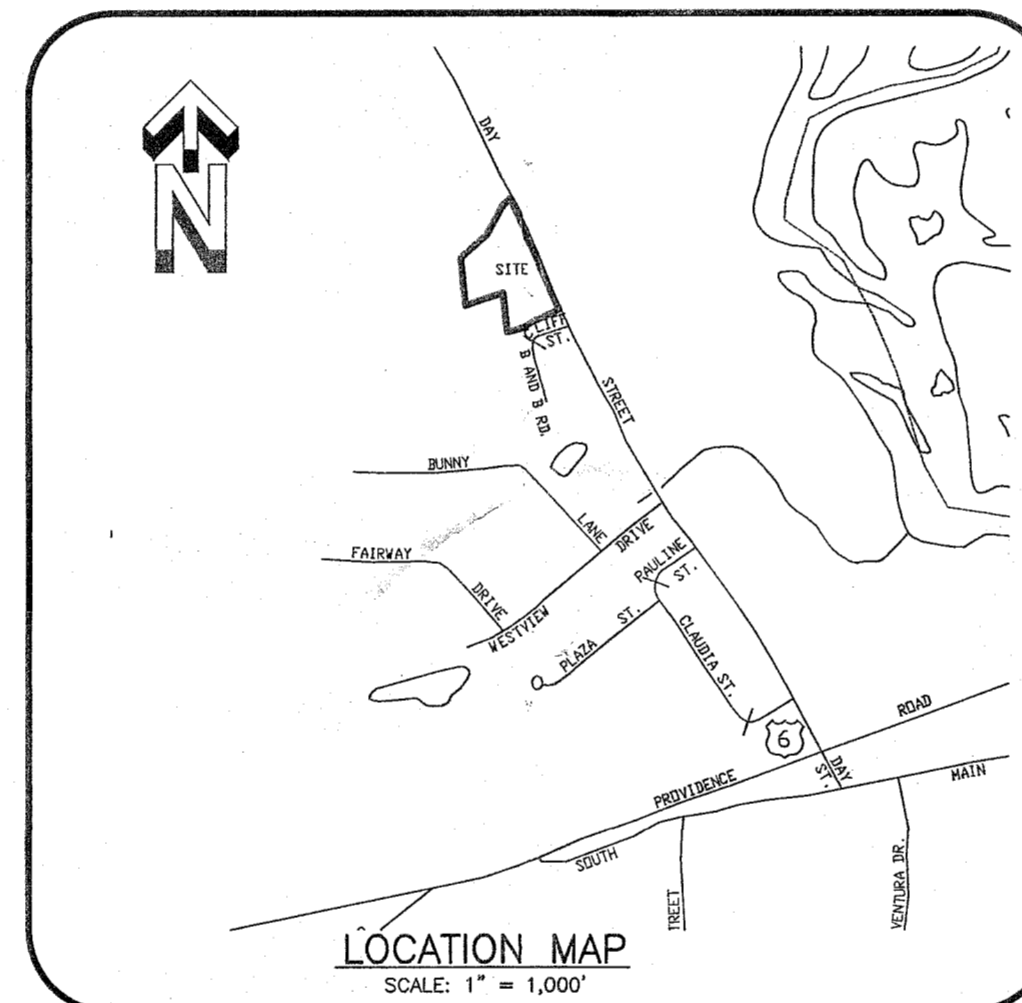
4 LOT SUBDIVISION

PREPARED FOR

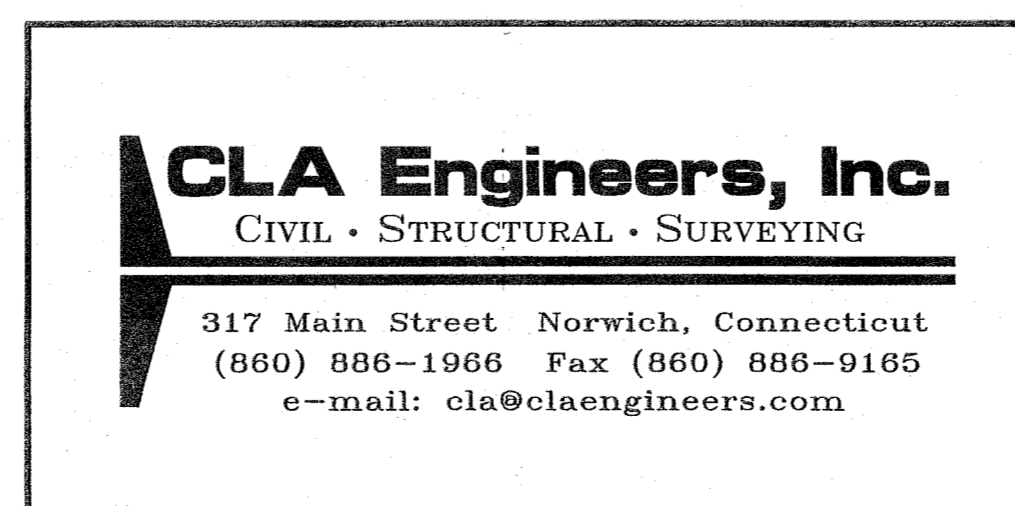
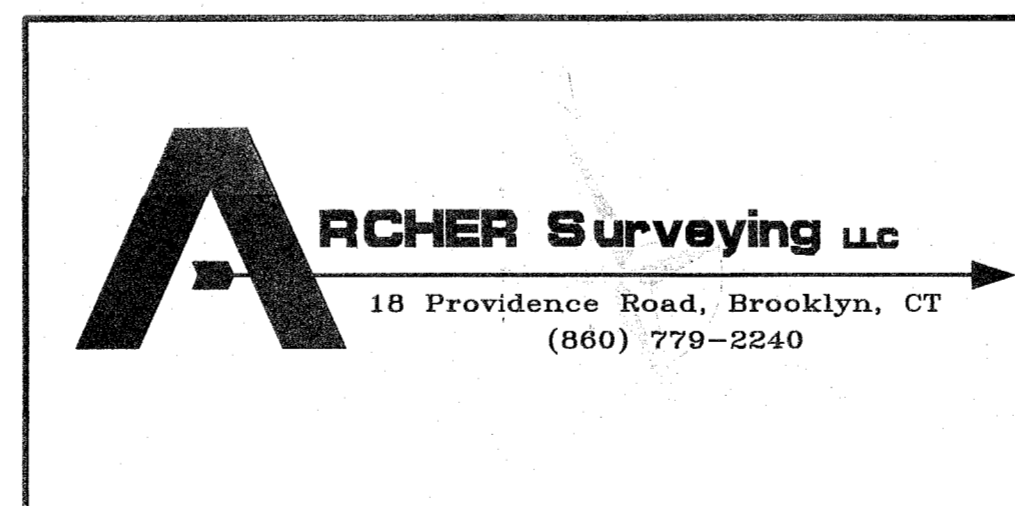
CNG Holdings LLC

Day Street
Brooklyn, Connecticut

April 12, 2021



PREPARED BY



RECEIVED
MAY 19 2021

INDEX OF DRAWINGS

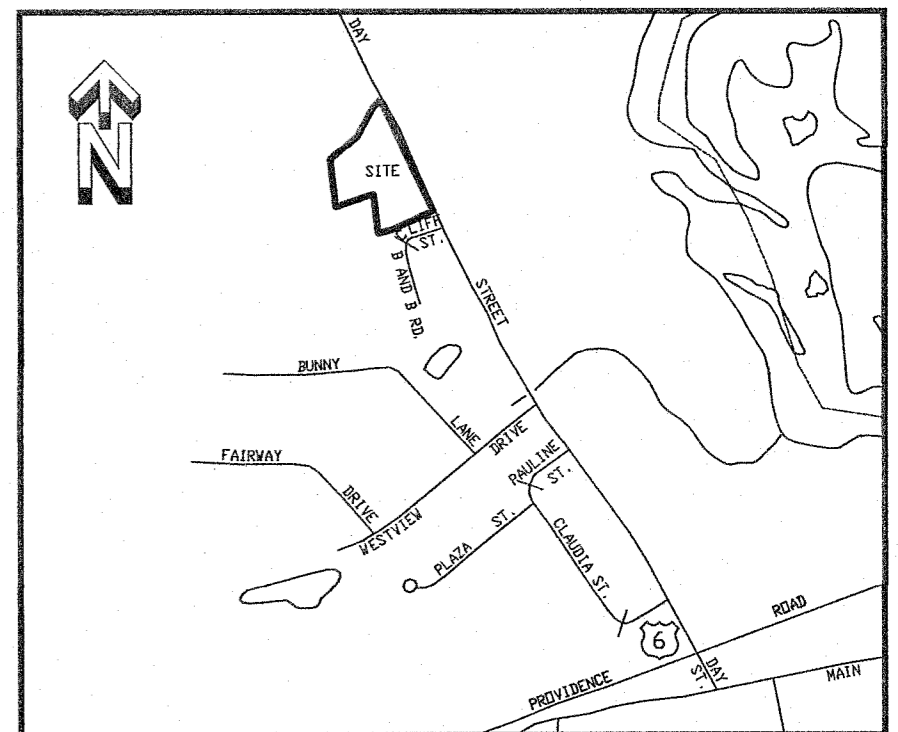
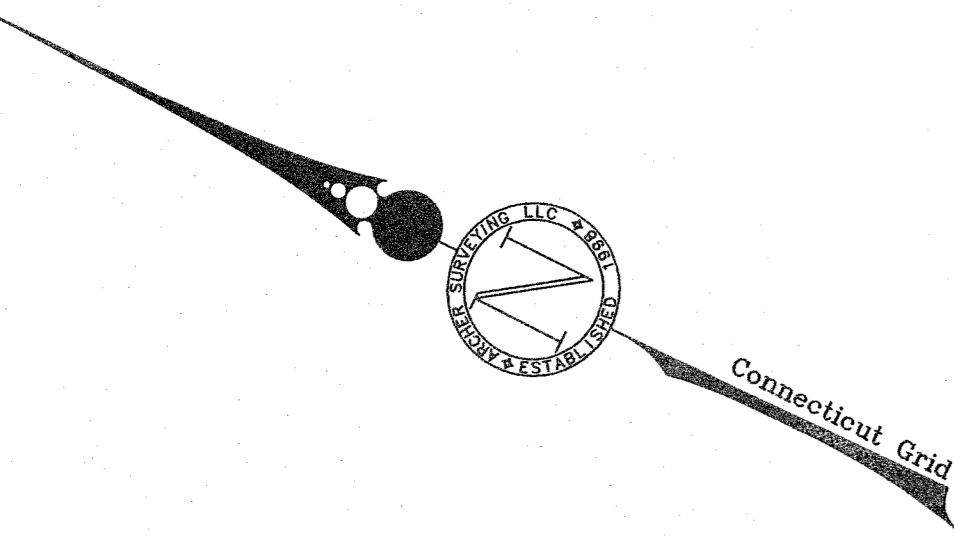
COVER SHEET	SHEET 1 OF 7
EXISTING CONDITIONS PLAN	SHEET 2 OF 7
SUBDIVISION PLAN	SHEET 3 OF 7
SITE DEVELOPMENT PLAN	SHEET 4 OF 7
DETAIL SHEET #1	SHEET 5 OF 7
SITE ANALYSIS PLAN	SHEET 6 OF 7
PARCEL HISTORY PLAN	SHEET 7 OF 7

APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

CHAIRMAN _____ DATE _____
Expiration date per section 22A-42A of the Connecticut
General Statutes. Date: _____

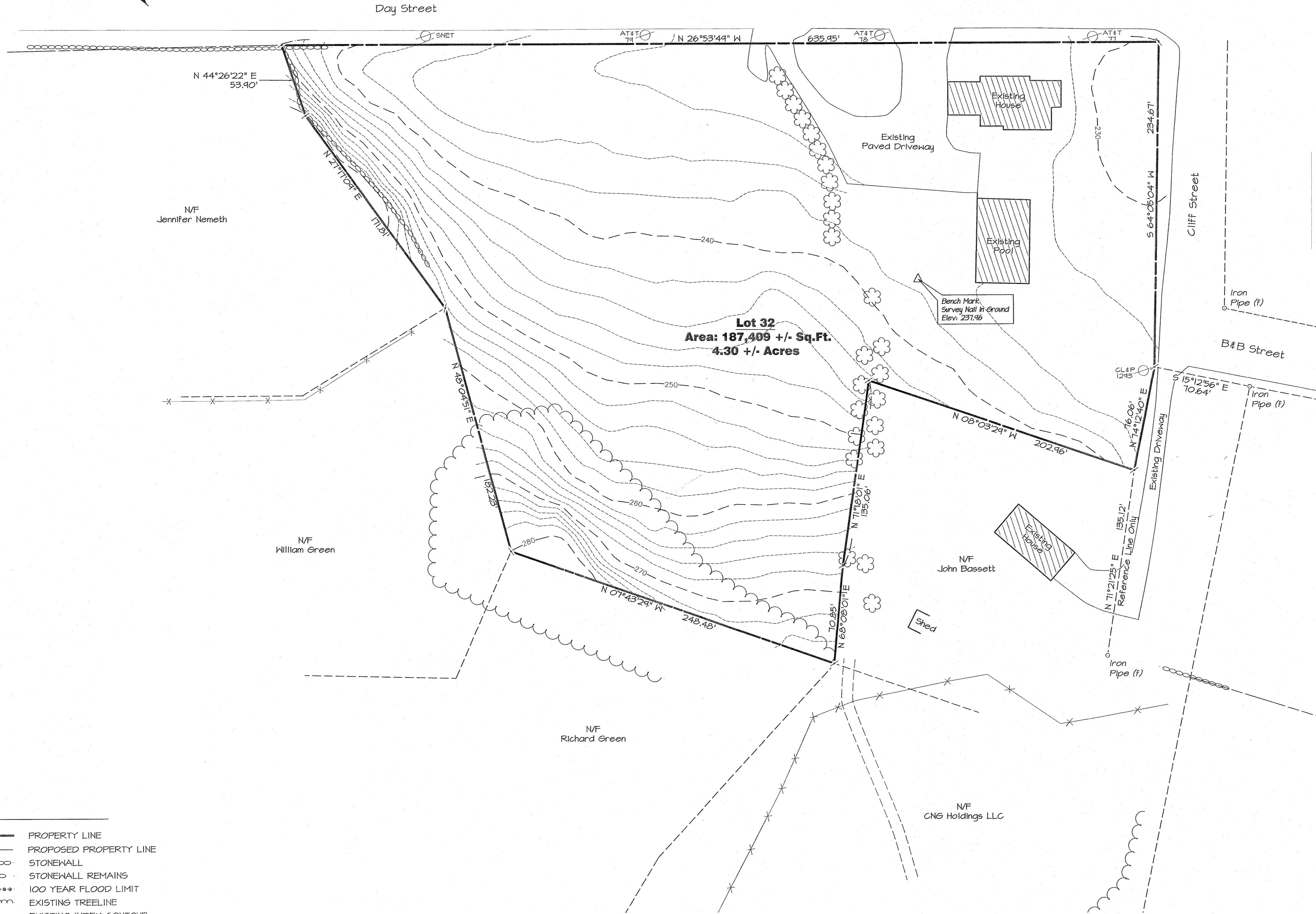
APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____
Expiration date per section 8-26C of the Connecticut
General Statutes. Date: _____



Location Map

SCALE
1" = 1000 FT



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 28, 1996.
 - This Survey conforms to a Class "A-2" Horizontal Accuracy Class "T-2" Vertical Accuracy
- Survey Type: Existing Conditions Survey
- Boundary Determination: Resurvey
- Intent: Depict Existing Conditions with Respect to Property Lines
- Parcels shown as 32 on Assessors Tax Map 42 of the Brooklyn Assessors Office
- Property is owned by: CNG Holdings LLC
- Topographic information obtained through field location, Connecticut Grid
- As per the Wetlands Report by Joseph Theroux, Soil Scientist, there are no wetlands located on the property

Map References

- Compilation Plan showing Parcels to Be Conveyed By Patricia Bassett, Justine Blackmer, Clifford B. Green Jr., Frederick Green, Richard Green, Verna Jacobson & Isabel Nichols, Day Street, Cliff Street & B&B Street, Brooklyn, Connecticut, Date: September 2018 - Revised January 2019, Scale: 1"=100', Prepared by PC Survey
- Subdivision Plan Prepared for Clifford B Green & Frances Green, Cliff Street, Brooklyn, Connecticut, Date: June 1986, Scale: 1"=40' Prepared by Kletyuka, Woodis & Pike
- Survey Plan Prepared for Clifford B Green Jr. & Kathleen Green, Clifford B. Green Sr. & Frances V. Green, Ernest Nichols & Isabelle Nichols, Westerly of Day Street, Brooklyn, Connecticut, Date: March 1993, Scale: 1"=50', Prepared by KNP Associates
- Compilation Plan of Land to be Conveyed to Richard & Carleen Green, 23 Frances Lane, Danielson, Connecticut, Date: May 1999, Scale: 1"=200', Prepared by Normandin & Associates
- Compilation Plan Prepared for Clifford B Green & Sons, Day Street, Brooklyn, Connecticut, Date: November 2007, Scale: 1"=200', Prepared by KNP Associates
- Plan of land Surveyed for Clifford B Green and Frances Green in the Town of Brooklyn, Connecticut, Date: 1"=40', Date: October 1959, Prepared by William Pike
- Subdivision of Land of Clifford B Green and Frances Green, Day Street, Brooklyn, Connecticut, Date: April 1977, Scale: 1"=50', Prepared by Kletyuka Woodis and Pike

LEGEND

- PROPERTY LINE
- - - - - PROPOSED PROPERTY LINE
- ○ ○ ○ ○ STONEWALL
- ○ ○ ○ ○ STONEWALL REMAINS
- 100 YEAR FLOOD LIMIT
- ~~~~~ EXISTING TREELINE
- - - - - 100 EXISTING INDEX CONTOUR
- - - - - 100 EXISTING CONTOUR
- — — — — BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- PROPERTY POINT
- UTILITY POLE

To My Knowledge and Belief this map is substantially correct as noted hereon.

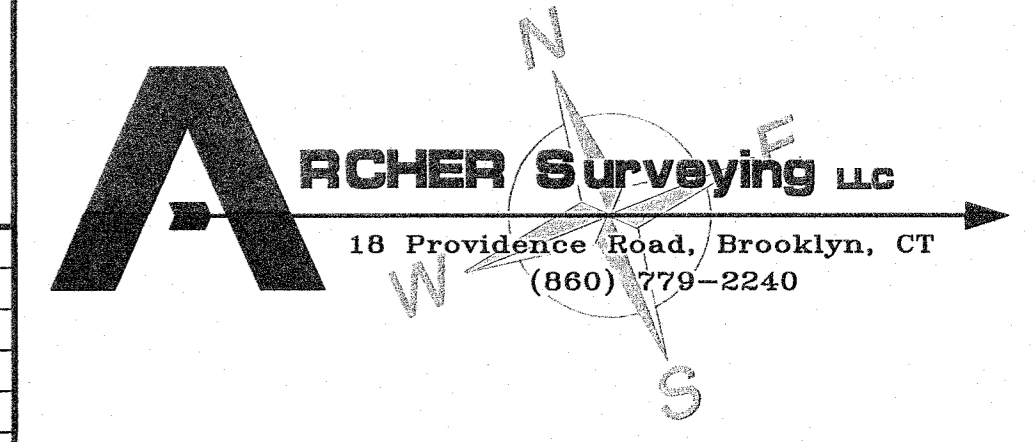
Paul M. Archer LLS #10013 Date 5-10-2021

No Certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

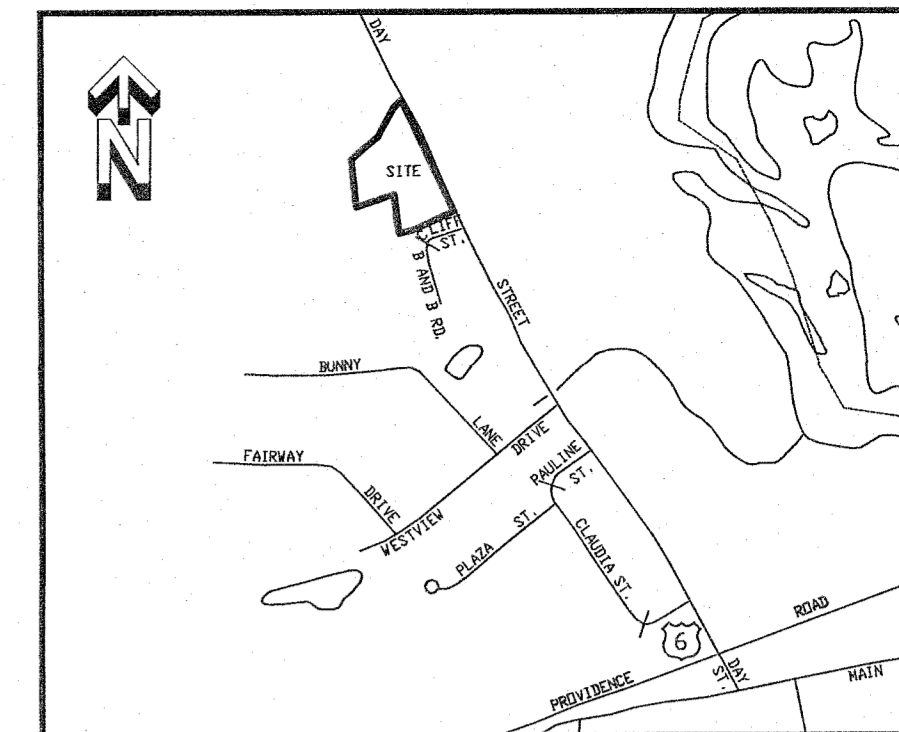
REVISIONS	
Date	Revisions Per NECCOG Comments
5/10/2021	

Existing Condition Plan
Prepared For:
CNG Holdings LLC
Day Street
Brooklyn, Connecticut

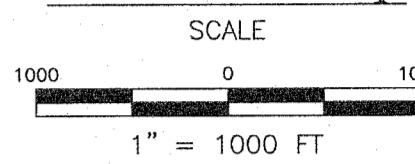
DRAWING SCALE: 1"=10'



Sheet No. 2 of 7 Project No. 1892 Date: April 12, 2021



Location Map

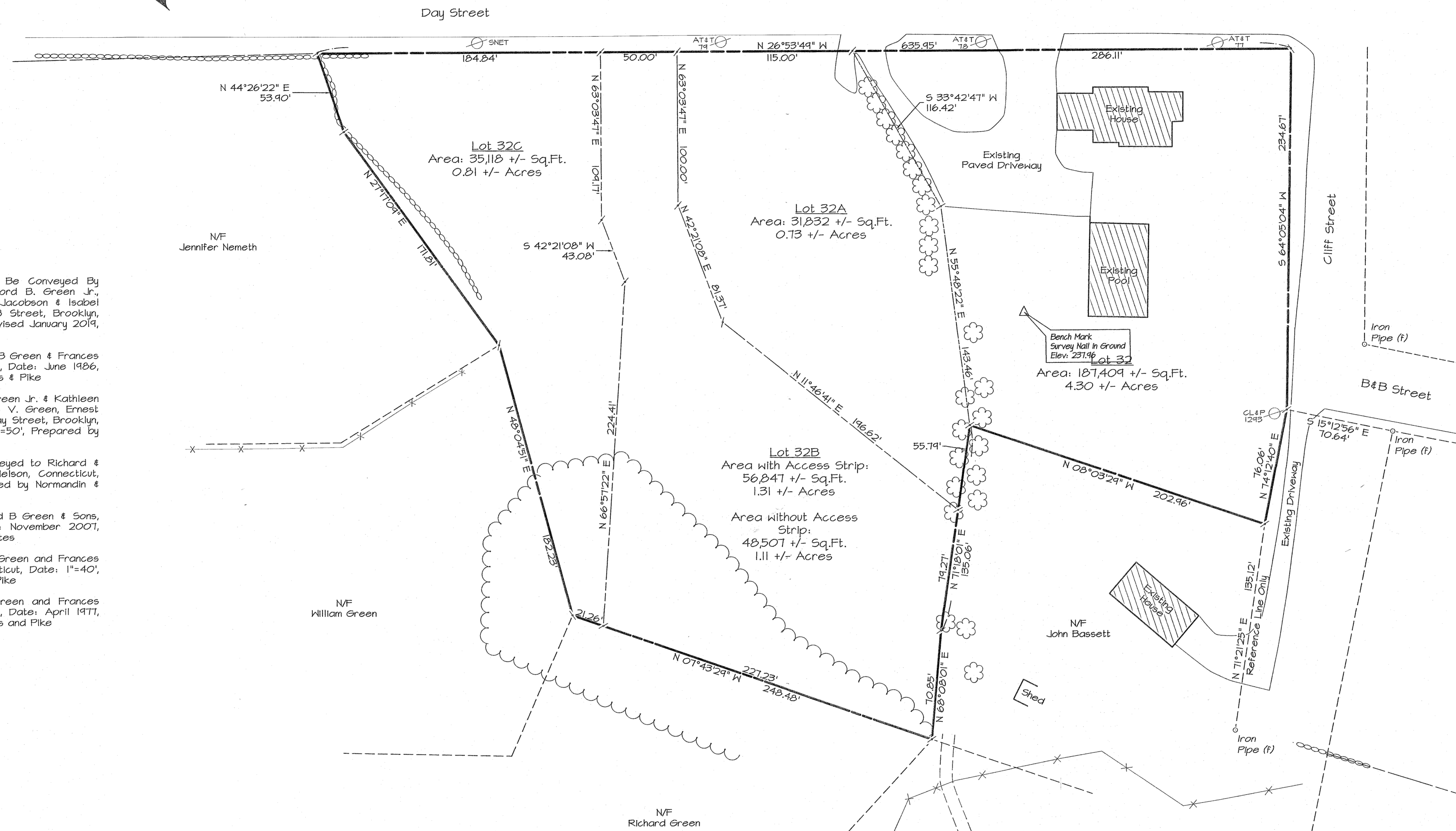


Notes

- 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 Class "T-2" Vertical Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary Original on Proposed Boundary
- Intent: 4 Lot Subdivision
- Total Lot Area = 4.30 Acres
Total Area of Subdivision = 4.30 Acres
- Zone = R-30
Area = 3000 Sq.Ft.
Frontage = 110'
Front/Rear Setback = 50'
Side Setback = 30'
- Owner / Applicant = CNG Holdings LLC
84 Covell Road
Pomfret Center, CT 06254
- Parcel is shown as Lot #32 on Assessor's Map #42
- This Subdivision does not include land areas within the Federal Emergency Management Agency's 100 year Flood hazard area
- There are not known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping
- Parcel does not lie within an aquifer protection area
- The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83)
- Passive Solar Energy techniques were considered in the design of the subdivision
- As per the Wetlands Report by Joseph Theroux, Soil Scientist, there are no wetlands located on the property

Map References

- Compilation Plan showing Parcels to Be Conveyed By Patricia Bassett, Justin Blackmer, Clifford B. Green Jr., Frederick Green, Richard Green, Verna Jacobson & Isabel Nichols, Day Street, Cliff Street & B&B Street, Brooklyn, Connecticut, Date: September 2018 - Revised January 2019, Scale: 1"=100', Prepared by PC Survey
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LEGEND

- PROPERTY LINE
- - - - - PROPOSED PROPERTY LINE
- ○ ○ ○ ○ STONEWALL
- ○ ○ ○ ○ STONEWALL REMAINS
- ● ● ● ● 100 YEAR FLOOD LIMIT
- ~~~~~ EXISTING TREELINE
- - - - - EXISTING INDEX CONTOUR
- - - - - EXISTING CONTOUR
- |— BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- PROPERTY POINT
- CL&P 1645 UTILITY POLE

REVISIONS	
5/10/2021	Revisions Per NECCOG Comments

Subdivision Plan
"4 Lot Subdivision"
 Prepared For:
CNG Holdings LLC
 Day Street
 Brooklyn, Connecticut

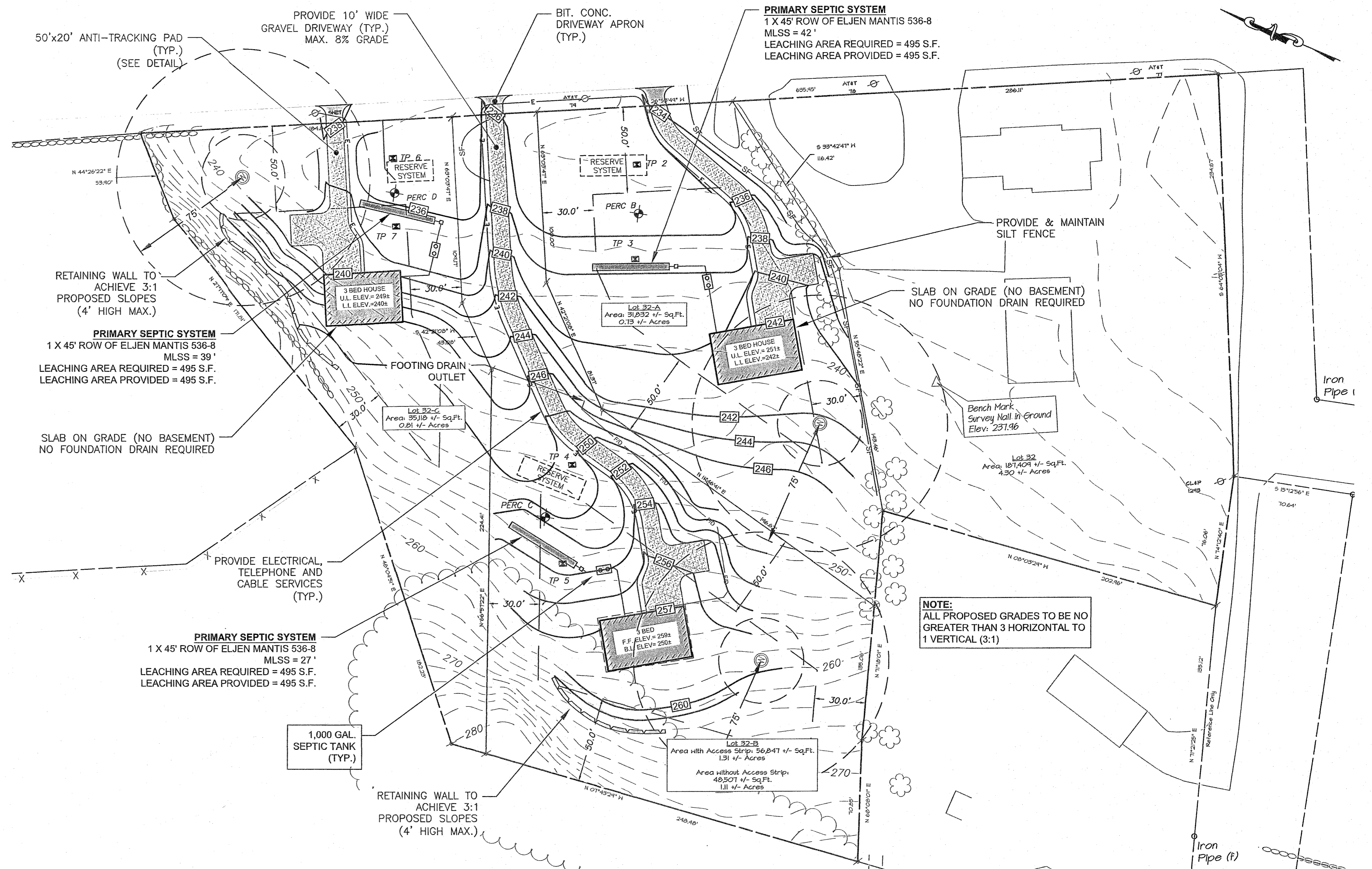
DRAWING SCALE: 1"=10'

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

Sheet No. 3 OF 7 Project No. 1892 Date: April 12, 2021

Notes

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- This Survey conforms to a Class "A2" Horizontal Accuracy Class "T-2" Vertical Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary Original on Proposed Boundary
- Intent: 4 Lot Subdivision
- Total Lot Area = 4.30 Acres
Total Area of Subdivision = 4.30 Acres
- Zone = R-30
- Owner / Applicant = CNS Holdings LLC
24 Covell Road
Pomfret Center, CT 06254
- Parcel is shown as Lot #32 on Assessor's Map #42
- This Subdivision does not include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
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- Passive Solar Energy techniques were considered in the design of the subdivision
- As per Report by Joseph Theroux, Soil Scientist, there are no wetlands located on the property



DEEP TEST PIT DATA / SOIL DESCRIPTIONS	
PERFORMED BY: Maureen Marcoux WITNESSED BY: NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATE: 03/10/2021	
TEST PIT: 2 0" - 24" Junk Fill Material 24" - 43" Loamy Sand, Some Stone 43" - 104" Compact Loamy Fine Sand, Some Stone	TEST PIT: 3 0" - 8" Topsoil 8" - 34" Loamy Sand, Rocks 34" - 86" Mod. Compact Loamy Fine Sand, Rocks
MOTTLES: 43" GROUNDWATER: NO LEDGE: NO ROOTS: NO RESTRICTIVE: 43"	MOTTLES: NO GROUNDWATER: NO LEDGE: NO ROOTS: NO RESTRICTIVE: 34"

PERCOLATION DATA PERC B - DEPTH 44"	
TIME	DROP (INCHES)
10:55	5.5
11:00	7.5
11:06	9.0
11:12	10.25
11:18	11
PERCOLATION RATE > 8.0 MIN./IN.	
NOTES: PERCOLATION TEST PERFORMED ON 3/10/2021 PERFORMED BY Maureen Marcoux	

PERCOLATION DATA PERC C - DEPTH 26"	
TIME	DROP (INCHES)
10:05	7.25
10:08	9.0
10:16	11.5
10:26	13.5
10:36	15.5
10:46	17.0
PERCOLATION RATE > 6.6 MIN./IN.	
NOTES: PERCOLATION TEST PERFORMED ON 3/10/2021 PERFORMED BY Maureen Marcoux	

PERCOLATION DATA PERC D - DEPTH 42"	
TIME	DROP (INCHES)
10:58	2.75
11:04	5.25
11:10	7.0
11:20	9.25
11:30	11.25
PERCOLATION RATE > 5.0 MIN./IN.	
NOTES: PERCOLATION TEST PERFORMED ON 3/10/2021 PERFORMED BY Maureen Marcoux	

TEST PIT: 4	
0" - 9" Topsoil 9" - 39" Loamy Sand, Rocks 39" - 97" Grey Mod. Compact Loamy Fine Sand	0" - 11" Topsoil Some Lrg Rocks 11" - 31" Sandy Loam, Some Lrg Rocks 31" - 52" Loamy Sand 52" - Grey Mod. Comp. Loamy Fine Sand
MOTTLES: 39" GROUNDWATER: NO LEDGE: NO ROOTS: NO RESTRICTIVE: 39"	MOTTLES: NO GROUNDWATER: NO LEDGE: NO ROOTS: NO RESTRICTIVE: 52"

LOT 32-C CONCEPT SEPTIC SYSTEM	UNIT	LOT 32-B CONCEPT SEPTIC DESIGN	UNIT	LOT 32-A CONCEPT SEPTIC SYSTEM	UNIT
USE ELJEN MANTIS 536-8					
SINGLE FAMILY - 3 BEDROOM HOUSE					
PERCOLATION RATE =	5.0	Min/in	6.6	Min/in	8.0
EFFECTIVE LEACHING AREA REQUIRED =	495.0	SF	495.0	SF	495.0
USE ELJEN MANTIS 536-8					
EFFECTIVE LEACHING AREA OF GALLERY =	11.0	SF/LF	11.0	SF/LF	11.0
REQUIRED LENGTH =	45.0	LF	45.0	LF	45.0
MLSS CALCULATION					
HYDRAULIC FACTORS:					
DOWNSTREAM SLOPE =	5.0	%	15.0	%	5.0
DEPTH TO RESTRICTIVE LAYER =	39.0	IN	39.0	IN	34.0
HYDRAULIC FACTOR (HF) =	26.0		18.0		28.0
FLOW FACTOR (FF) =	1.5		1.5		1.5
PERCOLATION FACTOR (PF) =	1.0		1.0		1.0
MLSS REQUIRED = 26 x 1.5 x 1.0	39.0	LF	MLSS REQUIRED = 18 x 1.5 x 1.0	27.0	LF
PROPOSED SYSTEM					
NUMBER OF ROWS OF 536-8 Full Profile	1.0		1.0		1.0
MLSS PROVIDED	45.0	LF	MLSS PROVIDED	45.0	LF
LEACHING AREA PROVIDED =	495	SF	LEACHING AREA PROVIDED =	495	SF

TEST PIT: 6	
0" - 12" Topsoil Some Lrg Rocks 12" - 25" Sandy Loam, Some Lrg Rocks 25" - 46" Loamy Sand, Some Lrg Rocks 46" - 103" Mod. Compact Loamy Fine Sand, Lrg Rocks	0" - 9" Topsoil Some Lrg Rocks 9" - 22" Sandy Loam some Rocks 22" - 39" Loamy sand, some rocks 39" - 98" Mod Compact Loamy Fine Sand, stones
MOTTLES: NO GROUNDWATER: NO LEDGE: NO ROOTS: NO RESTRICTIVE: 46"	MOTTLES: NO GROUNDWATER: NO LEDGE: NO ROOTS: NO RESTRICTIVE: 39"

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- 100 YEAR FLOOD LIMIT
- EXISTING TREELINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- SILT FENCE
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- PROPERTY POINT
- UTILITY POLE

SCALE: 1"=40'

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

CLA Engineers, Inc.
Civil · Structural · Surveying
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

CNS HOLDINGS, LLC
SUBDIVISION DAY STREET BROOKLYN, CT
GRADING AND SEPTIC DESIGN PLAN

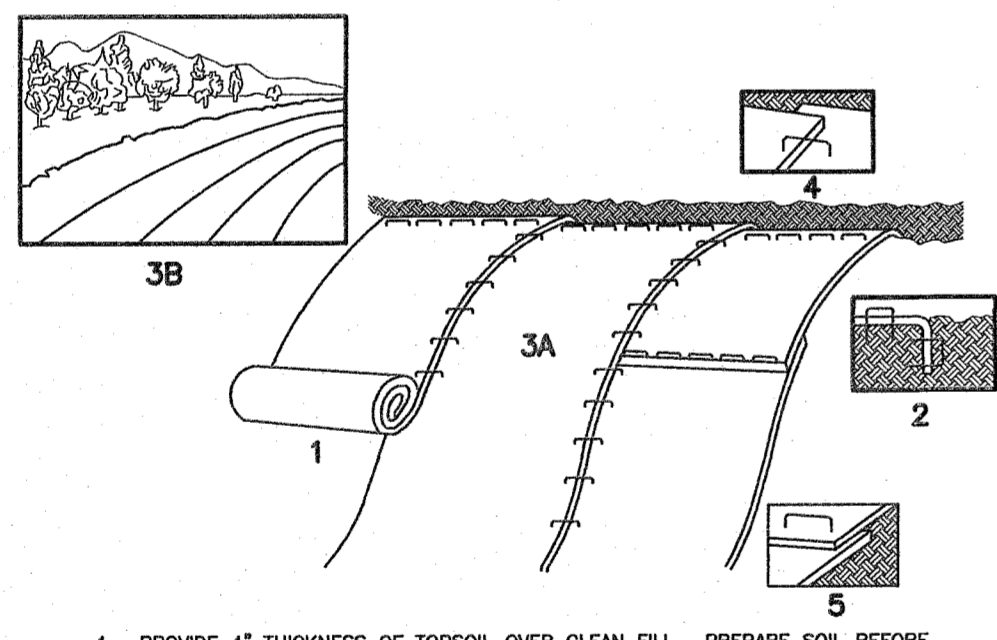
Project No. CLA-6738
Proj. Engineer R.A.D.
Date: 04/21/21
Sheet No. 4 of 7

EROSION & SEDIMENTATION CONTROL NARRATIVE

1. THE EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
2. THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDE SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS NEEDED OR DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
5. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS. TEMPORARY VEGETATIVE COVER MAY BE REQUIRED (SEE NOTE).
6. INLET SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED UNDER THE GRATES OF ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION, AND UNDER THE GRATES OF EXISTING CATCH BASINS IN THE CONSTRUCTION AREA.
7. CONTINUOUS DUST CONTROL USING WATER, CALCIUM CHLORIDE OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED ROADWAY SURFACES.
8. IF DEWATERING IS NECESSARY DURING ANY TIME OF CONSTRUCTION A CLEAR WATER DISCHARGE SHALL BE PROVIDED AS SHOWN IN THE HAY-BALE BARRIER DEWATERING DETAIL OR ALTERNATE METHOD PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
9. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATIVE COVER SPECIFICATIONS. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL DISTURBED AREAS THAT ARE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
10. IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
11. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
12. ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
13. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE TOWN.
14. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
15. THE CONTRACTOR SHALL PROVIDE THE NAME AND EMERGENCY CONTACT INFORMATION FOR THE PROJECT PERSONNEL RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE START OF CONSTRUCTION.

NOTE: THE CONTRACTOR SHALL CONTINUALLY STORE THE FOLLOWING MATERIALS ONSITE DURING CONSTRUCTION TO MEET UNEXPECTED EROSION NEEDS

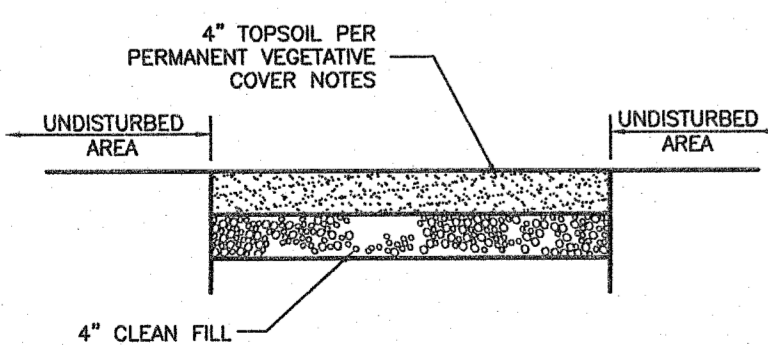
- 100 LF OF SILT FENCE
- 10 HAY BALES
- 10 CY OF WOOD CHIPS OR CRUSHED STONE



1. PROVIDE 4" THICKNESS OF TOPSOIL OVER CLEAN FILL. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED MIX PER PERMANENT VEGETATIVE COVER NOTES. (SHALL BE PAID FOR AT THE UNIT PRICE FOR LOAM, SEED, FERTILIZER & MULCH)
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP x 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKET (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

NOTE: ALL PERMANENT EROSION CONTROL BLANKETS ARE TO BE NORTH AMERICAN GREEN BROWN GREEN OR APPROVED EQUAL.

EROSION CONTROL MATTING DETAIL (FOR 3:1 SLOPES OR GREATER)



TYPICAL LOAM & SEED SECTION DETAIL (FOR ALL DISTURBED AREAS)

SLOPE STABILIZATION DETAILS
NOT TO SCALE

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL IN THE STOCKPILE HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS.

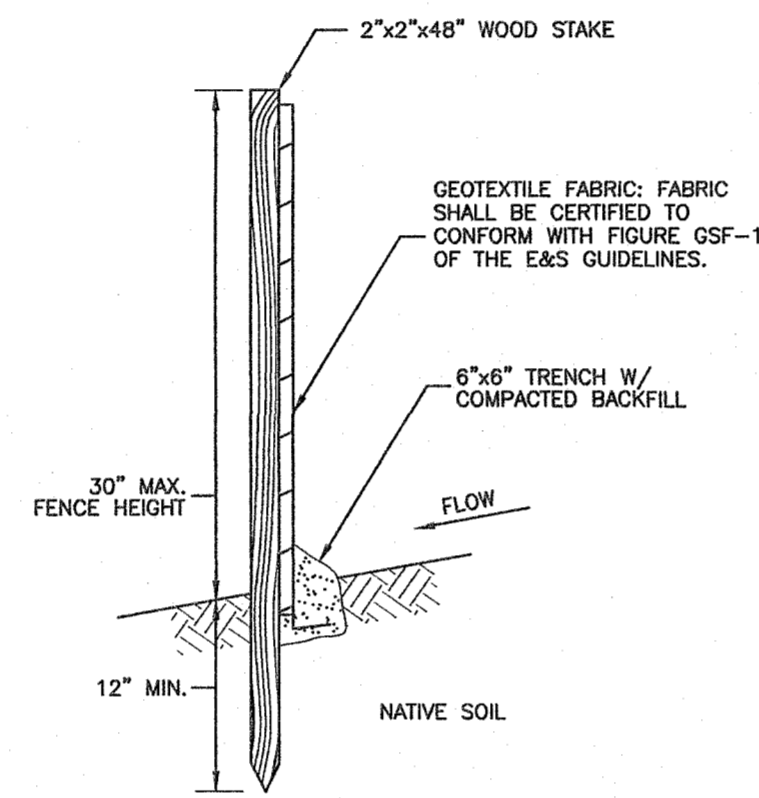
PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATIONS HAVE BEEN COMPLETED AND THE SLOPES ARE GRADED AS SHOWN ON THE PLANS. PROVIDE SLOPE PROTECTION AS CALLED FOR ON THE PLANS AND DETAILS. TOPSOIL SHALL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS.

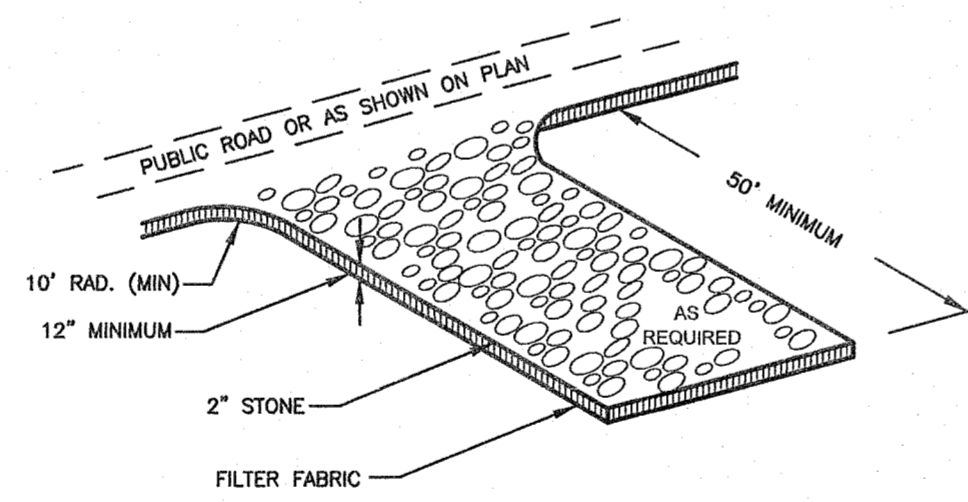
- APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F.
- APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 S.F.
- WORK LIMESTONE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES.
- INSPECT SEEDBED BEFORE SEEDING.
- IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS.
- APPLY THE FOLLOWING GRASS SEED MIX:

TYPICAL SEED MIXTURE

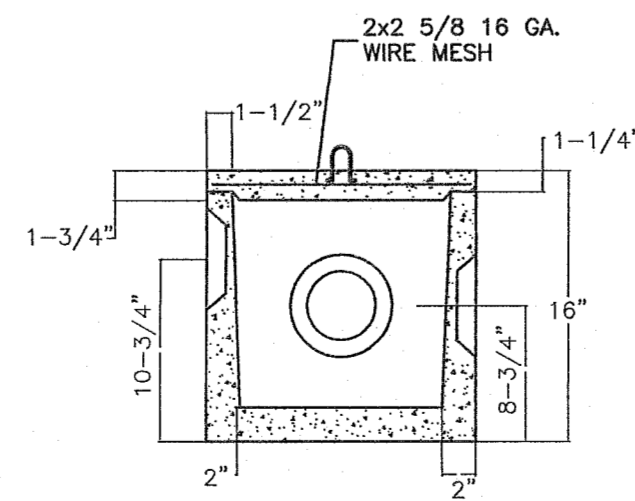
ALL DISTURBED AREAS	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00



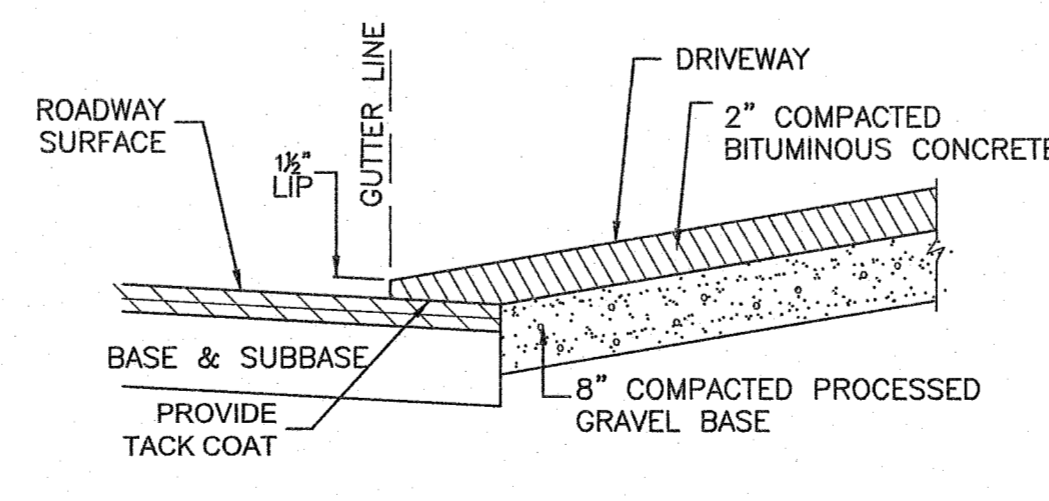
SILT FENCE SECTION
NOT TO SCALE



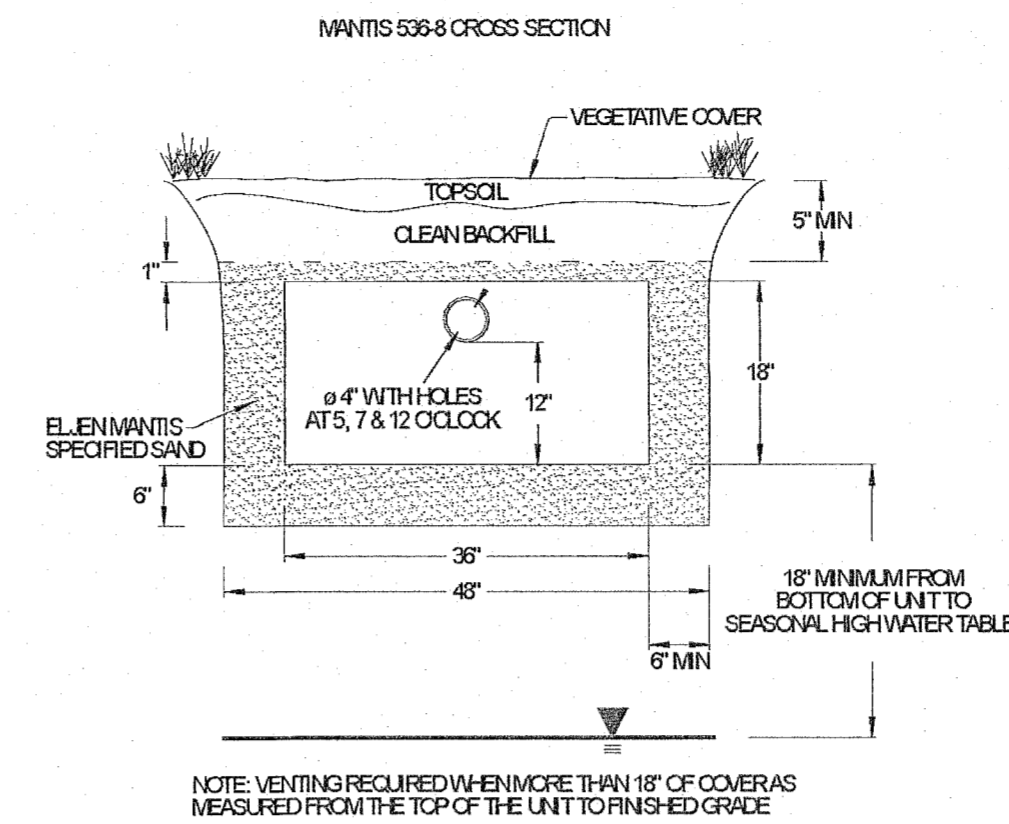
ANTI-TRACKING PAD DETAIL
NOT TO SCALE



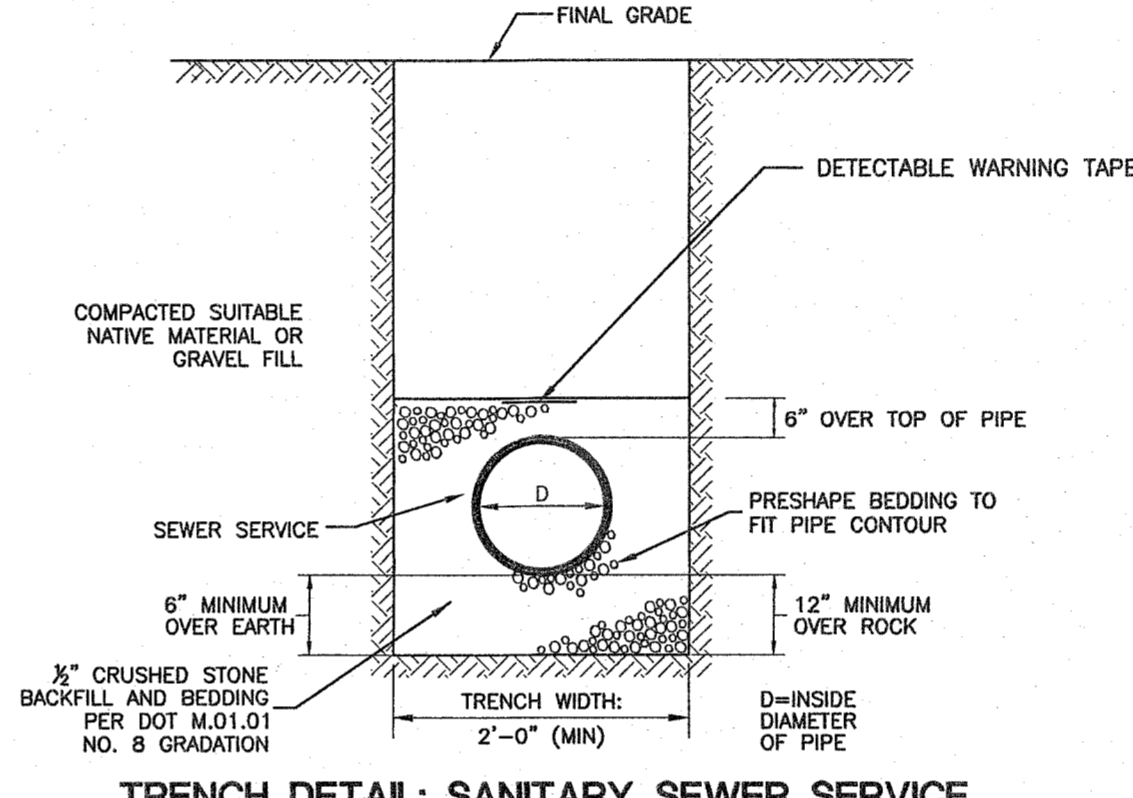
STANDARD D-BOX
NOT TO SCALE



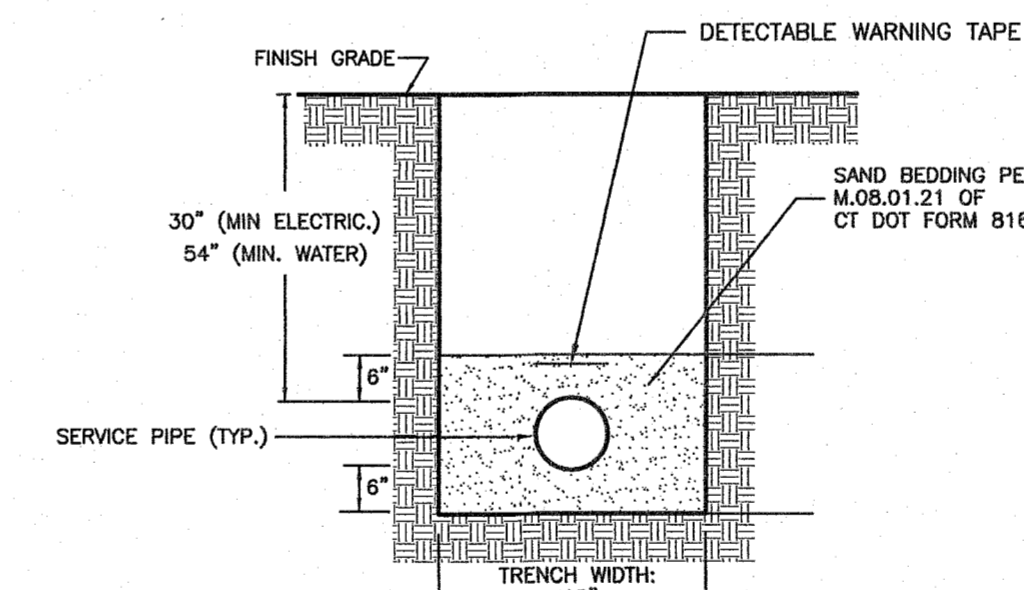
BITUMINOUS CONCRETE DRIVEWAY SECTION VIEW (NO CURB)
NOT TO SCALE



NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER IS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

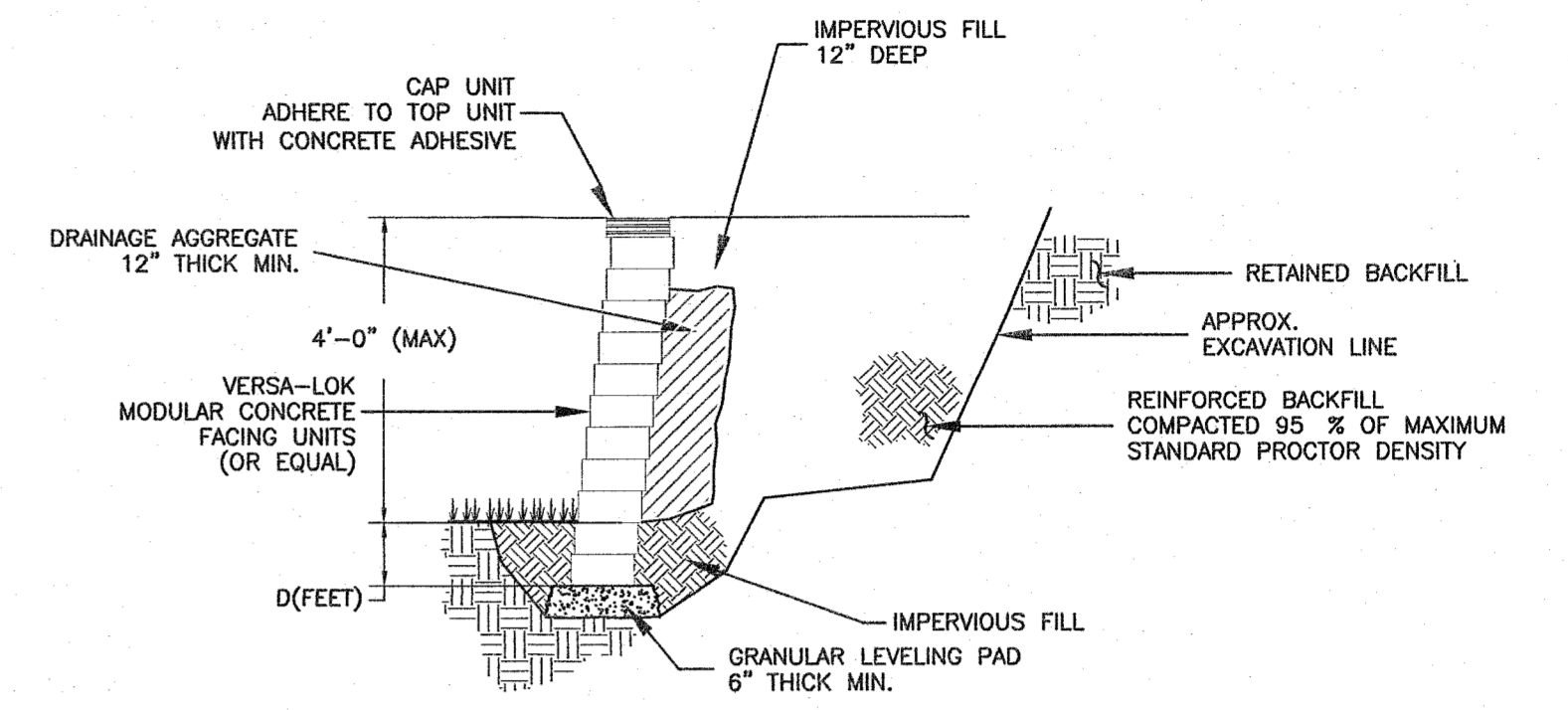


TRENCH DETAIL: SANITARY SEWER SERVICE
NOT TO SCALE

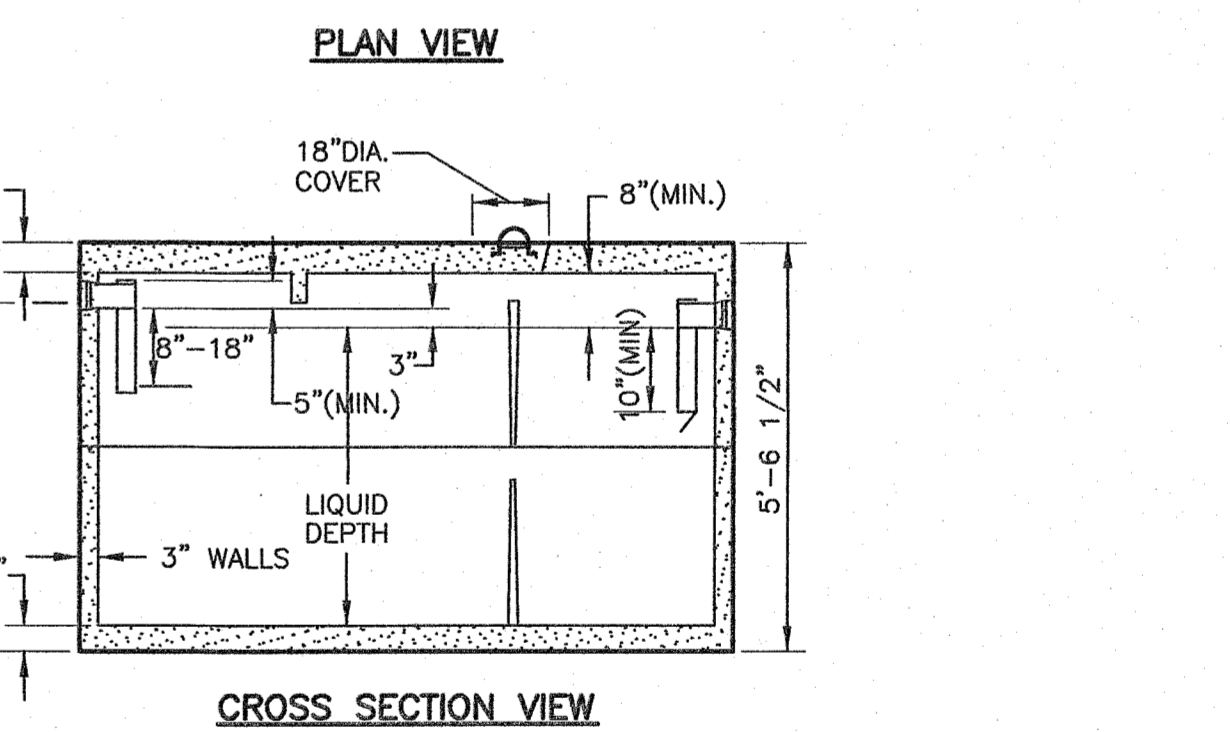
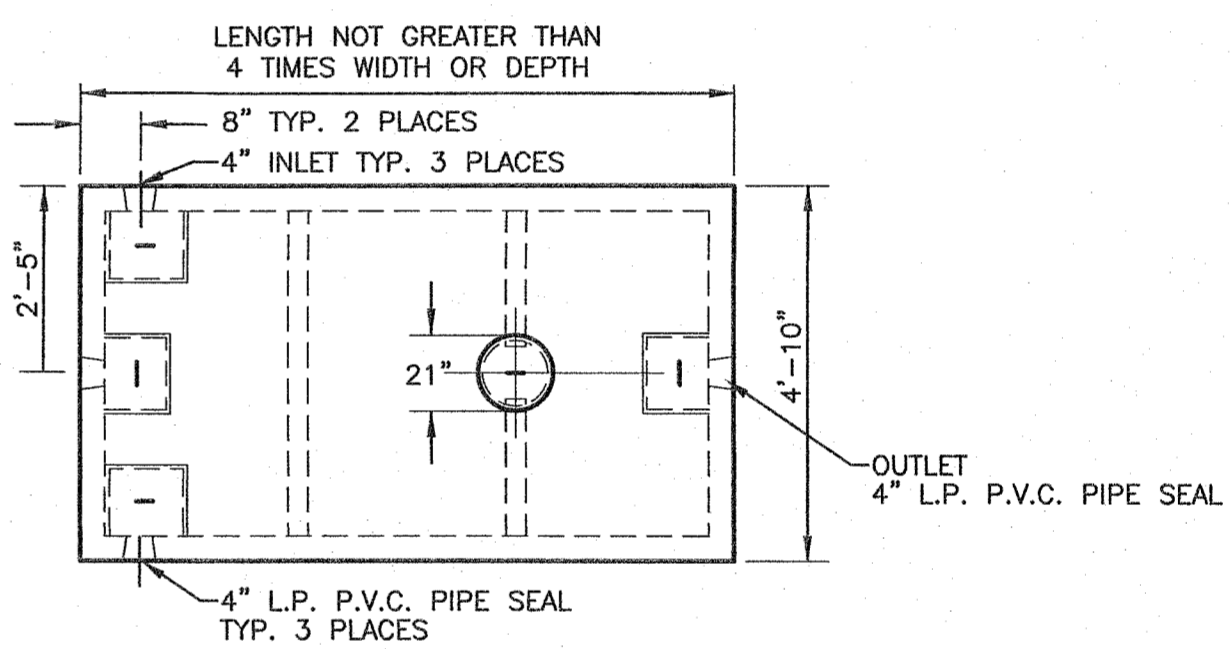


TYPICAL SERVICE PIPE TRENCH DETAIL
NOT TO SCALE

- NOTES:
1. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
 2. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
 3. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 90% OF THE DRY DENSITY FOR THAT MATERIAL.
 4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 90% OF THE DRY DENSITY FOR THAT MATERIAL.
 5. MAINTAIN 2" SEPARATION BETWEEN MULTIPLE CONDUIT TRENCHES



CONCRETE BLOCK RETAINING WALL
NOT TO SCALE



1,000 GALLON SEPTIC TANK
NOT TO SCALE

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

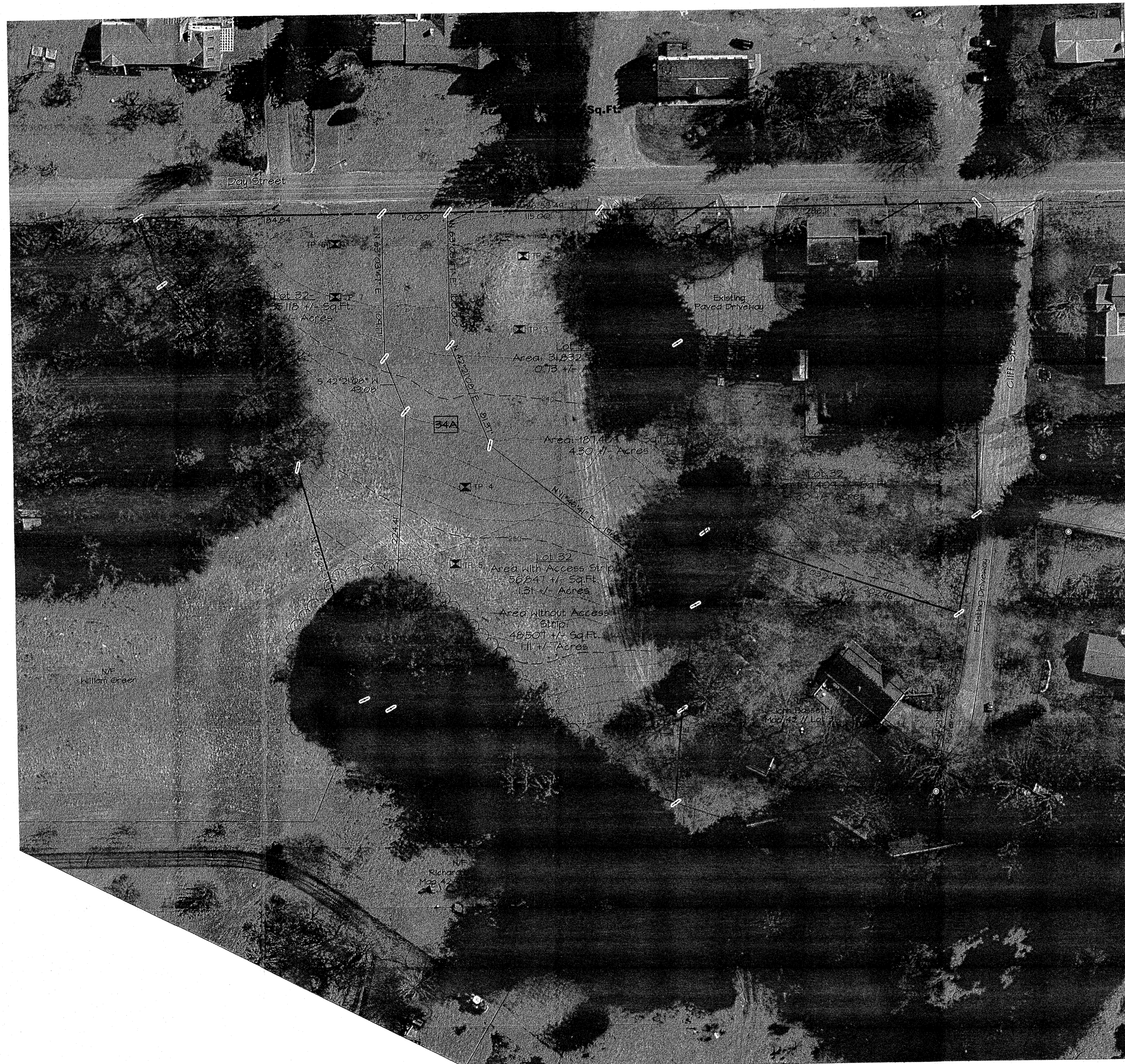
CLA Engineers, Inc.
Civil • Structural • Surveying
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

No.	DATE	REVISION
1	05/11/21	VARIOUS MODIFICATIONS

CNG HOLDINGS, LLC
Project No. CLA-6736
Proj. Engineer R.A.D.
Date: 04/21/21
Sheet No. 5 of 7

SUBDIVISION DAY STREET BROOKLYN, CT

NOTES & CONSTRUCTION DETAILS



LEGEND

	PROPERTY LINE
	EASEMENT
	STONEWALL
	STONEWALL REMAINS
	100 YEAR FLOOD LIMIT
	EXISTING TREELINE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	WETLANDS FLAG
	BUILDING SETBACK
	IRON PIN FOUND
	DRILL HOLE FOUND
	MONUMENT FOUND
	PROPERTY POINT
	UTILITY POLE

Soil Data	
T3C	Charlton - Chatfield Complex, 0 to 15 percent Slopes, Very Rocky
34A	Merrimac Fine Sandy Loam 0 to 3 percent Slopes
34B	Merrimac Fine Sandy Loam 3 to 8 Percent Slopes

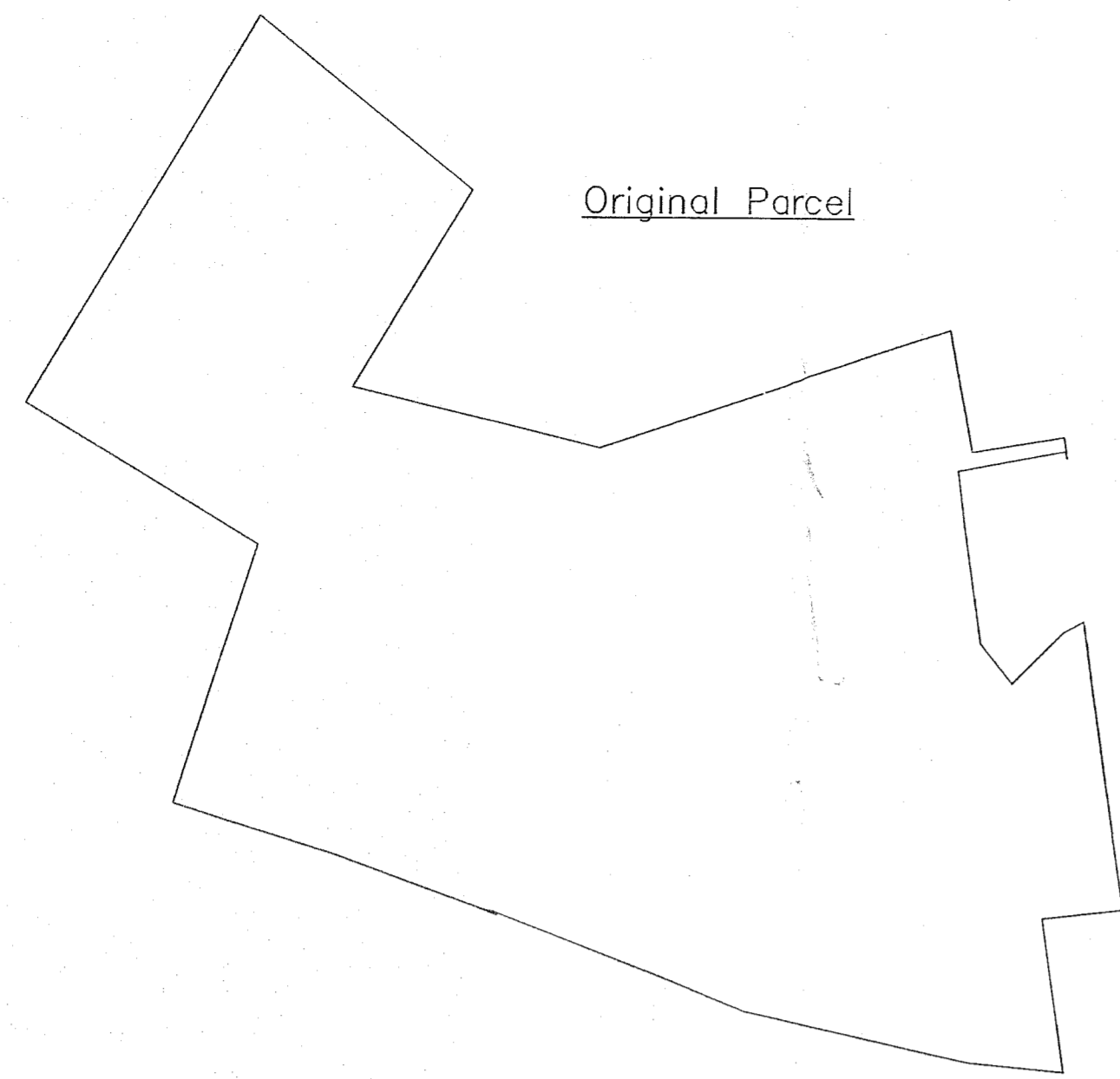
Site Analysis Plan

Prepared For:
CNG Holdings LLC
 Day Street
 Brooklyn, Connecticut

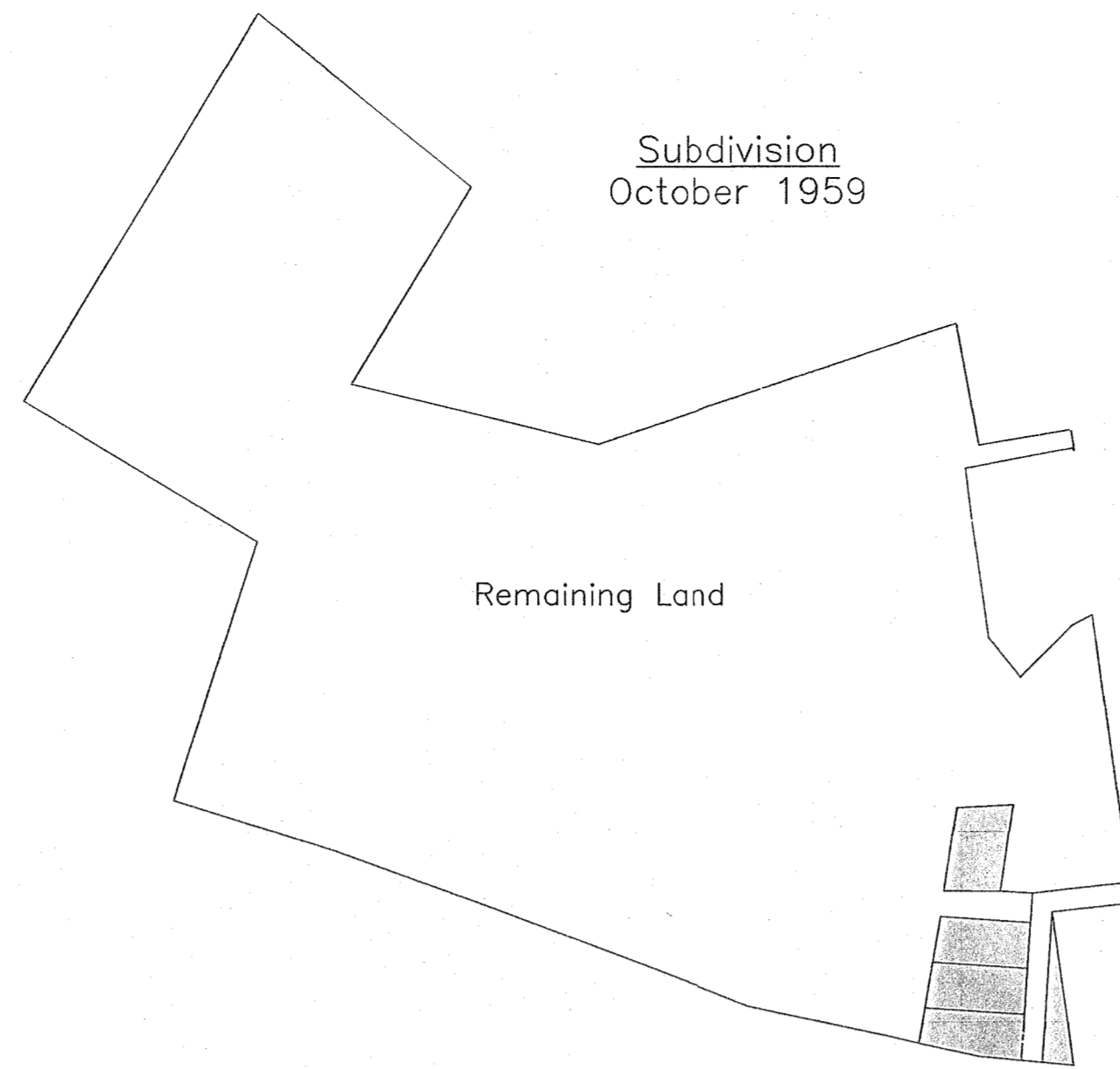
DRAWING SCALE: 1"=40'

ARCHER Surveying LLC
 18 Providence Road, Brooklyn, CT
 (860) 778-2240

Sheet No.	6 OF 7	Project No.	1892	Date:	April 12, 2021
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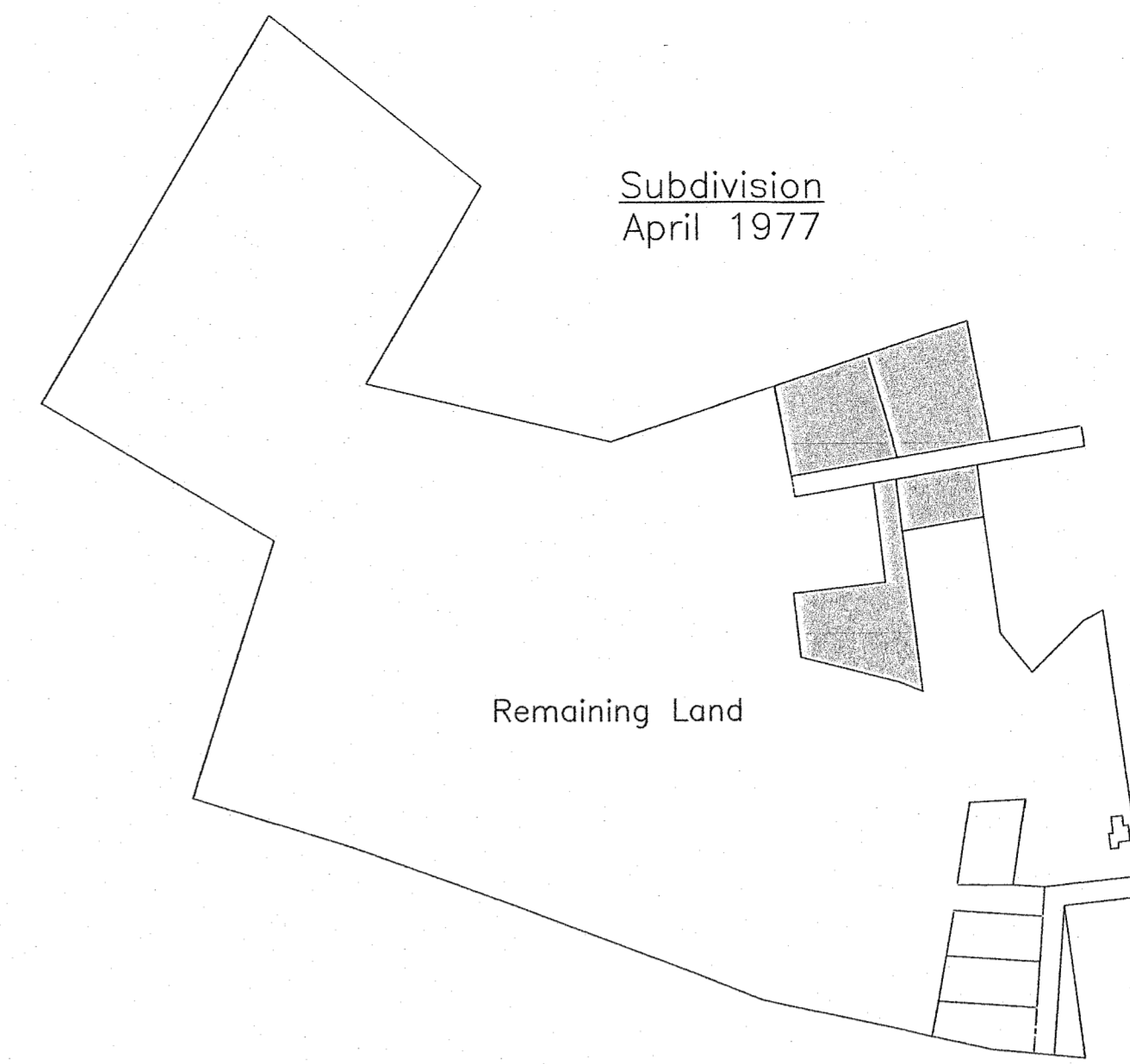


Original Parcel



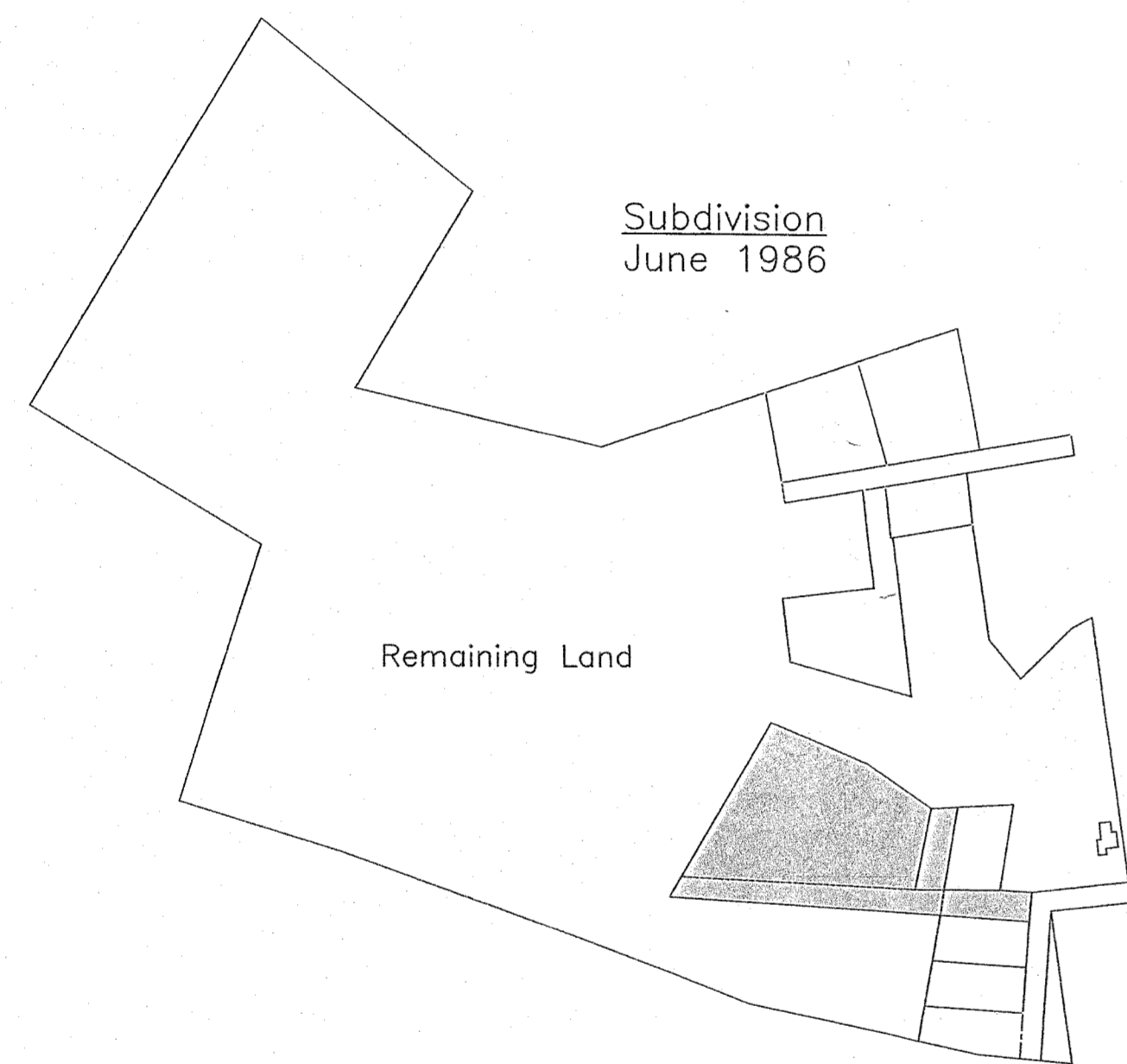
Subdivision
October 1959

Remaining Land



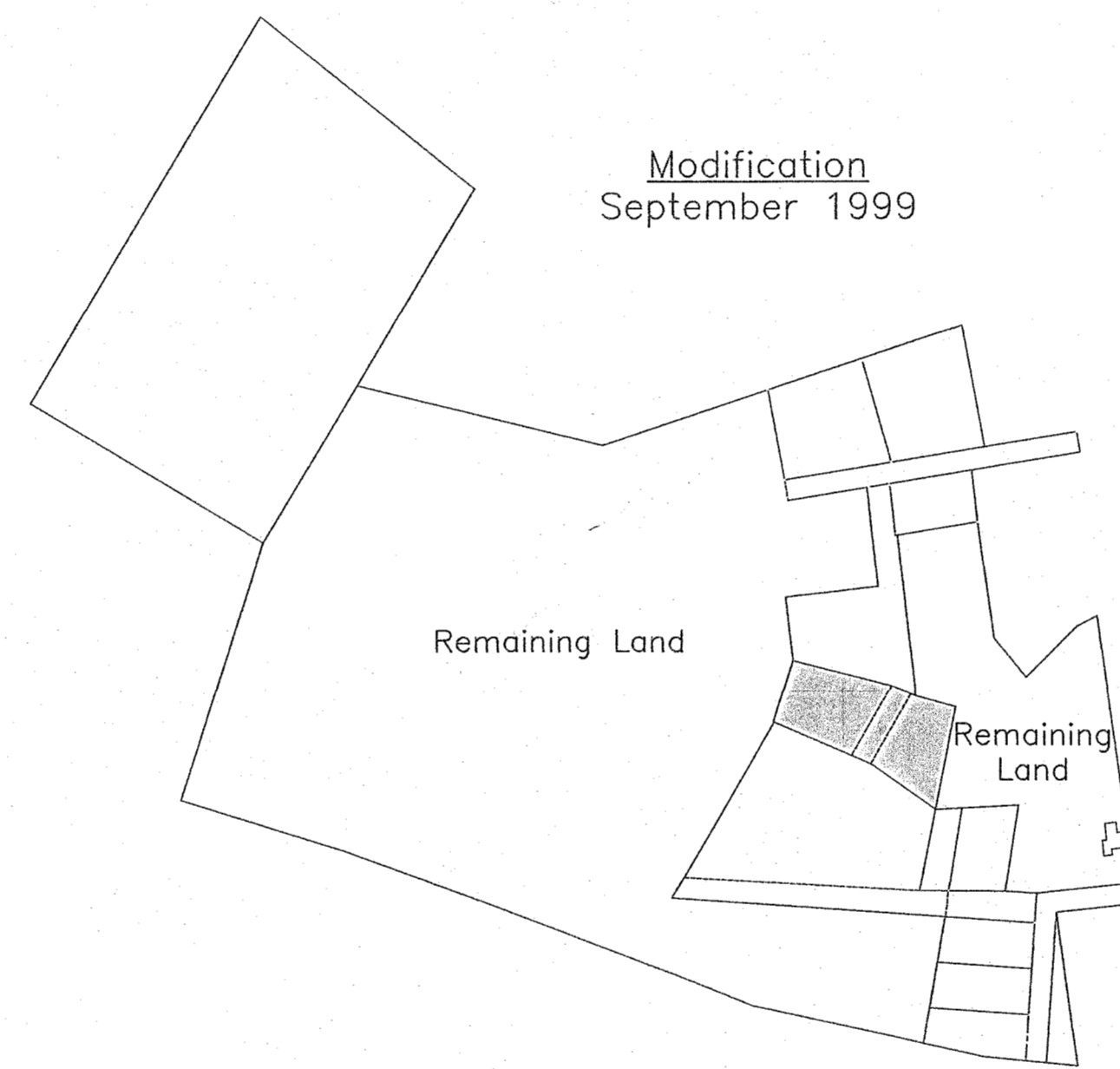
Subdivision
April 1977

Remaining Land



Subdivision
June 1986

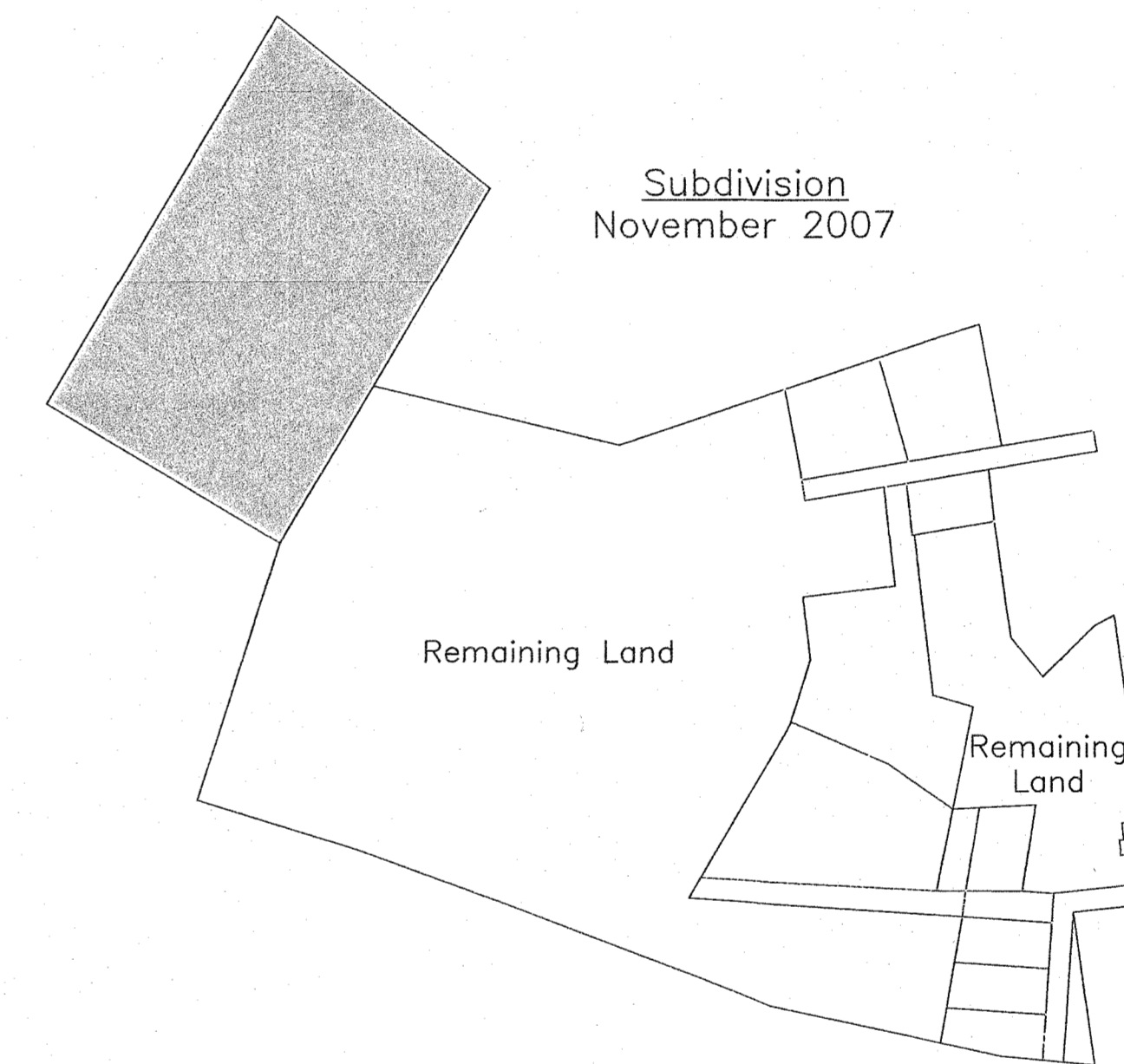
Remaining Land



Modification
September 1999

Remaining Land

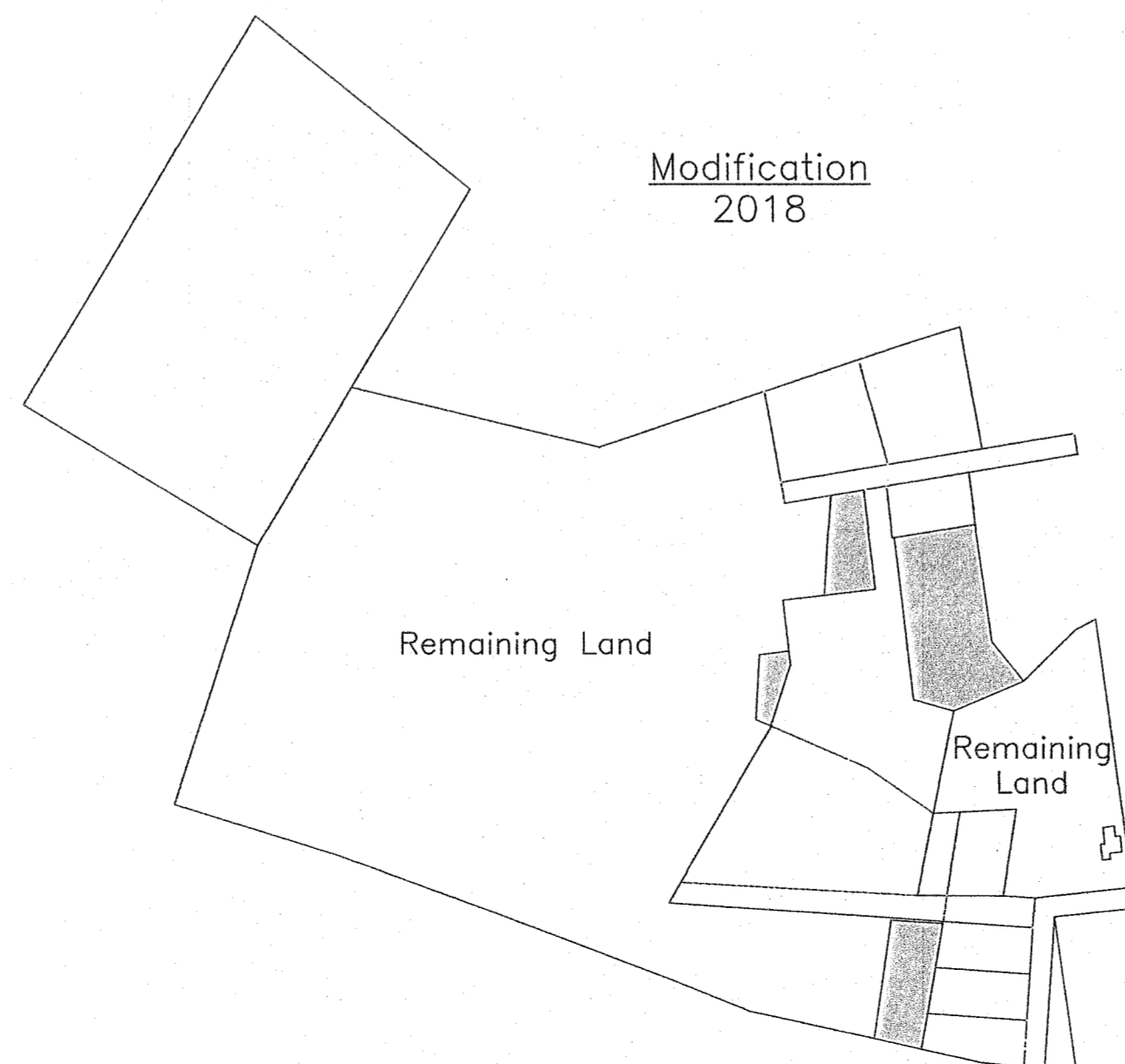
Remaining Land



Subdivision
November 2007

Remaining Land

Remaining Land



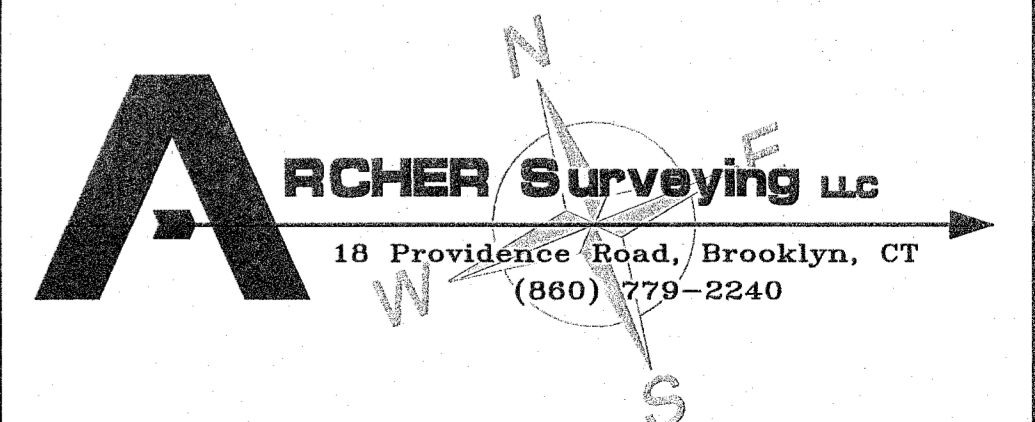
Modification
2018

Remaining Land

Remaining Land

Parcel History Plan

Prepared For:
CNG Holdings LLC
Day Street
Brooklyn, Connecticut



RECEIVED

MAY 25 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application # SD 21-004
Check # 6114

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant Paul Lehto Phone 860-208-9789
Mailing Address 40 Almada Drive, Brooklyn, CT
Applicants Interest in the Property OWNER

Property Owner Paul Lehto Phone 860-208-9789
Mailing Address 40 Almada Drive, Brooklyn, CT

Name of Engineer/Surveyor CLA ENGINEERS, INC
Address 317 MAIN STREET, NORWICH, CT 06360
Contact Person ROBERT DeLUCA, PE Phone 860-334-4207 Fax —

Name of Attorney NA.
Address _____
Phone _____ Fax _____

Subdivision _____ Re subdivision _____
Property location 40 Almada Drive
Map # 21 Lot # 6 Zone RA Total Acres 104 ± Acres to be Divided 15 ±
Number of Proposed Lots 2 Length of New Road Proposed 0
Sewage Disposal: Private Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary 0 Storm 0
Water: Private Public _____

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

The following shall accompany the application when required:

- 4.2.2 Fee \$ 1110 - State (\$60.00) included
- 4.2.3 Sanitary Report
- 4.2.5, 3 copies of plans
- 4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
- 4.2.6 Erosion & Sediment Control Plans
- 4.2.7 Certificate of Public Convenience and Necessity
- 4.2.8 Applications filed with other Agencies

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 5-24-21

Owner: [Signature] Date 5-24-21

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



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

April 23, 2021

Paul Lehto
40 Almada Drive
Brooklyn, CT 06234

SUBJECT: FILE #12000186 – ALMADA DRIVE, #40 MAP #21 LOT #6 DL#1&2, BROOKLYN, CT

Dear Paul Lehto:

Upon review of the subdivision plan CLA ENGINEERS, TWO LOT RE-SUBDIVISION 40 ALMADA DR., PROJ#CLA-6383, DRAWN 03/31/2021 submitted to this office on 04/05/2021 for the above referenced re-subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Proposed Lots #:1 & 2 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.

Be advised you must receive approval from the appropriate commissions in the Town of Brooklyn prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Maureen Marcoux, RS
Senior Sanitarian ~ NDDH

cc: Town of Brooklyn; CLA Engineers

Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut

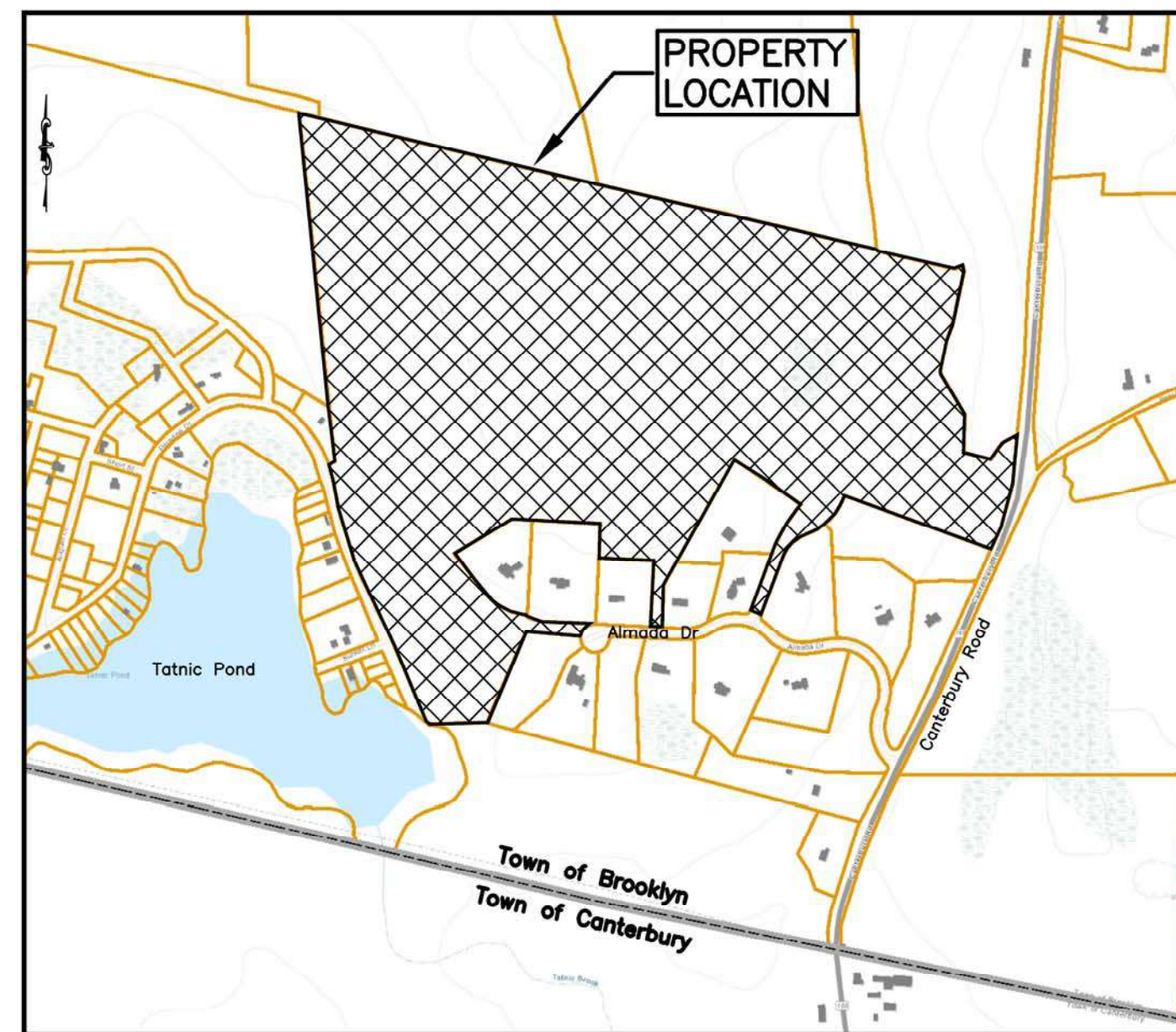
Prepared for
Paul Lehto
40 Almada Drive
Brooklyn, Connecticut, 06234

PROPERTY OWNER & APPLICANT

PROPERTY OWNER & APPLICANT:
LEHTO, PAUL R.
40 ALMADA DRIVE
BROOKLYN, CT 06234

LEGEND TO DRAWINGS

EXISTING		PROPOSED
	PROPERTY LINE	
	LOT LINE	
	CATCH BASIN & CULVERT	
	WATER MAIN & SERVICE	
	GAS	
	CONTOUR	
	SPOT ELEVATION	
	UTILITY POLE	
	ELECTRIC	
	TELEPHONE	
	UG ELEC/TELE/CABLE	
	SILT FENCE	
	FENCE	
	RETAINING WALL	
	STONE WALL	
	TEST HOLE	
	PERCOLATION TEST	
	TREE/SHRUB LINE	
	INLAND WETLAND LIMITS	
	INLAND WETLAND REG. AREA	
	FOOTING DRAIN	
	SEPTIC SYSTEMS	



LOCATION MAP
Scale: 1"=1,000'

March 31, 2021

CLA Engineers, Inc.
CIVIL · STRUCTURAL · SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

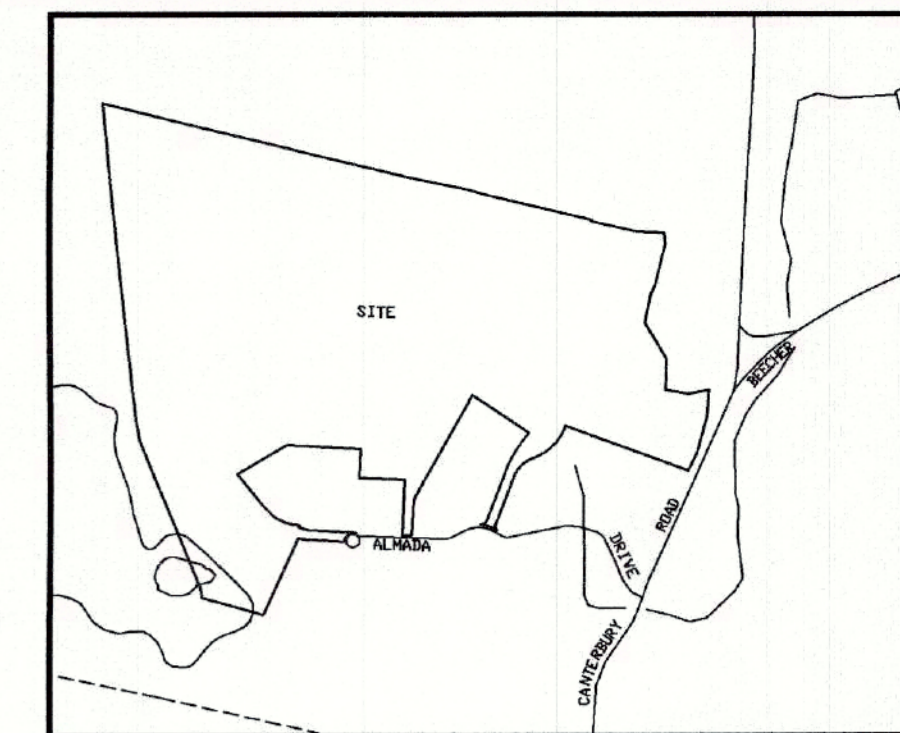


The Subdivision Regulations of the Brooklyn Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any such variances or modifications are on file in the office of the Commission.
Adopted October 4, 2006
Effective October 30, 2006

INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	Boundary Survey (Archer Surveying)
2	Existing Conditions (Archer Surveying)
3	History Plan 1 (Archer Surveying)
4	History Plan 2 (Archer Surveying)
5	Subdivision Record Plan
6	Site Analysis Plan
7	Lot Development Plan - Lot 1 & Lot 2
8	Stormwater Management Plan and Erosion & Sedimentation Control Details
9	Construction Details

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION	
CHAIRMAN _____	DATE _____
APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION	
FINAL APPROVAL DATE _____	
CHAIRMAN _____	DATE _____
EXPIRATION DATE _____	
PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED, APPROVAL AUTOMATICALLY EXPIRES _____ IF ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE.	
REVIEWED BY THE TOWN ENGINEER	
FIRST SELECTMAN _____	DATE _____



Location Map

SCALE
1" = 1000 FT

Notes

1. 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 Association of Land Surveyors, Inc. on September 26, 1996

- This Survey conforms to a Class "A-2" Horizontal Accuracy
- Survey Type: Existing Conditions Survey
- Boundary Determination: Resurvey
- Intent: Depict Existing Conditions with Respect to Property Lines

2. Parcels shown as 47 on Assessors Tax Map 41 of the Brooklyn Assessors Office

3. Topographic Information obtained by actual field measurements, Datum Assumed

MAP REFERENCE:

1. Subdivision Plan Prepared for Paul Lehto, Route 169, Brooklyn, Connecticut, Dated: March 1989 - Revised: December 1988, April 1989, May 1989, June 1989, September 1989, October 1989, January 1990 and October 1993, Scaled: 1"=100', Prepared By Louis J. Soja Jr.

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5. Subdivision Plan Prepared for Paul Lehto, Almada Drive - Remaining Land of Paul Lehto, Brooklyn, Connecticut, Dated: May 1998, Scaled: 1"=40', Prepared by Messier & Associates Inc.

6. Re-Subdivision Plan Prepared for Paul Lehto, Almada Drive, Brooklyn, Connecticut, Dated: February 2002, Scaled: 1"=40', Prepared by Louis J. Soja Jr.

7. Perimeter Survey Prepared for Pat & Al Messore, Almada Drive, Brooklyn, Connecticut, Dated: January 2003, Scaled: 1"=20', Prepared by Archer Surveying LLC

8. Subdivision Map Prepared for Paul Lehto, Canterbury Road-Route 169, Brooklyn, Connecticut, Dated: March 2005, Scaled: 1"=50', Prepared by Archer Surveying LLC

9. Subdivision Map - Lot 6-189 Prepared for Paul Lehto, Canterbury Road-Route 169, Brooklyn, Connecticut, Dated: March 2005, Scaled: 1"=50', Prepared by Archer Surveying LLC

10. Perimeter Survey - Boundary Line Modification Prepared for Paul Lehto, Brooklyn, Connecticut, Dated: August 2006, Scaled: 1"=30', Prepared by Archer Surveying LLC

11. Perimeter Survey Prepared for Gregory Michellidis & Paul Lehto, Route 169, Brooklyn, Connecticut, Dated: August 2006, Prepared by Archer Surveying LLC

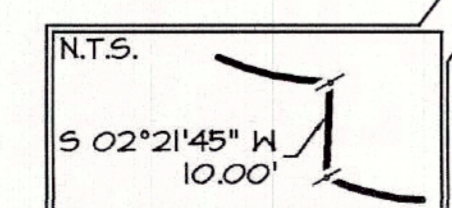
Abutters

- 1. Barbara Forte Map 22 // Lot 1C
2. Elizabeth Seabury Map 14 // Lot 9
3. Meehan Builders Map 14 // Lot 10
4. Brian Meehan Map 14 // Lot 2
5. Jeff Weaver Map 14 // Lot 4
6. Thomas Carmody Map 49 // Lot 164
7. Timothy Hecker Map 13 // Lot 6-6A
8. Joshua Costa Map 13 // Lot 6-1B
9. Joseph Clark Map 13 // Lot 6-15
10. Robert Hecker Map 13 // Lot 6-7
11. David Bunn Map 13 // Lot 6-9
12. Anthony Messa Map 13 // Lot 6-9
13. Sean Doyle Map 13 // Lot 6-10
14. Albert Messore Map 13 // Lot 6-11
15. Steven Gillman Map 21 // Lot 6-TT

Lot 6
Area: 4,550,092 +/- Sq.Ft.
104.46 +/- Acres

LEGEND

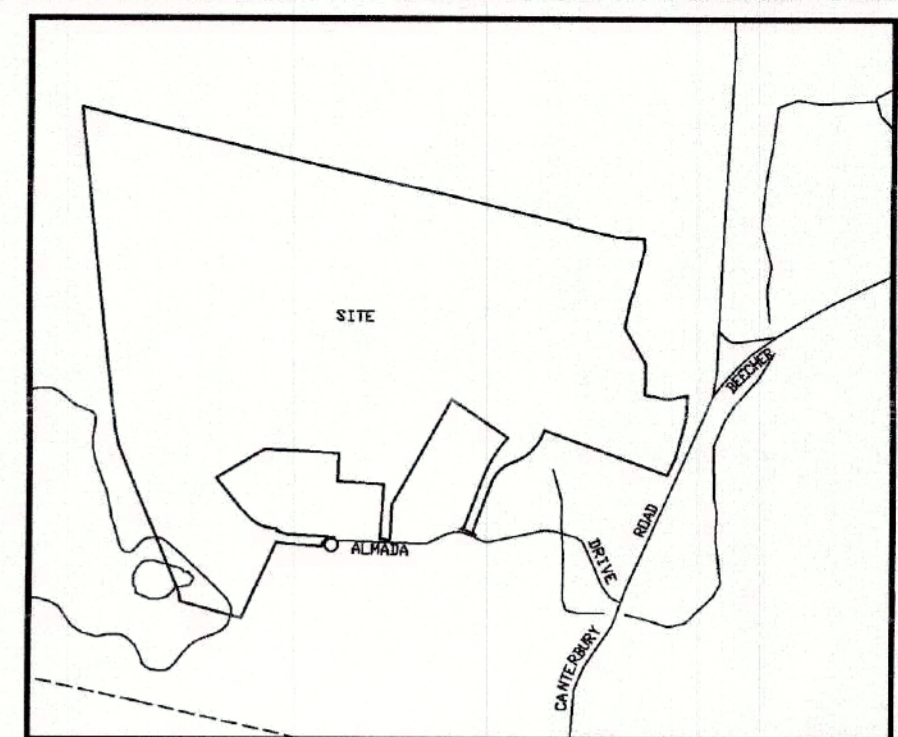
- PROPERTY LINE
EASEMENT
STONEWALL
STONEWALL REMAINS
EXISTING INDEX CONTOUR
EXISTING CONTOUR
PROPOSED CONTOUR
WETLANDS FLAG
BUILDING SETBACK
IRON PIN FOUND
DRILL HOLE FOUND
MONUMENT FOUND
IRON PIN SET
DRILL HOLE SET
PROPERTY POINT
UTILITY POLE



To My Knowledge and Belief this Map is substantially Correct as noted hereon
Paul M. Archer LLS #125818 Date 4.1.2021

Table with 2 columns: REVISIONS, and 5 rows for recording changes.

Perimeter Survey
Prepared For: Paul Lehto
Almada Drive & Paradiso Drive
Brooklyn, Connecticut
DRAWING SCALE: 1"=150'
ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240
Sheet No. 1 Project No. 1761 Date: November 13, 2020



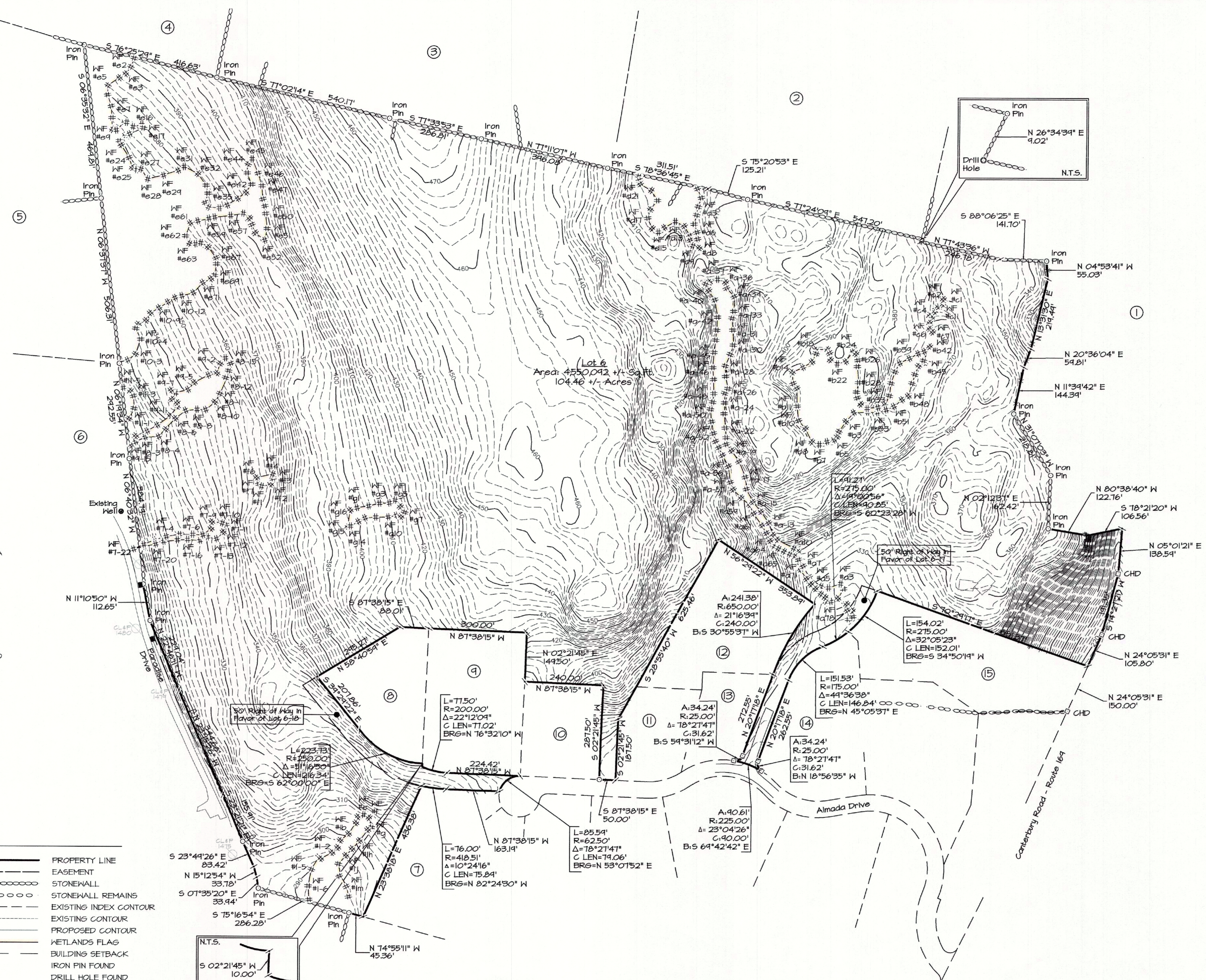
Location Map
SCALE
1" = 1000 FT

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
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 - Boundary Determination: Resurvey
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Abutters

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- David Bunn Map 13 // Lot 6-9
- Anthony Messa Map 13 // Lot 6-9
- Sean Doyle Map 13 // Lot 6-10
- Albert Messore Map 13 // Lot 6-11
- Steven Gilman Map 21 // Lot 6-17

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- IRON PIN SET
- DRILL HOLE SET
- PROPERTY POINT
- UTILITY POLE

I have reviewed the inland-wetlands shown on this plan and they appear to be substantially the same as those which I delineated in the field.

R C Russo
Certified Soil Scientist

To My Knowledge and Best Belief, this is substantially correct as noted hereon.

Paul M. Archer
Paul M. Archer L.L.S. #1001
Date: 1-1-2021

REVISIONS

Existing Conditions Plan

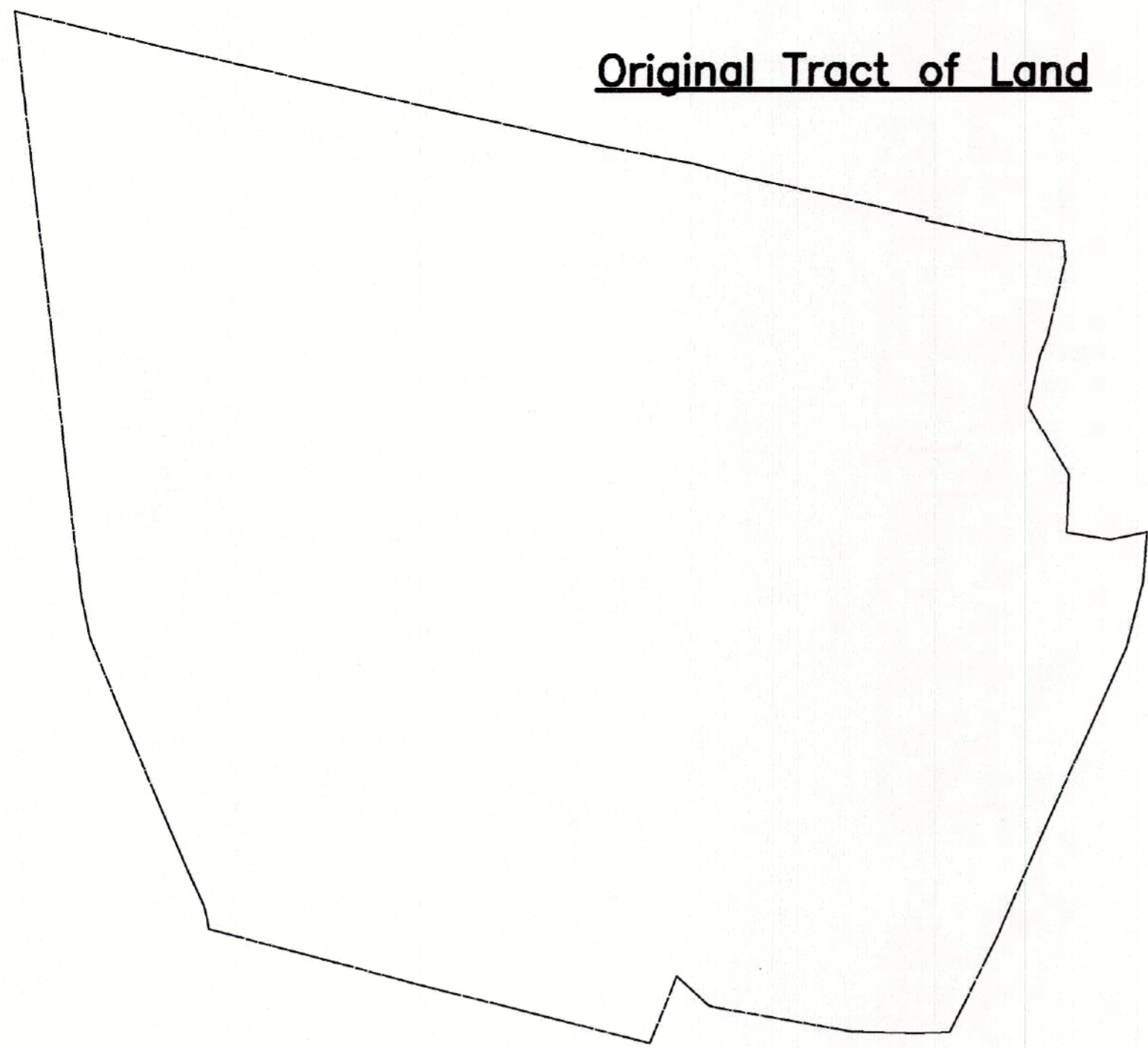
Prepared For:
Paul Lehto
Almada Drive & Paradise Drive
Brooklyn, Connecticut

DRAWING SCALE: 1"=150'

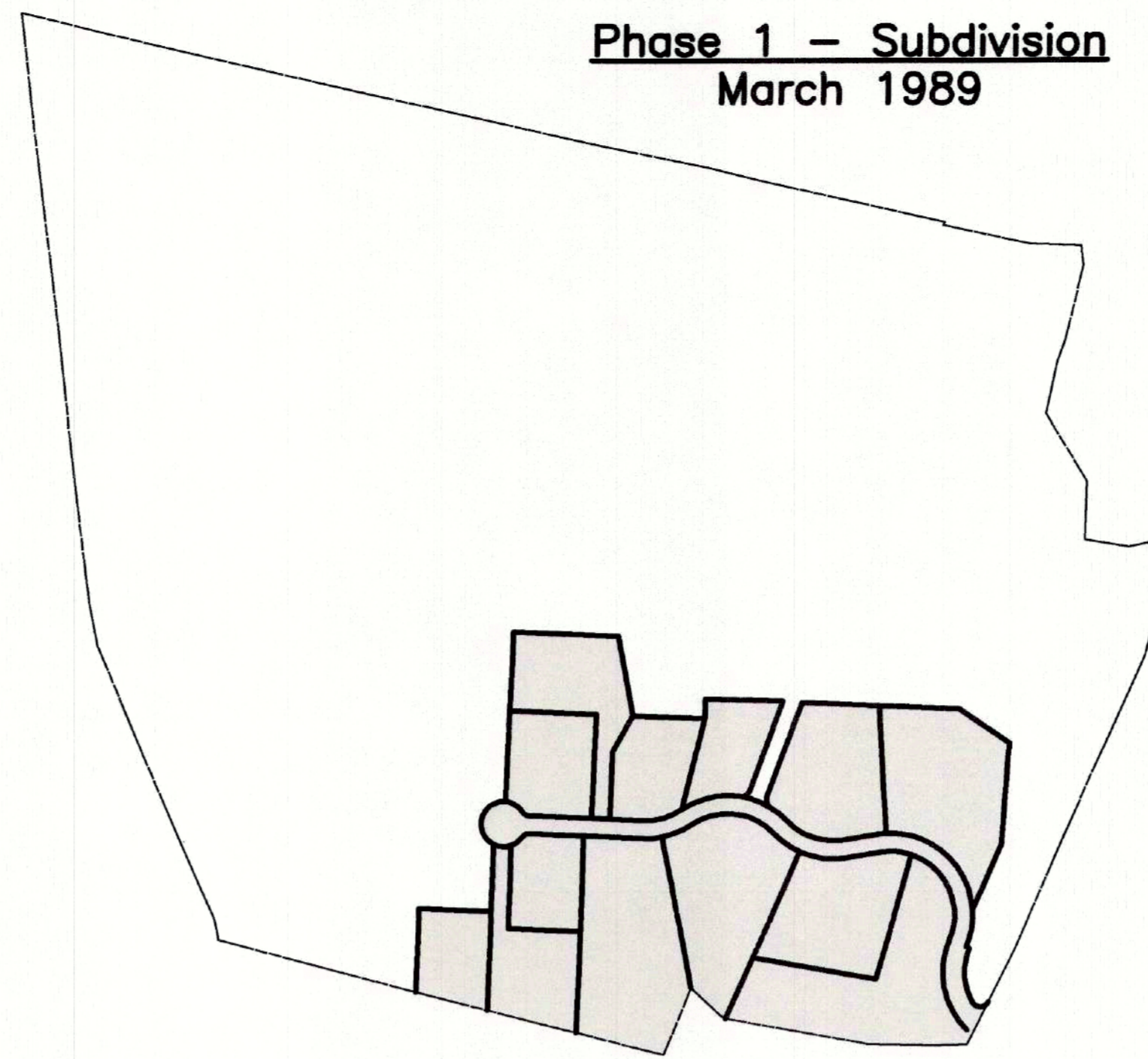
ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No. 2 Project No. 1761 Date: November 13, 2020

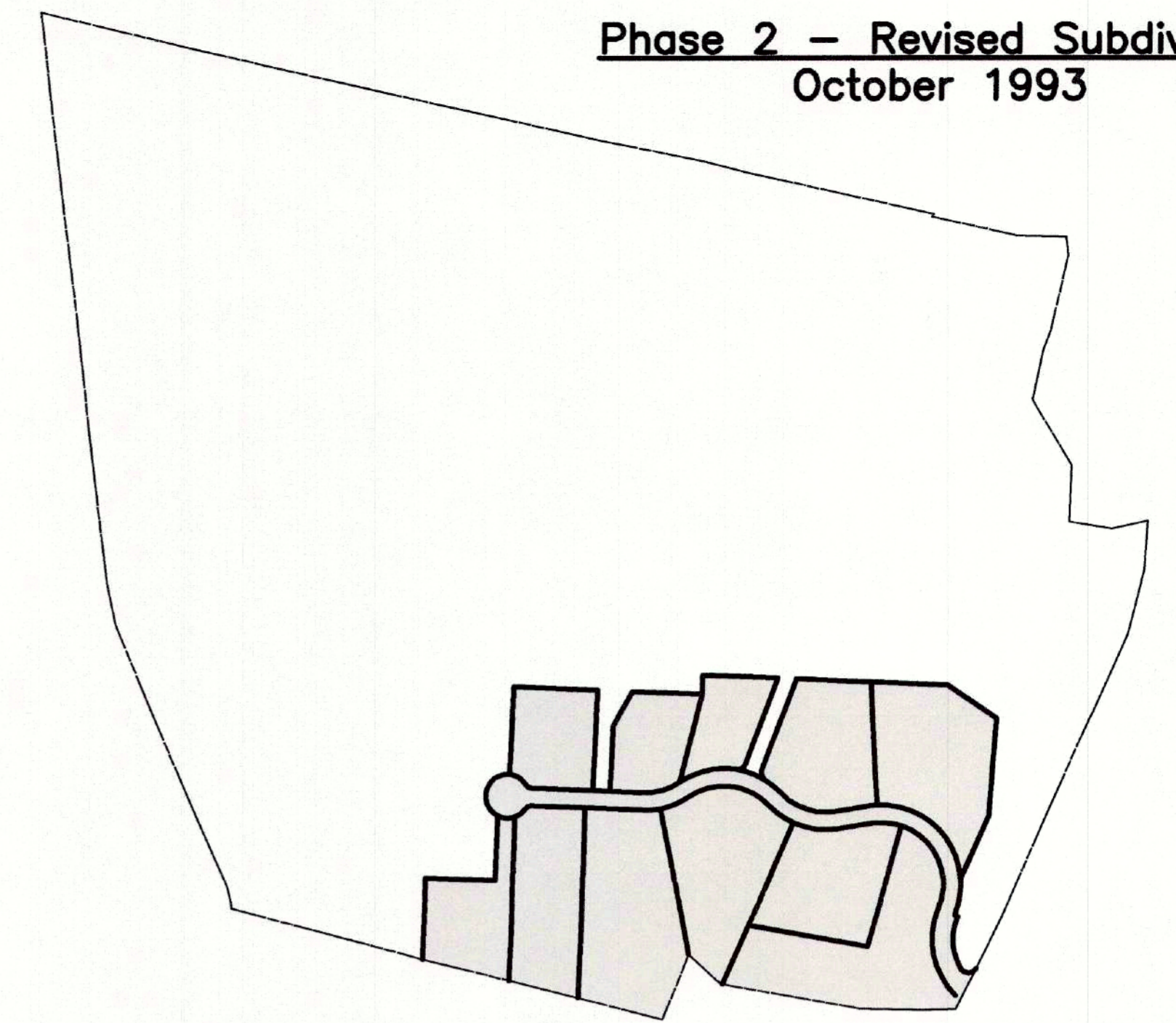
Original Tract of Land



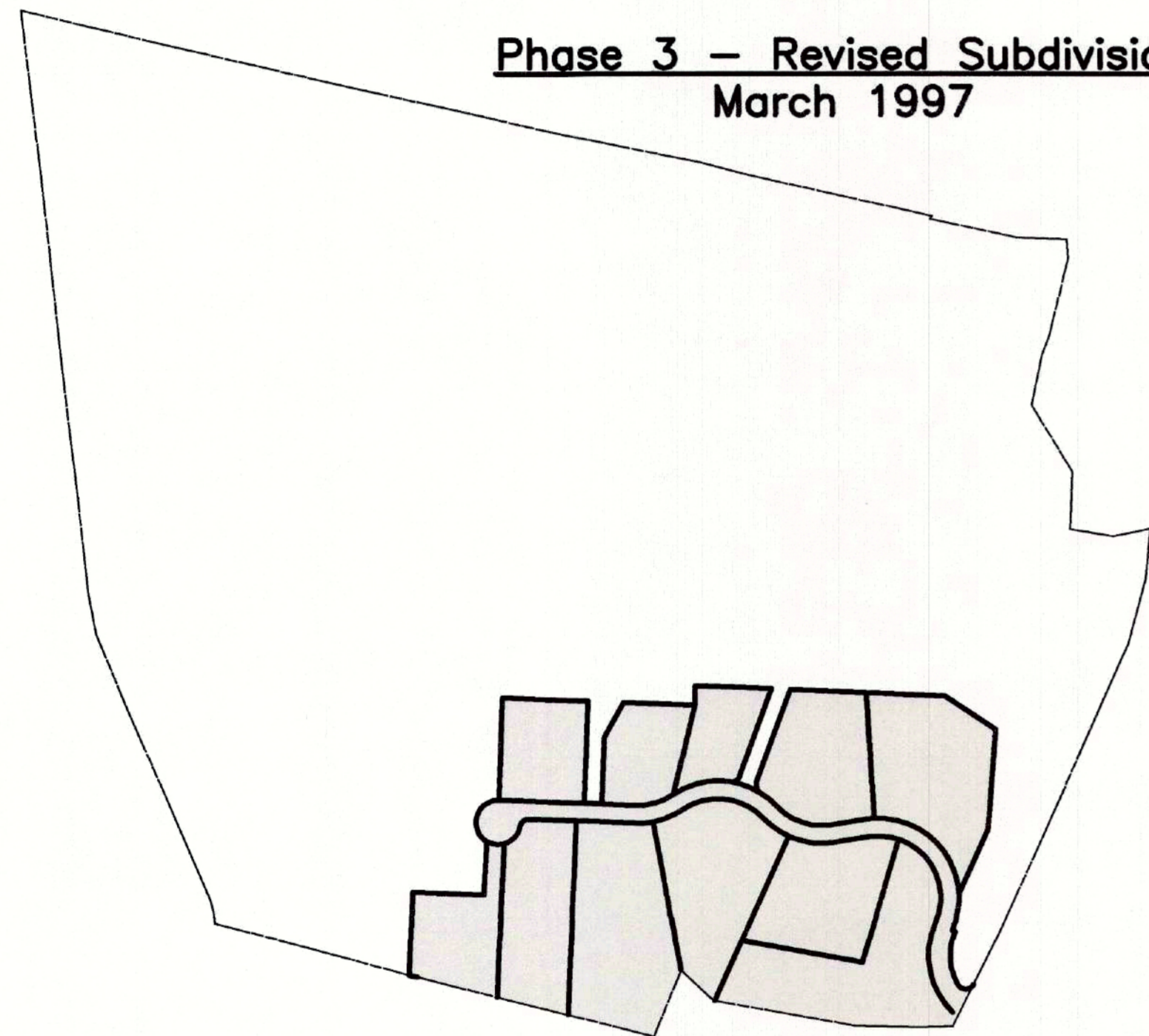
Phase 1 – Subdivision
March 1989



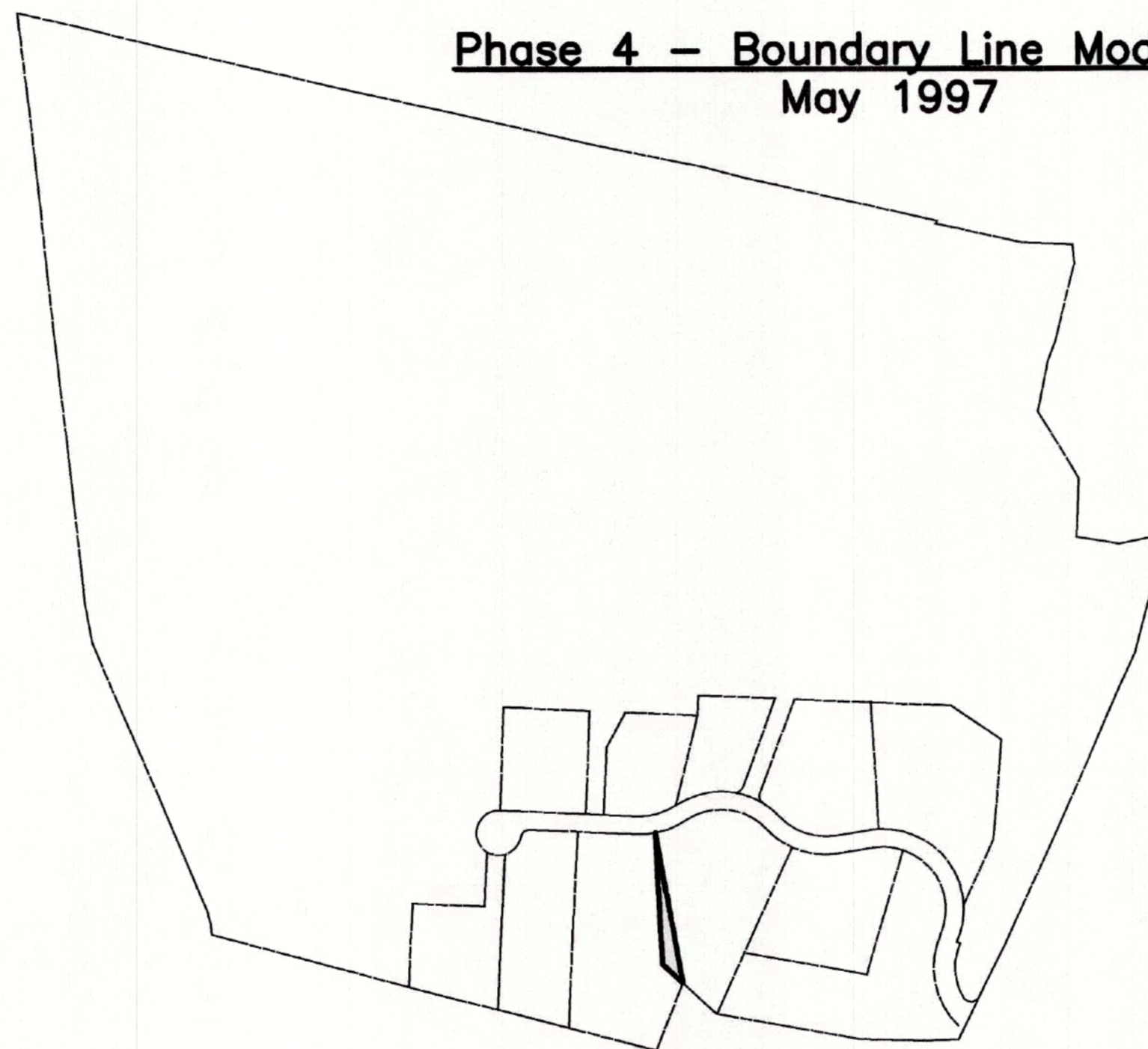
Phase 2 – Revised Subdivision
October 1993



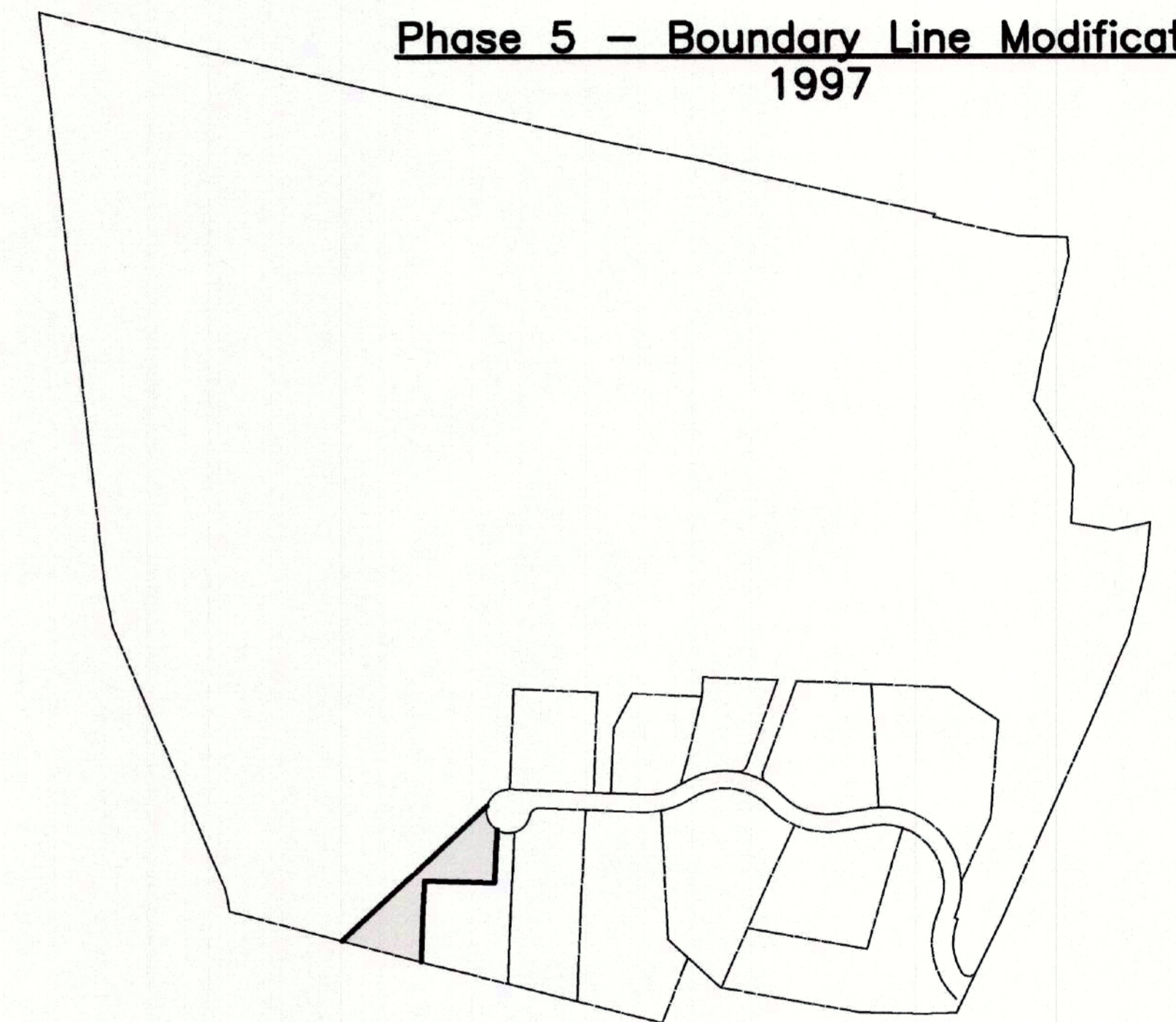
Phase 3 – Revised Subdivision
March 1997



Phase 4 – Boundary Line Modification
May 1997



Phase 5 – Boundary Line Modification
1997

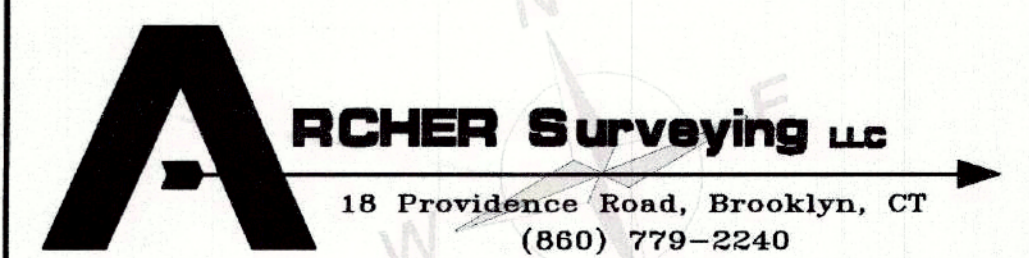


Phase 6 – Re-Subdivision
July 1998



History Plan 1

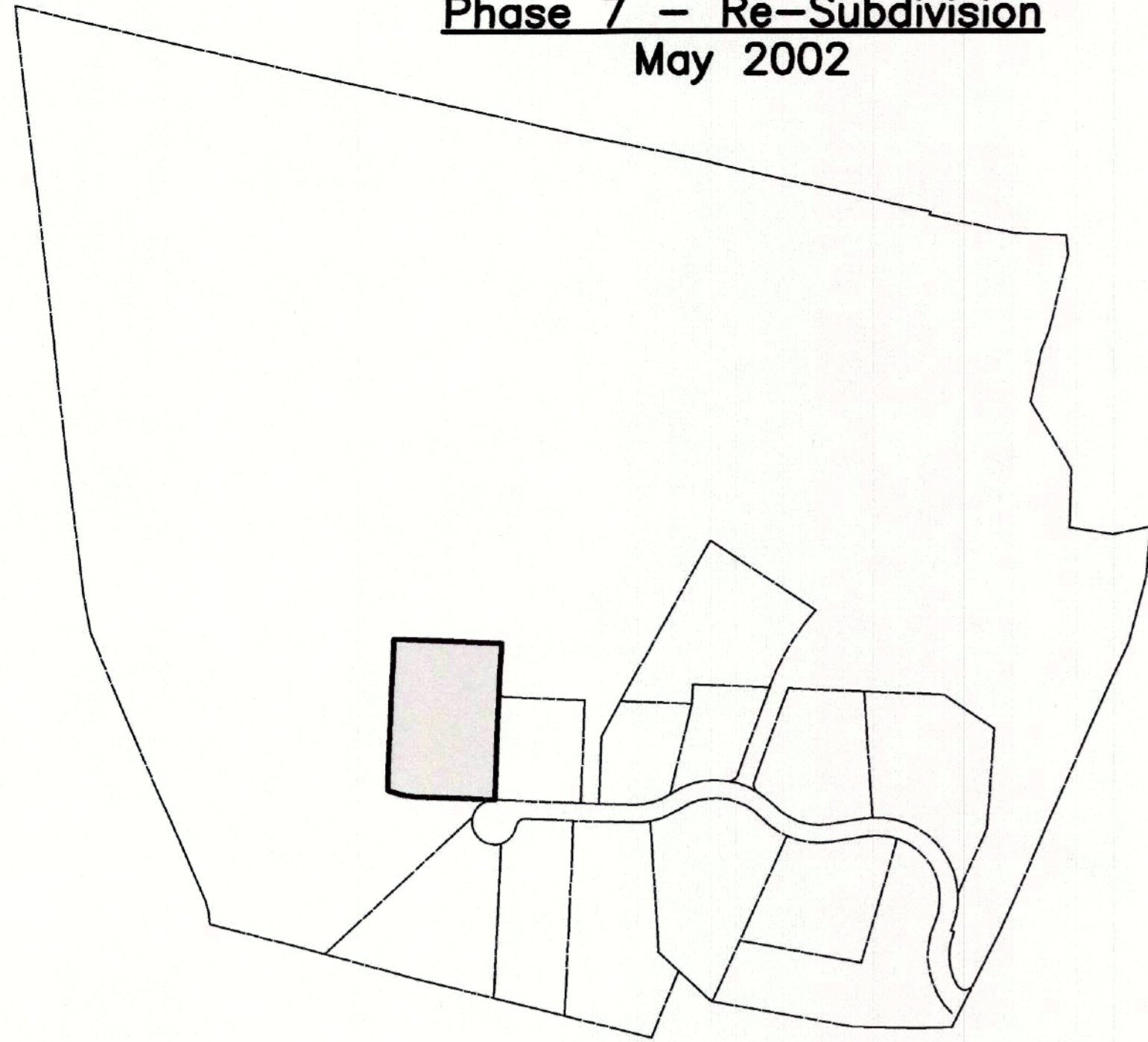
Prepared For:
Paul Lehto
Almada Drive & Paradise Drive
Brooklyn, Connecticut



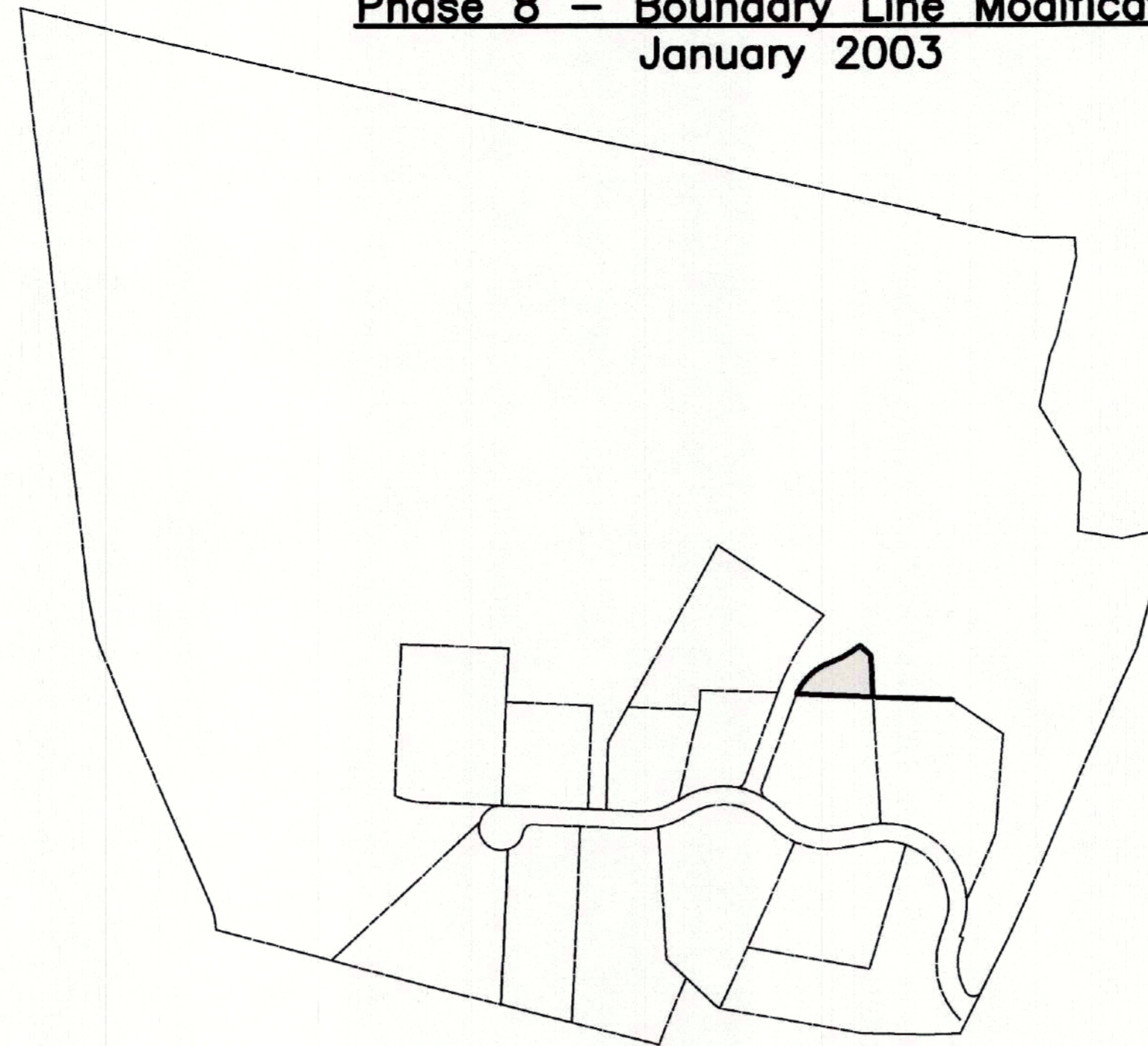
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No. 3 Project No. 1761 Date: January 18, 2020

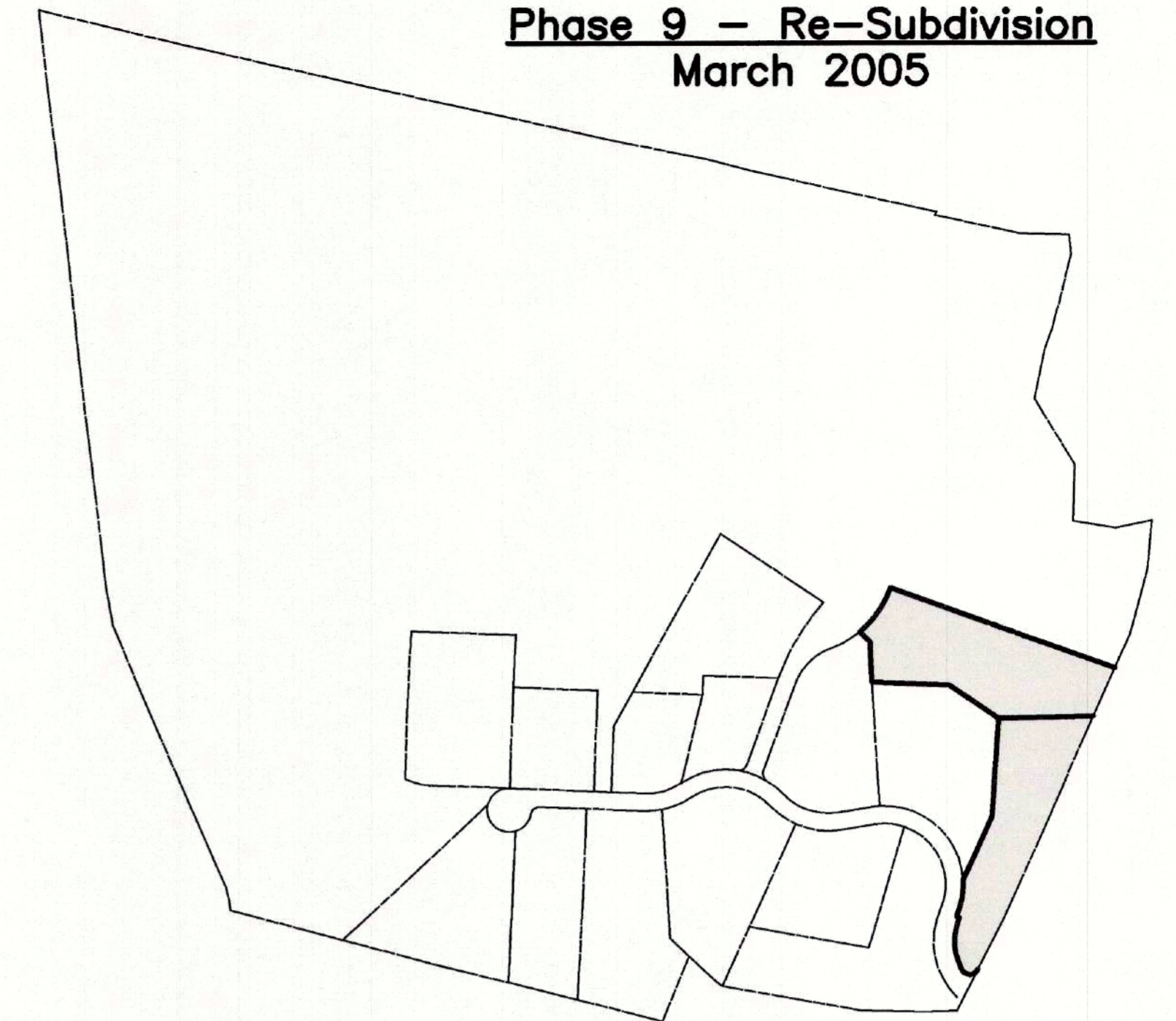
Phase 7 – Re-Subdivision
May 2002



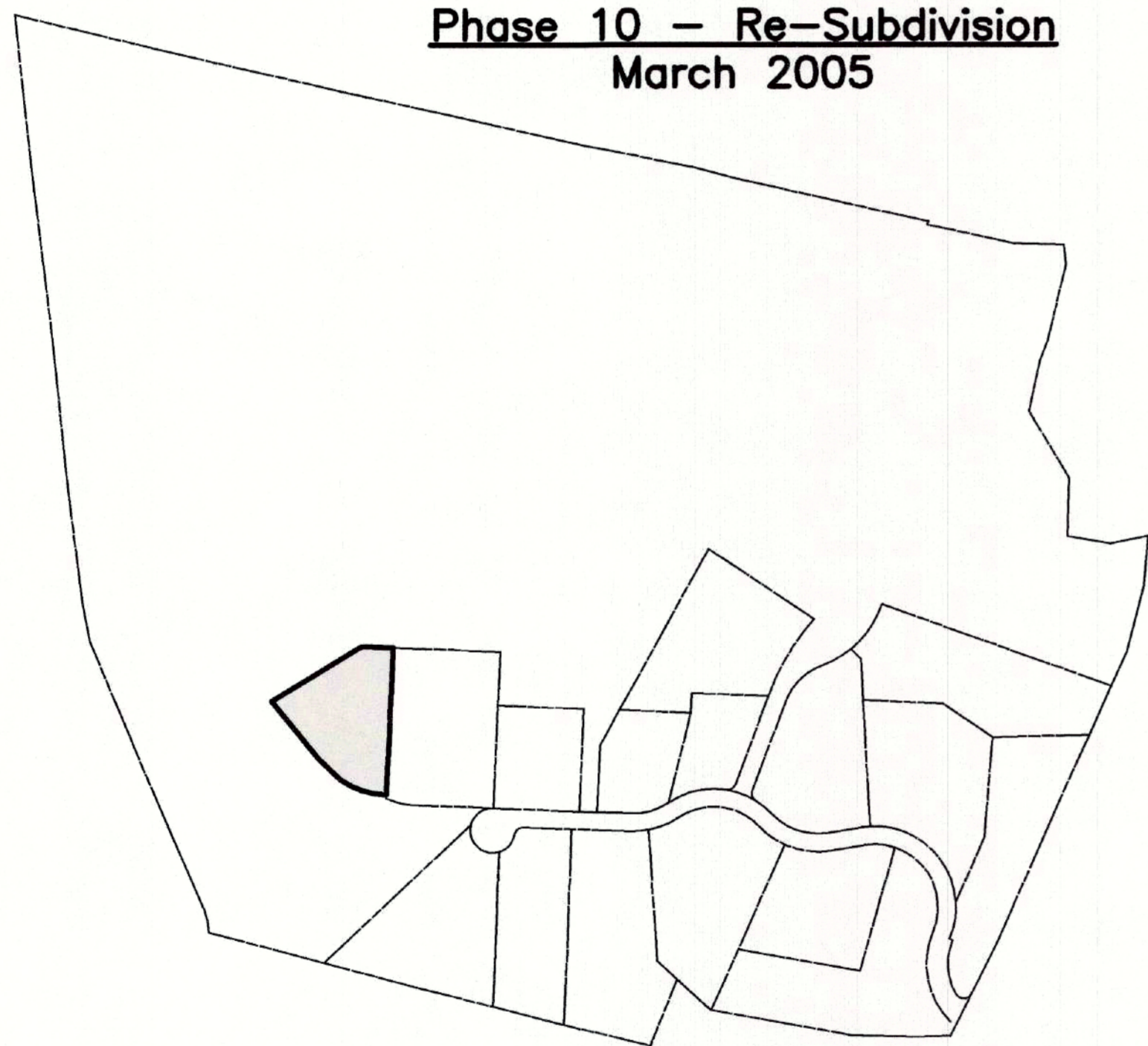
Phase 8 – Boundary Line Modification
January 2003



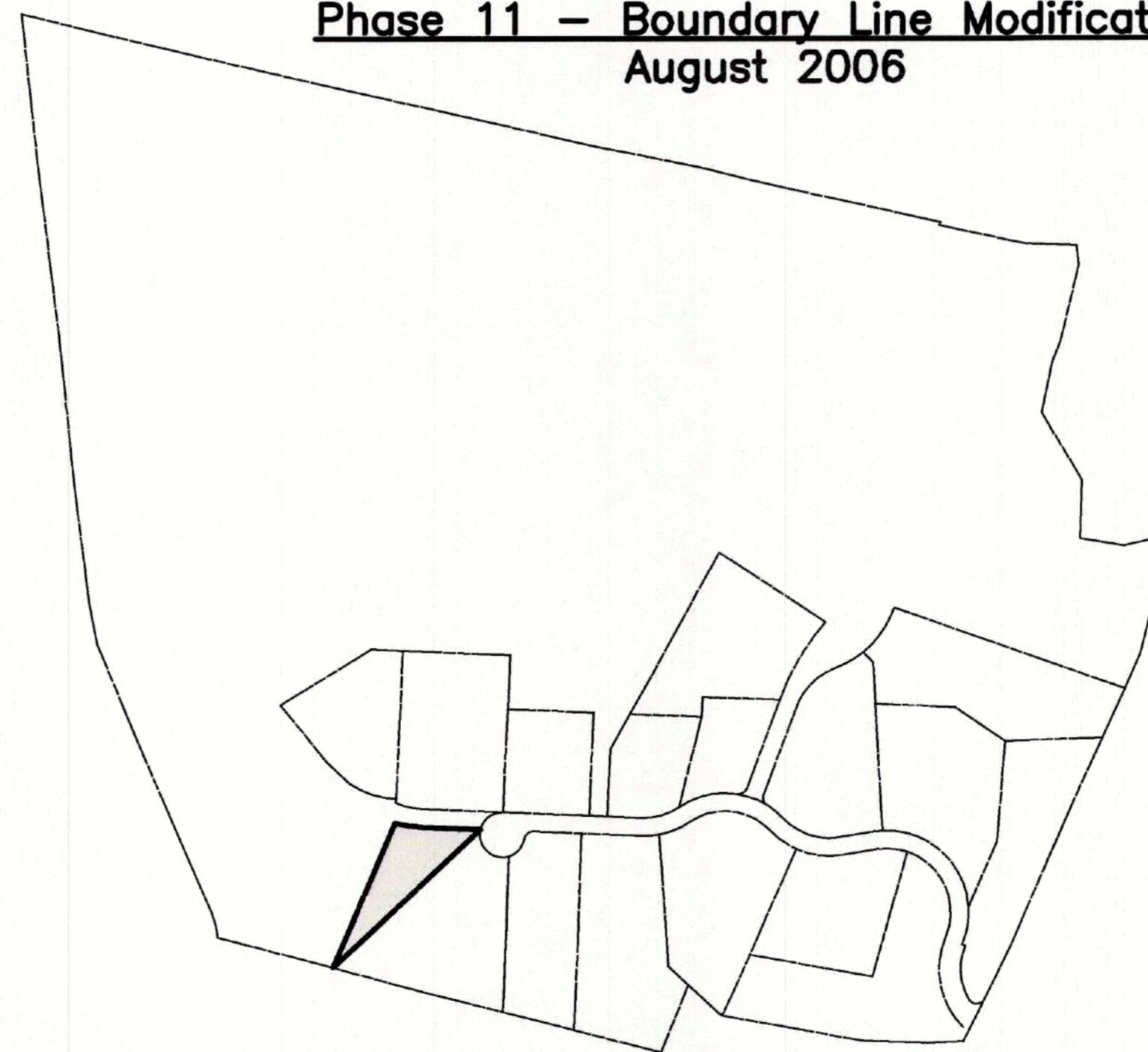
Phase 9 – Re-Subdivision
March 2005



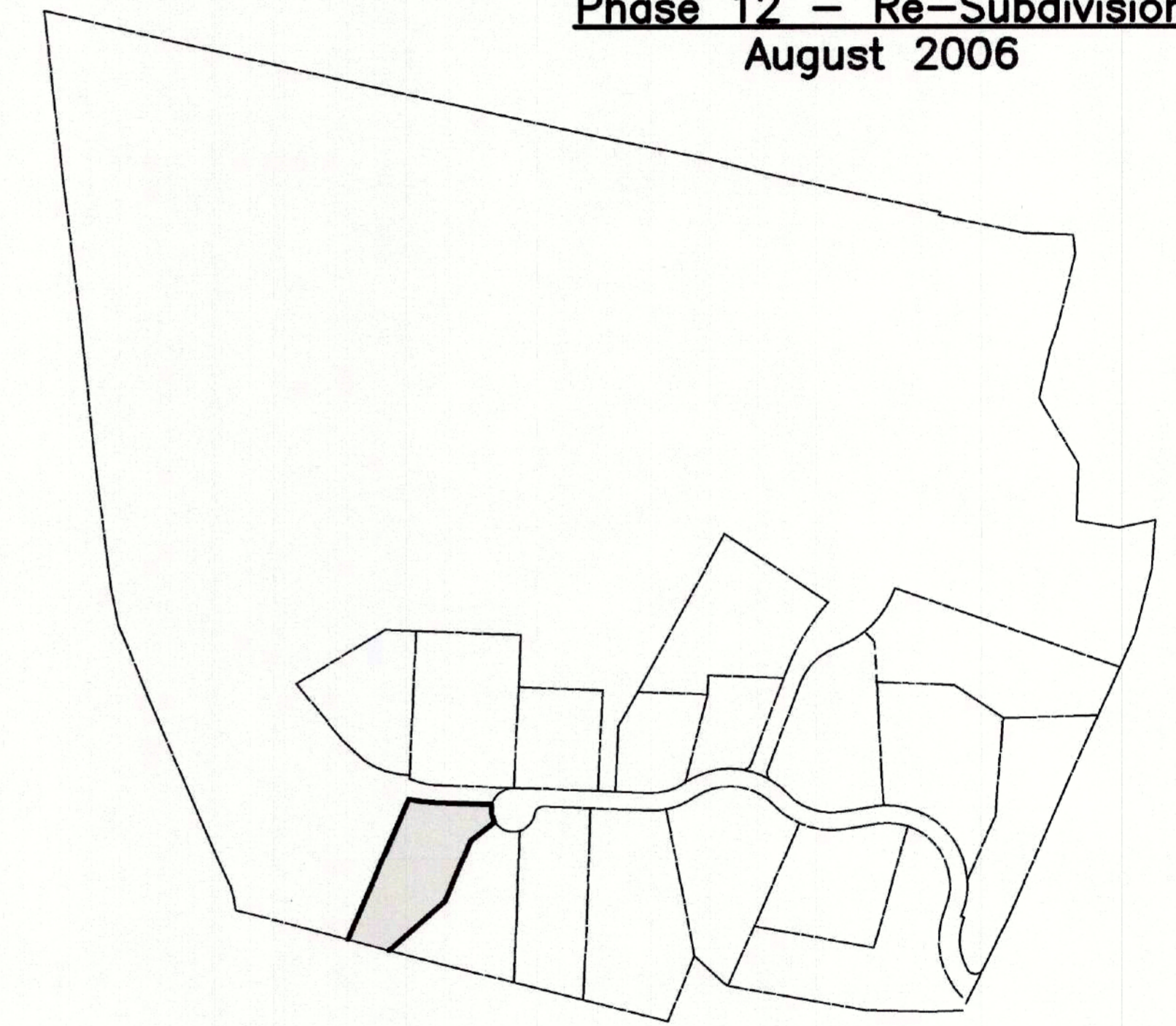
Phase 10 – Re-Subdivision
March 2005



Phase 11 – Boundary Line Modification
August 2006

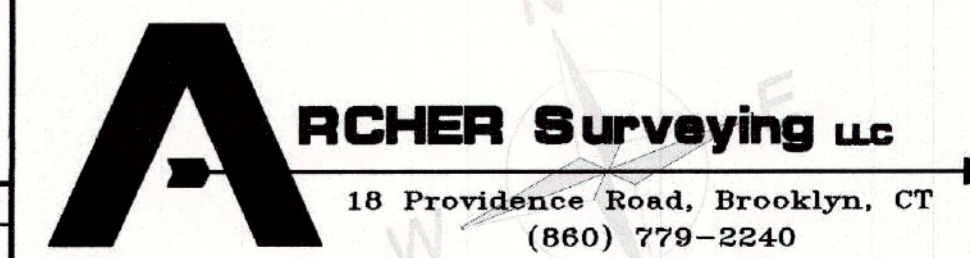


Phase 12 – Re-Subdivision
August 2006



History Plan 2

Prepared For:
Paul Lehto
Almada Drive & Paradise Drive
Brooklyn, Connecticut



REVISIONS	

Sheet No. 4 Project No. 1761 Date: January 18, 2020

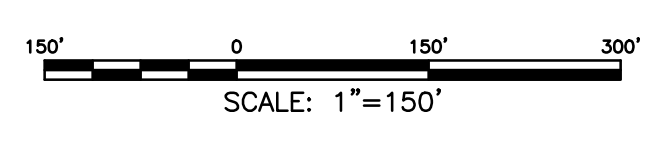


Lot 6
Area: 4,550,092 +/- Sq.Ft.
104.46 +/- Acres
Land to be Retained
by #40 Almada Drive

Lot Area And Frontage			
Lot #	Sq. Ft.	Acres	Frontage
1	435,908±	10.00±	992.42'
2	222,250±	5.10±	471.46'

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY
CORRECT AS NOTED OR DEPICTED HEREON.

[Signature]
RYAN J. CHEVERIE, L.L.S. #70454



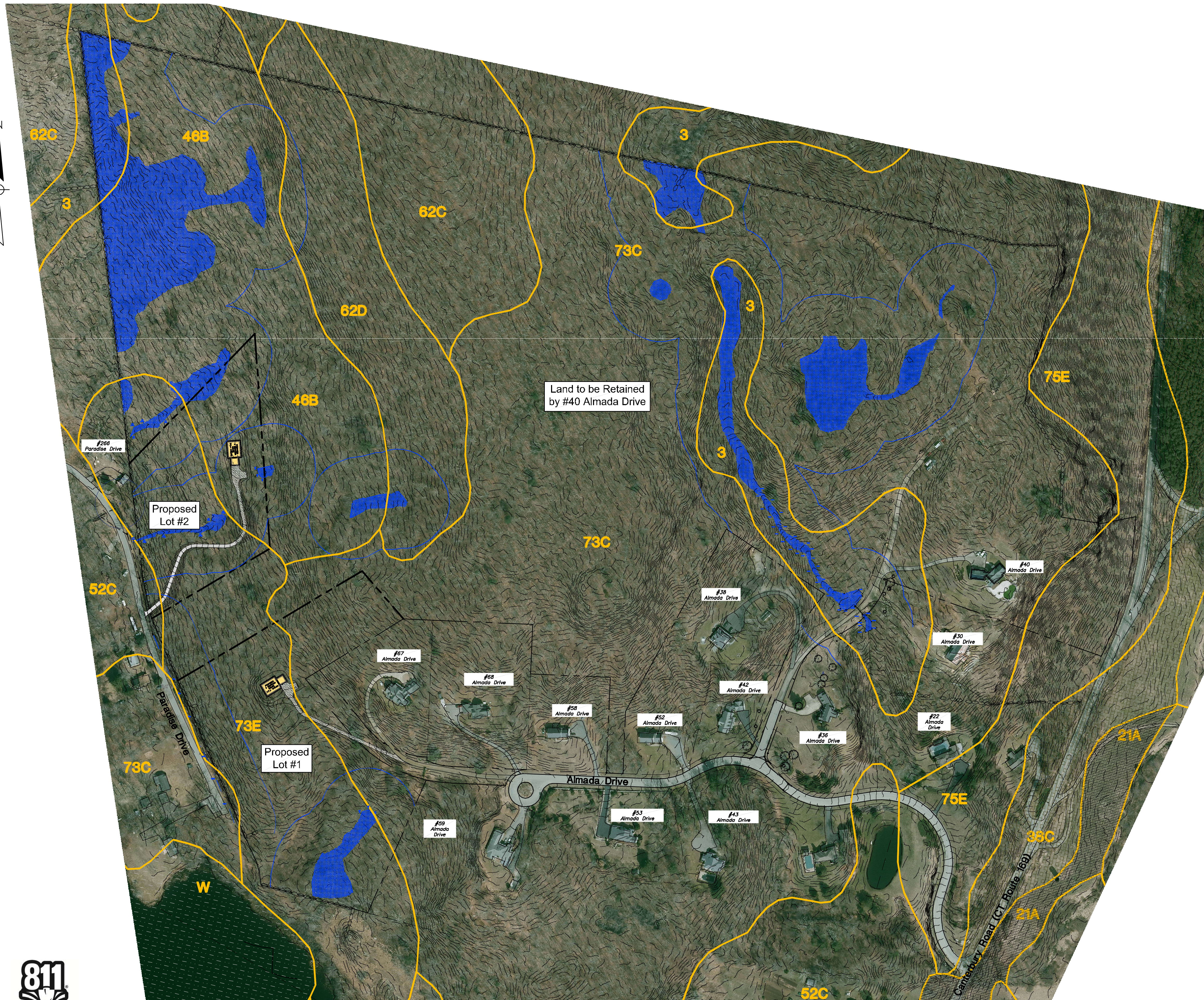
SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - TYPE OF SURVEY: BOUNDARY SURVEY
 - BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY OF THE SOUTHERLY BOUNDARIES RESURVEY OF THE REMAINDER
 - HORIZONTAL ACCURACY: CLASS A-2
 - VERTICAL ACCURACY: N/A
 - TOPOGRAPHIC ACCURACY: N/A
 - INTENT: TO DEPICT BOUNDARY INFORMATION SHOWING NEW LOTS FOR SUBDIVISION PLAN.
- LATEST DATE OF FIELD WORK: October 2020.
- HORIZONTAL ORIENTATION IS BASED ON MAP REFERENCE 1.
- OWNER/APPLICANT; PAUL LEHTO
- SUBJECT PROPERTY IS DEPICTED AS LOT 47 OF ASSESSOR'S MAP 41. DEED REFERENCE FOR SUBJECT PROPERTY IS VOL. 87, PG. 173.
- WETLANDS LOCATIONS FROM MAP REFERENCE 1.
- THIS MAP AND SURVEY ARE VALID ONLY IF THE PRINT OR MYLAR HAS THE EMBOSSED SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

MAP REFERENCES

- "PERIMETER SURVEY PREPARED FOR: PAUL LEHTO ALMADA & PARADISE DRIVE BROOKLYN, CONNECTICUT" BY ARCHER SURVEYING LLC SHEET NO. 1 OF 1 PROJECT NO 1761 DATE: NOVEMBER 13, 2020 SCALE 1"=150'

<p>CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING</p> <p>317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165</p>		<p>Project No. CLA-6383</p> <p>Proj. Engineer K.J.H.</p> <p>Date: 3/31/2021</p> <p>Sheet No. 5</p>
<p>Subdivision Plan Prepared for Paul R. Lehto #40 Almada Drive, Brooklyn, Connecticut</p>		
<p>Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut</p>		
<p>Subdivision Record Plan</p>		



PROPOSED DEVELOPMENT

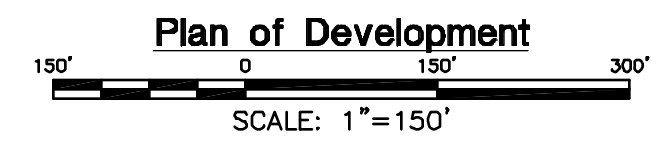
- THE PROPOSED DEVELOPMENT IS A 2 LOT RESIDENTIAL SUBDIVISION ALONG ALMADA DRIVE AND PARADISE DRIVE IN BROOKLYN, CT. THERE ARE NO PROPOSED PUBLIC IMPROVEMENTS AS PART OF THE DEVELOPMENT. THE PROPOSED LIMITS OF DISTURBANCE HAVE BEEN SHOWN ON PLANS. THE PROPOSED DEVELOPMENT WILL DISTURB APPROXIMATELY 2.7 ACRES.
1. THERE IS NO PROPOSED INLAND WETLAND DISTURBANCE.
 2. THERE IS APPROXIMATELY 56,350 SF OF PROPOSED WORK WITHIN THE 125-FOOT INLAND WETLAND UPLAND REVIEW AREA.
 3. THERE IS 100-YEAR FLOOD PLAIN LOCATED ON A PORTION OF THE PROPERTY. THERE IS NO PROPOSED WORK WITHIN THIS AREA. THE PROPERTY LIES WITHIN ZONE C "AREAS OF MINIMAL FLOODING". (FIRM MAP #0901640008A, EFFECTIVE DATE: JANUARY 3, 1985)
 4. NO PORTION OF THE LOT LIES WITHIN A CT DEEP NATURAL DIVERSITY DATABASE AREA.
 5. NO PORTION OF THE LOT LIES WITHIN THE COASTAL MANAGEMENT AREA.
 6. NO PORTION OF THE LOT LIES WITHIN THE AQUIFER PROTECTION AREA.
 7. THE RESIDENTIAL LOTS WILL BE SERVED BY ONSITE SEPTIC SYSTEMS.
 8. THE RESIDENTIAL LOTS WILL BE SERVED BY INDIVIDUAL WELLS.

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AT LEAST 2 FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. INFORMATION SHOWN ON THE DRAWINGS RELATING TO MATERIALS, CONDITIONS, AND/OR LOCATIONS OF EXISTING STRUCTURES AND UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING FIELD SURVEY, UTILITY COMPANY AND TOWN RECORD MAPS AND DRAWINGS, AND IS NOT GUARANTEED ACCURATE OR COMPLETE.
3. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS NEEDED OR AS DIRECTED TO VERIFY UTILITY INFORMATION.
4. **MAINTENANCE AND PROTECTION OF TRAFFIC:**
 - A. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC, TRAFFIC CONTROL, TEMPORARY SIGNING OR BARRICADES AND TEMPORARY LANE CLOSURES. CONTINUOUS ACCESS FOR BUSES AND EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
 - B. PASSAGE OF TRAFFIC ON ROADWAYS: A MINIMUM OF ONE LANE FOR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL PERFORM HIS OPERATIONS TO MINIMIZE DISRUPTIONS TO TRAFFIC WITHIN THE PROJECT SITE.
 - C. RESIDENTS OR BUSINESSES WITH DRIVES AFFECTED BY CONSTRUCTION SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AND SHALL BE ALLOWED CONTINUOUS ACCESS TO THEIR PROPERTY.
 - D. CERTIFIED FLAGMEN SHALL BE USED FOR TRAFFIC CONTROL AS NEEDED THROUGHOUT THE DURATION OF CONSTRUCTION.
 - E. CONSTRUCTION SIGNS MUST CONFORM TO THE SIGNING REQUIREMENTS OUTLINED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)". ALL SIGN FACES SHALL BE REFLECTORIZED.
4. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STREET LINES, EASEMENTS AND PROPERTY AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT, ROADWAY, SIDEWALKS, ETC., OUTSIDE OF THE WORK AREA AND SHALL REPAIR SUCH DAMAGE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY AND PERMANENT SUPPORT OF ALL EXISTING UTILITY POLES IN AN ADJACENT TO THE CONSTRUCTION AREA AND SHALL COMPLY WITH ALL THE REQUIREMENTS AND SPECIAL DETAILS FOR THE SUPPORT OF UTILITIES REQUIRED BY UTILITY AGENCIES.
6. MATERIAL STOCKPILE AND STAGING AREAS: THE CONTRACTOR SHALL LOCATE STOCKPILE, MATERIAL STORAGE AND EQUIPMENT STORAGE AREAS AS SHOWN ON THE PLANS. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL IDENTIFY THESE AREAS AND PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED. ADJUSTMENTS TO THESE LOCATIONS MAY BE MADE IN THE FIELD PROVIDED THAT EROSION AND SEDIMENTATION CONTROL MEASURES ARE FURNISHED & INSTALLED AND IN NO CASE MAY THEY BE RELOCATED WITHIN THE 125-FOOT INLAND WETLAND UPLAND REVIEW AREA OR BEYOND THE PROPOSED LIMITS OF DISTURBANCE.
7. IF BLASTING IS PERFORMED A PRE-BLAST SURVEY WILL BE REQUIRED. ANY AND ALL BLASTING SHALL CONFORM TO THE REGULATIONS SET FORTH BY THE TOWN AND SHALL BE APPROVED BY THE APPROPRIATE TOWN AGENCIES AND ADJACENT UTILITY OWNERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTLE TO GRADE ALL FRAMES, GRATES, COVERS, VALVE BOXES, ACCESS COVERS, AND ALL OTHER ITEMS WHICH NORMALLY MUST HAVE A FIXED RELATION TO FINISHED GRADE.
9. ALL WORK TO CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818, DATED JULY 2020, AS REVISED.
10. ALL FILL MATERIAL (BORROW) IMPORTED TO THE SITE SHALL BE "CLEAN FILL" IN ACCORDANCE WITH DEEP'S SOLID WASTE MANAGEMENT REGULATIONS (RCSA SECTION 22a-209-1).

Soil Data	
3	Ridgebury, Leicester, and Whitman soils, extremely stony
17	Timakwa and Natchaug Soils, 0 to 2 percent slopes
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes
38C	Hinckley gravelly sandy loam, 3 to 15 percent slopes
46B	Woodbridge fine sandy loam, 2 to 8 percent slopes, very stony
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony
62D	Canton and Charlton soils, 15 to 35 percent slopes, extremely stony
73C	Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes
W	Water

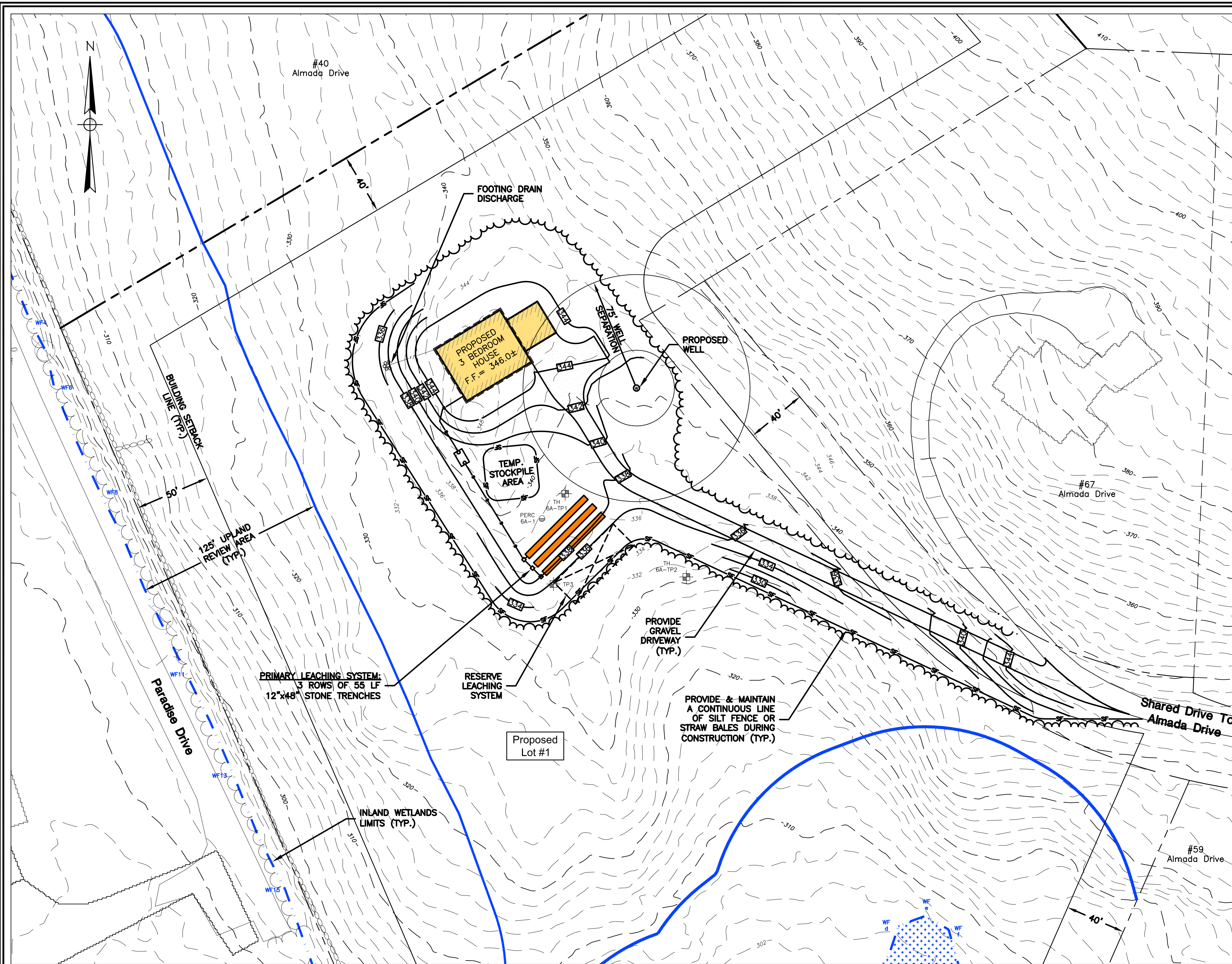
	STATEWIDE IMPORTANT FARMLAND SOILS		WATER
	PRIME FARMLAND SOILS		WETLANDS



		CLA Engineers, Inc. CIVIL · STRUCTURAL · SURVEYING 317 Main Street Norwich, CT 06360 (860) 866-1966 Fax (860) 866-9165	
		No. DATE REVISION	Project No. CLA-6383 Proj. Engineer K.J.H. Date: 3/31/2021 Sheet No.
Subdivision Plan Prepared for Paul R. Lehto #40 Almada Drive, Brooklyn, Connecticut Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut Site Analysis Plan		6	



M:\GDD\6383\6383 Paradise Dr. Subdivision\Drawings\1. Lot Subdivision\6383 - 2. Lot Subdivision - Sheet 06-07 Plans.dwg



Conceptual Lot Development: Lot 6

SCALE: 1"=40'

Conceptual Lot 1 Development

TEST PIT DATA
 NDDH File No. 12000186
 Testing Conducted on 2/15/18
 by Terra Bombard, R.S.

TP 6A-1 (2018)
 Mottles: N/O
 Ground Water: N/O
 Ledger: 67"
 0-9" Topsoil/Roots
 9-28" Very Fine Loomy Sand/Moist
 28-67" Compact Very Fine Loomy Sand

TP 6A-2 (2018)
 Mottles: 20"
 Ground Water: 20"
 Ledger: 67"
 0-8" Topsoil
 8-20" Very Fine Loomy Sand/Wet
 20-56" Groundwater

TP 3 (2019)
 Mottles: 30"
 Ground Water: N/O
 Ledger: N/O
 Roots: 42"
 0-12" Topsoil
 12-30" OB/YB Fine Sandy Loom
 30-70" GR Sandy Loom Till. Mottled

PERCOLATION TEST DATA
 Performed by CLA Engineers, Inc. on 9/28/20

Time	Measuredown (Inches)	Change (Inches)
3:00	12"	-
3:05	15"	-3
3:10	18"	-3
3:15	20"	-2
3:20	21"	-1
3:25	22.5"	-1.5
3:30	24"	-1.5

Min. Perc Rate = 4 min./inch

SEPTIC SYSTEM DESIGN
PRIMARY LEACHING AREA
 3 BEDROOM RESIDENCE
 PERCOLATION RATE: 4 MIN./INCH
 LEACHING AREA REQUIRED: 495 SF

USE 12"x48" STONE TRENCH
 EFFECTIVE LEACHING AREA OF LEACHING TRENCH 3.0 SF/LF
 REQUIRED LENGTH = 495 SF / 3.0 SF/LF = 165 LF

MLSS CALCULATION
 HYDRAULIC FACTORS
 DEPTH TO RESTRICTIVE LAYER = 20"
 SLOPE = 6 VF / 71 LF = 8.4%
 HYDRAULIC FACTOR (HF) = 30
 FLOW FACTOR (FF) = 1.5
 PERCOLATION FACTOR (PF) = 1.0 (UP TO 10.0 MIN./INCH)
 MLSS REQUIRED: 30 x 1.5 x 1.0 = 45 LF

PROPOSED SYSTEM
 USE 3 ROWS OF 55 LF
 LEACHING AREA PROVIDED = 495 SF

RESERVE LEACHING AREA
 USE SAME AS PRIMARY SYSTEM

Conceptual Lot 2 Development

TEST PIT DATA
 NDDH File No. 12000186
 Testing Conducted on 8/6/20
 by Sherry McGinn, R.S.

TP 6-1
 Mottles: 28"
 Ground Water: N/O
 Roots: 28"
 Ledger: 84"
 0-12" Topsoil
 12-28" OB Fine Sandy Loom
 28-94" GR Mottled Sandy Loom Till

TP 6-2
 Mottles: 32"
 Ground Water: N/O
 Roots: 32"
 Ledger: 100"
 0-13" Topsoil
 13-32" OB Fine Sandy Loom
 32-100" GR Mottled Sandy Loom Till

TP 6-3
 Mottles: 24"
 Ground Water: N/O
 Roots: 24"
 Ledger: 84"
 0-8" Topsoil
 8-24" RB Fine Sandy Loom
 24-84" GR Mottled Sandy Loom Till

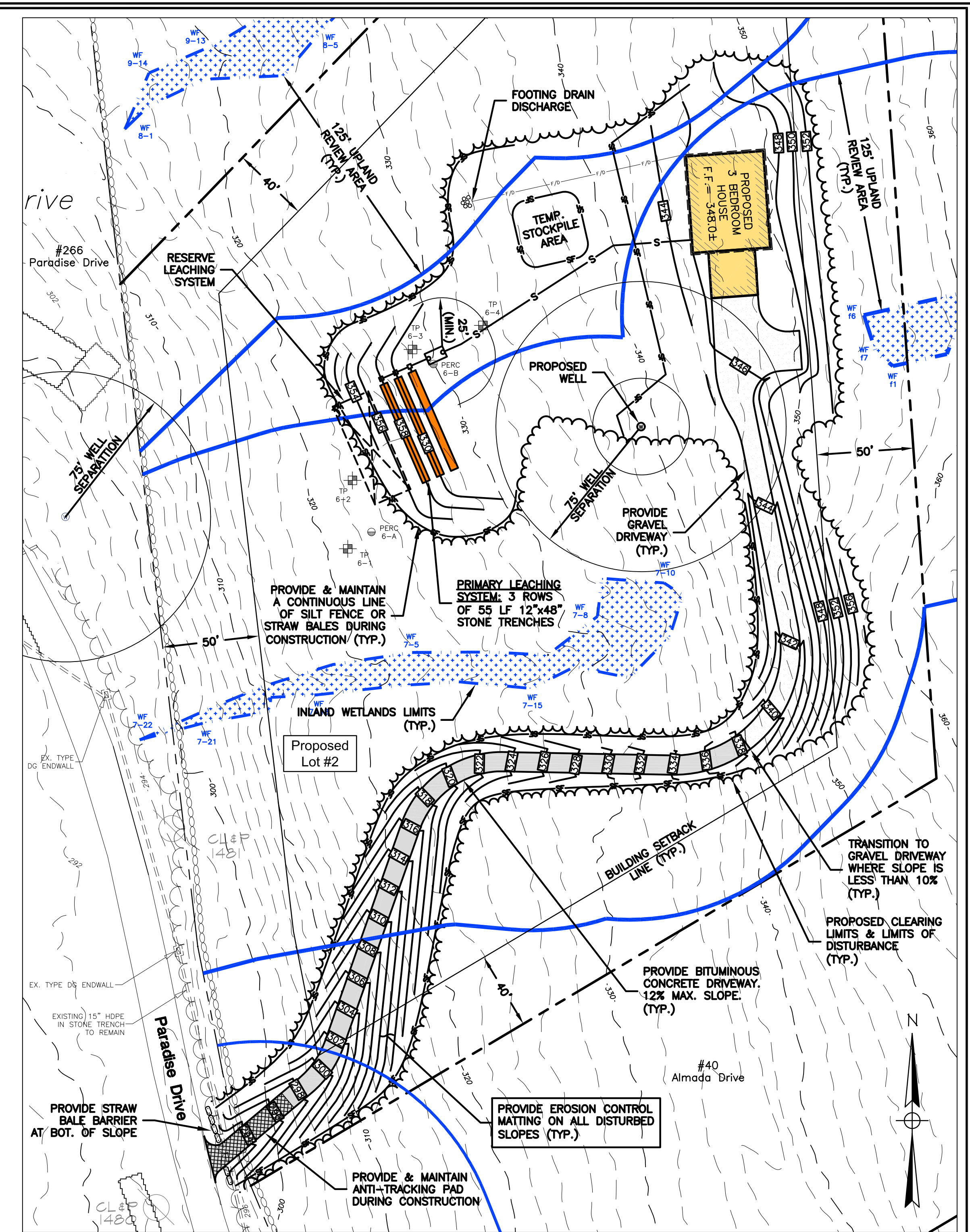
TP 6-4
 Mottles: 30"
 Ground Water: N/O
 Roots: 30"
 Ledger: 89"
 0-11" Topsoil
 11-30" YB/RB Fine Sandy Loom
 30-89" GR Mottled Sandy Loom Till

PERCOLATION TEST DATA
 Performed by CLA Engineers, Inc. on 8/6/20

Time	Measuredown (Inches)	Change (Inches)
1:16	3.25	-
1:18	7.25	4
1:20	9	1.75
1:22	11	2
1:24	12.25	1.25
1:26	13.25	1
1:28	14.5	1.25
1:30	15.5	1
1:32	16.5	1
1:34	17	0.5
1:36	17.5	0.5
1:38	18	0.5
1:40	18.5	0.5
1:42	19	0.5

Perc 6-A: Pre-soak @ 12:22.5"
 Perc 6-B: Pre-soak @ 12:27 pm, 6.5"

Per Rate = 4 min./inch



Conceptual Lot Development: Lot 8

SCALE: 1"=40'

SEPTIC SYSTEM DESIGN
PRIMARY LEACHING AREA
 3 BEDROOM RESIDENCE
 PERCOLATION RATE: 4 MIN./INCH
 LEACHING AREA REQUIRED: 495 SF

USE 12"x48" STONE TRENCH
 EFFECTIVE LEACHING AREA OF LEACHING TRENCH 3.0 SF/LF
 REQUIRED LENGTH = 495 SF / 3.0 SF/LF = 165 LF

MLSS CALCULATION
 HYDRAULIC FACTORS
 DEPTH TO RESTRICTIVE LAYER = 24"
 SLOPE = 10 VF / 86 LF = 11.6%
 HYDRAULIC FACTOR (HF) = 28
 FLOW FACTOR (FF) = 1.5
 PERCOLATION FACTOR (PF) = 1.0 (UP TO 10.0 MIN./INCH)
 MLSS REQUIRED: 26 x 1.5 x 1.0 = 39 LF

PROPOSED SYSTEM
 USE 3 ROWS OF 55 LF
 LEACHING AREA PROVIDED = 495 SF

RESERVE LEACHING AREA
 USE SAME AS PRIMARY SYSTEM



CLA Engineers, Inc.
 CIVIL · STRUCTURAL · SURVEYING
 317 Main Street Norwich, CT 06360
 (860) 886-1966 Fax (860) 886-9165

Subdivision Plan Prepared for Paul R. Lehto
 #40 Almada Drive, Brooklyn, Connecticut

Two Lot Resubdivision
 40 Almada Drive
 Brooklyn, Connecticut

Lot Development Plan
 Lot 1 & Lot 2

Project No. CLA-6383
 Proj. Engineer K.J.H.
 Date: 3/31/2021
 Sheet No. 7

SEPTIC GENERAL NOTES

- ALL WORK AND MATERIAL (SEPTIC TANK, DISTRIBUTION BOX, PIPE, ETC.) SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AS REVISED.
- PROPOSED SEPTIC SYSTEMS SHALL BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT. A BENCHMARK SHALL BE SET WITHIN 10'-15' OF THE PROPOSED SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
- SEWER LINE FROM FOUNDATION WALL TO SEPTIC TANK SHALL BE 4" SCHEDULE 40 PVC - ASTM D 1785 AND JOINTS PER HEALTH DEPT. CODE.
- PIPE FROM SEPTIC TANK TO DISTRIBUTION LINES SHALL BE 4" SOLID PVC CONFORMING TO ASTM D-3034 AND SDR-35.
- LEACHING SYSTEM ROWS SHALL BE SET LEVEL FOR ENTIRE LENGTH AND HAVE A CENTER TO CENTER SPACING AS CALLED FOR IN THE CONNECTICUT PUBLIC HEALTH CODE.
- THERE ARE PRESENTLY NO KNOWN WATER WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEMS.
- PROPOSED SEPTIC AREAS SHALL BE CLEARED AND GRUBBED. ALL TOPSOIL IN THE AREA SHALL BE STRIPPED AND STOCKPILED FOR FUTURE USE.
- ALL FILL MATERIAL SHALL BE CLEAN EARTH FREE OF STUMPS, ORGANICS, CONSTRUCTION DEBRIS AND TOPSOIL. TOPSOIL SHALL BE RE-APPLIED OVER ALL FILL AREAS AND ALL DISTURBED AREAS IN ACCORDANCE WITH THE SLOPE STABILIZATION DETAILS.

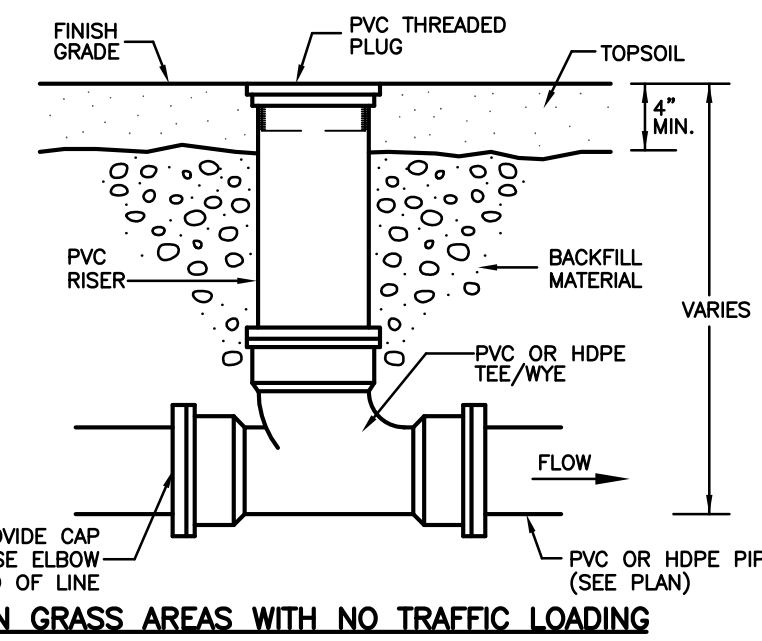
SELECT FILL SPECIFICATION

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE CLEAN MATERIAL COMPRISED OF SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN P.E. SELECT FILL EXCEEDING 6 PERCENT PASSING THE #200 SIEVE BASED ON WET SIEVE ANALYSIS CANNOT BE APPROVED BY THE DESIGN P.E.

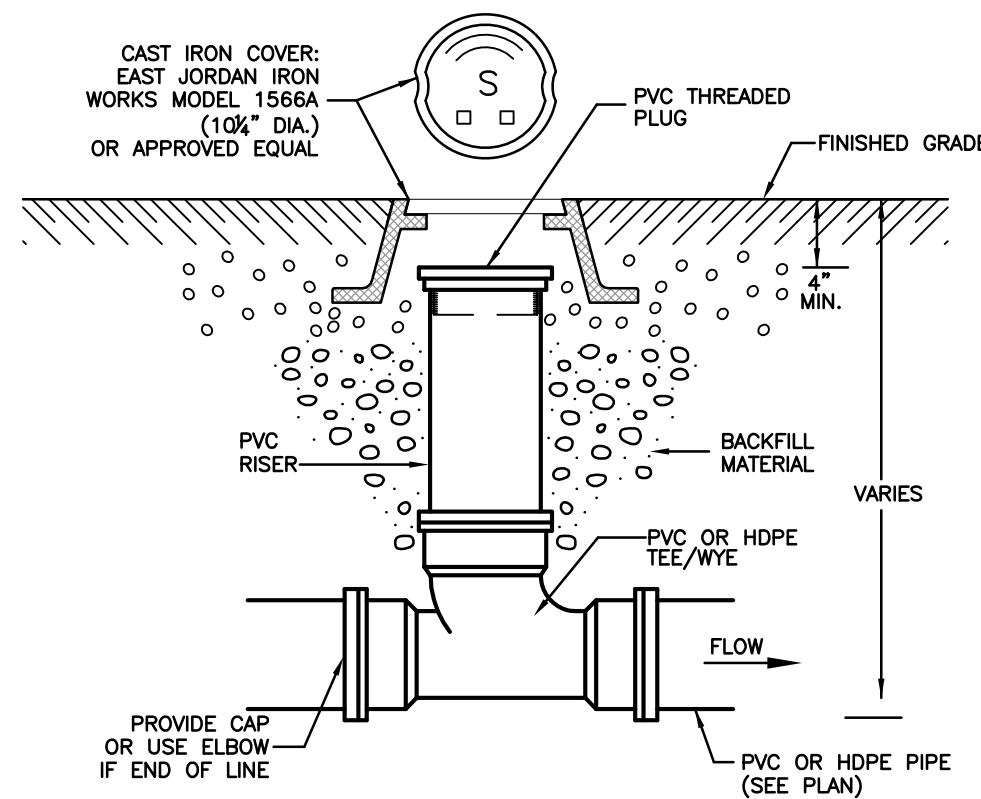
- THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
- UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED (GRAVEL PORTION) ON THE #4 SIEVE.
- THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
- THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA

SIEVE SIZE	PERCENT PASSING WET SIEVE	PERCENT PASSING DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50*	10-75
#100	0-20	0-5
#200	0-5	0-2.5

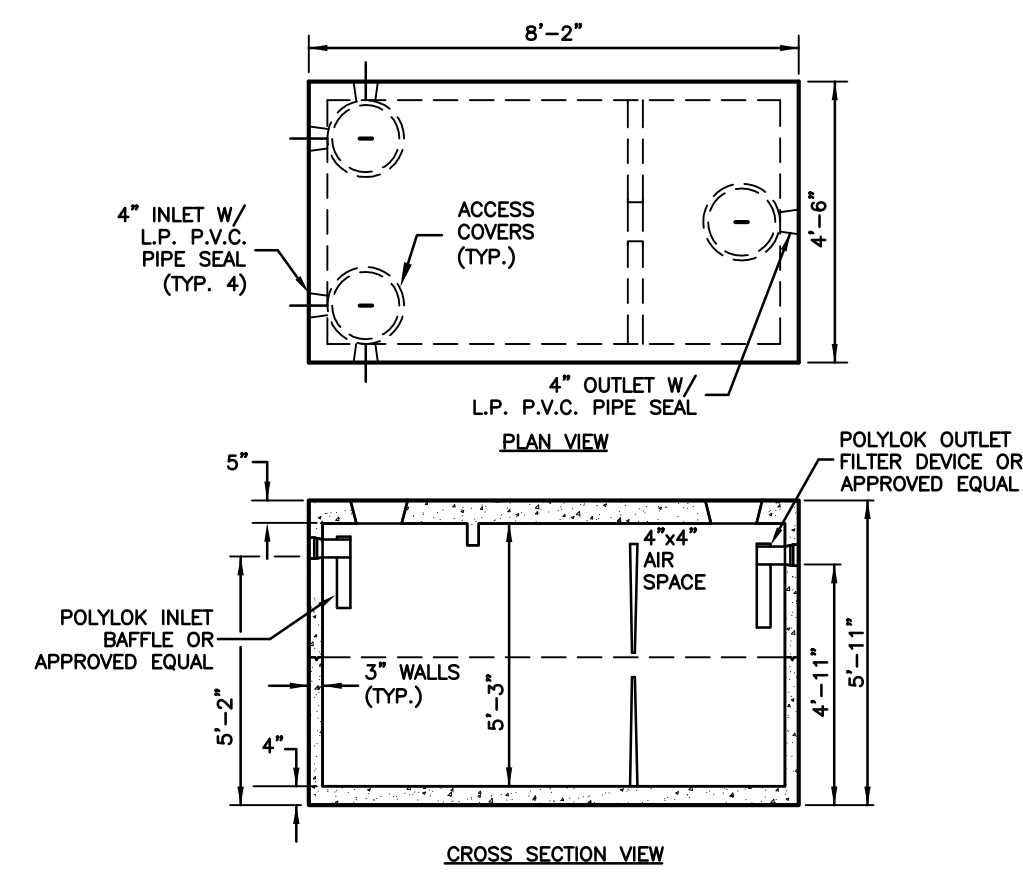
* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75 IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10 AND THE #200 SIEVE DOES NOT EXCEED 5.



IN GRASS AREAS WITH NO TRAFFIC LOADING

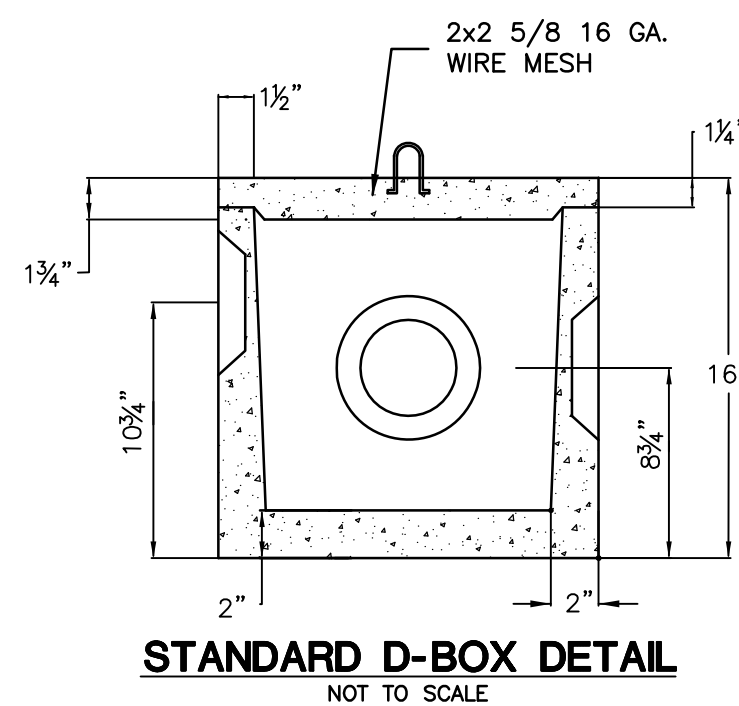


TYPICAL CLEAN-OUT DETAIL
NOT TO SCALE

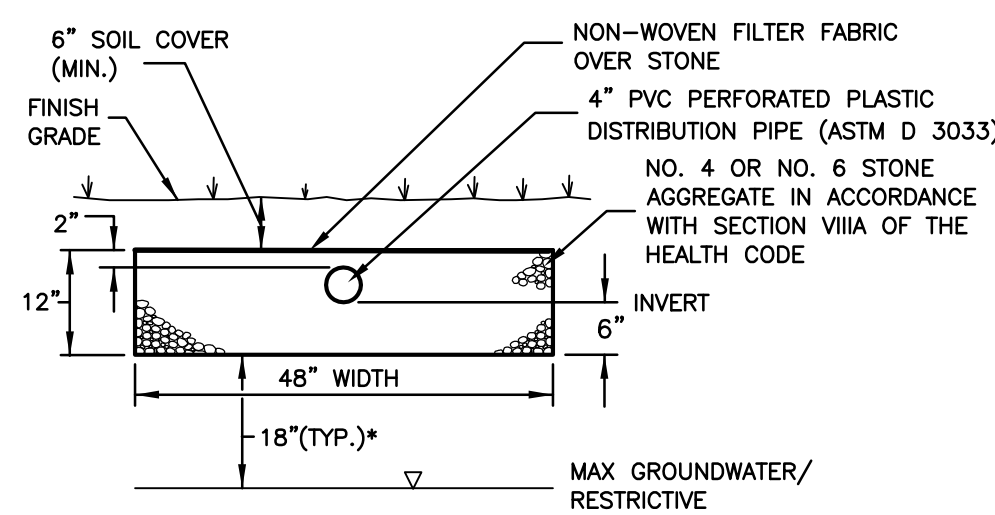


- DIMENSIONS MAY VARY DEPENDING ON TANK MANUFACTURER (UNITS CONCRETE SHOWN)
- CONCRETE - 4,000 P.S.I. AT 28 DAYS
- STEEL REINFORCEMENT- ASTM A-615 GR. 60, A-185 OR A-497, 1\"/>

1,000 GALLON REGULAR DUTY SEPTIC TANK DETAIL
NOT TO SCALE

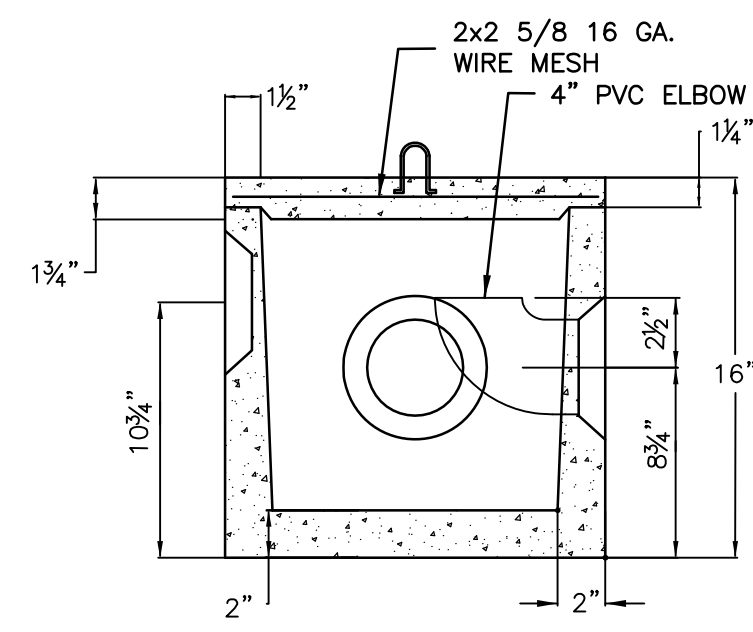


STANDARD D-BOX DETAIL
NOT TO SCALE

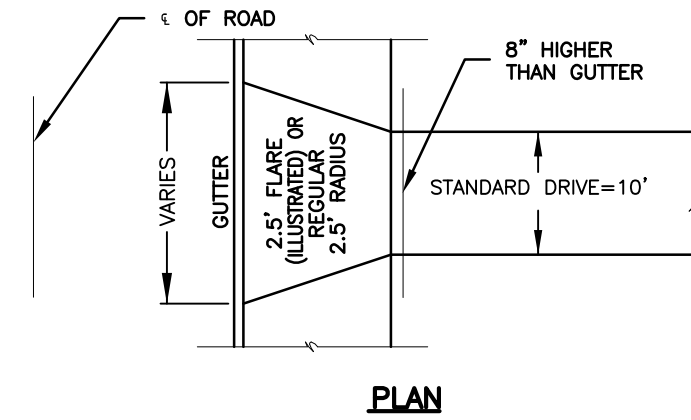


* INCREASE TO 24\"/>

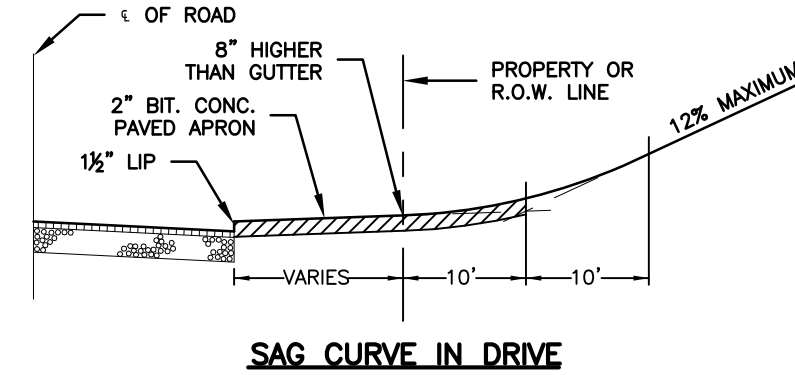
12\"/>



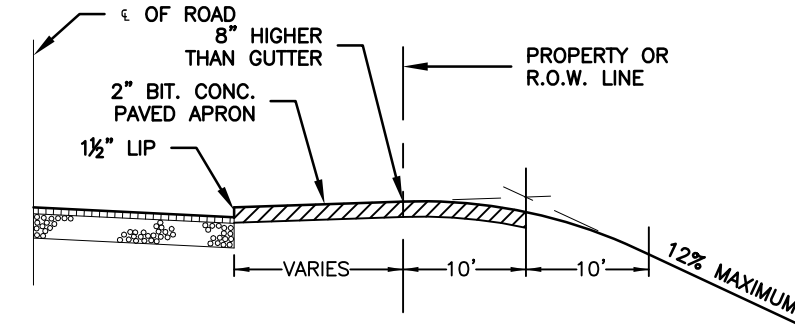
STANDARD D-BOX WITH ELBOW DETAIL
NOT TO SCALE



PLAN

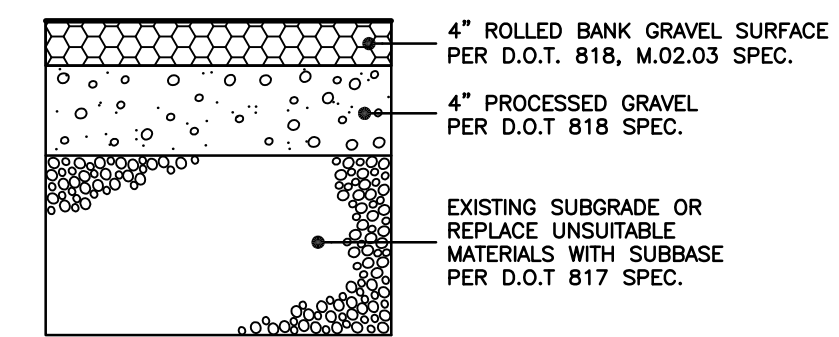


SAG CURVE IN DRIVE



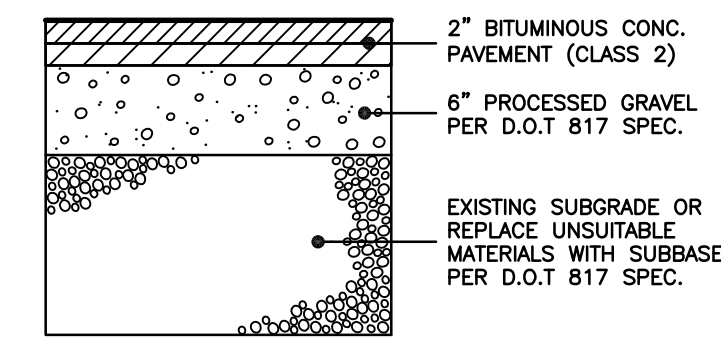
CREST CURVE IN DRIVE

TYPICAL DRIVEWAY DETAILS
NOT TO SCALE



- NOTES:
- PROVIDE CONTINUOUS TACK COAT ALONG EDGE WHEN MATCHING EXISTING PAVEMENT
 - CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL WHEN TESTED IN ACCORDANCE WITH AASHTO T180, METHOD D

TYPICAL GRAVEL DRIVEWAY SECTION DETAIL
NOT TO SCALE



- NOTES:
- PROVIDE CONTINUOUS TACK COAT ALONG EDGE WHEN MATCHING EXISTING PAVEMENT
 - CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL WHEN TESTED IN ACCORDANCE WITH AASHTO T180, METHOD D

TYPICAL BITUMINOUS DRIVEWAY SECTION DETAIL
NOT TO SCALE

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		<p>Project No. CLA-6383</p> <p>Proj. Engineer K.J.H.</p> <p>Date: 3/31/2021</p> <p>Sheet No. 9</p>	<p>Subdivision Plan Prepared for Paul R. Lehto #40 Almada Drive, Brooklyn, Connecticut</p> <p>Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut</p> <p>Construction Details</p>