

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Agenda
Tuesday, December 19, 2023 6:30 p.m.**

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

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

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting December 6, 2023
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. Reading of Legal Notices:**
 - b. Continued Public Hearings:**
 - 1. **ZRC 23-007:** Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3).
 - c. New Public Hearings:**
 - 1. **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)
 - d. Other Unfinished Business:**
 - 1. **ZRC 23-007:** Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3).
 - 2. **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)
- VII. New Business:**
 - a. Applications:**
 - 1. **SPR 23-008:** Site Plan Review for Small Solar Energy Systems (roof mount) at 99 Pomfret Road, Village Center Zone, Applicant: Venture Home Solar.
 - 2. **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.
 - b. Other New Business: None.**
- VIII. Reports of Officers and Committees**
 - a. Report of Margaret Washburn, ZEO.
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Meeting
Wednesday, December 6, 2023 6:30 p.m.**

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

MEETING LOCATION:		
Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT		
Click link below: https://us06web.zoom.us/j/87925438541	or	Go to https://www.zoom.us/join Enter meeting ID: 879 2543 8541
Dial: 1-646-558-8656		
Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting		

MINUTES

I. Call to Order – Michelle Sigfridson, Chair, called the meeting to order at 6:38 p.m.

II. Roll Call – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Gil Maiato. John Haefele.

Seth Pember and Lisa Herring were absent with notice.

Brian Simmons and Karl Avanecean were absent.

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

Also Present in Person: Nicole Fisher; Greg Fisher; David Held, Provost & Rovero.
There were five additional people present in the audience.

Present via Zoom: G. Lahaie; Sharon Loughlin; Amy Clark; Lori Corriveau.

III. Seating of Alternates – None.

IV. Adoption of Minutes: Meeting November 1, 2023

Motion was made by J. Haefele to accept the Minutes of the Meeting of November 1, 2023, as presented.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (4-0-1). M. Sigfridson abstained as she did not attend the meeting.

V. Public Commentary – None.

VI. Unfinished Business:

a. **Reading of Legal Notices:**

J. Roberson read aloud the Legal Notice for ZRC 23-007.

b. **Continued Public Hearings: None.**

c. **New Public Hearings:**

1. **ZRC 23-007:** Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3).

Nicole Fisher explained their proposal.

- They would like to offer overnight accommodations to guests from Friday through Sunday. It would be limited to only the guests that are invited to the event and only for the Friday through Sunday that the event is occurring. It would also be limited to twenty-two people.

- She explained that this would limit traffic coming and going to the site.
- She explained that the site, currently, can accommodate twenty-two guests, so there would not be a need to be built or expand.
- She explained that the Town suggested that the best way to approach this proposal would be a Zone Change. She explained that she would prefer that her special permit be amended to include the proposed language rather than changing zoning for the Town.

COMMENTS FROM STAFF:

J. Roberson referred to and read aloud from Section 6.J – Special Events (which had been provided to Commission Members). The Applicant is proposing that an Item 9 be added. Ms. Roberson read aloud the proposed language from the Application: “An Event Facility may include the accommodation of overnight guests, limited only to those attending the event, and only for the duration of the event. The maximum number of overnight guests may not exceed 22 guests. An employee of the venue must be at the property at all times.”

Ms. Fisher explained that they do not want to run a Bed & Breakfast as they do not wish to be open to the public.

Ms. Roberson explained that, currently, Section 6.J does not mention overnight accommodations in any capacity. She explained that she had suggested applying for a Zone Change because it is not an allowable change to the existing special permit. She explained that there are existing accommodations on the property, which were there when the Fishers purchased the property and this is a logical use of that space. She noted that, when looking at a potential Zoning Regulation Change, the Commission needs to consider whether and how it is consistent with the POCD. She offered for the Commission’s consideration, that she feels that the following in the POCD are related to a change of this nature: 1) An objective under Economic Development – Route 169 Corridor and the Village Commercial District should encourage businesses that provide goods and services on a smaller scale while preserving its historic character; and 2) Under the list of recommendations under Economic Development – Develop an inventory of available buildings and developable land throughout the Town that could be accessed by potential developers, real estate professionals and Town Officials. She explained that the POCD was written in 2010 and although it wasn’t envisioned that there would be an events facility in that location, at the time, but the barn was there at the time, and could very well have been included in the inventory of available buildings and developable land.

Ms. Roberson explained that the PZC also needs to consider whether and how the proposed Zoning Regulation Change is consistent with the Comprehensive Plan of Zoning (the Zoning Regulations). She said that if it is not mentioned in the Zoning Regulations, you can’t say, specifically, that it is or is not consistent with the Zoning Regulations. It is really an interpretation on the part of the PZC and how they feel about it.

There was discussion with Ms. Fisher regarding Bed & Breakfast and serving food.

There was discussion regarding the number of guests. There are currently two Special Events Facilities and the other one does not provide overnight accommodations.

There was discussion regarding a suggestion that it be limited to existing structures as of the time a special permit is applied for and approved for a Special Events Facility. Limiting the number of guests was discussed and Ms. Roberson explained that the Commission has an opportunity to re-write the language making it discretionary based on the special permit. She strongly recommends that it be made very clear in the revision. In her experience, she feels that it would be an acceptable type of regulation to include in the special permit criteria. The following language was suggested, "Up to twenty-five guests as determined to be appropriate for the neighborhood by the PZC." Ms. Roberson will draft language. Discussion continued.

COMMENTS FROM THE PUBLIC: Comments may be heard in their entirety, as well as the entire meeting, by calling the First Selectman's Office and requesting the Zoom link:

- **Jackie Iglizzi**, 8 Woodward Road, provided and referred to/read aloud from during her presentation, copies of a 13-page handout of research that she has done. She explained her concerns regarding her feeling that this would be transient, short-term rental. She feels that the issue of short-term rentals cannot be handled by this simple proposed zone change. She said that the Town needs to address the issue of short-term rentals soon with a strategy that will be right for Brooklyn. She said that the State is bringing forth legislation.

Ms. Sigfridson explained about the legislation regarding short-term rentals and that it does not apply to this Application.

Ms. Iglizzi explained that she objects to the proposed zone change for the following reasons: The legality issue; the condition of approval placed on the special permit that states that overnight guests are not allowed; and the terminology of the zone change itself. She said if the issues she presented get resolved/answered, she may change her mind.

- **Todd Clark** explained his concerns: traffic; parking (he feels that on-street parking should not be allowed); having overnight transient guests in close proximity to a school zone.

Ms. Roberson explained that the parking issue is addressed in the current Zoning Regulations for Special Event Facilities.

- **Sharon Loughlin**, 601 Wolf Den Road (via Zoom), stated that she has the same concerns as Jackie Iglizzi and Todd Clark regarding school zones. She urged that a good, careful examination be conducted prior to creating the zoning change for the entire Town.

Ms. Fisher asked why a #14 couldn't be added to the special permit that had been approved with conditions.

Ms. Sigfridson explained that it would be granting a right that the Zoning Regulations don't allow, which the Commission cannot do.

- **Lori Corriveau** (via Zoom) commented that all of the venues in northeast CT are at somewhat of a disadvantage because there is not a lot of lodging in this area. She is in favor because, when an event venue like the Fishers' already has lodging on their site (the ability to add it), it would be a great benefit to their business and also to other businesses that already have that type of lodging available. She doesn't feel that a lot of event venues would build-out lodging as it is very expensive.

- **David Held**, Voluntown, commented that, from a planning perspective, it seems like a good idea as they don't want to offer food, only a place to stay. He feels that it would be a good way to support other businesses in Town that would supply those other needs.

Greg Fisher commented about how their not providing things like food provides opportunities to other area businesses.

COMMENTS FROM THE COMMISSION:

- Fitzgerald stated that he agrees with Ms. Sigfridson that short-term rentals would not apply to this Application.
Ms. Sigfridson explained that the legislation deals with limiting short-term rentals and that the Brooklyn PZC had discussed, on two occasions, whether they felt short-term rentals were a problem in Brooklyn (there are a few) and the Commission made a determination that it is not a problem where it rose to a level where the Commission felt that it needed to be addressed through regulation.
- J. Haefele commented that he has done some research and he also feels that the attempted legislation on short-term rentals has no resemblance to this Application whatsoever.
Mr. Haefele asked if the Fishers had re-proposed this Application to the abutters because it previously was specifically limiting and now it is being brought back. Mr. Haefele stated that he feels there needs to be more definition in the draft than what is there now: 1) Change “limit of those attending the event” to “limit to guests”; 2) Is it limited to three days – Friday thru Sunday? Number of guests is arbitrary; and 3) Add language regarding discretion of the Commission.

Ms. Sigfridson commented that limiting the number of guests would be a targeted way to address some of the concerns of members of the public.

- C. Kelleher asked if the maximum number could be tied to this specific facility as part of the approval process.

Ms. Roberson drafted the following language, which she suggested be reviewed by the Land Use Attorney: “The maximum number of overnight guests shall be subject to a finding by the PZC that the number is appropriate for the location and neighborhood.” For the Record, Ms. Roberson explained that we do not have a definition in the Definitions Section for Special Events Facility, but there is a lot of language related to what types of uses could be there and what is not included, which is much more detailed than a separate definition would be. Ms. Kelleher and Mr. Fitzgerald expressed agreement with the drafted language. Ms. Sigfridson suggested working on some, more specific language and having it reviewed by the Land Use Attorney.

Mr. Fitzgerald asked Ms. Igliazzi if she would like to submit any information to be considered.

Ms. Igliazzi said that she may.

ADDITIONAL COMMENTS FROM THE PUBLIC:

- **Sharon Loughlin** (via Zoom), thanked the Commission for thoughtfully addressing the ramifications of a zoning change prior to making the change.

Motion was made by A. Fitzgerald to continue the public hearing for **ZRC 23-007**: Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3), to the next meeting of the Planning and Zoning Commission to be held on December 19, 2023 at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom. Second by J. Haefele. No discussion.
Motion carried unanimously by voice vote (5-0-0).

Ms. Roberson explained that she will send revised language to the Land Use Attorney for review and guidance regarding the following: duration of the event not being specified; guests, not attendees; number of overnight guests; what does the issue of an employee of the venue mean. Ms. Roberson stated that she will make the revised draft available as soon as it exists.

d. **Other Unfinished Business:**

1. **ZRC 23-007**: Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3). – Continued to December 19, 2023.
2. **SP 22-007mod**: Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application) ***awaiting Dec. 19 public hearing***

Ms. Roberson explained that this Application will be before the IWWC on December 12, 2023.

VII. New Business:

a. **Applications: None.**

b. **Other New Business:**

1. Approval of 2024 Meeting Dates

There was discussion. It was decided to schedule two meetings per month and if one isn't needed, it could be cancelled. It was decided to delete the July 3, 2024 date from the proposed schedule.

Mr. Tanner commented that the motion to approve the meeting schedule should include that the meetings will be both in person and via Zoom.

Motion was made by J. Haefele to approve the proposed 2024 Schedule of Meeting Dates, deleting the July 3rd date and to include that the meetings will be Hybrid.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (5-0-0).

Motion was made by C. Kelleher to add under new business item **VII.b.2**. Preliminary discussion regarding subdivision on Gorman Road.

Second by A. Fitzgerald. No discussion.

Motion carried unanimously by voice vote (5-0-0).

2. Preliminary discussion regarding subdivision on Gorman Road.

David Held, Professional Engineer and Land Surveyor with Provost & Rovero, gave an overview (plans were displayed as discussed):

- 13-lot subdivision on rural 18.2 acres on Route 205 and Gorman Road.
- In the R-30 Zone – all lots comply with the dimensional requirements (Lot Layout was displayed).

- Testing has been completed with the Health Department.
- Subdivision design has been submitted to the Health Department for review.
- It has been submitted to the DOT for review due to driveway access off Route 205 for several of the lots.
- It is before the IWWC.
- Mr. Held explained that they are seeking fee-in-lieu instead of dedicating land for open space. He provided a copy of the Appraisal Report by Steve McCormick of Brooklyn. The appraisal is \$320,000 Fair Market Value, so they would propose a fee of \$32,000 on the sale of the lots. Conservation subdivision is not permitted in the R-30 Zone. Site plan was displayed and he explained that there is fair amount of open space that might be useful for agricultural purposes and the back portion of Lot #2 is fairly large (over 7 acres). He explained about the wetlands on the property. He explained that they would not be proposing any development other than for agricultural use in these areas preserving a portion of the property while also providing the Town with some open space money.
- No tree clearing other than two trees on Gorman Road: one dead tree and the one next to it.
- Mr. Held explained that he had established the 50-foot right-of-way, 25 feet from the center line of the local roads. There are some spots where it is more than 25 feet. Ms. Roberson displayed the property on Google Earth and orientated the area.
- Mr. Held stated that, as part of the IWWC application, Syl Pauley has already reviewed it and has no comments.
- Mr. Held stated that there were no areas of concern regarding archeological or cultural resources on the property. Ms. Roberson explained that they had looked at the Archeological Probability Map and she said that she would not want to assume that there are not archeological resources out there and she suggested that the PZC could refer it to the State Archeologist.
- There would be two driveways coming off of Route 205. One where there is an existing paved apron to get into the field and one right next to it to minimize the guardrail work. One would be a shared driveway to serve three rear lots and one would serve on front lot. He indicated and explained about an access easement.

Mr. Fitzgerald asked if a traffic plan is needed due to the School.

Mr. Held explained that the driveways all have adequate sight lines for the speeds out there.

There was discussion regarding a couple of swales on the property. The well-drained soils are allowing it to infiltrate on site for the most part. Mr. Held explained that he and Margaret Washburn walked the site and confirmed that the water perks into the ground so fast that the wetlands go away.

There was discussion regarding fee-in-lieu vs. open space and whether the timeline would allow for it to be reviewed by the Conservation Commission. Ms. Sigfridson commented that she would like them to look at it.

VIII. Reports of Officers and Committees

a. Staff Reports

Margaret Washburn's ZEO Report (dated November 28, 2023) was included in packets to Commission Members. There was discussion regarding 313 Allen Hill Road.

b. Budget Update (included in packets to Commission Members). No discussion.

c. Correspondence – None.

d. Chairman's Report – None.

e. Commissioner Training Updates

There was discussion regarding online training that is available for those Commission Members that need to complete the required training hours.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 8:29 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

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

The Planning and Zoning Commission will hold a public hearing on December 19, 2023, starting at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- **SP 22-007mod:** Special Permit for an Events Facility at 459 & 481 Wolf Den Road, Applicants: Nicole and Greg Fisher. (change of parking facilities)

Please publish Dec. 6 and 13

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date _____ Check # _____ Application #ZRC _____

Application Fee: \$250 _____ State Fee: \$60 _____ Publication Fee: \$600 _____

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant Nicole Wineland-Thomson Fisher Phone 617-955-7734

Mailing Address 53 Barnard Ave, Watertown, MA 02472

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 6.J.3

If more than one Article is requested please attach separate sheet for each one

Event Facility Permit Requirements
PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

9. An Event Facility may include the accommodation of overnight guests, limited only to those attending the event, and only for the duration of the event. The maximum number of overnight guests may not exceed 22 guests. An employee of the venue must be at the property at all times.

REASON FOR REQUEST:

As the owners of the newly approved venue, we feel this not only increases safety on site, but also allows for a better experience for guests. We have found that more and more, clients are requesting overnight stays, and expecting this, so they can be together to celebrate as a family. Right now, there is no inclusion in the definition for overnight guests. (CONT'D BELOW)

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

As per our special permit, we can only have 1 wedding per each weekend in a calendar year. We want to continue to encourage weekend events so that people can enjoy the property, which as a direct result will limit the amount of weddings needed per year to fill our quota. We will also have an employee onsite staying in an owners' suite.

PLANNING AND ZONING COMMISSION
RECEIVED TOWN OF BROOKLYN
CONNECTICUT

Received Date OCT 13 2023

Application #SP 22-007MOD
Check # 1902

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Nicole and Greg Fisher Phone 617-955-7734
Mailing Address 53 Barnard Ave, Watertown MA 02472 Phone _____

Name of Engineer/Surveyor J&D Civil Engineers
Address 401 Ravenelle Road, North Grosvenordale CT 06255
Contact Person Daniel Blanchette Phone 860-923-2920 Fax _____

Name of Attorney n/a
Address _____
Phone _____ Fax _____

Property location/address 459 Wolf Den Road
Map# 18 Lot# 18A & 18B Zone RA Total Acres 97+
Sewage Disposal: Private Public _____ Existing Proposed _____
Water: Private Public _____ Existing Proposed _____

Proposed Activity Wedding/Event Venue. Special Permit has already been approved for the use. The current application is for a redesign of the parking lot. All other aspects of the project are not being modified

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 \$ \$610 State Fee (\$60.00) _____ 3 copies of plans Sanitary Report _____
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications filed with other Agencies
12.1 Erosion and Sediment Control Plans

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

Applicant: _____ Date 10/5/23

Owner: _____ Date 10/5/23

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

J & D CIVIL
ENGINEERS, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
(860) 923-2920

RECEIVED

October 5, 2023

OCT 13 2023

Town of Brooklyn
Planning and Zoning Commission
4 Wolf Den Road (PO Box 356)
Brooklyn, CT 06234

RE: Job #22172
Project Summary for
Proposed Special Events Venue
At 459 Wolf Den Road

Dear Commissioners:

J&D Civil Engineers is pleased to submit this project summary for the above referenced project. The applicant Willow Hill LLC received a Special Permit approval last year to hold Special Events such as weddings at 459 Wolf Den Road. J&D has been retained by Willow Hill LLC to assist with revising the site plans for this project. After some consideration, the applicant would like to redesign the proposed parking lot such that it is located behind the existing barn.

The approved parking lot was located roughly 100 feet from the road. The new parking lot will be located roughly 700 feet from the road. This will decrease the potential for noise and light pollution to the community. The new parking lot will not be visible from the road, which will help to maintain the rural and agricultural character of the neighborhood. Additionally, it will not require any large retaining walls, which could potentially pose a safety risk to their clients. We feel the new parking lot design is a substantial improvement over the previously approved design.

With the exception of the parking lot and a longer driveway, most other aspects of the project are not being modified. The location of the proposed driveway, and all work within the town's Right of Way are not being changed. The total number of guests, the number of parking spaces, and the overall use of the site will remain the same. The drainage system for the proposed parking lot has also been revised, and we are submitting new drainage calculations for that. We look forward to working with the commissions to get this project approved. Please let me know if you have questions or require additional information.

Sincerely,



Daniel Blanchette, PE
J&D Civil Engineers LLC

Willow Hill Events Wedding/Event Venue Stormwater Management Report

459 Wolf Den Road
Brooklyn, CT

September 29, 2023

Prepared by:

J & D Civil
Engineers, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255



Table of Contents

- A. Project Narrative
- B. Existing Site and Hydrologic Soil Group Descriptions
- C. Methodology
- D. Results and Comparison of Existing and Proposed Flows

Appendices

- I. Hydrologic Model
- II. Drainage Area Map

A. Project Narrative

The project consists of a wedding/event venue on a historic agricultural property. A special permit was granted for the project in March 2023. At this time the project's parking lot is being re-located to another portion of the property where it will be less visible in a wooded area and will require less grading. The surfaces of the proposed access driveway and parking lot will consist of pervious gravel.

Several LID features were incorporated into the design of the stormwater system. This included minimizing impervious area and drainage structures. The following LID elements were incorporated into the design of the project:

- Grass swale uphill of driveway
- Grass swale uphill of parking lot
- Upper stormwater basin
- Stormwater basin within parking lot
- Lower stormwater basin

These elements will trap sediment, reduce velocity of flow, promote infiltration, and capture clean runoff and direct it around graveled areas to reduce the chance of erosion.

B. Existing Site and Hydrologic Soil Group Description

The existing land cover includes woodland, pasture or lawn, and a small amount of impervious area associated with the existing buildings. The site is relatively steep, most of the property is between a 10% and 20% slope. The site drains from north to south primarily via sheet flow. Under both existing and proposed conditions, runoff from the site will enter Blackwell Brook located approximately 1000' downhill of site activities.

The soils in the area as Woodbridge fine sandy loam or Paxton/Montauk fine sandy loam. These soils belong to hydrologic group C, and have low permeability and below average capacity to absorb stormwater.

The Natural Resource Conservation Service (NRCS) groups soils into four categories according to their runoff producing characteristics. Hydrologic Soil Group A consists of soils that have a high infiltrative capacity and a low runoff potential even when saturated. Hydrologic Soil Group D soils have a very low infiltration rate and high runoff potential. The soils on the site fall with hydrologic soil group C which is on the lower end of the infiltration spectrum.

C. Methodology

The HydroCAD computer program was utilized for the drainage design of this project. This program models the hydrology and hydraulics of stormwater runoff based largely upon the methods developed by the Soil Conservation Service (now known as the Natural Resources Conservation Service). Required input data includes the size of the

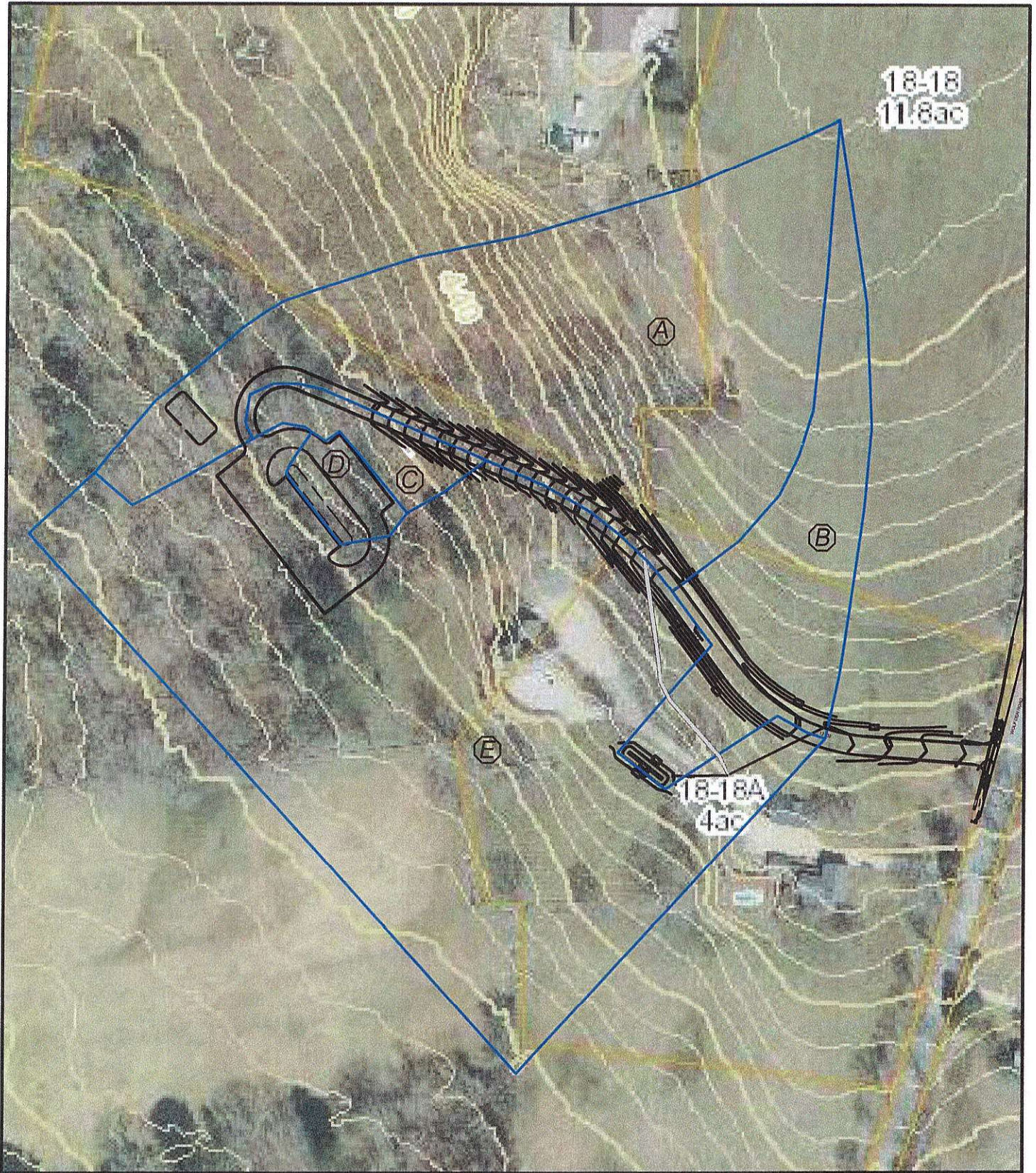
contributing drainage area, curve numbers which are based upon land use and soil types, and times of concentration.

Hydrographs with peak flows determined are calculated for each drainage area based upon the SCS synthetic unit hydrograph method. The rainfall distribution used in the program was the SCS Type III storm recommended for Connecticut. Precipitation amounts were obtained for the location from NOAA.

E. Results and Comparison of Existing and Proposed Flows

Peak Flow Comparison

	Existing	Proposed
10 Year Storm	21.9 CFS	22.7 CFS
25 Year Storm	30.2 CFS	31.0 CFS
100 Year Storm	43.1 CFS	44.2 CFS



DRAINAGE AREA MAP
SCALE 1" = 150'

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

TOWN ENGINEER'S RESPONSE TO J&D CIVIL ENGINEERS, LLC RESPONSE TO TOWN ENGINEER'S REVIEW COMMENTS PERTAINING TO PROPOSED WILLOW HILL EVENTS WEDDING/EVENT VENUE PLANS (ASSESSOR'S MAP 19, BLOCK 18 - LOTS 18A & 18B)

WOLF DEN ROAD

BROOKLYN, CT

(December 11, 2023)

The purpose of this document is to respond to J&D Civil Engineers December 4, 2023 response to my comments of November 20, 2023 for set of plans entitled "Site Plan Modification for Special Permit #22-007 Application for Wedding/Event Venue for Willow Hill LLC, 459 Wolf Den Road, Brooklyn, Connecticut, Dated: September 29, 2023" prepared by J&D Civil Engineers, LLC.

My comments are in the order presented in the J&D correspondence.

Access Driveway and Parking Lot Plan – Sheet 2 of 6

1. Comment has been addressed.
2. The engineer's response indicated that the stormwater basins will have some portion of their volume within the seasonal high water level. A review of the test pit data located on Sheet 5 of 6 indicates each of the three (3) basins will be impacted at some time by ground water. The Drainage Report does not appear to have taken this into account in designing the storage volume of the basins. If this is true, the basins need to be redesigned to either be constructed out of the high water level or make a reasonable assumption on volume of ground water that would accumulate in the basin and increase (enlarge) storage volume to accommodate that in addition to stormwater flow. This needs to be addressed for the stormwater basins to function properly.
3. Comment has been addressed.
4. Comment has been addressed.
5. Comment has been addressed, insofar as the wetland commission and Wetlands Enforcement Officer not requiring the pond to be addressed in the soil scientist's report. However, my questions regarding the quality and health of the pond, due to possible stagnation, has not been answered.
6. Comment has been addressed. However, a note is needed on the plan indicating that the bag is a temporary device only needed during construction of the pond.
7. Comment has been addressed.
8. Comment has been addressed.

Notes and Details - Sheet 4 & 5 of 6

1. The "Curtain Drain Installation Detail" has not been modified to indicate where the perforations are located.
2. Comment has been addressed. The revised note can be found on Sheet 4 of 6.
3. Comment has been addressed.

4. Comment has been addressed.
5. Comment has been addressed.
6. Comment has been addressed.

Drainage Report

1. Water Quality Volume (WQV) has not been fully met in the design of the stormwater basins. The aggregate WQV provided by the basins only provide 86% of the volume required by Zoning Regulation 7.H.3. However, the basins may need to be redesigned as noted in Note 2 under Sheet 2 of 6, above, and could be able designed to meet the WQV.
2. Why have the under drains been removed from the stormwater basins?

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

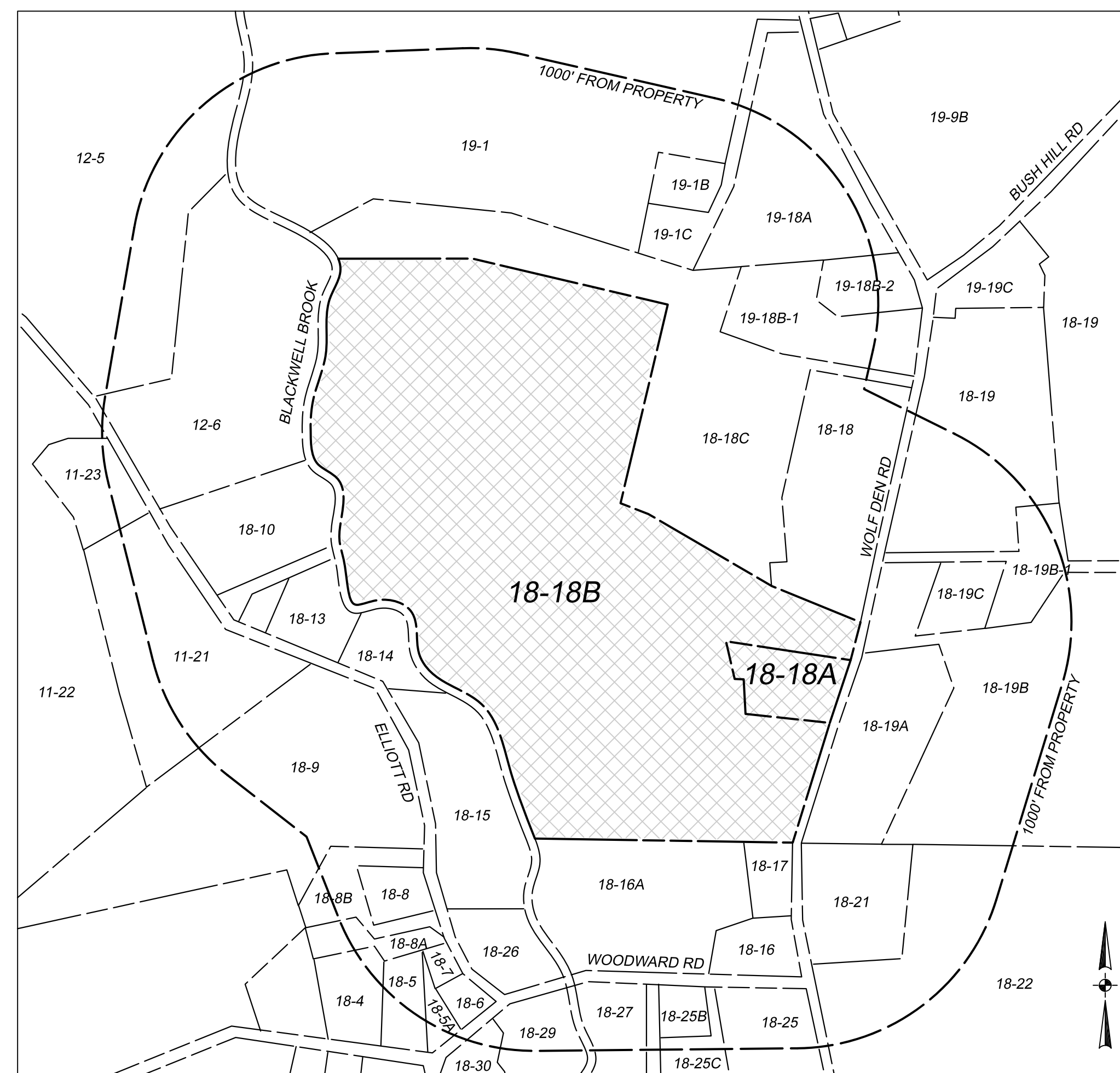
**SITE PLAN MODIFICATION FOR
SPECIAL PERMIT # 22-007
FOR WEDDING/EVENT VENUE FOR
WILLOW HILL LLC
459 & 481 WOLF DEN ROAD
BROOKLYN, CONNECTICUT
DATED: SEPTEMBER 29, 2023
REVISED THROUGH: DECEMBER 4, 2023**

PREPARED FOR:

WILLOW HILL LLC, CARE OF
NICOLE WINELAND-THOMSON FISHER
AND GREGORY FISHER
53 BARNARD AVENUE
WATERTOWN, MA 02472

INDEX OF DRAWINGS

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LOCATION MAP
1" = 500'

ZONE: RESIDENTIAL AGRICULTURAL (RA)
USE: SPECIAL EVENTS

ITEM	REQUIRED	EXISTING	PROPOSED
FRONTAGE	150'	>336'	> 336'
FRONT SETBACK	50'	115'	115'
SIDE SETBACK	40'	5'	5'
REAR SETBACK	50'	293'	293'
LOT SIZE	2 ACRES	4+ ACRES	4+ ACRES
EVENT SETBACK*	200'	77.6'	77.6'
PARKING SPACES	57	15	59

*A VARIANCE WAS OBTAINED TO REDUCE THIS SETBACK REQUIREMENT

SPECIAL PERMIT APPROVAL BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

TOWN OF BROOKLYN
RECEIVED FOR RECORDING

CHAIRMAN _____ DATE _____

TOWN CLERK _____ DATE _____ TIME _____ MAP # _____

**J & D CIVIL
ENGINEERS, LLC**

**401 RAVENELLE ROAD
THOMPSON, CT 06255**

JDCIVILENGINEERS.COM
860-923-2920

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: GENERAL LOCATION

PURPOSE: SITE DEVELOPMENT

BOUNDARY DETERMINATION CATEGORY: NONE

HORIZONTAL ACCURACY: CLASS B

VERTICAL ACCURACY: CLASS T-2

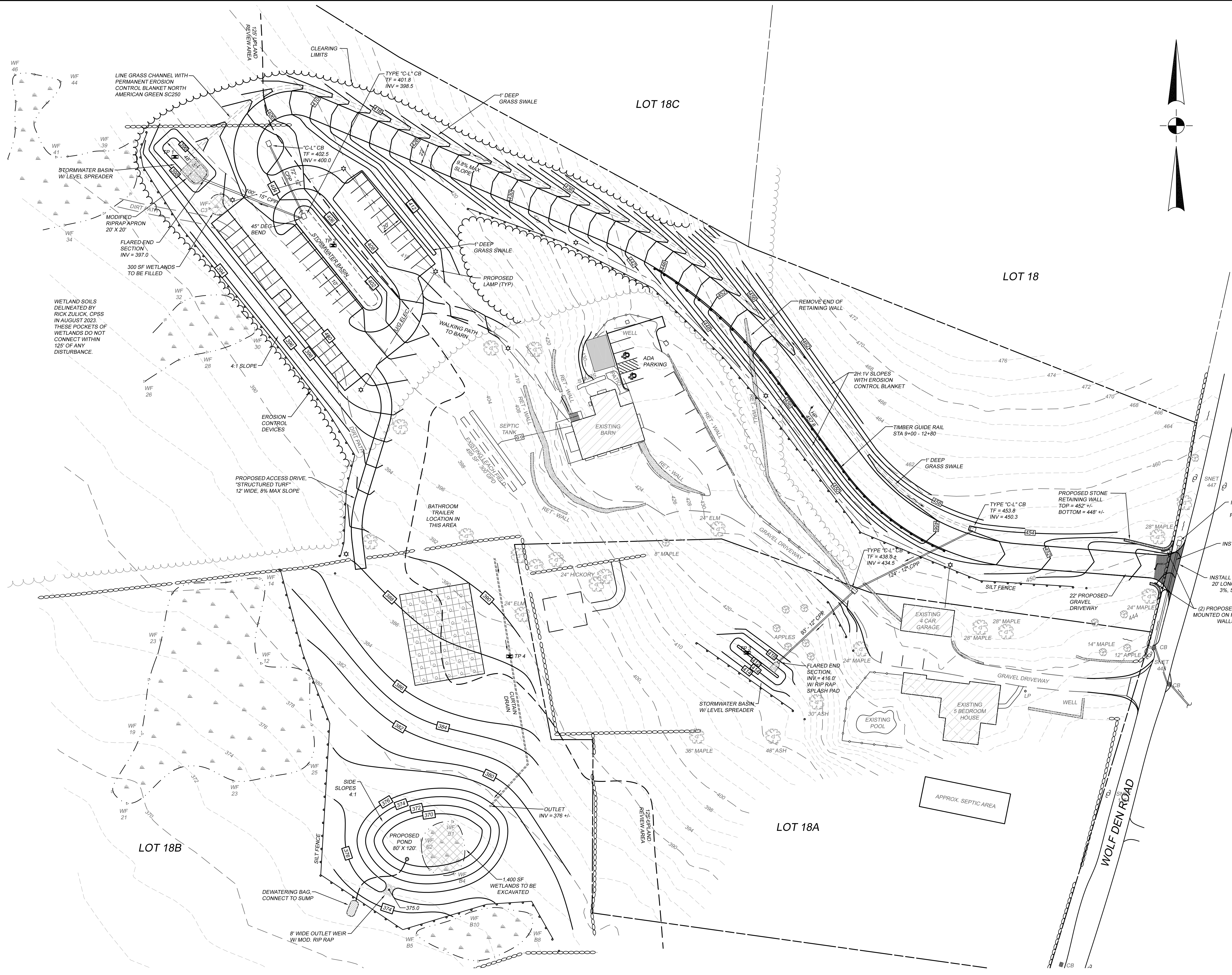
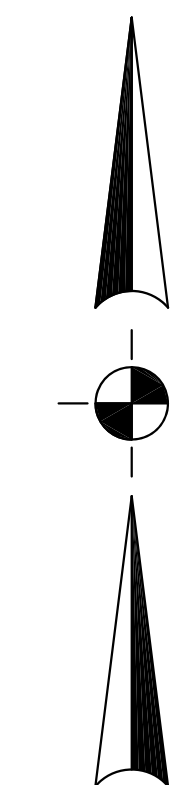
PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

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

DENNIS R. BLANCHETTE DATE 12/07/23
LICENSE NUMBER 12107

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
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LEGEND

- BUILDING SETBACK LINE
- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED CONTOUR LINE
- STONEWALL
- UTILITIES
- TREELINE
- FENCE
- SILTY FENCE OR SILTY SOCK
- PROPOSED LAMP
- UNDERGROUND ELECTRIC

ACCESS DRIVEWAY AND PARKING LOT PLAN
 PREPARED FOR
WILLOW HILL LLC
 459 WOLF DEN ROAD, BROOKLYN, CT
 MAP 15 - LOTS 15 & 18A

J&D CIVIL ENGINEERS, LLC
 401 RAVENELLE ROAD
 N. GROSVENORDALE, CT 06255
 860-923-2920

DESIGNED: **DDB** REVISIONS:
 CHECKED: **DRB** 2023-11-05 TOWN COMMENTS
 2023-12-04 TOWN COMMENTS

JOB NO: **22172** DATE: **SEPTEMBER 29, 2023**
 SCALE: **1" = 40'** SHEET: **2 OF 6**

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: GENERAL LOCATION

PURPOSE: TO DEPICT EXISTING CONDITIONS

BOUNDARY DETERMINATION CATEGORY: NONE

HORIZONTAL ACCURACY: CLASS B

VERTICAL ACCURACY: CLASS T-2

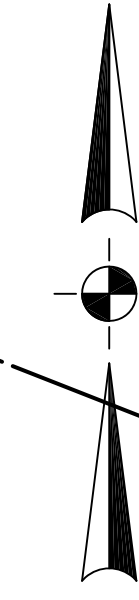
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DENNIS R. BLANCHETTE DATE 12/07
LICENSE NUMBER

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SEE ACCESS DRIVE SHEET FOR DETAILS IN THIS AREA

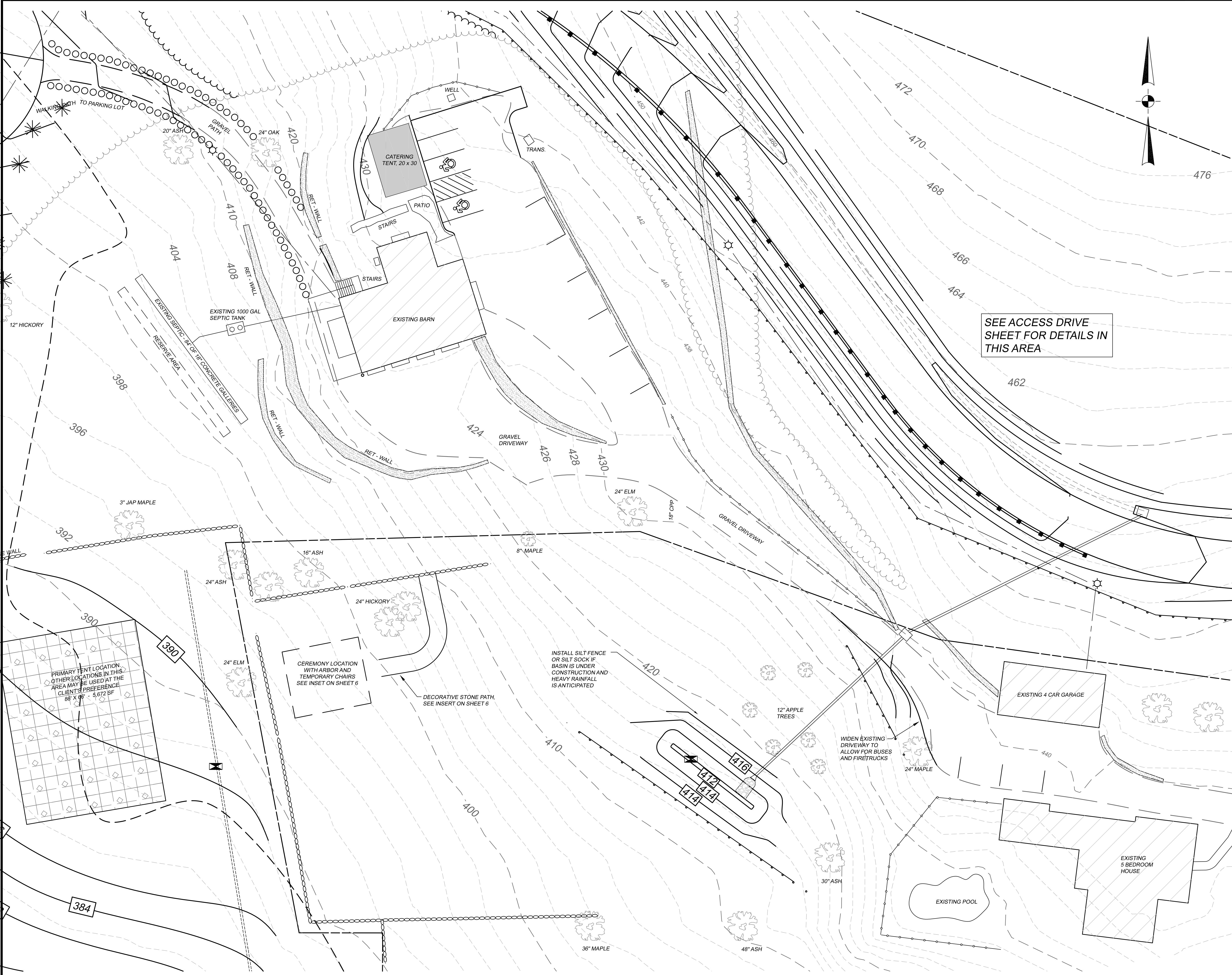
LEGEND

- BUILDING SETBACK LINE
- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED CONTOUR LINE
- LEACHING TRENCH
- STONEWALL
- UTILITIES
- TREELINE
- FENCE
- PROPOSED LAMP

EVENT AREA PLAN
PREPARED FOR
WILLOW HILL LLC
459 WOLF DEN ROAD, BROOKLYN, CT
MAP 15 - LOTS 15 & 15A

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: DBB	REVISIONS: 2023-11-05 TOWN COMMENTS 2023-12-04 TOWN COMMENTS
CHECKED: DRB	
JOB NO: 22172	DATE: SEPTEMBER 29, 2023
SCALE: 1" = 20'	SHEET: 3 OF 6

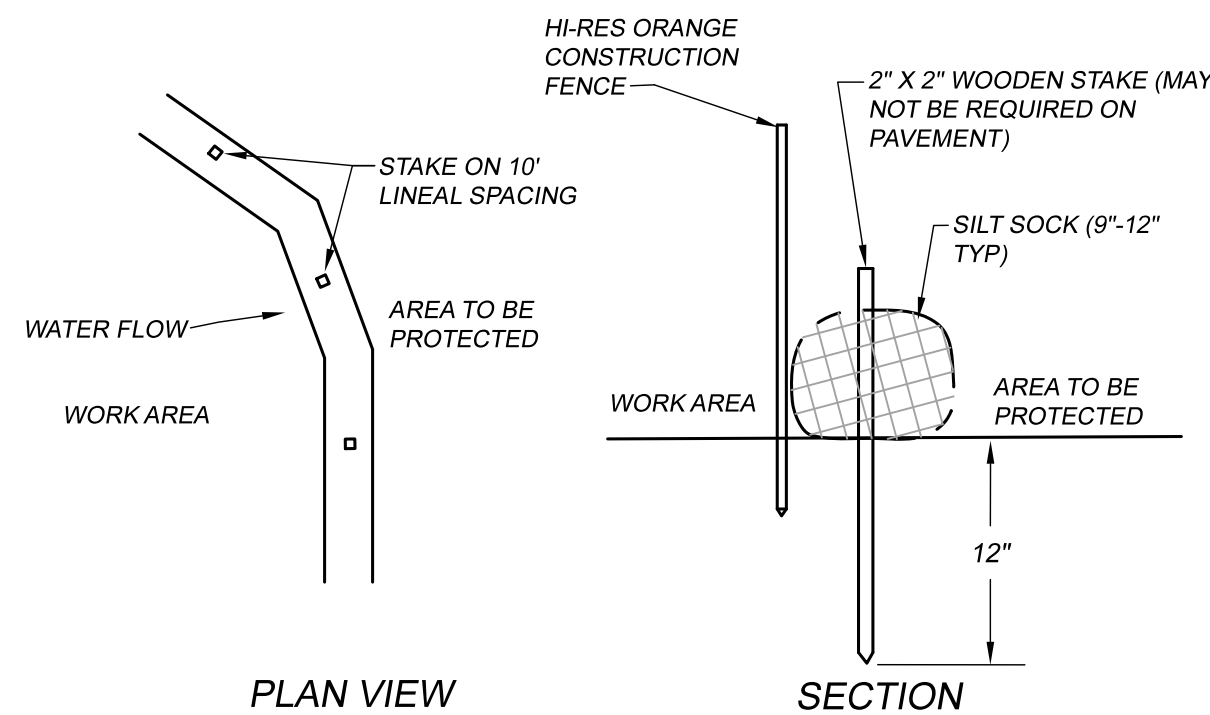


PROJECT DESCRIPTION:

1. THE APPLICANT IS PROPOSING TO HOLD WEDDINGS, BANQUETS, AND OTHER SIMILAR EVENTS AT THE PROPERTY. THE MAXIMUM NUMBER OF GUESTS SHALL BE LIMITED TO 225 PERSONS.
2. THE EXISTING FIVE BEDROOM HOUSE SHALL BE USED AS A PRIVATE RESIDENCE BY THE OWNER AND APPLICANT.
3. THE EXISTING BARN MAY BE USED TO HOLD SMALLER EVENTS. ADDITIONALLY, A TEMPORARY TENT OR TENTS MAY BE INSTALLED TO HOLD LARGER EVENTS.
4. GUESTS SHALL NOT BE ALLOWED TO USE THE RESTROOMS INSIDE THE BARN. A PORTABLE RESTROOM TRAILER SHALL BE DELIVERED TO THE SITE FOR ALL EVENTS.
5. NO FOOD SHALL BE PREPARED ON SITE. ALL FOOD SHALL BE PROFESSIONALLY CATERED AND DELIVERED TO THE SITE.
6. NO NEW BUILDINGS ARE PROPOSED WITH THIS APPLICATION. THE ONLY CONSTRUCTION SHALL CONSIST OF DRIVEWAYS, PARKING LOTS, DRAINAGE STRUCTURES, UTILITIES, AND LANDSCAPING.
7. THE MAXIMUM NUMBER OF EVENTS TO BE HELD IN A TWELVE MONTH PERIOD IS ESTIMATED AT 70 EVENTS WITH AMPLIFIED MUSIC, AND 30 EVENTS WITHOUT AMPLIFIED MUSIC.
8. NO SINGLE EVENT SHALL LAST FOR MORE THAN 3 CONSECUTIVE DAYS.
9. AMPLIFIED MUSIC, BOTH INDOOR AND OUTDOOR, SHALL BE TURNED OFF AT 10:00 PM.
10. THE MAXIMUM OCCUPANCY OF THE BARN SHALL BE 110 PERSONS. THE MAXIMUM OCCUPANCY OF A TEMPORARY TENT SHALL BE 225 PERSONS.

SIGN NOTES

1. THE APPLICANT IS PROPOSING TO INSTALL TWO SIGNS AT THE NEW ENTRANCE TO THE SITE.
2. EACH SIGN SHALL BE LESS THAN 3 FEET LONG AND LESS THAN 1 FOOT HIGH.
3. SIGNS SHALL BE MOUNTED ON RETAINING WALLS, AT A HEIGHT OF 2-3 FEET.
4. NO LIGHTING IS PROPOSED FOR THE SIGNS.
5. SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS IN 7.A.3.1 OF THE BROOKLYN ZONING REGULATIONS.



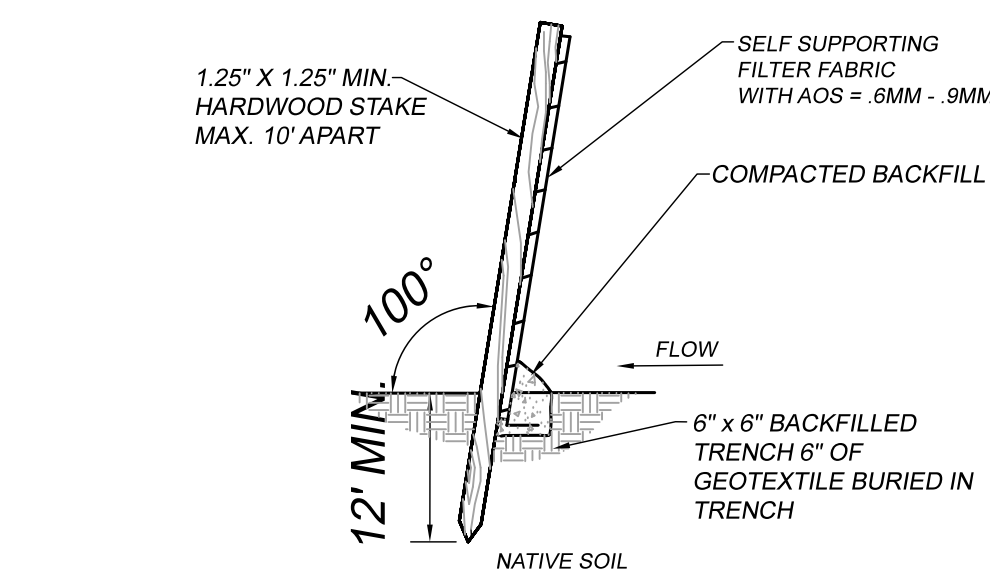
PLAN VIEW

SECTION

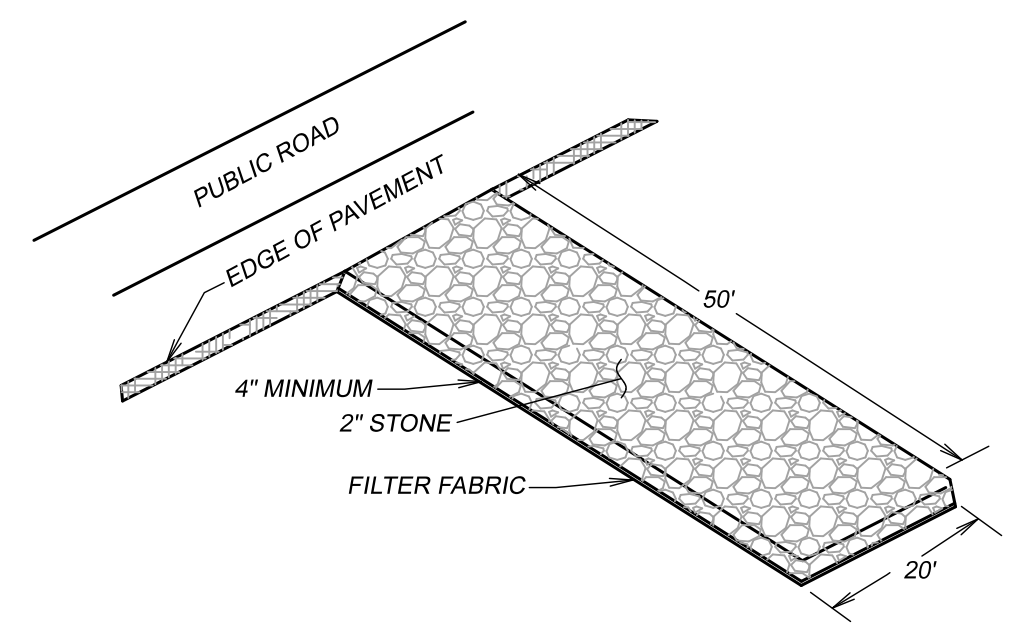
NOTES

1. SILT SOCK MANUFACTURER SHALL BE SILT SOXX OR ENGINEER APPROVED EQUAL
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
3. SEDIMENT SILT SOCK TO BE FILLED WITH LEAF COMPOST AND/OR WOODY MULCH PER MANUFACTURER'S REQUIREMENTS.
4. FOLLOWING CONSTRUCTION AND SITE STABILIZATION, COMPOST MATERIAL SHALL BE REMOVED OR DISPERSED ON SITE, AS APPROVED BY THE ENGINEER.

SILT SOCK DETAIL
NOT TO SCALE



SILT FENCE INSTALLATION
NOT TO SCALE

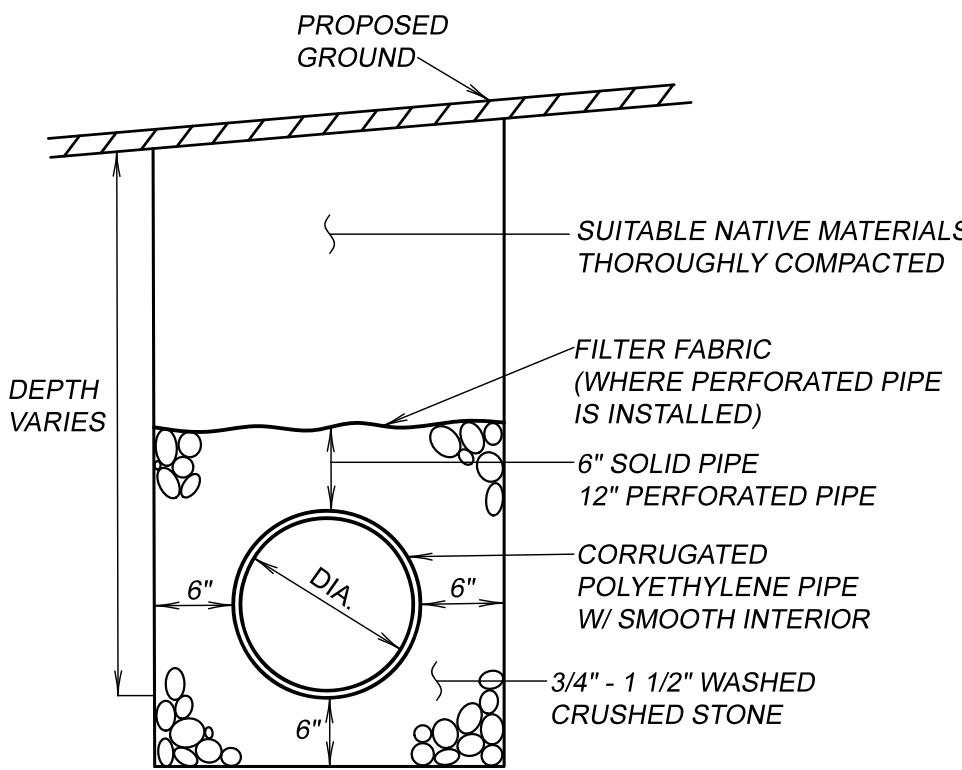


TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

NEIGHBORHOOD AGREEMENT:

THE APPLICANTS HAVE MET WITH THEIR ABUTTERS AND AGREED TO THE FOLLOWING TERMS FOR THIS PROJECT:

1. LIMIT WEEKEND EVENTS TO ONE OUTDOOR EVENT WITH AMPLIFIED ENTERTAINMENT PER WEEKEND, WHERE WEEKEND IS DEFINED AS FRIDAY-SATURDAY-SUNDAY.
2. NOISE LEVELS SHALL NOT EXCEED 55 dB DURING THE DAY AND 45 dB AFTER 10:00 PM, AS MEASURED AT THE PROPERTY LINES THAT ABUT NEIGHBORS AND RUN ALONG WOLF DEN ROAD. SEE CT GENERAL STATUTES 22A-69.
3. ON STREET PARKING BY GUESTS AND VENDORS SHALL BE PROHIBITED.
4. THERE SHALL BE NO MORE THAN 2 FIREWORKS DISPLAYS DURING THE CALENDAR YEAR. FIREWORKS DISPLAYS MUST BE RUN BY LICENSED PROFESSIONALS. FIREWORKS SHALL OTHERWISE NOT BE ALLOWED BY GUESTS.
5. RESIDENTS WITHIN 2,500 FEET OF THE PROPERTY IN ALL DIRECTIONS SHALL BE NOTIFIED AT LEAST 10 DAYS PRIOR TO UPCOMING FIREWORKS DISPLAYS.
6. FIREARMS SHALL BE PROHIBITED ON THE PROPERTY DURING ALL EVENTS.
7. OUTDOOR FIRES SHALL ONLY BE ALLOWED IN THE FIREPIT, WHICH WILL BE STARTED AND MAINTAINED BY THE OWNERS OR THEIR EMPLOYEES, AND OUTDOOR GRILL WILL BE AVAILABLE FOR USE ON THE PROPERTY.
8. RENTERS ARE RESPONSIBLE FOR REMOVING ALL EVIDENCE OF THE EVENT UPON CONCLUSION OF THE EVENT OR AS SOON AS REASONABLY FEASIBLE AFTER THE CONCLUSION OF THE EVENT. THIS INCLUDES TRASH, TENTS, FURNITURE, EQUIPMENT, PORTABLE TOILETS, AND ANYTHING ELSE WHICH IS VISIBLE FROM THE ROAD THAT HAS BEEN BROUGHT TO THE VENUE.
9. ALL RENTERS OF THE PROPERTY WILL AGREE TO AND SIGN A CONTRACT FOR USAGE OF THE PREMISES, WHICH WILL INCLUDE BUT NOT BE LIMITED TO THE RESTRICTIONS ABOVE. IT WILL ASK THEM TO COMMIT TO RESPECTING THE LOCAL RESIDENTS AND SURROUNDING NEIGHBORHOODS WITH RESPECT TO NOISE, TRASH, AND DRIVING SPEED.
10. OUTDOOR LIGHTING SHALL ONLY BE TURNED ON DURING EVENTS WHEN NECESSARY.
11. ALL OUTDOOR LIGHTING SHALL BE DARK SKY COMPLIANT (IDA SEAL OF APPROVAL), AND MUST COMPLY WITH TOWN AND STATE SAFETY REQUIREMENTS. TO THE GREATEST EXTENT FEASIBLE, OUTDOOR LIGHTING SHALL BE DOWNCAST AND DIRECTED AWAY FROM THE ROAD AND ADJUTING PROPERTIES.
12. THERE SHALL BE AN ANNUAL MEETING WITH NEIGHBORS TO REVIEW THE SPECIAL PERMIT AND TO ENSURE THAT THE ABOVE CONDITIONS AS WELL AS THE INTERESTS OF PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF THE NEIGHBORING RESIDENTS ARE BEING MET. ANY DISPUTE THAT CANNOT BE RESOLVED THROUGH DIRECT DIALOGUE SHALL BE BROUGHT TO THE COMMISSION FOR RESOLUTION.



CPP DRAINAGE PIPE INSTALLATION DETAIL
N.T.S.

GENERAL CONSTRUCTION NOTES:

LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG AND FIELD VERIFY THE LOCATION, DEPTH AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC.

CONSTRUCTION SHALL BE IN CONFORMANCE WITH CONDDOT FORM 818 UNLESS OTHERWISE NOTED ON THE PLANS. UTILITY INSTALLATION SHALL BE IN CONFORMANCE WITH THE APPROPRIATE UTILITY COMPANY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

TYPICAL DETAILS SHOWN ARE TO ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY SUBMIT PROPOSALS FOR ALTERNATE METHODS TO SUIT FIELD CONDITIONS.

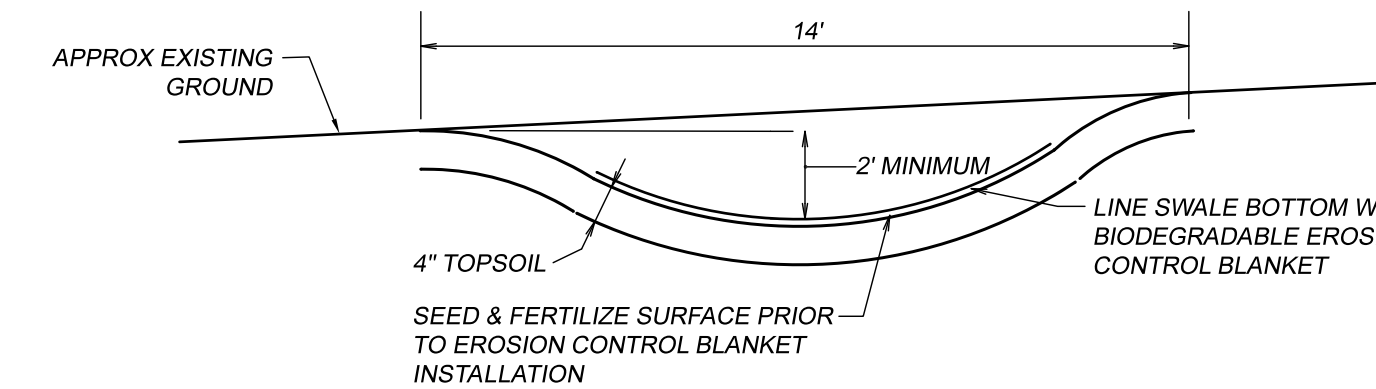
ALL PIPING SHALL HAVE WARNING TAPE INSTALLED. IN ADDITION, ALL NONMETALLIC PIPE MUST BE PARALLELED BY A METALLIC WIRE OR METALLIC DETECTION TAPE FOR EASE OF LOCATING.

ALL PIPING SHALL BE CLEANED PRIOR TO INSTALLATION. IN ACCORDANCE WITH THE APPLICABLE UTILITY'S REQUIREMENTS. COPIES OF ALL TESTS SHALL BE PROVIDED TO THE OWNER PRIOR TO ACCEPTANCE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TESTING EQUIPMENT.

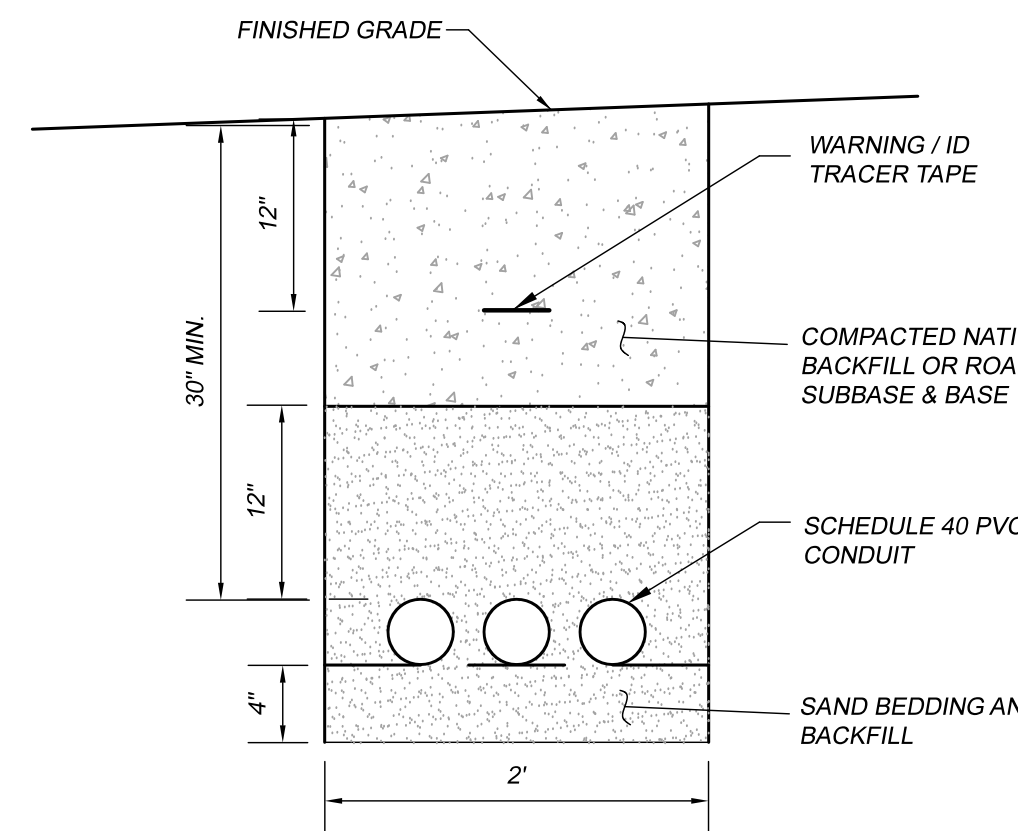
ALL TRENCHING SHALL BE DONE IN COMPLIANCE WITH OSHA REGULATIONS AND THE INSTALLATION REQUIREMENTS OF THE PIPE MANUFACTURER. IF SHORING IS REQUIRED, IT MUST BE DESIGNED BY A LICENSED CT PROFESSIONAL ENGINEER.

BENCHMARKS WILL BE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR IN LAYING OUT THE PROJECT. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL PROTECT BENCHMARKS, PROPERTY CORNERS AND SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. ANY SUCH ITEMS WHICH NEED TO BE REPLACED SHALL BE AT THE CONTRACTOR'S EXPENSE.

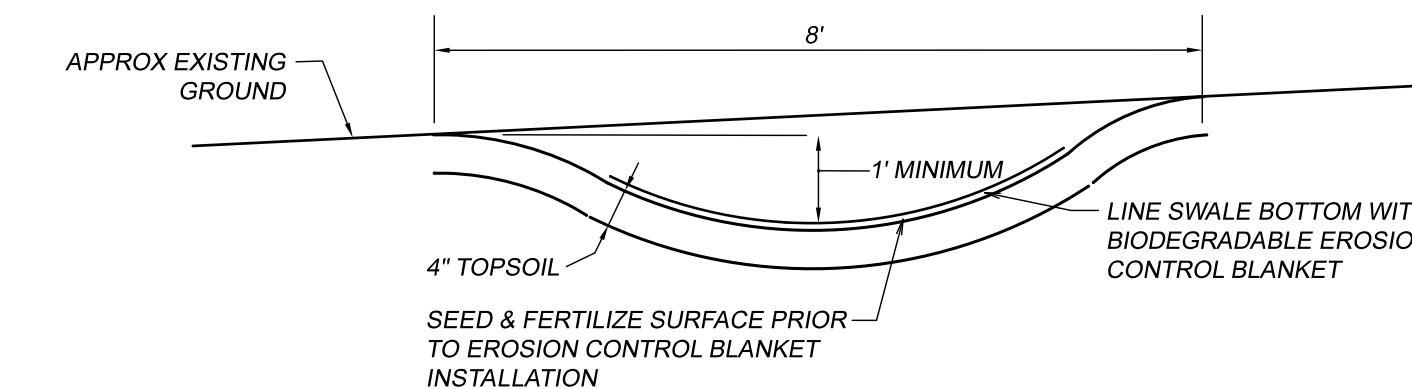


STORMWATER BASIN DETAIL
NOT TO SCALE



- 1) NUMBER AND SIZE OF CONDUITS SHALL BE AS REQUIRED BY OWNER & UTILITY COMPANY
- 2) CONSTRUCTION METHODS, MATERIALS & DIMENSIONS SHALL CONFORM TO THE SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES

TYPICAL UTILITY TRENCH DETAIL
NOT TO SCALE



GRASS SWALE DETAIL
NOT TO SCALE

SOIL EROSION AND SEDIMENT CONTROL

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A VENUE FOR WEDDINGS AND OTHER SIMILAR EVENTS. SITE WORK WILL INCLUDE CONSTRUCTION OF ACCESS DRIVEWAYS, PARKING AREAS, DRAINAGE STRUCTURES, AND NECESSARY UTILITIES.

ATTENTION SHALL BE GIVEN TO THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES. NO ERODED SEDIMENTS SHALL BE PERMITTED TO FLOW OFF THE SITE. IF FIELD CONDITIONS WARRANT IT OR THE TOWN REQUESTS IT, ADDITIONAL E & S CONTROL MEASURES, BEYOND WHAT IS SHOWN ON THE PLAN, SHALL BE INSTALLED.

THE SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WILL BE APPROXIMATELY AS FOLLOWS:

1. INSTALLATION OF EROSION CONTROL DEVICES
2. CLEARING & GRUBBING
3. ROUGH SITE GRADING
4. INSTALLATION OF UTILITIES INCLUDING DRAINAGE PIPES AND CB'S
5. PREPARATION OF ACCESS DRIVEWAYS AND PARKING LOT BASE
6. AFTER SITE IS STABILIZED, CONSTRUCT DRAINAGE BASIN
7. PERMANENT STABILIZATION INCLUDING LANDSCAPING
8. REMOVAL OF EROSION CONTROL MEASURES

SEDIMENT AND EROSION CONTROL DEVICES WILL BE INSTALLED AS DETAILED ON THIS SHEET AND CHECKED REGULARLY FOR REPLACEMENT AND AFTER EVERY RAIN FOR REMOVAL OF DEPOSITED MATERIALS. RESPONSIBILITY FOR COMPLIANCE WITH THIS PLAN SHALL BELONG TO THE CONTRACTOR. THE CONTRACTOR SHALL BE THE DESIGNATED ON-SITE AGENT RESPONSIBLE FOR ENSURING TO THE TOWN THAT E & S CONTROL MEASURES ARE STRICTLY ENFORCED.

CATCH BASINS SHALL BE PROTECTED WITH FILTER FABRIC AND/OR SURROUNDED BY SILT SOCKS DURING CONSTRUCTION, WHEN DISTURBED AREAS ARE NOT STABILIZED.

OPERATIONS AND MAINTENANCE

1. ALL PROPOSED WORK SHALL CONFORM TO "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND TOWN REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE GOALS OF THIS EROSION CONTROL PLAN ARE MET BY WHATEVER MEANS ARE NECESSARY. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF DISTURBED AREAS.
3. PRIOR TO CONSTRUCTION OR EXCAVATION, SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS AS SHOWN ON THE PLAN OR AS REQUIRED BY THE TOWN AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. UPON FINAL GRADING, DISTURBED AREAS SHALL COVERED WITH A MINIMUM OF 6" LOAM AND SEEDED WITH PERENNIAL GRASSES AS SPECIFIED FOR THE PROJECT. IMMEDIATELY AFTER SEEDING, MULCH THE SEEDED AREA WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE. SEEDING DATES ARE TO BE BETWEEN APRIL 1 THRU JUNE 15 AND AUGUST 15 THRU OCTOBER 15.
5. DAILY INSPECTIONS SHALL BE MADE OF EROSION AND SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVENESS AND IMMEDIATE CORRECTIVE ACTION SHALL BE TAKEN IF FAILURE OCCURS. ADDITIONAL EROSION CONTROL MEASURES BEYOND WHAT IS SHOWN ON THE PLAN MAY BE NECESSARY.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER HAS BEEN ESTABLISHED, AT WHICH TIME THEY SHALL BE REMOVED.
7. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THIS EROSION AND SEDIMENT CONTROL PLAN.

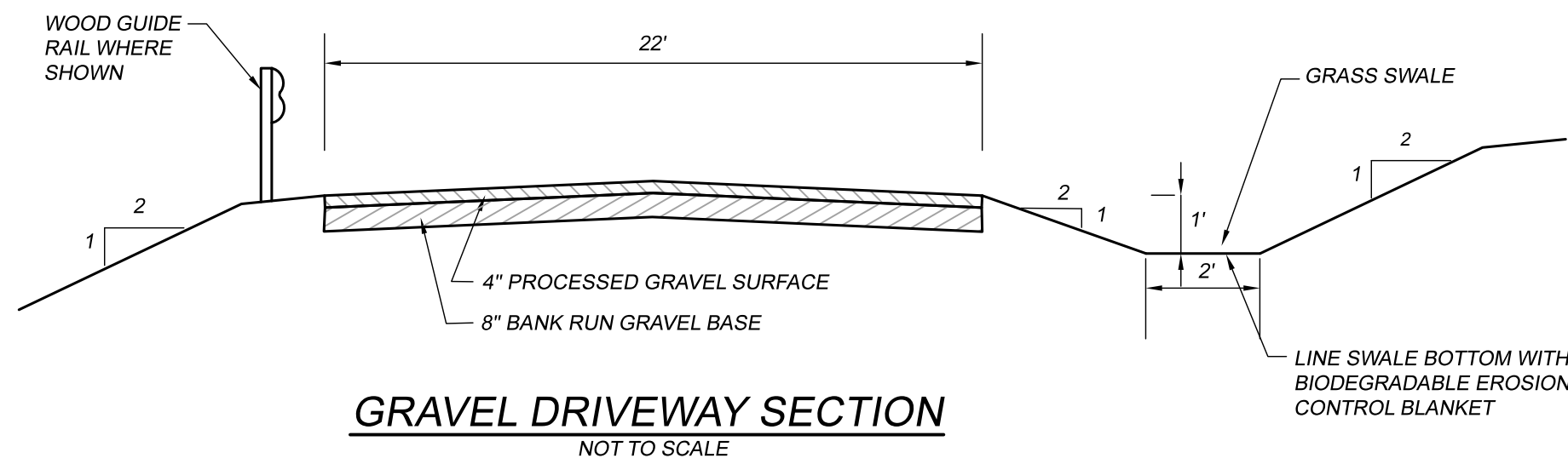
LIGHTING NOTES

1. LAMP POSTS SHALL BE INSTALLED SOUTH OF THE PROPOSED 40 CAR PARKING LOT, AS INDICATED ON THE SITE PLANS.
2. THE SPECIFIC MANUFACTURER AND MODEL OF LIGHT IS TO BE DETERMINED. LAMP POSTS SHALL BE OF A RURAL OR RUSTIC STYLE.
3. LAMPS SHALL BE INSTALLED ON POLES 10-12 FEET TALL.
4. LAMPS SHALL BE FULL CUTOFF, WITH LED BULBS.
5. LAMP INTENSITY SHALL BE IN THE RANGE OF 8,000 - 12,000 LUMENS, OR 80-120 WATTS.
6. LAMP TEMPERATURE SHALL BE APPROXIMATELY 5,000 K.
7. ALL LAMPS SHALL CONFORM WITH THE REQUIREMENTS IN SECTION 7.G OF THE BROOKLYN ZONING REGULATIONS.
8. ALL LAMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
9. SUFFICIENT EXTERIOR LIGHTING EXISTS ON ALL OTHER PORTIONS OF THE SITE, SUCH AS THE BUILDINGS AND DRIVEWAY.
10. THE PROPOSED LIGHTING IS EXPECTED TO PROVIDE LESS THAN 1 FOOT-CANDLE AT THE PROPERTY LINES.

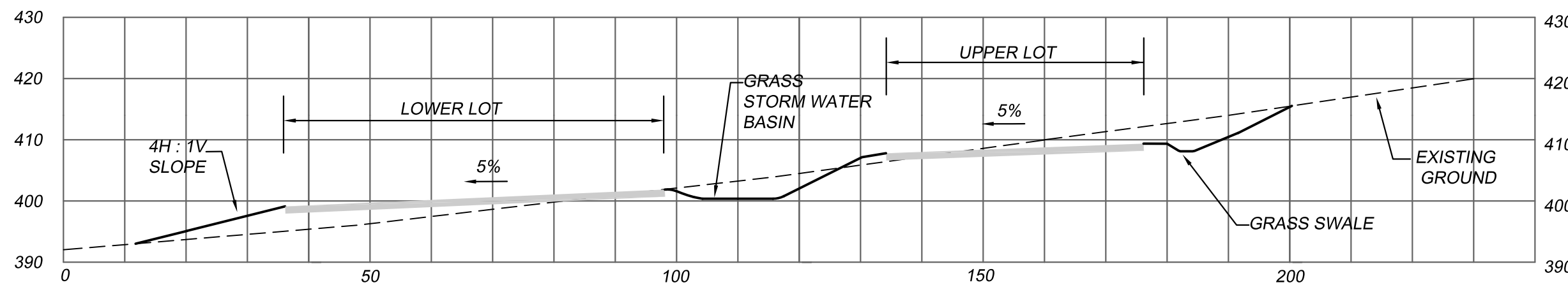
NOTES AND DETAILS
PREPARED FOR
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459 WOLF DEN ROAD, BROOKLYN, CT
MAP 15 - LOTS 15 & 18A

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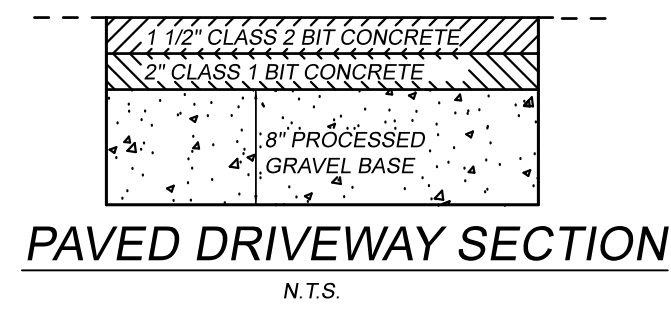
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JOB NO: 22172	DATE: SEPTEMBER 29, 2023
SCALE: 1" = 20'	SHEET: 4 OF 6



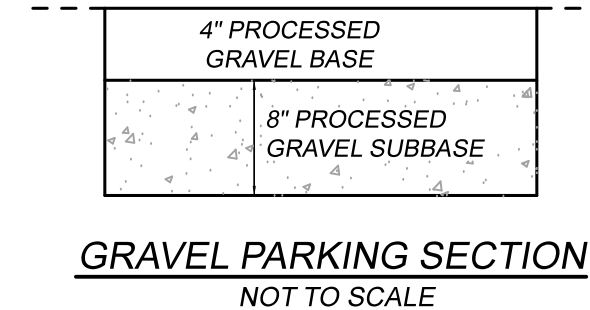
GRAVEL DRIVEWAY SECTION
NOT TO SCALE



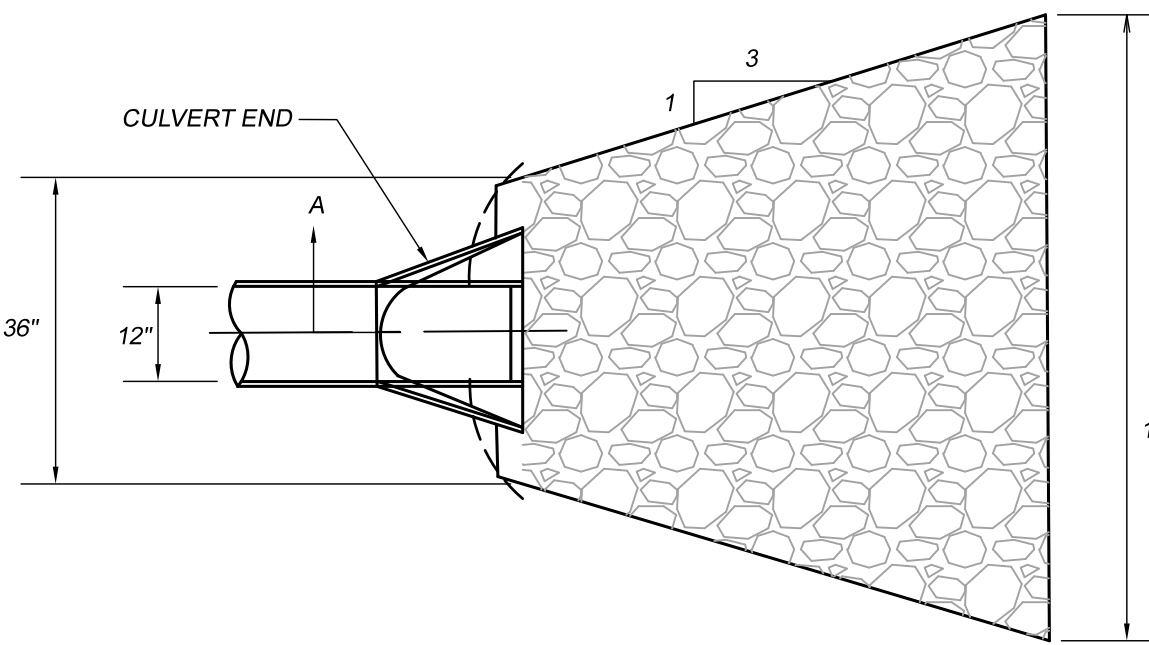
PARKING LOT CROSS SECTION
1" = 20'



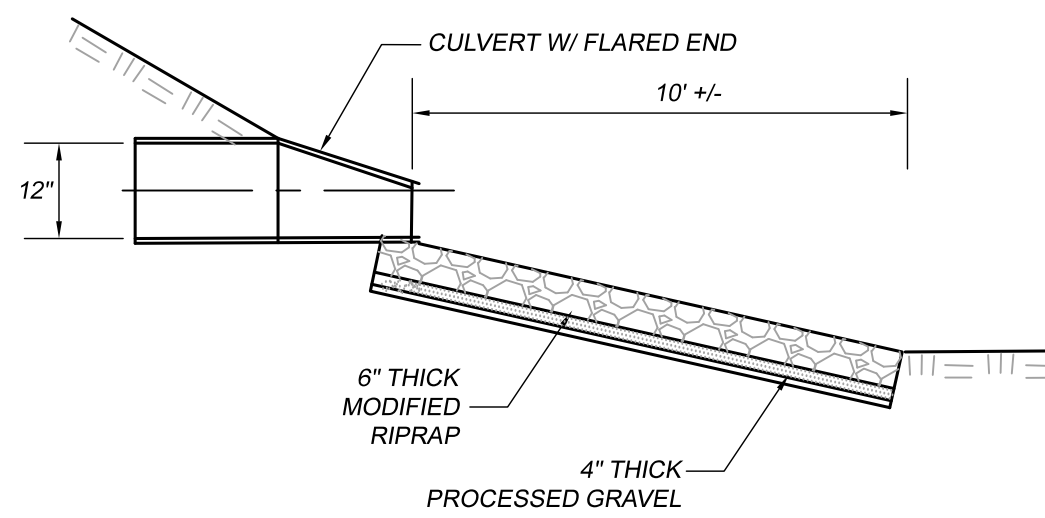
PAVED DRIVEWAY SECTION
N.T.S.



GRAVEL PARKING SECTION
NOT TO SCALE

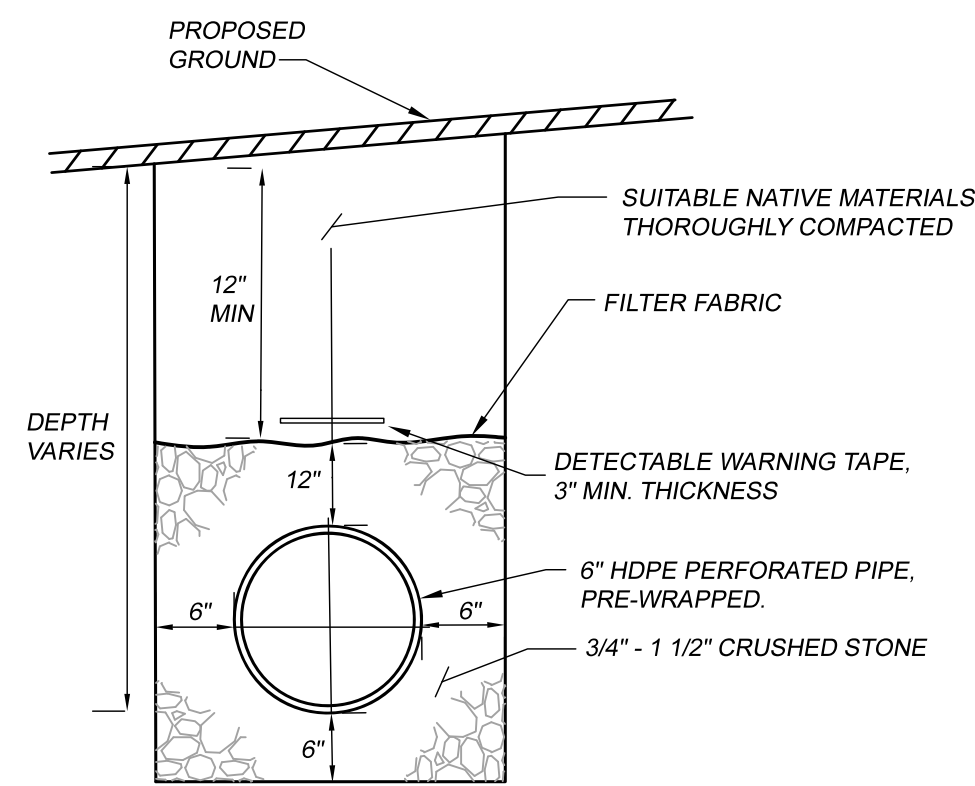


PLAN VIEW

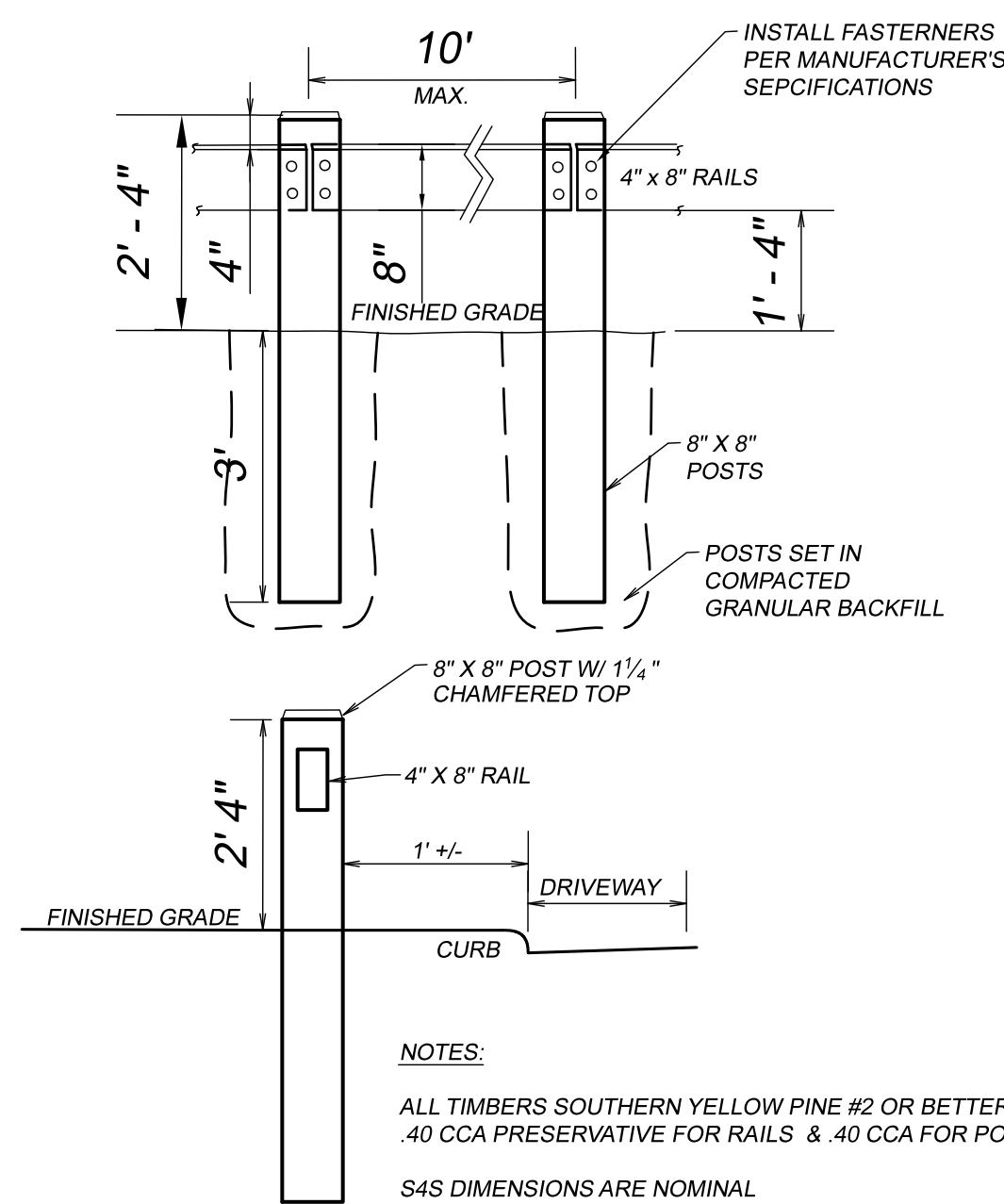


SECTION A-A

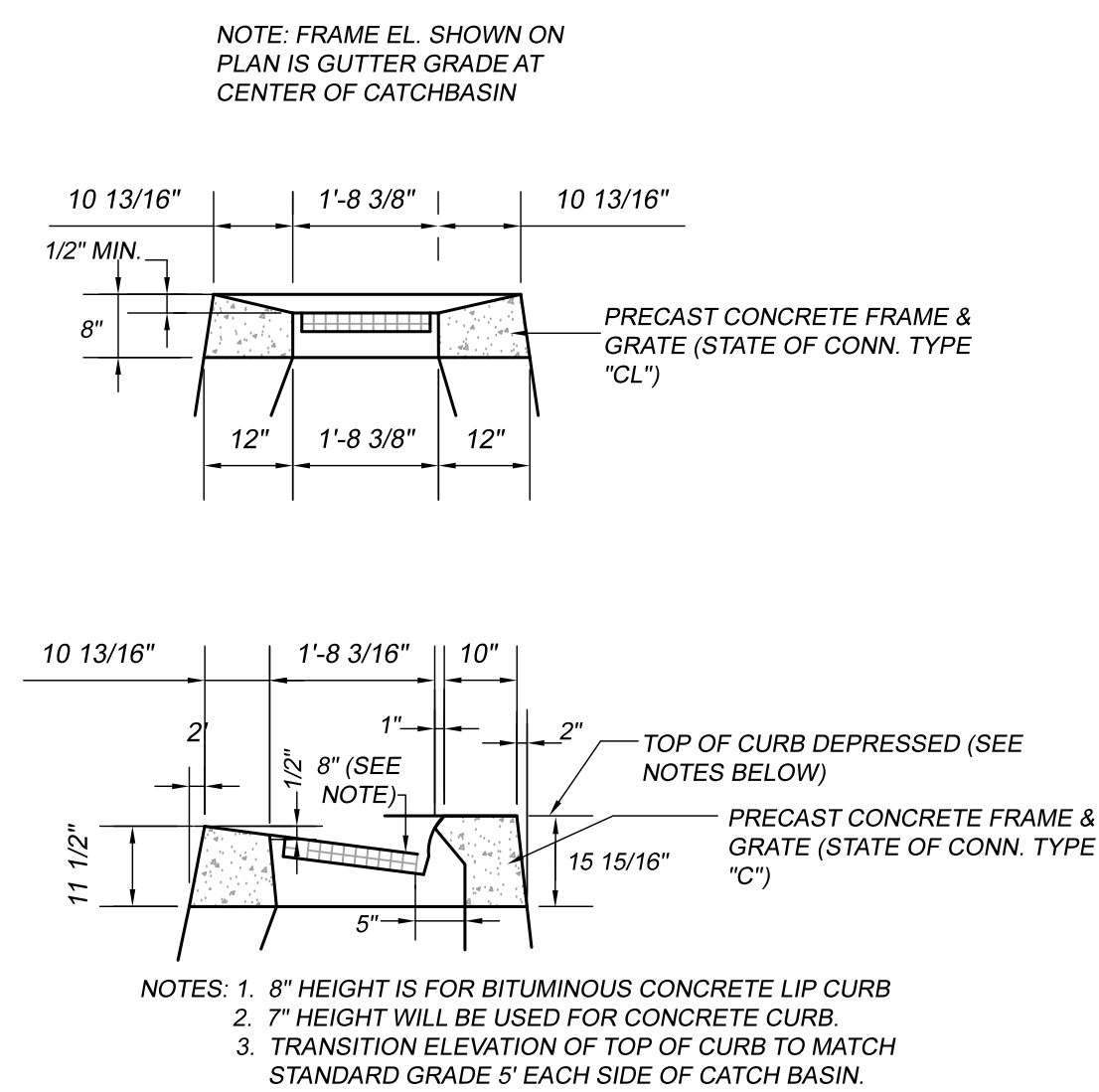
RIPRAP APRON - TYPE A
NOT TO SCALE



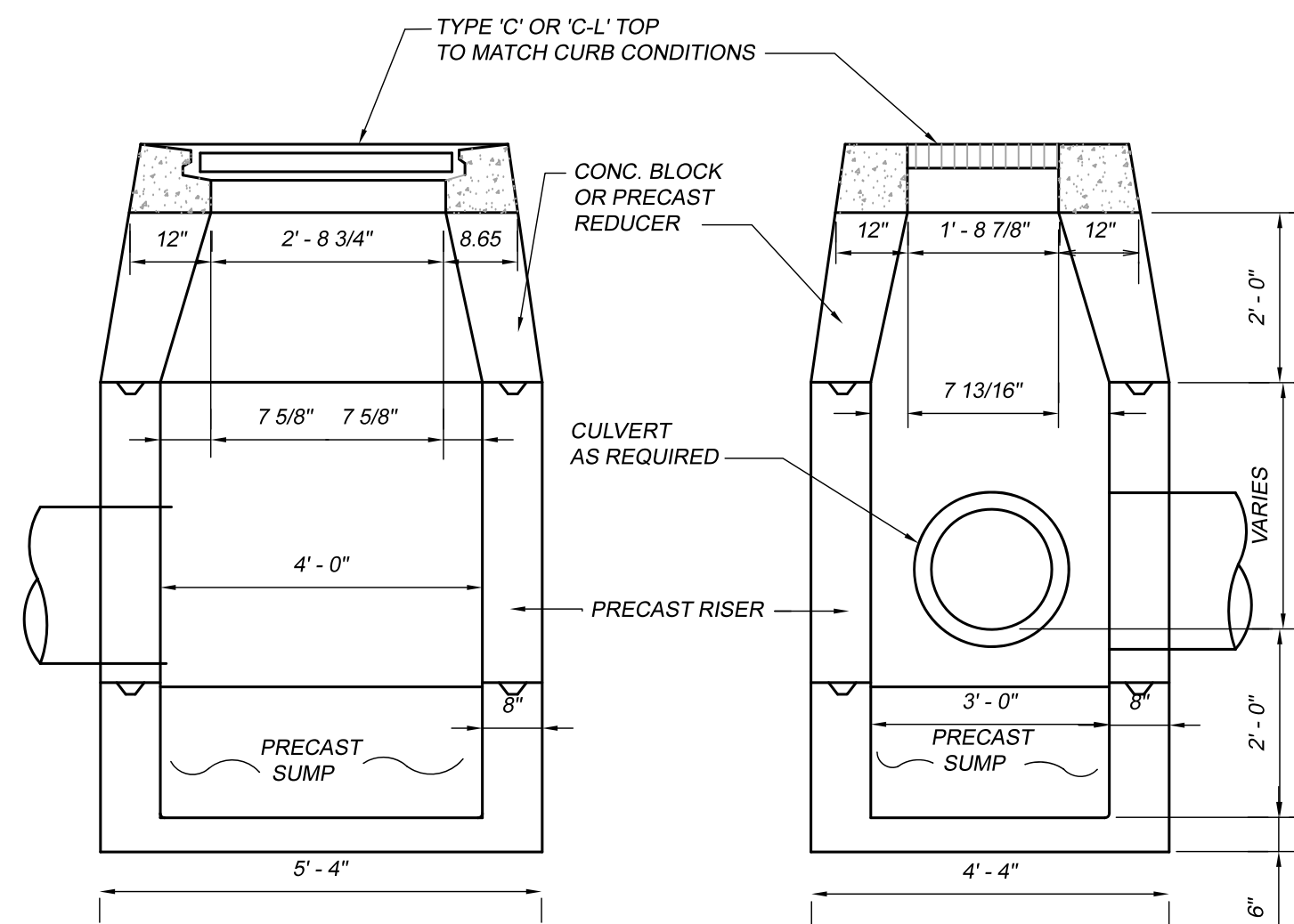
CURTAIN DRAIN INSTALLATION DETAIL
NOT TO SCALE



TIMBER GUIDE RAIL DETAIL
NOT TO SCALE



FRAME AND GRATE FOR TYPE "C" OR "CL" CATCH BASIN
NOT TO SCALE



TYPE "C" OR "C-L" CATCH BASIN WITH SUMP
NOT TO SCALE

PARKING NOTES:

1. THE SITE CURRENTLY CONTAINS PARKING FOR APPROXIMATELY 15 CARS.
2. THE APPLICANT IS PROPOSING TO CONSTRUCT AN UPPER PARKING LOT FOR AN ADDITIONAL 40 CARS.
3. GUESTS WILL BE ENCOURAGED TO PARK OFF SITE AT LOCAL HOTELS, AND SHALL BE TRANSPORTED TO THE SITE BY BUS OR SHUTTLE.
4. TWO ADDITIONAL PARKING SPACES ARE PROPOSED NEAR THE BARN, FOR DELIVERIES AND DROP-OFFS.
5. TWO HANDICAP ACCESSIBLE SPACES ARE PROPOSED NEAR THE BARN, FOR DISABLED GUESTS.
6. THE TOTAL NUMBER OF PROPOSED PARKING SPACES IS 59.

STRUCTURED TURF NOTES:

1. THE PROPOSED ACCESS DRIVE BELOW THE BARN SHALL BE CONSTRUCTED FOR THE PURPOSE OF DELIVERING A BATHROOM TRAILER TO THE CEREMONY AND TENT AREA.
2. NO OTHER VEHICLES ARE ANTICIPATED TO USE THIS DRIVEWAY.
3. THE DRIVEWAY SHALL BE CONSTRUCTED WITH A 50-50 MIXTURE OF PROCESSED GRAVEL AND LOAM, COMPACTED, WITH A MINIMUM THICKNESS OF 12".
4. THE DRIVEWAY SHALL BE SEEDED AS SOON AS POSSIBLE UPON COMPLETION.

POND EXCAVATION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR OTHER EARTHWORK.
2. ALL PROPOSED WORK SHALL BE PERFORMED DURING THE DRY SEASON (JULY - OCTOBER) AND/OR DURING PERIODS OF DRY WEATHER.
3. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM, AND STABILIZED AS SOON AS POSSIBLE.
4. THE DEWATERING BAG SHALL BE PLACED IN THE UPLANDS, IN THE OPEN FIELD. FOLLOW ALL MANUFACTURER'S INSTRUCTIONS REGARDING THE DEWATERING BAG, AND REPLACE AS NECESSARY.
5. NO SATURATED SOILS OR OTHER MATERIALS SHALL BE TRANSPORTED OFF SITE UNTIL FULLY DRAINED.

TEST PITS FOR DRAINAGE BASINS

OBSERVED BY: DANIEL BLANCHETTE
DATE: DECEMBER 2, 2023

TEST PIT #1

- 0 - 9" TOPSOIL, ORGANICS
- 9 - 23" FINE SANDY LOAM, REDDISH BROWN
- 23 - 33" VERY FINE SANDY LOAM, GRAY, MOD. COMPACT

MOTTLING AT 23"
WATER SEEPS AT 32"
ROOTS TO 21"

TEST PIT #2

- 0 - 8" TOPSOIL, ORGANICS
- 8 - 28" FINE SANDY LOAM, BROWN
- 28 - 34" VERY FINE SANDY LOAM, GRAY

MOTTLING AT 28"
ROOTS TO 27"

TEST PIT #3

- 0 - 12" TOPSOIL, ORGANICS
- 12 - 23" FINE SANDY LOAM, BROWN
- 23 - 39" VERY FINE SANDY LOAM, GRAY

MOTTLING AT 23"

TEST PIT #4

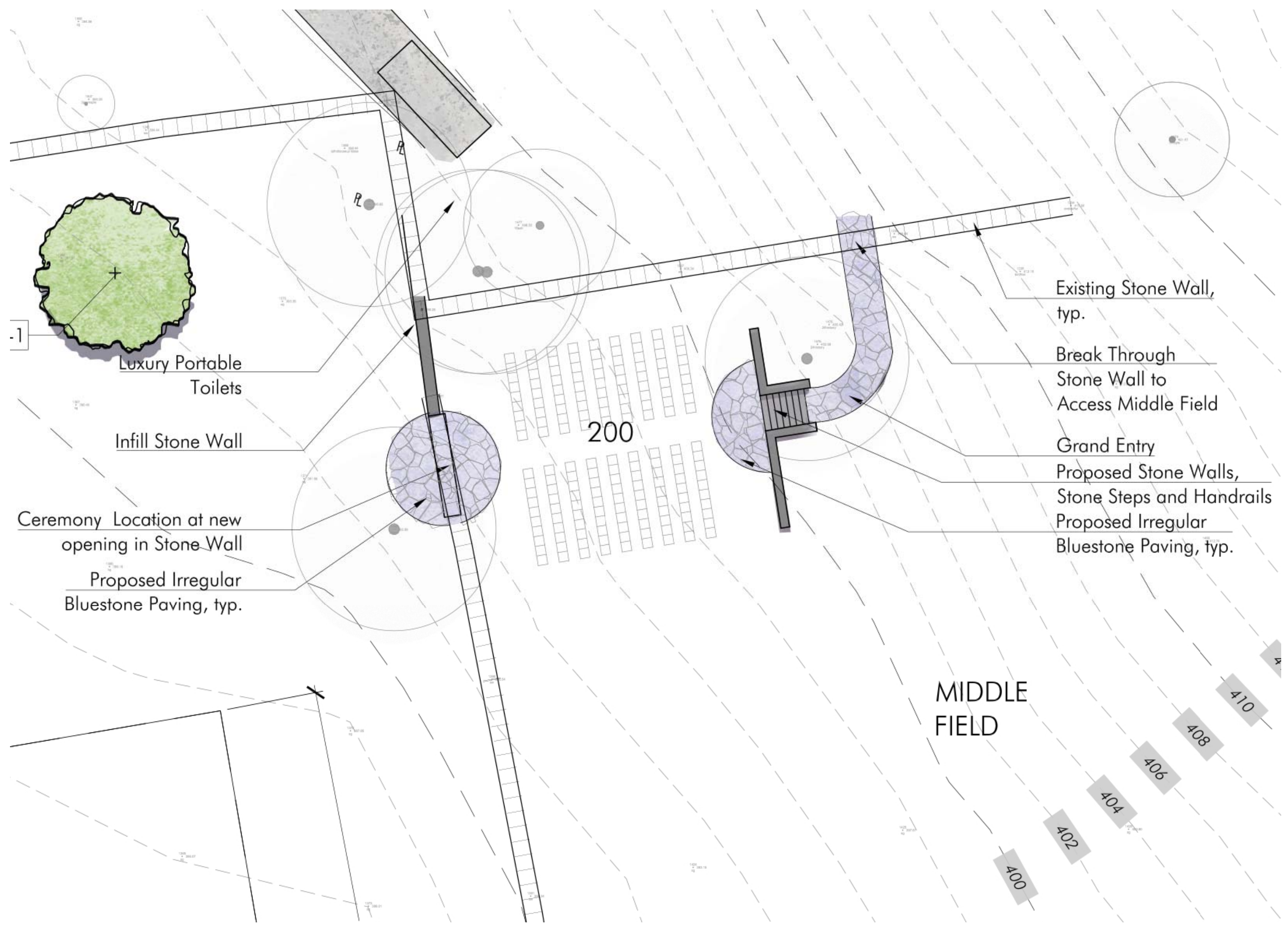
- 0 - 10" TOPSOIL, ORGANICS
- 10 - 21" FINE SANDY LOAM, BROWN
- 21 - 34" VERY FINE SANDY LOAM, GRAY

MOTTLING AT 21"
WATER SEEPS AT 30"

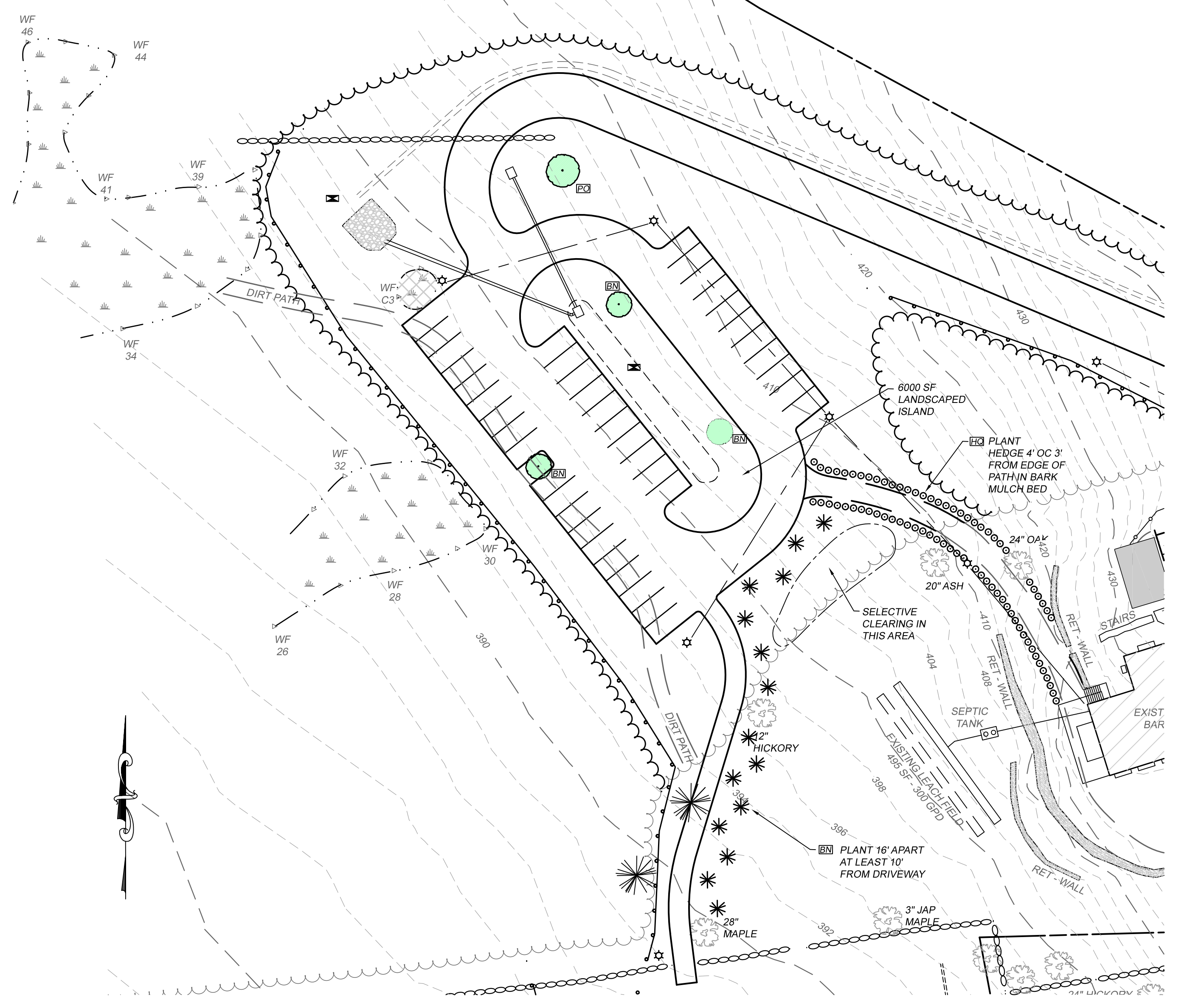
NOTES AND DETAILS
PREPARED FOR
WILLOW HILL EVENTS
459 WOLF DEN ROAD, BROOKLYN, CT
MAP 15 - LOTS 15 & 15A

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

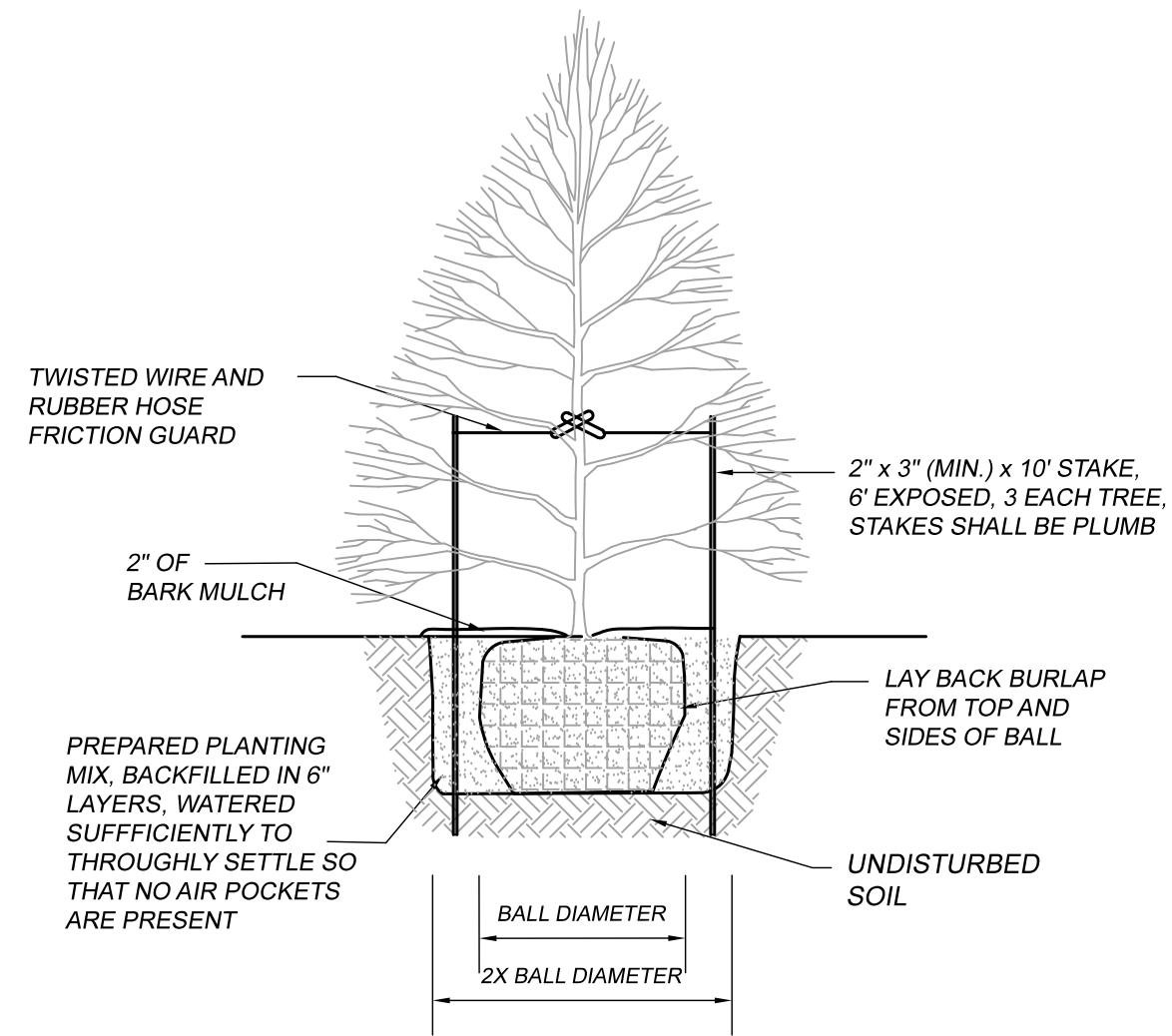
DESIGNED: DDB	REVISIONS:
CHECKED: DRB	2023-11-05 TOWN COMMENTS
	2023-12-04 TOWN COMMENTS
JOB NO: 22172	DATE: SEPTEMBER 29, 2023
SCALE: 1" = 20'	SHEET: 5 OF 6



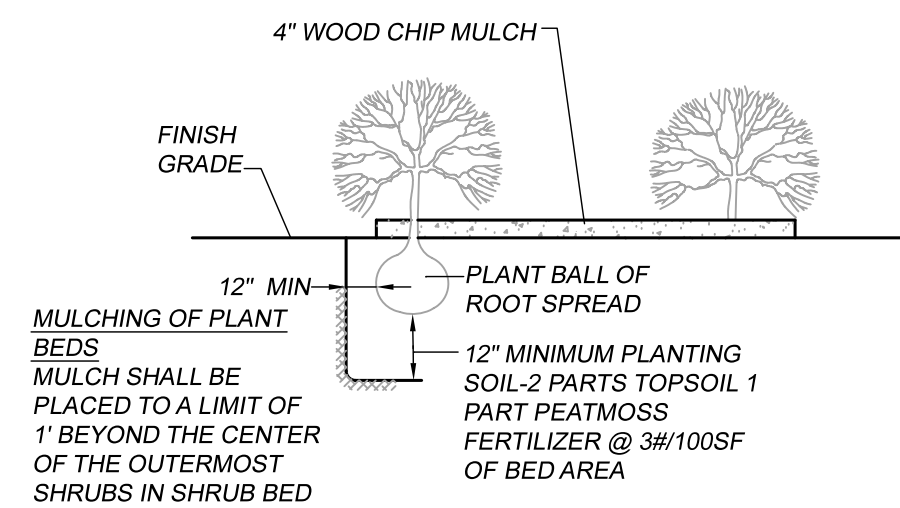
BLOWUP FOR CEREMONY AREA
 NOT TO SCALE
 COPIED FROM PREVIOUSLY APPROVED PROJECT



BLOWUP FOR PARKING LANDSCAPING
 1" = 40'



TREE PLANTING DETAIL
 NOT TO SCALE



PLANTING FOR SHRUBS IN BEDS
 NOT TO SCALE

PARKING LOT AND DRIVEWAY TURF ESTABLISHMENT NOTE:
 ESTABLISH A LOW MOW MEADOW ALONG THE SHOULDERS OF THE DRIVEWAY AND AROUND THE PERIMETER OF THE PARKING LOT.
 EXAMPLES OF SEED MIXTURES INCLUDE AMERICAN MEADOWS NO MOW LAWN GRASS SEED MIX, AMERICAN MEADOWS NO MOW FLOWERING LAWN SEED MIX, OR HART SEED (S) LOW GROW MIXTURE.
 TOPSOIL SHALL BE PREPARED AS RECOMMENDED FOR THE SEED MIX AND THE RECOMMENDED SEED COVERAGE RATES SHALL BE USED.
 PLANT IN COOL TEMPERATURES FOR GERMINATION AND GROWTH.

PLANTING SCHEDULE

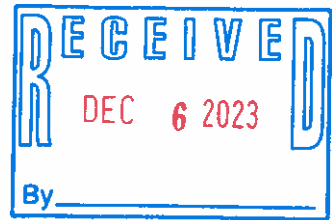
KEY	QUAN.	SIZE	NAME	DESCRIPTION
TH	15	7' - 8' HT	THUJA "GREEN GIANT" GREEN GIANT ARBORVITAE	FAST GROWER, 30-50' TALL, 10'-12' WIDE
AB	3	2.5" - 3.0" DIA, 8' HT	ACER FREEMANII JEFFSRED "AUTUMN BLAZE" FREEMAN'S MAPLE	FAST GROWING, 40'- 60' TALL, 30'-40' WIDE
PO	1	2.5" - 3.0" DIA, 8' HT	PLANTANUS OCCIDENTALIS AMERICAN SYCAMORE	RAPID GROWTH, 75' - 90' TALL, 75' - 100' WIDE
HQ	74	3 GALLON	HYDRANGEA QUERCIFOLIA "SIKES DWARF" SIKES DWARF HYDRANGEA	SHOWY HEDGE, 2' - 3' TALL, 3' - 4' WIDE

LANDSCAPING PLAN
 PREPARED FOR
WILLOW HILL LLC
 459 WOLF DEN ROAD, BROOKLYN, CT
 MAP 15 - LOTS 15 & 15A

J&D CIVIL ENGINEERS, LLC
 401 RAVENELLE ROAD
 N. GROSVENORDALE, CT 06255
 860-923-2920

DESIGNED: **DDB** REVISIONS:
 CHECKED: **DRB**

JOB NO: **22172** DATE: **NOVEMBER 28, 2023**
 SCALE: **1" = 40'** SHEET: **6 OF 6**



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date
Action Date

Application # SPR 23-008
Check # 9780

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Venture Home Solar Phone 475-434-4463
Mailing Address 327 Captain Lewis Dr. Southington CT 06489 Phone

Name of Owner Nannette Bartels Phone 305-431-5843
Mailing Address 99 Pomfret Road, Brooklyn, Connecticut 06234 Phone

Name of Engineer/Surveyor
Address
Contact Person Phone Fax

Property location/address 99 Pomfret Road, Brooklyn, Connecticut 06234
Map # 25 Lot # 24 Zone VC Total Acres

Proposed Activity PV Solar panels roof mounted installation 7.69kw - 16 panels - Not Structural upgrades

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

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

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

- Fee \$ State Fee (\$30.) 3 copies of plans Sanitary Report
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications filed with other Agencies
12.1 Erosion and Sediment Control Plans
See also Site Plan Review Worksheet

Variances obtained Date

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

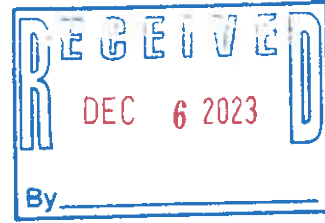
Applicant: Mariu Medina Date 11/28/23

Owner: Nannette Bartels Date 11/28/23

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

SOLAR ELECTRIC GENERATION INSTALLATION ON EXISTING RESIDENCE: 99 Pomfret Rd, Brooklyn, CT 06234-1813, USA

99 Pomfret Rd. Brooklyn, CT 06234-1813, USA		
Nannette J Bartels's Residence		
Solar Panels: (19) Hanwha Q-Cell Q.PEAK DUO BLK ML-G10+ 405 Modules		
Inverters: (19) IQ8PLUS-72-2-US Micro-Inverters		
Solar System DC Size: 7.70KW AC Size: 5.51KW		
Solar Annual Production: 7,714.00 KWH		
Designed By: UNIRAC		
Date: 10/20/2023		
Revision #	Approval Date	Description



SITE PLAN
Scale: 1/8" = 1'-0"

SCOPE OF WORK
SCOPE OF WORK IS SOLELY FOR THE INSTALLATION OF THE SOLAR ELECTRONIC GENERATING SYSTEM. ALL OTHER WORK IS NOT TO BE RELIED UPON AS BEING APPROVED AND/OR PERMITTED BY THE BUILDINGS DEPARTMENT.

NOTES

The existing roof structure for this project, as is or with the structural reinforcement specified on page S-000.00, has been structurally analyzed and has been determined to be capable of supporting the loads imposed by the installation of the proposed solar electrical generating system as described in these design documents.

There is no tree, utility line or any other potential hazard that could come into contact with any part of the solar electric generating system.

APPLICABLE CODES

- All proposed work shall meet the standards specified in the 2022 Connecticut State Building Codes With The 2022 Connecticut Amendments
- 2021 International Building Code
- 2021 International Residential Code
- 2021 International Energy Conservation Code
- 2020 National Electrical Code (NFPA 70)
- 2022 Connecticut State Fire Safety Code
- 2017 ICC A117.1 Accessible and Usable Buildings & Facilities

AERIAL SITE VIEW



MAP OF BLOCK DISTRICTS



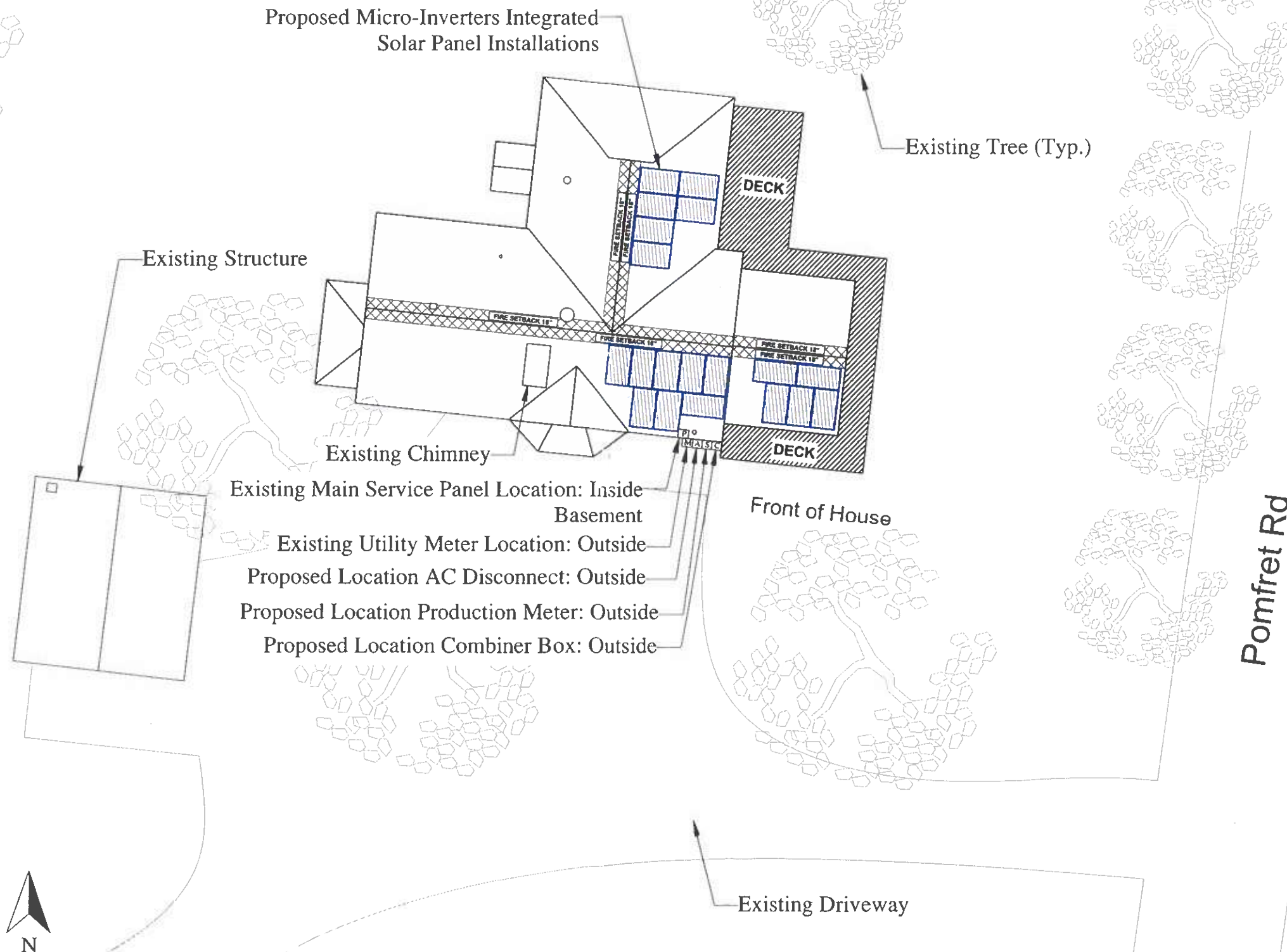
GPS COORDINATES
41.794926, -71.948900

DRAWING INDEX

1	Zoning Information, Site Plan	Z-000.00
2	Elevations and System Layout	A-000.00
3	Racking and Load Calculations	S-000.00
4	Spreadsheet	S-001.00
5	Labels & Solar Map Placard	G-000.00
6	String Diagram	E-000.00
7	Label Sheet	E-001.00
8	Electrical 3-Line & Labels	E-002.00
9	BOM	G-001.00

LEGEND

	Proposed Panel
	Existing Building
	Fire Setback/Access Path
	Obstruction



Patrick Bussett
Venture Solar
67 West St. Brooklyn, NY 11222
License # 34990



P.E./R.A. Stamps/ Signatures

Patrick Bussett
10/20/2023

DOB Stamp/ Signatures



ZONING INFORMATION, SITE PLAN

Z-000.00

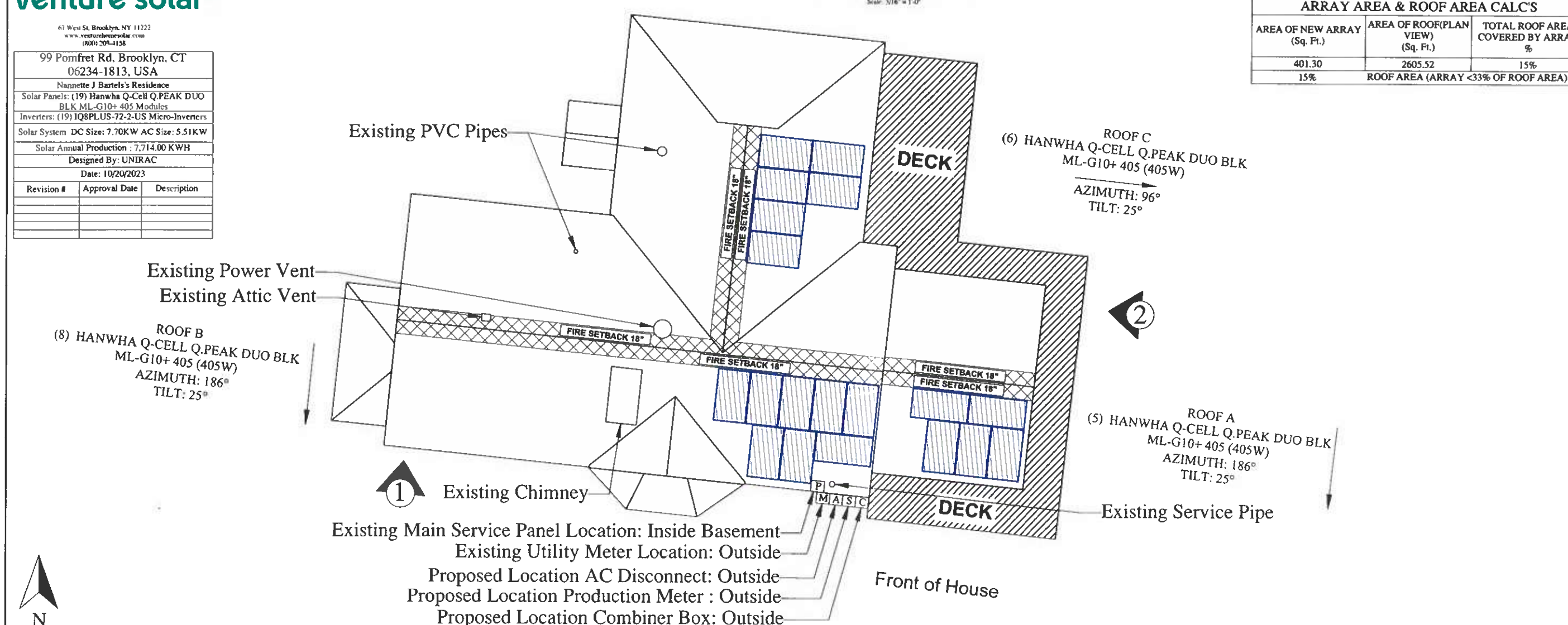
Scale: 1/8" = 1'-0"

99 Pomfret Rd, Brooklyn, CT 06234-1813, USA		
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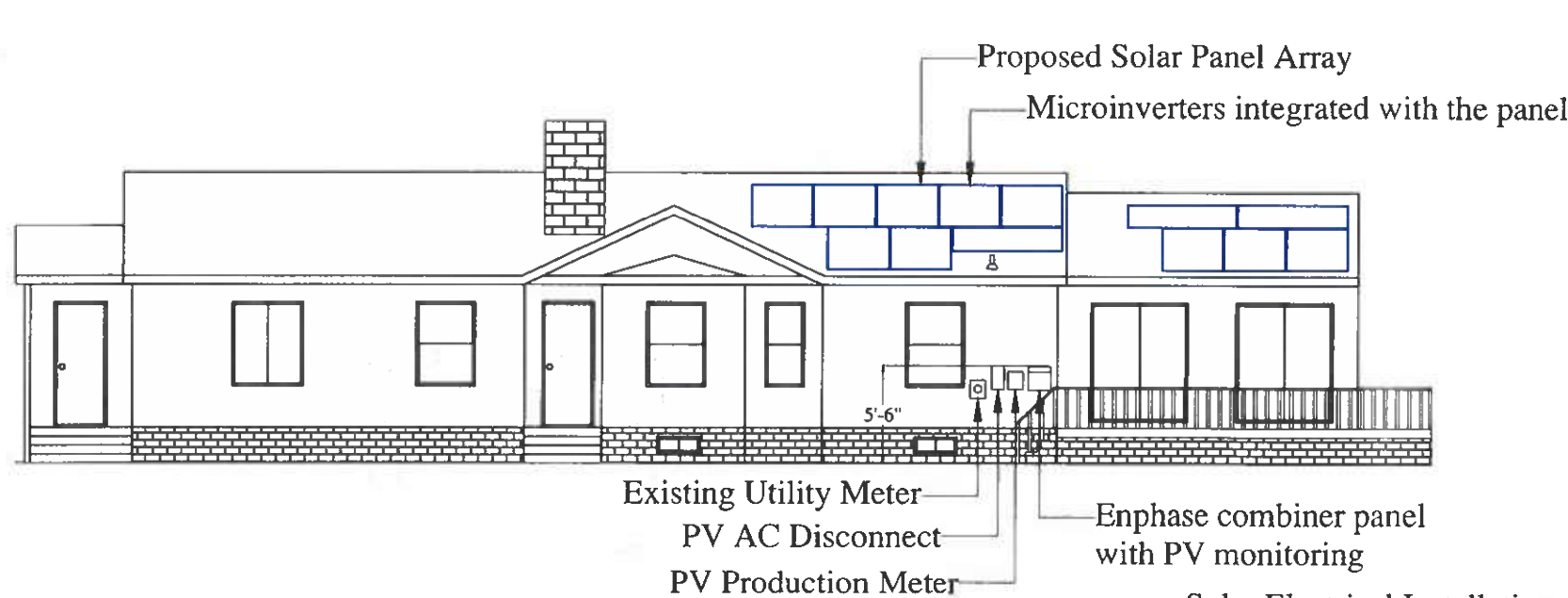
SYSTEM LAYOUT
Scale: 3/16" = 1'-0"

ARRAY AREA & ROOF AREA CALC'S		
AREA OF NEW ARRAY (Sq. Ft.)	AREA OF ROOF(PLAN VIEW) (Sq. Ft.)	TOTAL ROOF AREA COVERED BY ARRAY %
401.30	2605.52	15%
15%	ROOF AREA (ARRAY <33% OF ROOF AREA)	

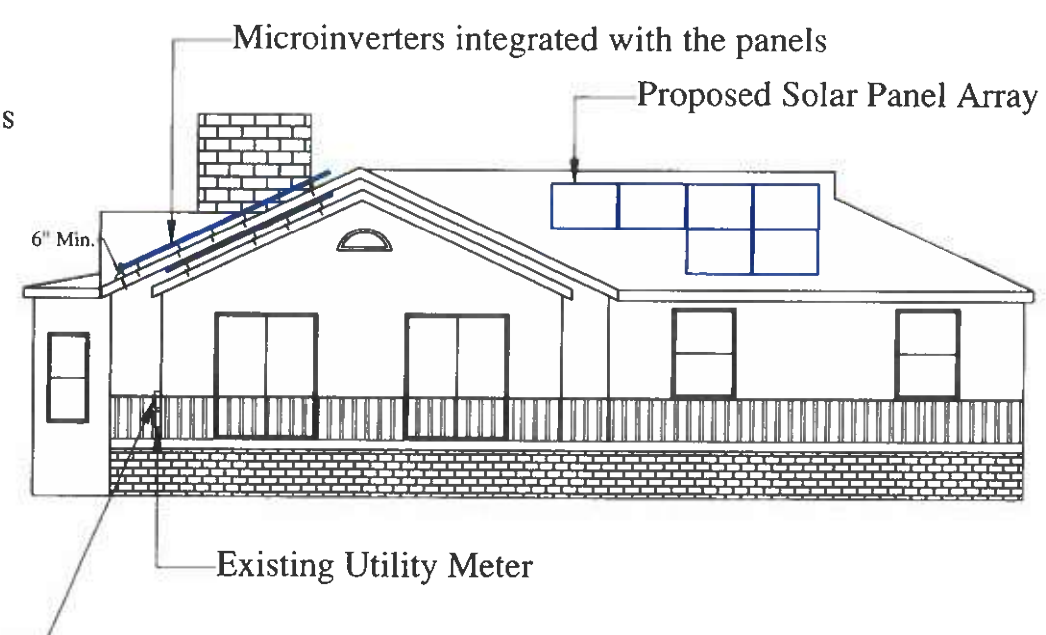
ELEVATION LEGEND	
	Vent Pipes 44", 16", 12" Tall
	Vent Box
	Vent Fan
	Skylight



Existing Main Service Panel Location: Inside Basement
Existing Utility Meter Location: Outside
Proposed Location AC Disconnect: Outside
Proposed Location Production Meter : Outside
Proposed Location Combiner Box: Outside



1 **ELEVATION SOUTH WEST**
(FRONT SIDE OF HOME)



2 **ELEVATION SOUTH EAST**
(RIGHT SIDE OF HOME)

Patrick Bussett
Venture Solar
67 West St, Brooklyn, NY 11222
License # 34990

P.E./R.A. Stamps/ Signatures
Patrick Bussett
10/20/2023
DOB Stamps/ Signatures

Margaret's Report 11/28/2023

Zoning Permits issued:

313 Allen Hill Road – Daniel Sullivan. Replace storage building.

250 Beecher Road – Suzanne Lamontagne. New 22' x 22' addition: one bedroom, bathroom and living area.

401 Church Street – A. Kausch & Sons. New single-family dwelling with attached garage and rear deck with stairs to the ground.

179 Tripp Hollow Road – Ann Nurse. Approved following PZC approval on 11/1/23: Install 7.11kw ground mounted solar panels. 18 modules & 75' trench.

367 Day Street – Jeffrey Weaver. New single-family dwelling with attached garage.

369 Day Street – Jeffrey Weaver. New single-family dwelling with attached garage.

464 Pomfret Road – Overlook Holdings LLC. Approved in the RA/Scenic Route 169 Overlay Zone: Roof Replacement on center building of Learning Clinic (Red building). Old shingles are grey. New shingles will be a similar grey color.

538 Providence Road – Townsend Development Associates. Change of use to restaurant, commercial space and self-storage.

39 Dawn Drive – George Holan, Replace rear deck on same footprint. Add a 3-season room to a 168-sf portion of the rear deck.

311 Allen Hill Road – Lachelle Rosinski. New 36' x 36' horse barn with 36' x 10' lean-to.

411 Pomfret Road – Bob Bond. New 24' x 33'5 x 12 carport on slab.

Final Certificates of Zoning Compliance issued:

154 Allen Hill Road – Trevor Wood. Three-season room addition on the rear of the house.

229 Allen Hill Road – Erwin Sanchez. New 26' x 24' addition onto existing detached garage.

312 Allen Hill Road – Keith Sebastian. New detached garage with storage above. Existing shed was relocated.

441 Allen Hill Road – Neil Durand. New second-floor 12' x 16' deck on rear of house; stairs to the ground.

371 Day Street – Jeffrey Weaver. Duplex with front porch; no garage.

179 Tripp Hollow Road – Ann Nurse. Installation of 7.11 kw ground mounted solar panels, 18 modules & 75' trench. Site Plan approval was issued by the Planning & Zoning Commission on 11/1/23.

441 Allen Hill Road – Neil Durand. New 12' x 16' second-story rear deck with stairs to the ground.

Sign Permits issued:

162 South Main Street – Jennafer Perez. New sign for Sadie's Sweet Shop.

Home Offices Documented: None.

ZBA Variances Granted:

1. ZBA 23-002 Edward & Kelly Berthiaume, 17 Sunset Drive Extension, Map 22, Lot 18-13, 1.33 Acres, R-30 Zone: Requesting a variance of section 3.B.5.2.1 of the Zoning Regulations from the minimum front yard setback of 50 feet to 35 feet to construct a 35-foot x 6-foot front porch. Approved.

Other Business: None.