

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Special Meeting Agenda
Tuesday, July 18, 2023 6:30 p.m.**

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

MEETING LOCATION: Tiffany Street Community Center, 31 Tiffany 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 May 7, 2023
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. **Reading of Legal Notices: None.**
 - b. **Continued Public Hearings: None.**
 - c. **New Public Hearings: None.**
 - d. **Other Unfinished Business: None.**
- VII. New Business:**
 - a. **Applications:**
 - 1. **SP 15-006 mod:** Special Permit modification for Self-Storage Facility and Commercial Space (35,460 s.f. in three buildings) at 538 Providence Road, Applicant: Townsend Development Associates, LLC.
 - 2. **SP 22-006:** Special Permit for State Route Business Enterprise for Craftsperson at 481 Pomfret Road, Applicant: Mindy Delp.
 - 3. **SPR 99-12 mod:** Site Plan Review modification for site plan changes at 490 Providence Road, Applicant: Jewett City Savings Bank.
 - 4. **ZRC 23-005/ZC 23-002/SRC 23-001:** Floodplain Overlay Zoning Regulation and Map Update, Subdivision Regulation Update (FEMA/NFIP), Applicant: PZC.
 - b. **Other New Business:**
 - 1. Preliminary discussion with Sholes Ace Hardware, 564 Providence Road.
- VIII. Reports of Officers and Committees**
 - 1. ZEO Report
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, June 7, 2023 6:30 p.m.**

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

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

MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:40 p.m.
- II. Roll Call** – Carlene Kelleher, Allen Fitzgerald, Lisa Herring, Seth Pember.
Michelle Sigfridson arrived at 6:43 p.m.
John Haefele and Brian Simmons were absent with notice.
Gil Maiato and Karl Avanecean were absent.
Sara Deshaies resigned.

Staff Present (in person): Jana Roberson, Town Planner and Director of Community Development.

Also Present in Person: Paul Archer, Archer Surveying; Dave Smith, Professional Engineer; Andrew Kausch; Jake Kausch; Eric Anderson; Mark Hamilton; J.S. Perreault, Recording Secretary.

There were approximately eight additional people present in the audience.

Present via Zoom online: Margaret Washburn; Zoriana Radko; Thomas Ball; Matthew Markowsk.

- III. Seating of Alternates** - None.

- IV. Adoption of Minutes:** Meeting May 16, 2023

Motion was made by A. Fitzgerald to accept the Minutes of the Regular Meeting of May 16, 2023, as presented.

Second by S. Pember. No discussion.

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

- V. Public Commentary** – None, either in person or online.

Motion was made by C. Kelleher to add the following items to the agenda under Item VII.a.:

1. **SPR 23-004** – Site Plan Review for 24x40 Outbuilding, 66 Wauregan Road, Village Center Zone, Applicant: Eric & Laura Anderson.

2. **SPR 23-005** – Site Plan Review for Small Solar Energy Systems at 25 Hartford Road, Village Center Zone, Applicant: Sunrun Solar, Owner: M. Hamilton.
3. **SP 15-006 mod** – Special Permit modification for 16,100 s.f. self-storage facility in two buildings and 19,360 s.f. commercial building, 538 Providence Road, Planned Commercial Zone, Applicant: Townsend Development Associates, LL

Second by A. Fitzgerald. No discussion.

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

Motion was made by C. Kelleher to add discussion with Margaret Washburn to the agenda to between Unfinished Business and New Business.

Second by A. Fitzgerald. No discussion.

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

VI. Unfinished Business:

a. **Reading of Legal Notices:** None.

b. **Continued Public Hearings:**

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

Jake Kausch had showed the following Commission Members around at the site walk which took place on May 22, 2023: M. Sigfridson; C. Kelleher; and A. Fitzgerald. Syl Pauley also attended.

Paul Archer, Archer Surveying, represented the Applicant and gave an overview of the revisions (plans were displayed as discussed). David Smith, Professional Engineer, was also present. Andrew Kausch and Jake Kausch were present, as well.

Ms. Roberson stated that she had forwarded the revised plan, which she received on June 5, 2023 (provided to Commission Members at this meeting) to Syl Pauley, but he had not had time to reply. Mr. Pauley's letter (dated May 22, 2023) containing comments regarding the site walk and Mr. Pauley's letter (dated May 23, 2023) regarding his review of the plan (with a revision date of May 11, 2023) were also included in packets to Commission Members. Mr. Archer stated that he had not received Mr. Pauley's comments regarding the site walk.

Mr. Archer reviewed the changes that had been made to the plan per comments from Syl Pauley:

- He explained that they did not close off the entrance and lose the six existing parking spaces on the southerly side of the building, as suggested by Syl Pauley, because the Applicant is not in favor of this. He explained that Mr. Kausch would like to put a 10-foot island in there and have traffic go both ways around the island. He said that he met with Tom Rukstela who, after reviewing the plan, was in favor of the island. Mr. Archer explained that it would be difficult to plow snow if that entrance was closed off.

- Regarding the existing drain pipe along the northerly property line, Mr. Archer explained that it is owned by the State, it is functioning properly as of this time, the State doesn't seem to have a problem with it being half full, and the State has the right to maintain it.
- Regarding the five parking spaces shown on the east edge of the paved parking, Mr. Archer explained that they are on the millings part of the pavement, not in the meadows area.
- Regarding the construction detail for the dimensions for the parking, it was added to the plan.
- Regarding the handicap parking stall detail, it was changed to specify as white.
- Regarding the existing deteriorated paved surfaces identified on the plan as resurfaced, Mr. Archer explained that Mr. Pauley is opposed to the millings, but that the millings have been installed properly (by a professional) and they believe they work.
- Regarding the first 150 feet of the edge of the existing driveway on Vina Lane deteriorating, Mr. Archer explained that, in the area where the two entrances are, the edge will be cut and it will be paved to make it nice. He said that Vina Lane is a Town road.
David Smith explained that the apron that is part of the entrance into the site will become islands and will be upgraded, including curbing, which will help in defining where the edge is.
- Regarding lighting, information had been submitted to Staff.
Ms. Roberson stated that it is dark-sky compliant fixture (included in packets to Commission Members).

QUESTIONS/COMMENTS FROM COMMISSION MEMBERS:

- S. Pember referred to Mr. Pauley's comment (#1 from his Site Walk Observations) about staking the island to identify the property line. Mr. Pember feels this is necessary.
Mr. Archer stated that they have not staked out the island.
- A. Fitzgerald asked if the parking spaces could be turned to people could drive straight in, as that area is close to the intersection.
Andrew Kausch explained that he has a legal curb cut on Route 205 that goes all the way down to the rear garage and there has never been any traffic problems or accidents.
There was discussion.
M. Sigfridson asked Mr. Smith for his professional opinion regarding whether it is safe.
Mr. Smith explained that they took existing conditions and improved them to the point that they are safe. He explained that it is not a high traffic area, nor is this particular use (he referred to a Table in the *Institute of Traffic Engineers' Manual*). He said that this is a good, workable compromise to get some functionality out of an existing facility and to improve the situation where you have a Town road intersecting a State road. He said that it is safe.
Ms. Roberson read aloud, for the record, from Syl Pauley's comment #1 (dated May 23, 2023), "This driveway is too close to the intersection of Vina Lane and Wauregan Road, making it more prone to accidents and a real safety hazard. This driveway opening needs to be eliminated and

will necessitate the redesign of the parking along the south end of the building...” Ms. Roberson said that safe circulation of vehicles and pedestrians is of utmost concern for any proposed development application and she read aloud from the list of Special Permit Criteria, Suitable Transportation Conditions. She explained that the PZC has the authority to approve, modify and approve, or deny the application. Ms. Roberson spoke about the two 36-foot-wide driveway openings which are approximately 40 feet apart. These are wider than what is typically seen in a new development. She feels that the proposed plan is an improvement over what is existing, however, Mr. Pauley does not feel that it meets modern engineering standards and feels that it is unsafe.

Mr. Kausch explained that he does not want to give up access onto a State Road, he is trying to fix the existing condition, he needs to be able to plow without difficulty, and he needs it to function for him. If it is modified down to 24 feet he may not be interested anymore. He wants the customers to be able to get in and out and he wants to keep it looking good. He explained that he likes the millings and that it is not going to be a high traffic area.

Mr. Smith explained that he feels that the proposed driveway is safe and will not cause any burden to patrons or to Vina Lane because of the type of use. He explained that the islands will give definition and structure to the way people would use the site. He explained that, for a commercial site, as a minimum, you would have 24-to-26 feet with two-way traffic.

There was discussion. Regarding Mr. Pauley’s comment (Site Walk Observations dated May 22, 2023) regarding Mr. Kausch’s son, Jake, saying (at the site walk) that heavy trucks would be expected to be running through there, Ms. Sigfridson stated that she does not recall Jake saying anything about heavy trucks. Discussion continued and suggestions were made. There was agreement on the following:

1. Island to be longer and narrower;
2. The western driveway opening on Vina Lane to be out only with signage;
3. Okay with the millings;
4. Driveway to the east on Vina Lane to be in and out.

QUESTIONS/COMMENTS FROM COMMISSION MEMBERS:

- Regarding the drainage pipe, Ms. Roberson asked if there is an easement. Mr. Archer explained that the State of Connecticut has the rights to drain, maintain and repair. It is not a delineated area.
- Ms. Roberson asked about detail for the dumpster enclosure. Mr. Archer provided a revised plan to Ms. Roberson, which, he explained, includes two additional details. There was discussion regarding the dumpster enclosure and it was agreed that it would be a six-foot tall, wood fence.
- There was discussion regarding the changes than Mr. Pauley has not yet reviewed:
Regarding #2 (slope along the first 150 feet of the north edge of Vina Lane). Ms. Roberson explained about the edge of Vina Lane being in very

bad condition (drop-off). She asked if the curbing could be extended further along Vina Lane.

Mr. Archer, Mr. Smith and Mr. Kausch explained that it is going to get paved.

Ms. Roberson displayed a street view.

QUESTIONS/COMMENTS FROM PUBLIC:

- Jake Kausch, as a resident of Brooklyn, spoke in support of the Application.
- Eric Anderson spoke of how he walks his dog on Vina Lane which does not have a lot of traffic.
- J. Roberson summarized a letter in support of the Application (e-mail dated 6/7/2023), received from Jessica and Dan Deojay (provided to Commission Members).

There were no comments or questions from anyone online.

There was discussion regarding possible conditions of approval:

- No tag sales.
- No outside storage.
- The Special Permit approval pertains to a 900 s.f. apartment on the first floor and a 9,200 s.f. self-storage facility in the primary structure known as the Regional Building. It does not include accessory structures or any other uses.
- Fencing does not need to be a condition.
- Two “Do Not Enter” signs facing Route 205/Vina Lane.
- One way out.
- The island.

Motion was made by A. Fitzgerald to close the public hearing for **SP 23-002: Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.** Second by S. Pember. No discussion.

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

c. **New Public Hearings: None.**

d. **Other Unfinished Business:**

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

There was discussion regarding the conditions of approval:

- Reduce the westerly exit only driveway from 36 feet to 30 feet.
- Narrow down the island to be between 4 feet-to-6 feet.

Ms. Roberson read aloud the following draft conditions:

4. No tag sales shall be permitted. No outside storage shall be allowed.
5. The western driveway opening on Vina Lane shall be made out only, reduced to no more than 30 feet in width and appropriate signage added.
6. The landscape island on Vina Lane shall be made longer and narrower (width four-to-six feet).

The dark-sky compliant lighting does not need to be a condition.

Motion was made by A. Fitzgerald to approve the Special Permit application of A. Kausch & Sons, LLC to create a self-storage facility and an additional apartment at 8 Wauregan Road in the Village Center Zone, identified in the files of the Brooklyn Land Use Office as SP 23-002, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 4.A.5 (Village Center Design Standards) and Sec. 9.D.5 (Special Permit Criteria) of the Zoning Regulations. Such approval includes the following conditions and modifications:

1. The Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be submitted to Town Staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by the Commission Chair shall be recorded along with the Record of Special Permit in the office of the Town Clerk.
2. Prior to conducting any site work, the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer. A permit from CT DOT shall be obtained prior to the issuance of a zoning permit.
3. The Special Permit approval pertains to a 900 s.f. apartment on the first floor and a 9,200 s.f. self-storage facility in the primary structure known as the Regional Building. It does not include accessory structures or any other uses.
4. No tag sales shall be permitted. No outside storage shall be allowed.
5. The western driveway opening on Vina Lane shall be made out only, reduced to no more than 30 feet in width and appropriate signage added.
6. The landscape island on Vina Lane shall be made longer and narrower (width between four and six feet).

Second by S. Pember. No discussion.

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

Mr. Pember mentioned that a condition had not been stated regarding that the fencing for the dumpster enclosure is to be wood. Ms. Roberson noted that there is a detail on the plans.

Discussion with Margaret Washburn (Agenda Item VIII.a) took place at this time (Report dated May 25, 2023 was included in packets to Commission Members):

- She will be served tomorrow regarding the appeal of the ZBA decision - Brooklyn Sand & Gravel, LLC.

Ms. Roberson informed the Commission that a letter to the Commission had been received from someone who opposed the action by the ZBA. She said that she will provide copies to Commission Member.

- There was discussion regarding Ms. Washburn's Report:
 - The work being done on trucks outside the existing garage, near the entrance of the property that was just approved for a storage facility (SP 23-002). Ms. Washburn explained that she will be meeting with the gentlemen on Monday to discuss the nature of his business and whether or not we can retain his business in Town. She explained that she sometimes struggles with having to enforce Regulations that sometimes seem counterproductive to developing the Town. Mr. Fitzgerald voiced concern that he doesn't want this man to lose his business, but he feels that there is going to be a problem because it would be in the way of the entrance to the storage facility. Discussion continued and there was agreement expressed by other Commission Members that there is potential for problems as it is not the place for a contractor's yard. Ms. Roberson said that she would categorize it as more of a single operator trucking operation. She explained that it is a concern of Planning and Zoning

that, potentially, businesses that, if enforcement were 100 percent perfect and complete, it would force people to move their business to another town. She asked that the Commission Members think about contractors' yards.

Mr. Pember suggested a dual-use zone, light industrial/commercial.

- There was discussion regarding campers being allowed in people's yards. They are allowed in R-10 (side yard/rear yard).
- There was discussion regarding looking at the boundaries in the VCD.
- Mr. Pember suggested a digital suggestion box.
- There was discussion regarding a subdivision on Beecher Road (not visible from Route 169) being in the Route 169 Overlay Zone. Ms. Washburn asked that the map be changed and that they be removed from the Route 169 Overlay Zone. M. Sigfridson said that they will take a look at it. Ms. Roberson said that they can change the language or change the boundary or both. Discussion continued. A change needs to be made to language regarding Staff approvals. Ms. Sigfridson suggested the following change, from "If a zoning permit is required, Staff can issue it if it is not visible from Route 169" to "If it is not visible from Route 169, you don't need a zoning permit, unless otherwise required." Ms. Roberson will work on draft language.
- There was discussion regarding Mindy Delp on Pomfret Road who has cleared ½ acre of woods. Complaints were made. Ms. Washburn said that an erosion & sedimentation control plan is needed. Ms. Delp wants ground-mounted solar (in the Route 169 Overlay Zone) and plant trees. She removed a lot of big stones from the ground which are piled up near the driveway. She has done quite a bit of site work visible from Route 169 without any permit. Heavy equipment may have driven over a stone wall. Ms. Washburn issued a Cease-and-Desist Order. Ms. Washburn explained about a drain situation and Ms. Delp had been considering installing a French drain, but has changed her mind. Ms. Washburn asked for guidance from the Commission.
Mr. Fitzgerald explained that his issue is not with Ms. Delp, but with the contractor who knows better.
Ms. Roberson explained that a permit was needed to clear. She explained about minor modification and said that this would not be minor and that it would come before the PZC as it is considered higher level.
Ms. Washburn explained that she has asked for a revised restoration plan and asked if the Commission would want it to come before them. Ms. Sigfridson and Mr. Fitzgerald answered, "yes." Ms. Roberson will put this on the next agenda. Discussion continued.
- There was discussion regarding ½ acre or more of soil disturbance triggering an erosion & sediment control plan. Ms. Washburn referenced the first sentence under Section 9.a.1.1.a and 9.a.1.1.b - Zoning Permit.

VII. New Business:

a. Applications:

1. **SPR 23-004** – Site Plan Review for 24x40 Outbuilding, 66 Wauregan Road, Village Center Zone, Applicant: Eric & Laura Anderson.

Ms. Roberson explained that the Applicant has officially requested a waiver of the site plan requirement. She does not feel that a site plan is necessary in this instance.

Eric Anderson, present in person, represented himself and gave an overview:

- 1740 Colonial Cape with an old, dilapidated barn which was removed.

The foundation is still there.

- New barn will be moved a little further from the property line, and a little further back so that it is away from the trees (so moss won't grow on the roof).
- He intends on keeping the five-acre field as is, honoring the property.
- There will be a couple of garages for a workshop and for his wife's work with floral designs.
- No plumbing.
- No driveways. Semi-visible from the road.
- No wetlands. Margaret Washburn walked the property.
- Not near the septic system or the well.
- Barn shall be used for residential storage for a tractor, car and working on his bicycle. His wife's half will be used as a craft/flower shop.
- Two trees have been removed.

Ms. Roberson read aloud from the Regulations regarding waiving the site plan requirement.

Motion was made by A. Fitzgerald to waive the requirement for a site plan for **SPR-23-004**.
Second by S. Pember. No discussion.
Motion carried unanimously by voice vote (5-0-0).

Motion was made by S. Pember to approve the Site Plan Review Application **SPR 23-004** for new construction of a 24' x 40' outbuilding visible from the road at 66 Wauregan Road in accordance with all final documents and testimony submitted with the application with the finding that the proposal complies with Section 4.A.5. Village Center Design Standards and Section 9.C Site Plan Objectives of the Brooklyn Zoning Regulations with the following conditions:

- a. Barn will be used for residential storage.
- Second by C. Kelleher. No discussion.
Motion carried unanimously by voice vote (5-0-0).

2. **SPR 23-005** – Site Plan Review for Small Solar Energy Systems at 25 Hartford Road, Village Center Zone, Applicant: Sunrun Solar, Owner: M. Hamilton.

Zoriana Radko, Sunrun Installation Services, was present via Zoom and Mark Hamilton, Owner, was present in person.

J. Roberson explained that the house is on Route 6 in the VCZ (photos included in packets). The solar panels have already been installed for approximately two or three months. A building permit had been received for the installation (included in packets). Ms. Roberson explained that there was an accident the office and have since taken measures to make sure all of the lots are properly identified and flagged, if they need to be.

Ms. Roberson explained that, per the description of the house from the National Register Historic District Study done in 1978 (included in packets), the house is thought to be a contributing structure (circa 1860). The Study

indicates that the house had been heavily modified. Things that can be seen from the road are subject to design review.

Ms. Sigfridson explained that the PZC doesn't try to tell people that they can't do solar, but rather to try to minimize the impact.

Mr. Fitzgerald explained that since Mr. Hamilton has had solar panels installed, which are not conforming, others may want to do it also. He questioned why the contractor that installed them doesn't know the Regulations. Ms. Roberson stated that they had applied for a Building Permit and got one, and that a mistake had been made by her office. Zoriana Radko explained that Sunrun has been permitting in Brooklyn since 2015 following the standard procedure.

Mr. Pember asked Mr. Hamilton if the existing panels are sufficient or if he will be looking to add more panels in the future. Mr. Hamilton explained that, he thinks they will cover the energy needs. However, since the permit was denied, he has not been able to use them, so he is not sure. He doesn't think there is room to put more panels on. Ms. Sigfridson explained that if approved and then there is a need for changes in the future, they would need to come back before the PZC for a modification. Mr. Pember asked if they would be installing any battery packs. Mr. Hamilton stated that they are not, only what is there already. They only need to flip the switch.

There was discussion regarding what the options are for the Commission and there was agreement expressed that there is not a desire to have Mr. Hamilton remove the solar panels.

Motion was made by C. Kelleher to approve the Site Plan Review Application **SPR 23-005** for Small Solar Energy Systems (roof-mount solar panels visible from the road) at 25 Hartford Road, Village Center Zone, in accordance with all final documents and testimony submitted with the application with the finding that the proposal complies with Section 4.A.5. Village Center Design Standards, Section 6.N. Small Solar Energy Systems, and Section 9.C Site Plan Objectives of the Brooklyn Zoning Regulations.

Second by L. Herring. No discussion.

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

There was discussion and Ms. Roberson explained that Sunrun needs to apply for a Zoning Permit.

There was discussion regarding how people don't follow the Regulations regarding getting permits and also about enforcement and prioritizing. Ms. Sigfridson stated that she feels enforcement is more consistent now than it was in the past. C. Kelleher agreed. There was discussion regarding fines.

3. **SP 15-006 mod** – Special Permit modification for 16,100 s.f. self-storage facility in two buildings and 19,360 s.f. commercial building, 538 Providence Road, Planned Commercial Zone, Applicant: Townsend Development Associates, LLC.

There was nobody present to represent the Applicant.

Ms. Roberson explained that this Application is a modification of a previous approval (behind CVS), which is why the number is SP 15-006 mod. The change is significant and subject to a public hearing. There was discussion. Ms. Roberson read aloud from the Regulations regarding modifications/amendments following approval.

IWWC needs two months to review the Application. It was decided to wait until after IWWC meets, to set a date for the public hearing. The Green Building will be closed for asbestos abatement work, therefore, during that time, all meetings will be moved to the Community Center on Tiffany Street. There was discussion.

- b. Other New Business:**
 - 1. Signing of Zoning Map.
No discussion.

VIII. Reports of Officers and Committees

- a.** Discussion with Margaret Washburn (see above between Agenda Items VI.d.1. and VII. New Business).

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 9:37 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

PLANNING AND ZONING COMMISSION
RECEIVED TOWN OF BROOKLYN
CONNECTICUT

Received Date JUN - 6 2023

Application #SP 15-006 MOD
Check # 629

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Townsend Development Associates, LLC Phone 860-208-6839
Mailing Address ~~13309 Palmers Creek Terrace, Lakewood Ranch, FL 34202~~ 6458 Watercrest Way Unit 401 Phone _____
Name of Engineer/Surveyor Clough Harbour Associates, LLP (CHA)
Address 400 Capital Boulevard, Suite 301, Rocky Hill, CT 06067
Contact Person Pete Parent, PE Phone 860-885-1052 Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Property location/address 538 Providence Road
Map# 41 Lot# 16 Zone PC Total Acres 7.49+/-
Sewage Disposal: Private _____ Public X Existing X Proposed _____
Water: Private _____ Public X Existing X Proposed _____

Proposed Activity Modification to existing approved Special Permit to construct approx. 16,100 SF of Self-Storage in two buildings, and 19,360 SF of commercial space.

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 _____
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: Townsend Development Associates, LLC Date 5/1/23
Owner: Alvin Taylor Date 5/1/23

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

Drainage Report

**Townsend Development Associates
Route 6, Brooklyn, CT**

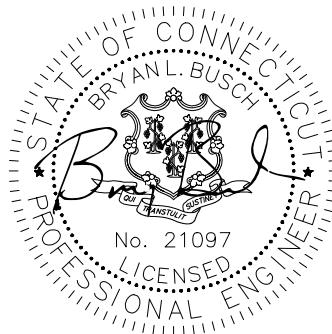
CHA Project Number: 080849.000

*Prepared for:
Townsend Development Associates, LLC
13309 Palmers Creek Terrace
Lakewood Ranch, FL 34202*

Prepared by:



*400 Capital Boulevard, Suite 301
Rocky Hill, CT 06067
Phone: (860) 257-4557*



05/24/2023

May 24, 2023

TABLE OF CONTENTS

- A. Summary
- B. Water Quality Volume Calculations
- C. Proposed Conditions Drainage Calculations
- D. Design Plans (Includes Construction Period Pollution Prevention and Erosion & Sedimentation Control Plan and Post Construction Operation and Maintenance Plan)
- E. Soils Mapping
- F. Hydrologic Data
- G. Drainage & Conservation Easement Documents

SUMMARY

SUMMARY

Townsend Development Associates proposes to modify their previously approved commercial development on 10-acres located west of Day Street on the north side of Route 6 in Brooklyn, Connecticut. A national pharmacy chain and bank are currently located along Route 6, and a medical office and spa are located interior to the site, per the previously approved designs. The remaining area of the site was filled to sub grade during the original construction. The revised design includes the construction of a self-storage facility and a mixed-use commercial building, currently envisioned as a grocery store and restaurant.

The proposed development will consist of approximately 19,360 square feet of commercial building space and 16,040 square feet of self-storage space with associated parking and access driveways. The majority of the storm flows from the parking areas will be collected by a series of catch basins and routed through hydrodynamic separators. Stormwater will discharge to the northwest wetland and the existing drainage swale along the northern boundary.

The revised development represents a reduction in overall site impervious area versus the originally approved plan. This reduction in impervious area will reduce the overall peak flows from the site versus the original plan and will improve the efficiency of the hydrodynamic separators (One existing and one proposed).

As part of an agreement between a previous property Owner and the Town of Brooklyn (See Section G), the proposed stormwater treatment system is not required to attenuate peak flows versus existing conditions, but must only treat the runoff for water quality (80% Total Suspended Solids removal). Because peak stormwater flow reduction is not a requirement, pre-development stormwater analysis has not been provided. Post development peak stormwater flows are indicated in Table No. 1.

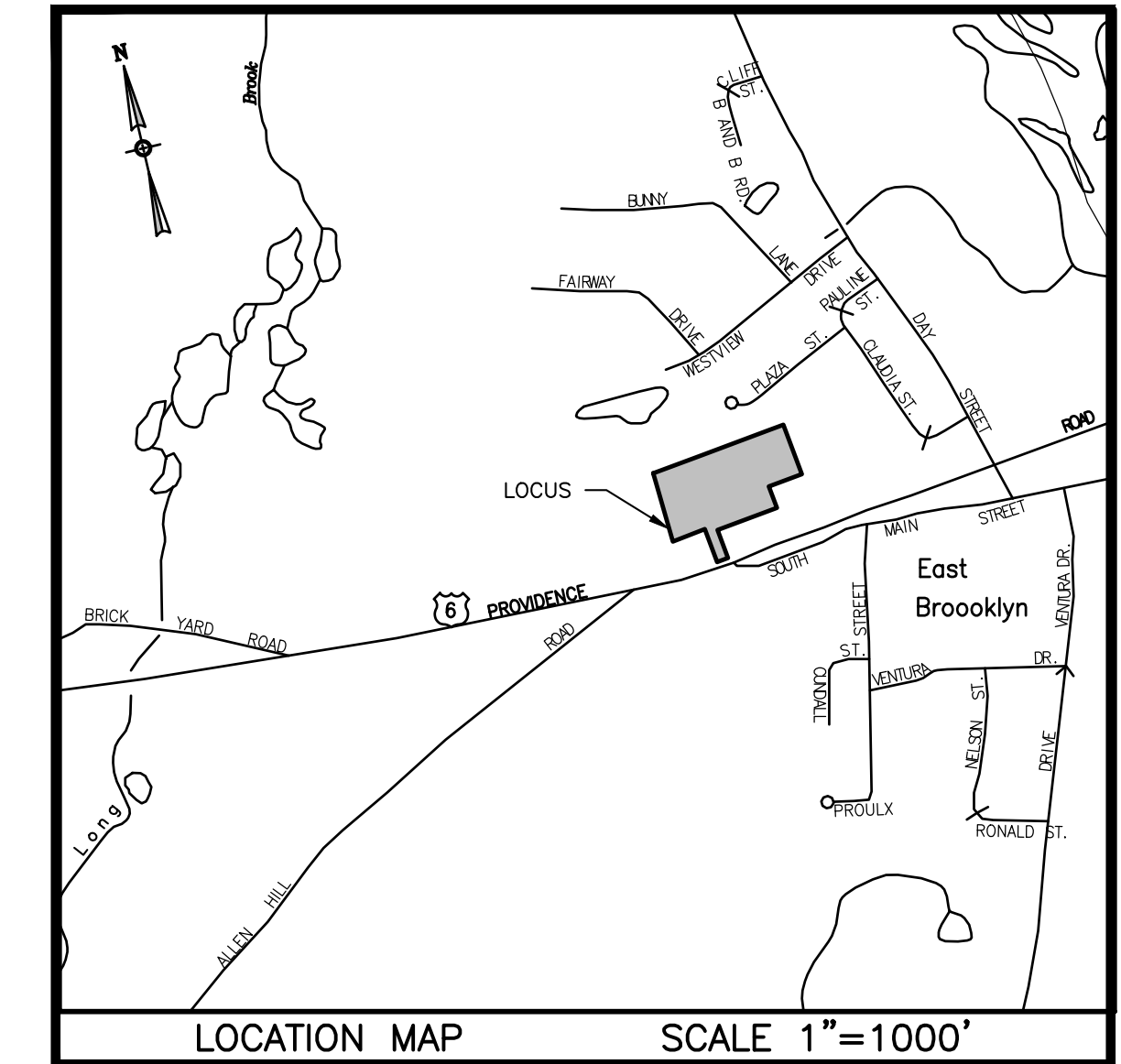
CHA utilized a computer model, HydroCAD®, to perform drainage calculations. The model used the Soil Conservation Service TR-20 method with NOAA 24-hour rainfall data to calculate the runoff. The drainage system was designed for the 10-year storm while the 25-year storm was used for the design of the storm drainage outlet protection. The design point for calculations is the wetland at the northwest corner of the site. Calculations for the 2, 10, 25, and 100-year storm events are provided. Peak storm flows for proposed conditions are listed in Table 1-1.

Table 1-1. Proposed Peak Storm Flows

Storm Event	Proposed Peak Flow to Northwest Wetland
2 Year Storm	24.0 cfs
10 Year Storm	37.6 cfs
25 Year Storm	46.1 cfs
100 Year Storm	59.1 cfs

SPECIAL PERMIT SITE DEVELOPMENT PLAN

PREPARED FOR
TOWNSEND DEVELOPMENT ASSOCIATES, LLC
PROVIDENCE ROAD (U.S. ROUTE 6)
BROOKLYN, CONNECTICUT
MAY 5, 2023



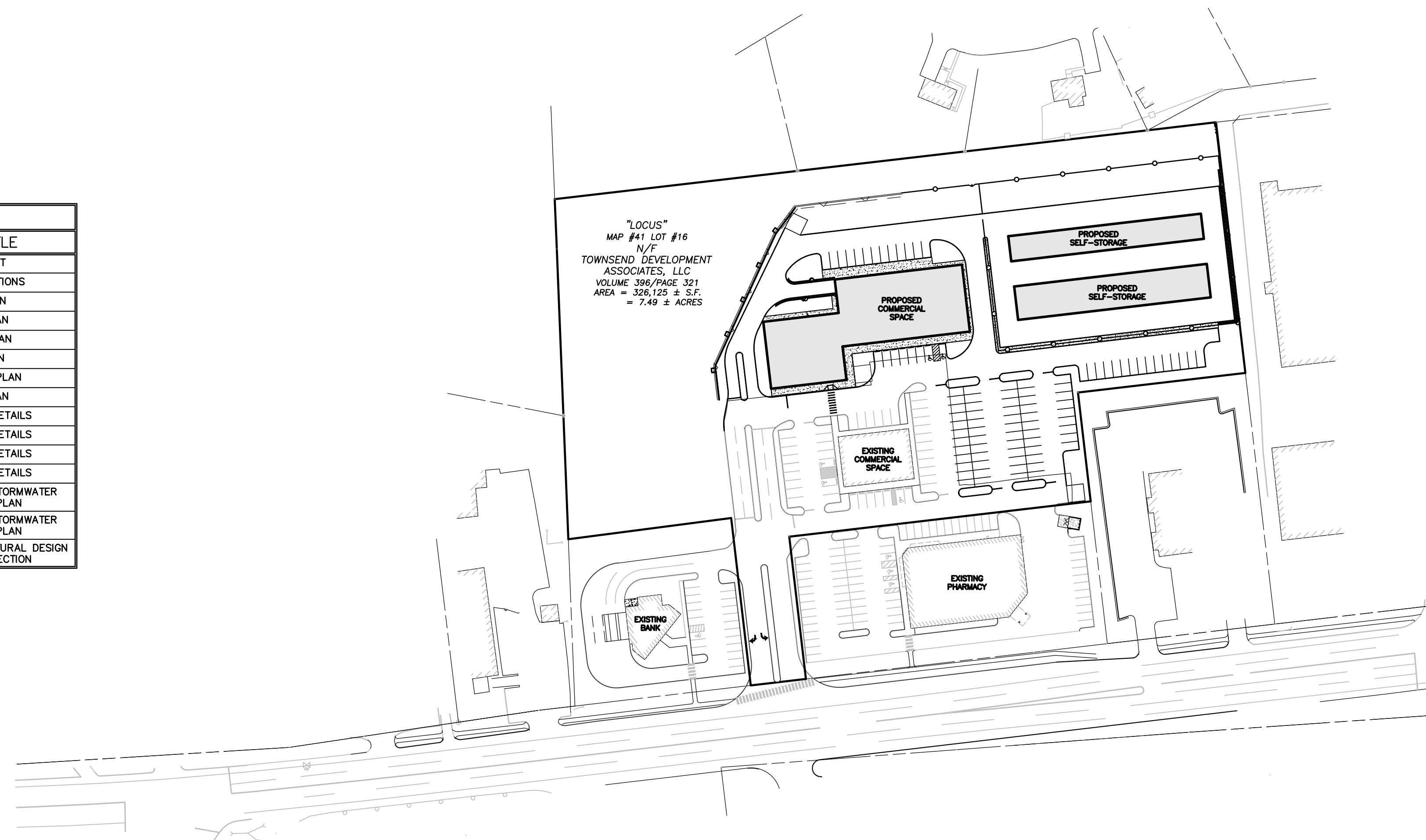
PROPERTY OWNER & APPLICANT: TOWNSEND DEVELOPMENT ASSOCIATES, LLC
169 BARRETT HILL ROAD
BROOKLYN, CT 06234

ZONING DISTRICT: PC = PLANNED COMMERCIAL ZONE

EXISTING USES: COMMERCIAL/MEDICAL OFFICE

PROPOSED USES: 19,640 S.F. COMMERCIAL SPACE
16,100 S.F. SELF STORAGE SPACE

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	LAYOUT PLAN
4	GRADING PLAN
5	DRAINAGE PLAN
6	UTILITY PLAN
7	LANDSCAPING PLAN
8	LIGHTING PLAN
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS
12	CONSTRUCTION DETAILS
13	E&S CONTROL AND STORMWATER MAINTENANCE PLAN
14	E&S CONTROL AND STORMWATER MAINTENANCE PLAN
15	CONCEPTUAL ARCHITECTURAL DESIGN ELEVATIONS & SECTION



"LOCUS"
MAP #41 LOT #16
N/F
TOWNSEND DEVELOPMENT ASSOCIATES, LLC
VOLUME 396/PAGE 321
AREA = 326,125 ± S.F.
= 7.49 ± ACRES

100 50 0 100
GRAPHIC SCALE IN FEET

SCALE: 1"=100'

Drawing Copyright © 2015

CHIA
400 Capital Boulevard, Suite 301
Rocky Hill, CT 06067
860-257-4557 | www.chacompanies.com

DIMENSIONAL REQUIREMENTS		
ZONING CRITERIA	REQUIRED	PROVIDED
LOT SIZE	30,000 SF	±326,125 SF
LOT FRONTAGE	100 FEET	65.92 FEET (REAR LOT)
FRONT YARD SETBACK	30 FEET / 45 FEET*	50.8 FEET
SIDE YARD SETBACK	20 FEET	30.4 FEET
REAR YARD SETBACK	20 FEET	105.7 FEET
LOT COVERAGE	65% IMPERVIOUS	±54% IMPERVIOUS
BUILDING HEIGHT	30 FEET / 40 FEET**	<30 FEET

* IF PARKING OR DRIVEWAY IS BETWEEN BUILDINGS AND STREET
** 30' FOR 1 & 2 STORY BUILDINGS, 40' FOR 3 STORY BUILDINGS

SELF STORAGE REQUIREMENTS		
ZONING CRITERIA	REQUIRED	PROVIDED
LOT	SITED ON A REAR LOT	SITED ON A REAR LOT
SETBACK	150' TO STREET LINE	>200' TO PLAZA STREET
DENSITY	4,000 SF/ACRE	±2,150 SF/ACRE
MAXIMUM BUILDING SIZE	>20,000 SF	9,200 SF

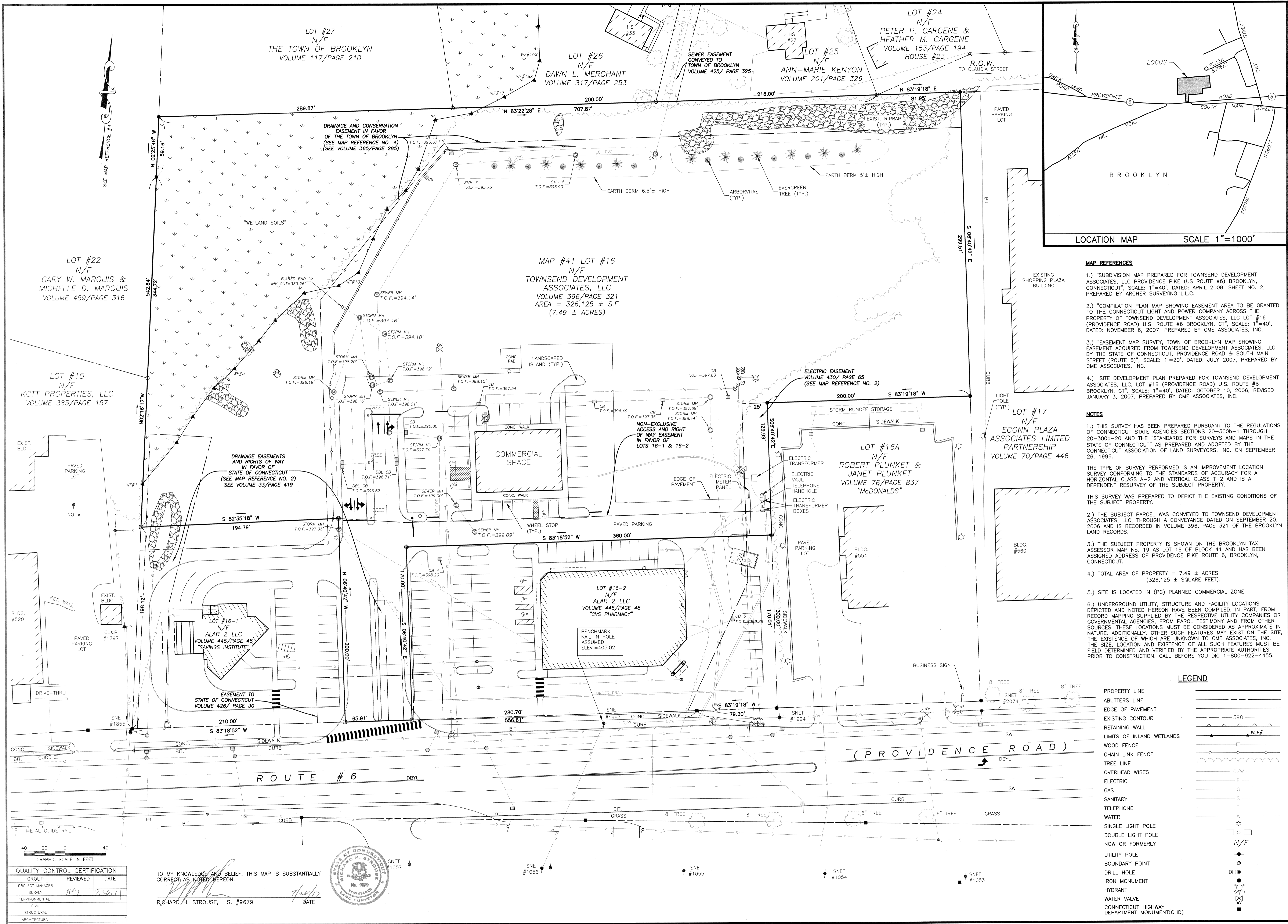
PARKING CALCULATIONS			
BUILDING	PARKING REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
RETAIL USES (7.B.2.2)		38 SPACES	
PERSONAL SERVICES USES (7.B.2.2)	3 SPACES PER 1,000 SF	8 SPACES (EXISTING USE)	
LICENSED HEALTH SERVICES (7.B.2.4)		8 SPACES (EXISTING USE)	
RESTAURANT USES (7.B.2.5)	1 SPACE PER 3 SEATS	80 SPACES (ASSUMING 240 SEATS)	
	TOTAL	134 SPACES	134 SPACES (41 EXISTING)

PER ADA STANDARDS, PARKING AREAS WITH 101 TO 150 PARKING SPACES MUST PROVIDE A MINIMUM OF 5 ACCESSIBLE PARKING SPACES. THERE ARE 3 EXISTING AND TWO PROPOSED ACCESSIBLE SPACES TO MEET THIS REQUIREMENT.

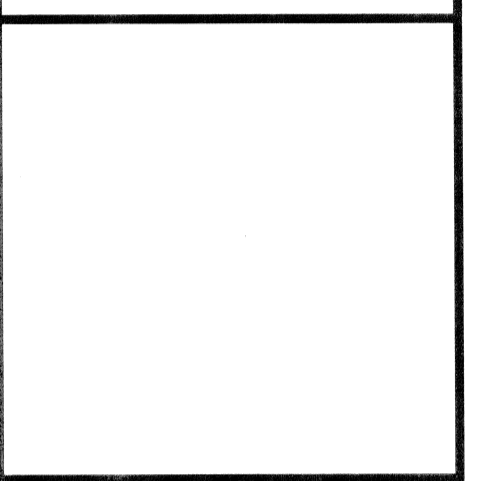
ADJACENT POTENTIAL OVERFLOW PARKING			
BUILDING	GROSS SQUARE FOOTAGE	SPACES REQUIRED	SPACES PROVIDED
PHARMACY PRIOR APPROVAL	13,225 SF	67 SPACES	73 SPACES
BANK PRIOR APPROVAL	3,000 SF	15 SPACES	21 SPACES
	TOTAL	83 SPACES	94 SPACES

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETE BY THIS DATE.

REVIEWED BY THE TOWN ENGINEER FIRST SELECTMAN _____ DATE _____	ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION CHAIRMAN OR SECRETARY _____ DATE _____	APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION CHAIRMAN OR SECRETARY _____ DATE _____
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CME ASSOCIATES, INC.
 32 Crabtree Lane, Woodstock, CT 06281
 333 East River Drive, East Hartford, CT 06108
 50 Elm Street, Southbridge, MA 01550
 888-291-3227 | www.cmeengineering.com



IMPROVEMENT LOCATION PLAN
 PREPARED FOR
TOWNSEND DEVELOPMENT ASSOCIATES, LLC
 BROOKLYN, CONNECTICUT
 LOT #16, PROVIDENCE ROAD (RT 6)

JOB DATA		REVISIONS	
PROJECT	BOOK NO.	NO.	DESCRIPTION
2014090_TOWNSEND	179		
DESIGNED			
DRAWN			
CHECKED			
COGO FILE	2014090_ALL		
FILE	2014090_REC.dwg		

DATE: 07/24/2017
 SCALE: 1" = 40'
 PROJECT: #2014090

SHEET 1 OF 1

- MAP REFERENCES**
- "SUBDIVISION MAP PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC PROVIDENCE PIKE (US ROUTE #6) BROOKLYN, CONNECTICUT", SCALE: 1"=40', DATED: APRIL 2008, SHEET NO. 2, PREPARED BY ARCHER SURVEYING LLC.
 - "COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF TOWNSEND DEVELOPMENT ASSOCIATES, LLC LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: NOVEMBER 6, 2007, PREPARED BY CME ASSOCIATES, INC.
 - "EASEMENT MAP SURVEY, TOWN OF BROOKLYN MAP SHOWING EASEMENT ACQUIRED FROM TOWNSEND DEVELOPMENT ASSOCIATES, LLC BY THE STATE OF CONNECTICUT, PROVIDENCE ROAD & SOUTH MAIN STREET (ROUTE 6)", SCALE: 1"=20', DATED: JULY 2007, PREPARED BY CME ASSOCIATES, INC.
 - "SITE DEVELOPMENT PLAN PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC, LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: OCTOBER 10, 2006, REVISED JANUARY 3, 2007, PREPARED BY CME ASSOCIATES, INC.
- 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 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 AND VERTICAL CLASS T-2 AND IS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY.
 - THIS SURVEY WAS PREPARED TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY.
 - THE SUBJECT PARCEL WAS CONVEYED TO TOWNSEND DEVELOPMENT ASSOCIATES, LLC THROUGH A CONVEYANCE DATED ON SEPTEMBER 20, 2006 AND IS RECORDED IN VOLUME 396, PAGE 321 OF THE BROOKLYN LAND RECORDS.
 - THE SUBJECT PROPERTY IS SHOWN ON THE BROOKLYN TAX ASSESSOR MAP NO. 19 AS LOT 16 OF BLOCK 41 AND HAS BEEN ASSIGNED ADDRESS OF PROVIDENCE PIKE ROUTE 6, BROOKLYN, CONNECTICUT.
 - TOTAL AREA OF PROPERTY = 7.49 ± ACRES (326,125 ± SQUARE FEET).
 - SITE IS LOCATED IN (PC) PLANNED COMMERCIAL ZONE.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

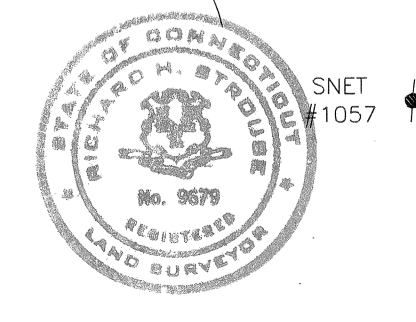
- LEGEND**
- PROPERTY LINE
 - ABUTTERS LINE
 - EDGE OF PAVEMENT
 - EXISTING CONTOUR
 - RETAINING WALL
 - LIMITS OF INLAND WETLANDS
 - WOOD FENCE
 - CHAIN LINK FENCE
 - TREE LINE
 - OVERHEAD WIRES
 - ELECTRIC
 - GAS
 - SANITARY
 - TELEPHONE
 - WATER
 - SINGLE LIGHT POLE
 - DOUBLE LIGHT POLE
 - NOW OR FORMERLY
 - UTILITY POLE
 - BOUNDARY POINT
 - DRILL HOLE
 - IRON MONUMENT
 - HYDRANT
 - WATER VALVE
 - CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)

QUALITY CONTROL CERTIFICATION

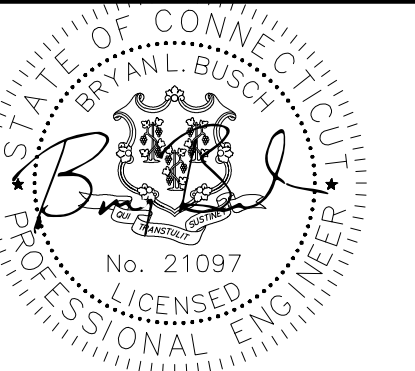
GROUP	REVIEWED	DATE
PROJECT MANAGER		
SURVEY	10/7	7/24/17
ENVIRONMENTAL		
CIVIL		
STRUCTURAL		
ARCHITECTURAL		

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

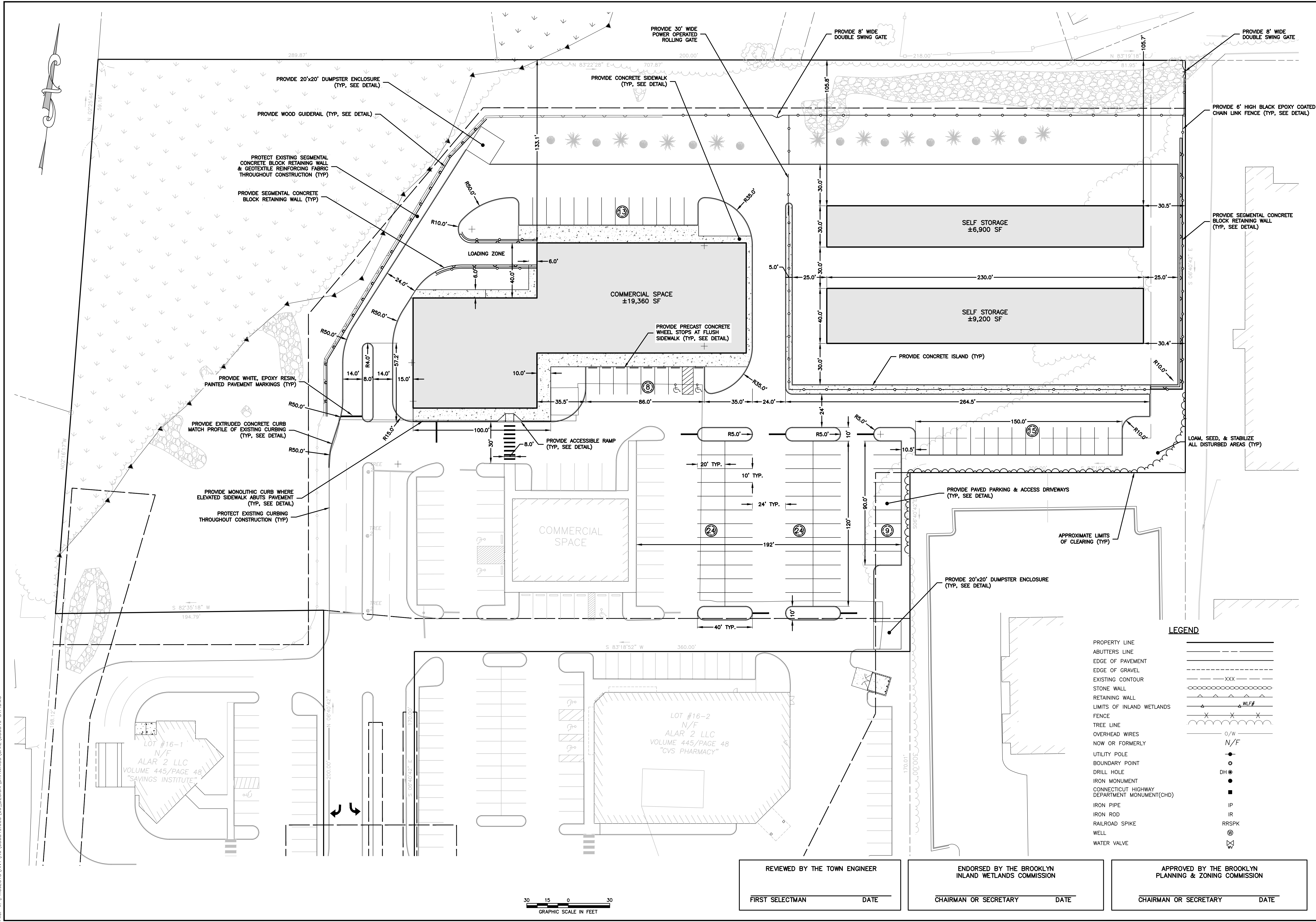
RICHARD H. STROUSE, L.S. #9679 DATE 7/24/17



SITE DEVELOPMENT PLAN
 PREPARED FOR:
 TOWNSEND
 DEVELOPMENT
 ASSOCIATES
 PROVIDENCE ROAD (RT 6)
 BROOKLYN, CT



05/24/2023
 IT IS A VIOLATION OF THE PROFESSIONAL ENGINEER ACT TO USE THIS SEAL OR SIGNATURE ON ANY DOCUMENT WITHOUT THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER. THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER SHALL BE STAMPED ON THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



LEGEND

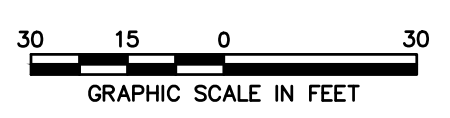
- PROPERTY LINE
- ABUTTERS LINE
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- EDGE OF GRAVEL
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- LIMITS OF INLAND WETLANDS
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- BOUNDARY POINT
- DRILL HOLE
- IRON MONUMENT
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)
- IRON PIPE
- IRON ROD
- RAILROAD SPIKE
- WELL
- WATER VALVE

No.	Submittal / Revision	App'd.	By	Date

LAYOUT PLAN

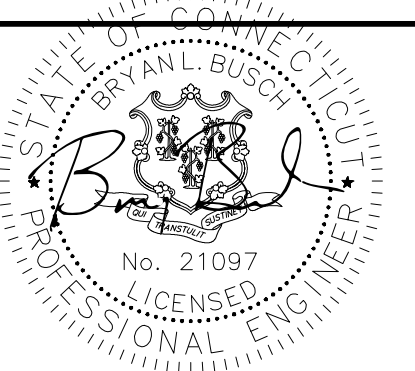
Designed By: PMP	Drawn By: PMP	Checked By: PMP
Issue Date: 05/05/2023	Project No: 080849	Scale: 1" = 30'

REVIEWED BY THE TOWN ENGINEER FIRST SELECTMAN _____ DATE _____	ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION CHAIRMAN OR SECRETARY _____ DATE _____	APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION CHAIRMAN OR SECRETARY _____ DATE _____
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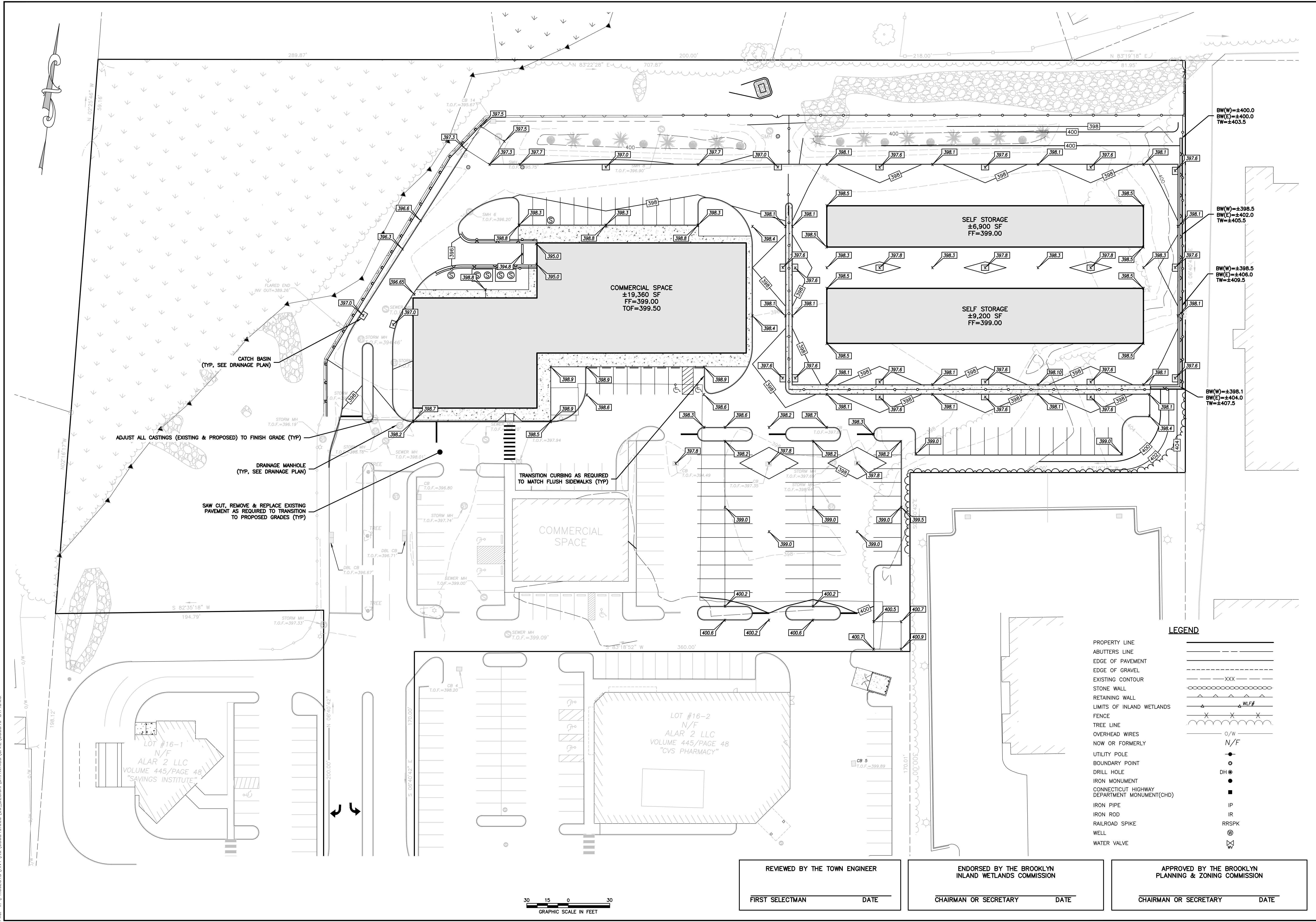


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SITE DEVELOPMENT PLAN
 PREPARED FOR:
 TOWNSEND
 DEVELOPMENT
 ASSOCIATES
 PROVIDENCE ROAD (RT 6)
 BROOKLYN, CT



05/24/2023
 THIS IS A VARIATION OF LAW AND SHOULD BE REVIEWED BY THE AGING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



CATCH BASIN
 (TYP. SEE DRAINAGE PLAN)

ADJUST ALL CASTINGS (EXISTING & PROPOSED) TO FINISH GRADE (TYP)

DRAINAGE MANHOLE
 (TYP. SEE DRAINAGE PLAN)

SAW CUT, REMOVE & REPLACE EXISTING PAVEMENT AS REQUIRED TO TRANSITION TO PROPOSED GRADES (TYP)

TRANSITION CURBING AS REQUIRED TO MATCH FLUSH SIDEWALKS (TYP)

LEGEND

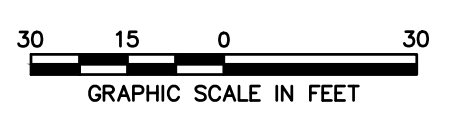
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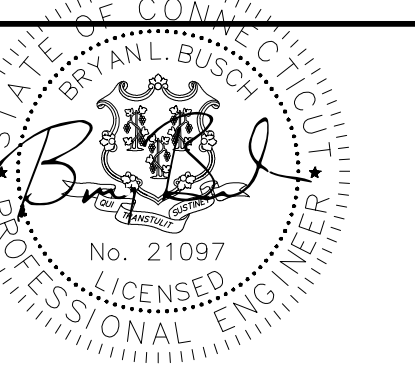
No.	Submittal / Revision	App'd.	By	Date

GRADING PLAN

Designed By: PMP
 Drawn By: PMP
 Checked By: PMP
 Issue Date: 05/05/2023
 Project No: 080849
 Scale: 1" = 30'

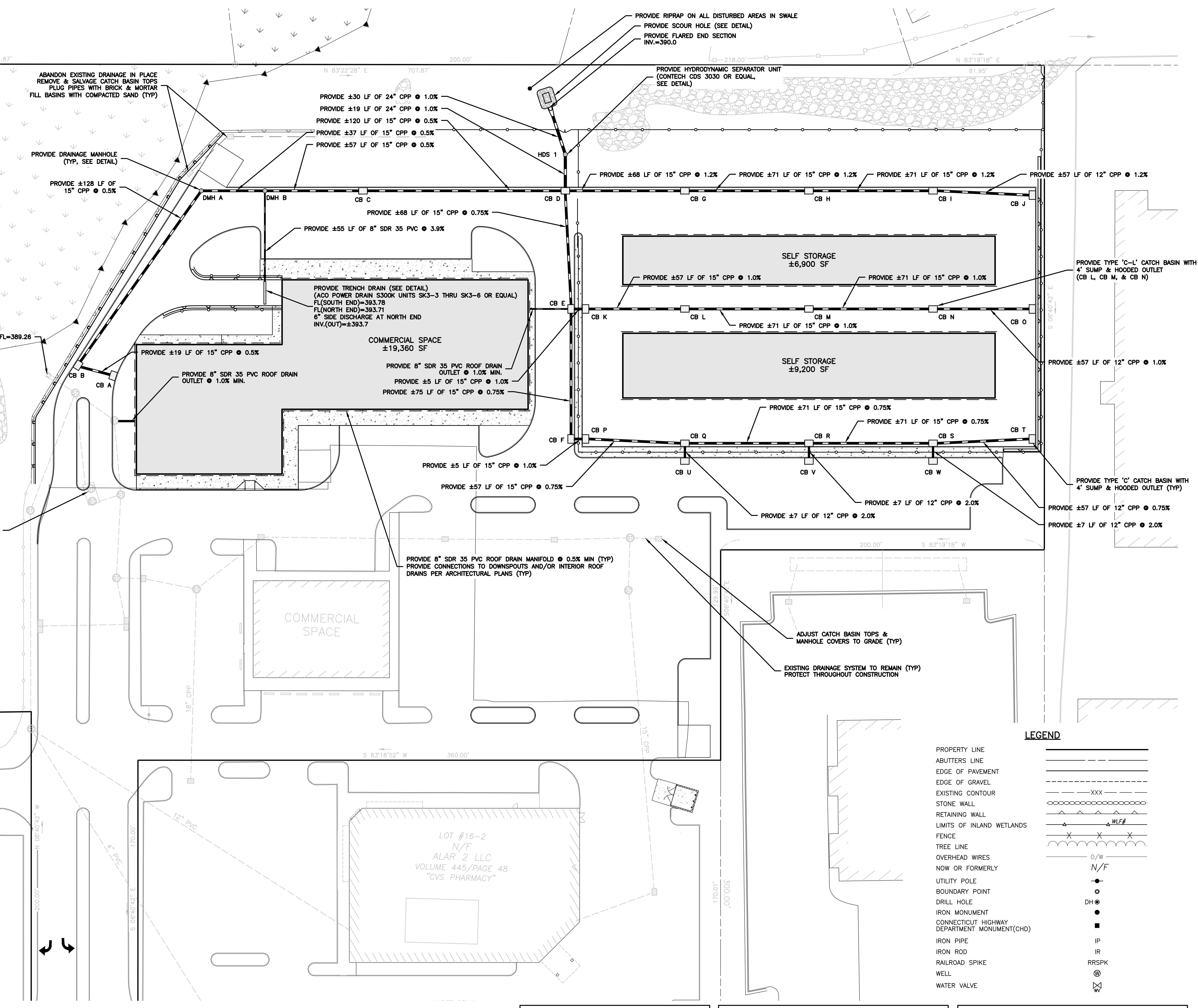
REVIEWED BY THE TOWN ENGINEER	ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION	APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
FIRST SELECTMAN _____ DATE _____	CHAIRMAN OR SECRETARY _____ DATE _____	CHAIRMAN OR SECRETARY _____ DATE _____





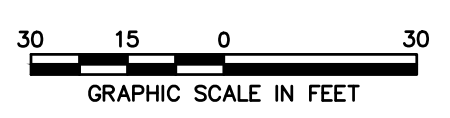
05/24/2023
I/STATE OF CONNECTICUT
I/UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

DRAINAGE INVERT TABLE			
STRUCTURE	TOP OF FRAME	INVERT IN	INVERT OUT
CB A	±397.0	-	392.60 (CB B)
CB B	±397.0	392.50 (CB A)	392.45 (DMH A)
CB C	±397.0	391.20 (DMH B)	391.15 (CB D)
CB D	±397.0	390.55 (CB C)	390.50 (HDS 1)
		390.55 (CB G)	
		391.10 (CB F)	
CB E	±397.6	391.10 (CB K)	391.05 (CB D)
		±393.4 (RD)	
CB F	±397.6	391.70 (CB P)	391.65 (CB E)
CB G	±397.6	391.50 (CB H)	391.40 (CB D)
CB H	±397.6	392.45 (CB I)	392.35 (CB G)
		±393.2 (RD)	
CB I	±397.6	393.40 (CB J)	393.30 (CB H)
CB J	±397.6	-	394.10 (CB I)
CB K	±397.6	391.25 (CB L)	391.20 (CB E)
CB L	±397.8	391.95 (CB M)	391.85 (CB K)
		±393.2 (RD)	
CB M	±397.8	392.75 (CB N)	392.65 (CB L)
CB N	±397.8	393.55 (CB O)	393.45 (CB M)
CB O	±397.6	-	394.15 (CB N)
CB P	±397.6	391.85 (CB Q)	391.80 (CB F)
CB Q	±397.6	392.35 (CB R)	392.30 (CB P)
		394.40 (CB U)	
CB R	±397.6	±393.2 (RD)	392.90 (CB Q)
		392.95 (CB S)	
CB S	±397.6	394.45 (CB V)	394.50 (CB R)
CB T	±397.6	-	394.00 (CB S)
CB U	±397.6	-	394.60 (CB Q)
CB V	±397.6	-	394.60 (CB R)
CB W	±397.6	-	394.60 (CB S)
DMH A	±397.0	391.80 (CB B)	391.75 (DMH B)
DMH B	±397.7	391.55 (DMH A)	391.50 (CB C)
		391.55 (TD)	
HDS 1	±397.0	390.3 (CB D)	390.3 (OUTLET)



LEGEND

PROPERTY LINE	---
ABUTTERS LINE	---
EDGE OF PAVEMENT	---
EDGE OF GRAVEL	---
EXISTING CONTOUR	XXX
STONE WALL	---
RETAINING WALL	---
LIMITS OF INLAND WETLANDS	WLF
FENCE	X X X
TREE LINE	---
OVERHEAD WIRES	O/W
NOW OR FORMERLY	N/F
UTILITY POLE	●
BOUNDARY POINT	○
DRILL HOLE	DH ●
IRON MONUMENT	●
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)	■
IRON PIPE	IP
IRON ROD	IR
RAILROAD SPIKE	RRSPK
WELL	⊗
WATER VALVE	⊕



REVIEWED BY THE TOWN ENGINEER FIRST SELECTMAN _____ DATE _____	ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION CHAIRMAN OR SECRETARY _____ DATE _____	APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION CHAIRMAN OR SECRETARY _____ DATE _____
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No.	Submitted / Revision	App'd.	By	Date

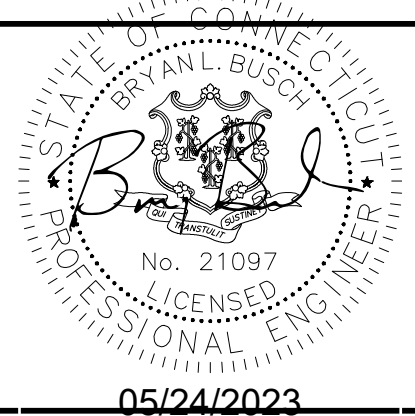
DRAINAGE PLAN

Designed By: PMP
Drawn By: PMP
Checked By: PMP

Issue Date: 05/05/2023
Project No: 080849
Scale: 1" = 30'

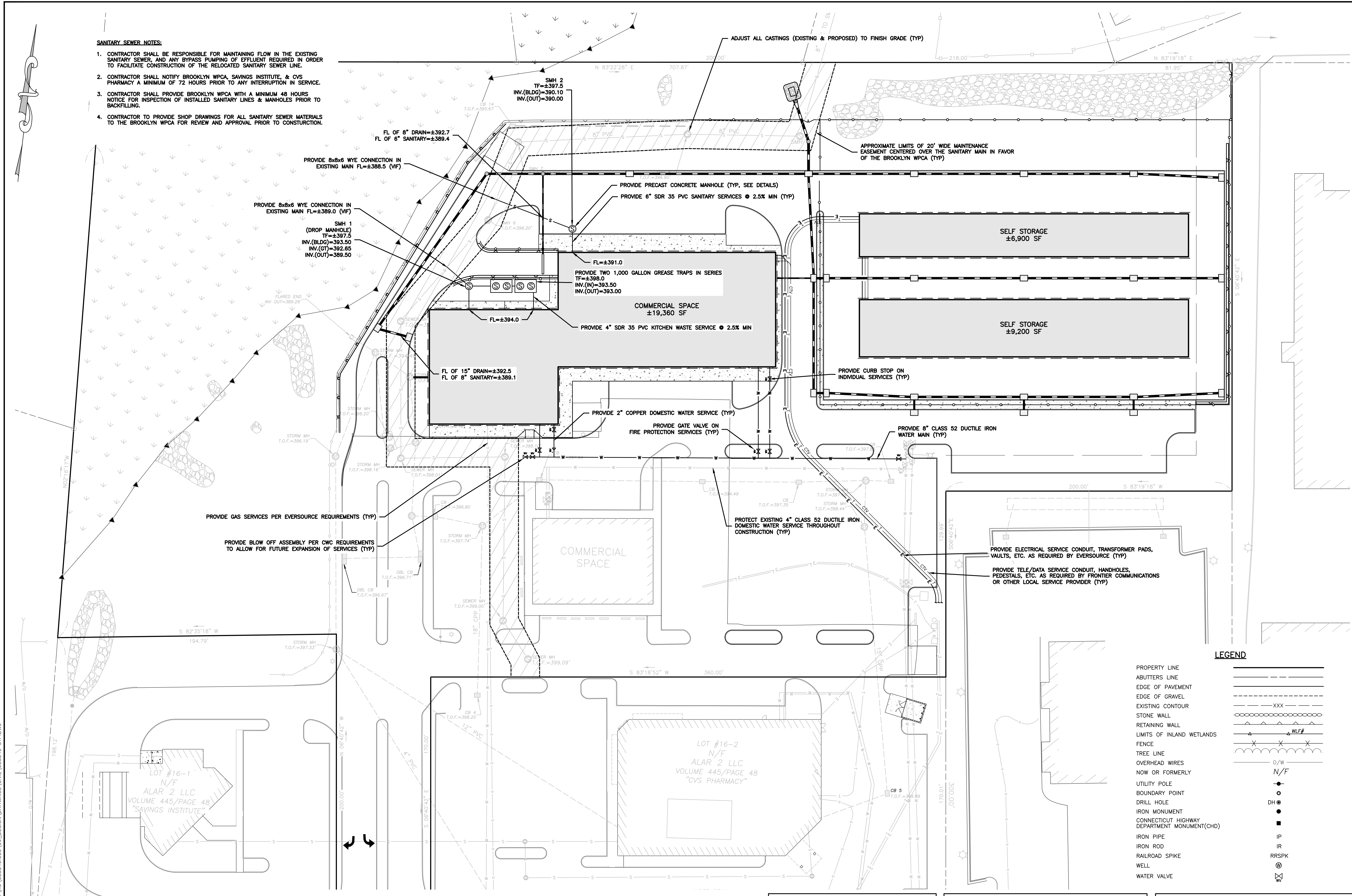
File: V:\PROJECTS\ANY\K6\080849\09_09_DESIGN\DRAWINGS\DWG\080849_SDP.DWG

SITE DEVELOPMENT PLAN
 PREPARED FOR:
 TOWNSEND
 DEVELOPMENT
 ASSOCIATES
 PROVIDENCE ROAD (RT 6)
 BROOKLYN, CT



05/24/2023
 THIS IS A STATEMENT OF WORK AND NOT A CONTRACT. THESE SERVICES ARE BEING PROVIDED BY THE DESIGNER UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. ANY ALTERATIONS TO THE DESIGN SHALL BE MADE BY THE DESIGNER. THE DESIGNER SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

- SANITARY SEWER NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW IN THE EXISTING SANITARY SEWER, AND ANY BYPASS PUMPING OF EFFLUENT REQUIRED IN ORDER TO FACILITATE CONSTRUCTION OF THE RELOCATED SANITARY SEWER LINE.
 - CONTRACTOR SHALL NOTIFY BROOKLYN WPCA, SAVINGS INSTITUTE, & CVS PHARMACY A MINIMUM OF 72 HOURS PRIOR TO ANY INTERRUPTION IN SERVICE.
 - CONTRACTOR SHALL PROVIDE BROOKLYN WPCA WITH A MINIMUM 48 HOURS NOTICE FOR INSPECTION OF INSTALLED SANITARY LINES & MANHOLES PRIOR TO BACKFILLING.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SANITARY SEWER MATERIALS TO THE BROOKLYN WPCA FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

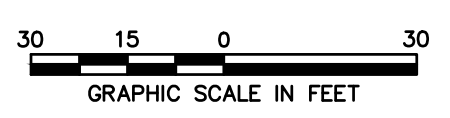


LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONTOUR
- STONE WALL
- RETAINING WALL
- LIMITS OF INLAND WETLANDS
- FENCE
- TREE LINE
- OVERHEAD WIRES
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- UTILITY POLE
- BOUNDARY POINT
- DRILL HOLE
- IRON MONUMENT
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)
- IRON PIPE
- IRON ROD
- RAILROAD SPIKE
- WELL
- WATER VALVE

DESIGNED BY: PMP	DRAWN BY: PMP	CHECKED BY: PMP
ISSUE DATE: 05/05/2023	PROJECT NO: 080849	SCALE: 1" = 30'
DRAWING NO.: 6		

FILE: V:\PROJECTS\ANY\K6\080849\09_09_DESIGN\DRAWINGS\DWG\080849_SDP.DWG



SITE DEVELOPMENT PLAN
 PREPARED FOR:
 TOWNSEND
 DEVELOPMENT
 ASSOCIATES
 PROVIDENCE ROAD (RT 6)
 BROOKLYN, CT



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERATION SHALL BE FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PLANTING SCHEDULE				
PLAN LABEL	COMMON NAME Botanical Name	QUANTITY	SIZE	NOTES
SHRUBS				
AC	JUNIPER BUSH Juniperus Andorae Compacta	9	2 GAL.	CONT.
BK	DWARF KOREAN BOXWOOD Buxus Koreana	26	18"-24" HT.	CONT.
FI	FORSYTHIA Forsythia 'spring glory' x intermedia	3	2 GAL.	CONT.
KL	OLYMPIC FIRE MOUNTAIN LAUREL Kalmia latifolia 'Olympic Fire'	4	24"-30" HT.	B&B
MP	BAYBERRY Myrica pensylvanica	7	2'-3' HT.	CONT.
RP	PJM Rhododendron	4	2 GAL.	CONT.
RY	RHODODENDRON Rhododendron 'Commonwealth'	4	24"-30" HT.	B&B
VD	ARROWHEAD VIBURNUM Viburnum dentatum	15	24"-30" HT.	CONT.
TREES				
PCC	CALLERY PEAR Pyrus calleryana 'chanticleer'	3	2.5"-3" CAL.	B&B
CA	WHITE HYBRID DOGWOOD Cornus rutilata 'Celestial'	11	2.5"-3" CAL.	B&B
GT	UPRIGHT PYRAMIDAL THORNLESS HONEY LOCUST Gleditsia triacanthos inermis 'Skyline'	4	2.5"-3" CAL.	B&B
PP	COLORADO BLUE SPRUCE Picea Pungens	2	3" CAL.	B&B
TP	GREEN GIANT ARBORVITAE Thuja Standishii x plicata	2	3" CAL.	B&B
	MULCHED BED	-	-	-
	GRASS SEEDED AREA	-	-	-

B&B = BALLED AND BURLAPPED
 CAL = CALIPER
 CONT. = CONTAINER
 GAL. = GALLON
 HT. = HEIGHT

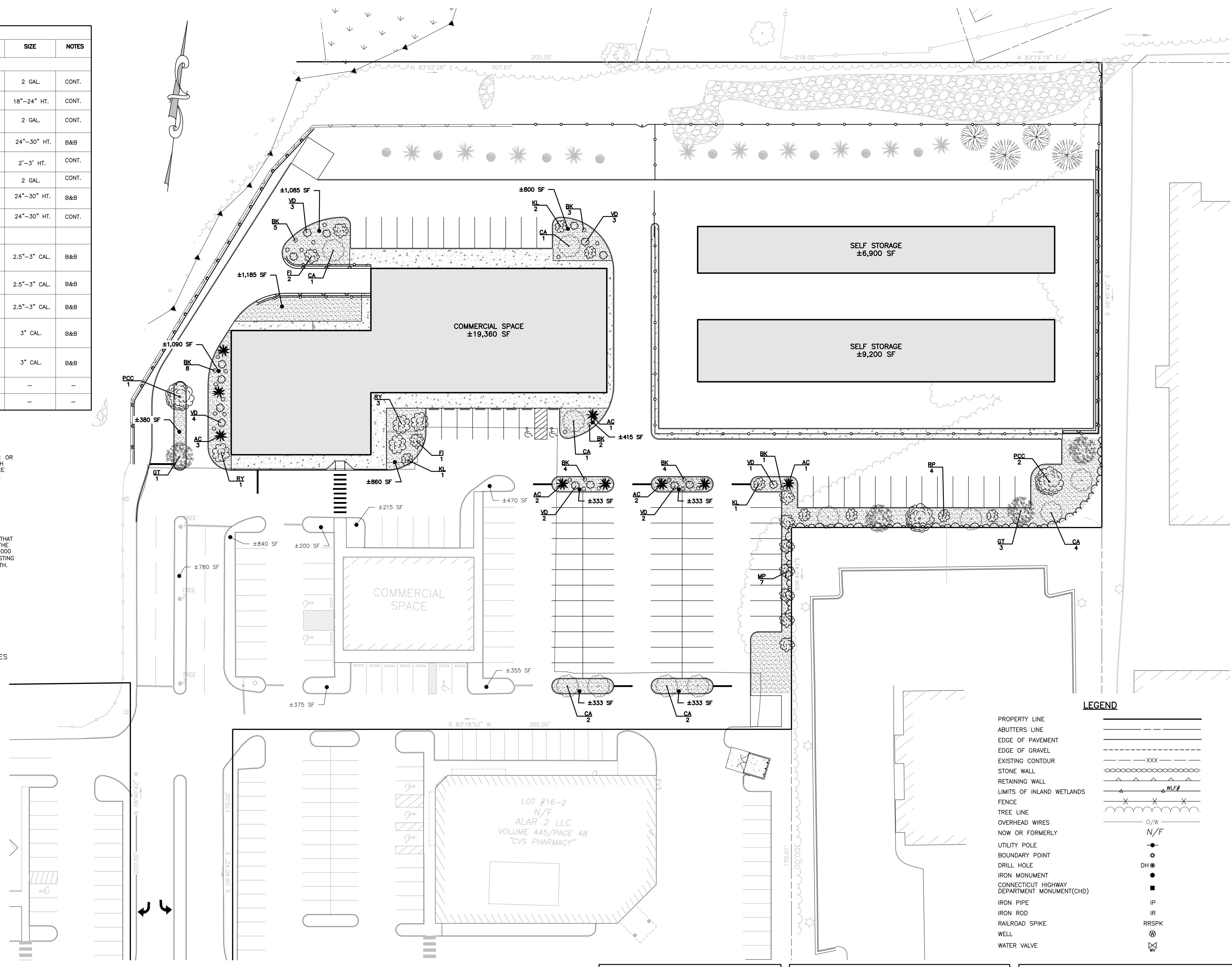
SEEDING: SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15 ONLY. SEED SHALL BE PURE, LIVE, FRESH SEED FROM COMMERCIAL SOURCES MEETING AND LABELED IN ACCORDANCE WITH STATE AND FEDERAL RULES AND REGULATIONS. THE SEED MIXTURE SHALL BE:

PROPORTION BY TYPE	WEIGHT	PUR.	GERM.
PALMER PERENNIAL RYEGRASS	20%	99%	91%
RANGER PERENNIAL RYEGRASS	20%	99%	90%
BARON KENTUCKY BLUEGRASS	30%	95%	85%
MERION KENTUCKY BLUEGRASS	30%	95%	85%
INERT MATERIALS	2.5% (MAXIMUM)		

SEEDED AREAS SHALL, AT A MINIMUM, INCLUDE ALL AREAS OF THE SITE THAT HAVE BEEN DISTURBED OR ARE BARREN UNLESS OTHERWISE NOTED ON THE PLANS. SEED SHALL BE APPLIED AT A MINIMUM RATE OF 4 LBS. PER 1000 SQUARE FEET. PROVIDE 6" GOOD QUALITY FERTILE LOAM OR REUSE EXISTING SOIL AND PROVIDE ADDITIONAL LOAM AS REQUIRED FOR MINIMUM 6" DEPTH.

LANDSCAPE CALCULATIONS:
 TOTAL REQUIRED PARKING = 134 SPACES
 10 SQ FT OF LANDSCAPING PER PARKING SPACE
 THEREFORE, 1,340 SQ FT OF LANDSCAPING REQUIRED
 GREATER THAN 4,000 SQ FT PROVIDED

1 DECIDUOUS TREE PER 100 SQ FT OF LANDSCAPING
 THEREFORE, 14 TREES REQUIRED
 20 DECIDUOUS TREES PROVIDED PLUS 4 CONIFEROUS TREES



LEGEND

PROPERTY LINE	---
ABUTTERS LINE	---
EDGE OF PAVEMENT	---
EDGE OF GRAVEL	---
EXISTING CONTOUR	XXX
STONE WALL	---
RETAINING WALL	---
LIMITS OF INLAND WETLANDS	WLF
FENCE	X X X
TREE LINE	---
OVERHEAD WIRES	O/W
NOW OR FORMERLY	N/F
UTILITY POLE	●
BOUNDARY POINT	○
DRILL HOLE	DH ●
IRON MONUMENT	●
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)	■
IRON PIPE	IP
IRON ROD	IR
RAILROAD SPIKE	RRSPK
WELL	⊗
WATER VALVE	⊕

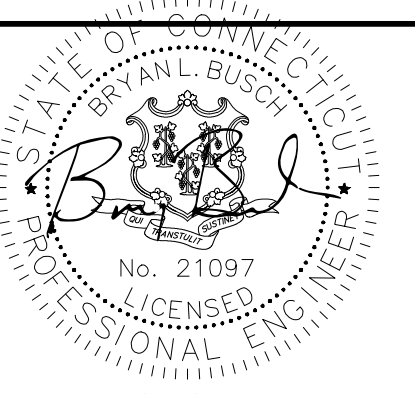


REVIEWED BY THE TOWN ENGINEER FIRST SELECTMAN _____ DATE _____	ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION CHAIRMAN OR SECRETARY _____ DATE _____	APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION CHAIRMAN OR SECRETARY _____ DATE _____
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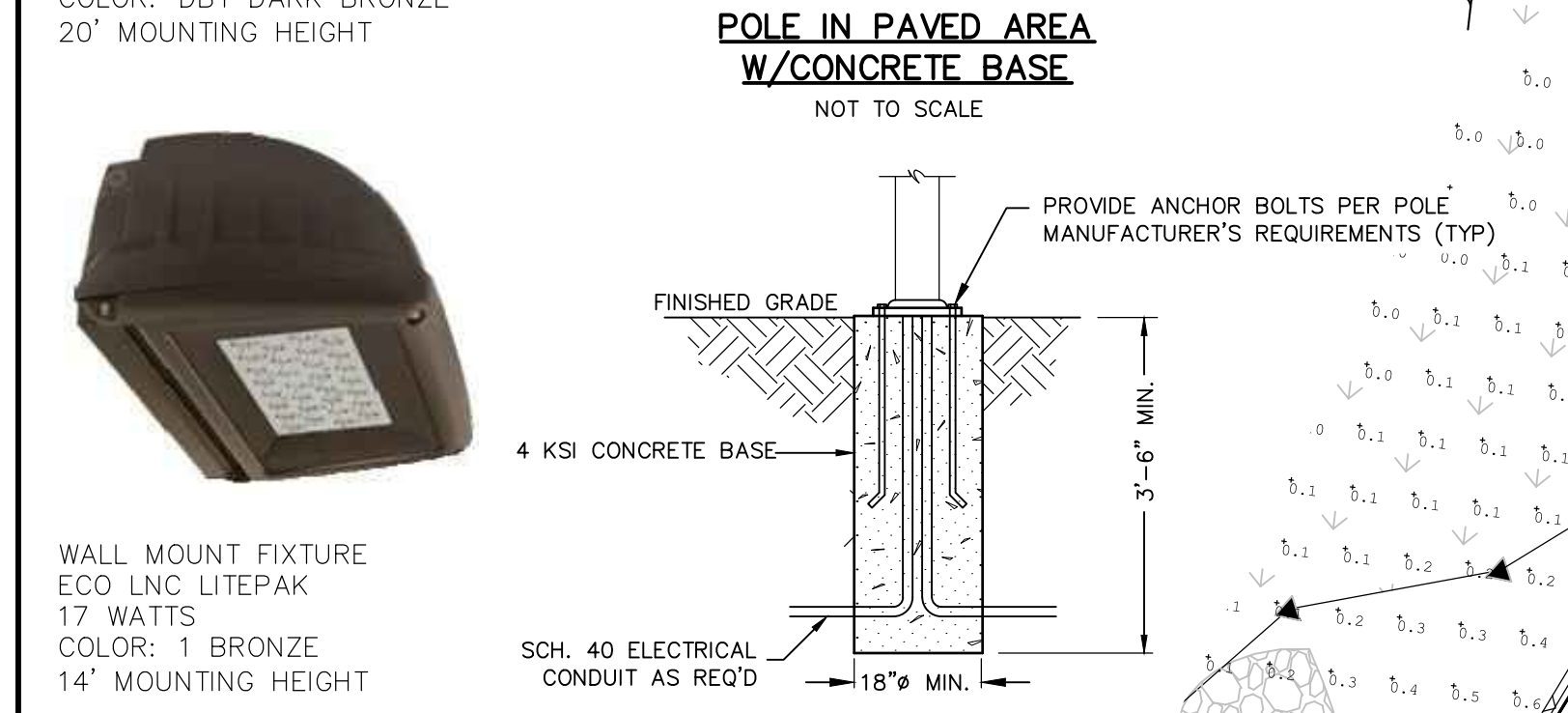
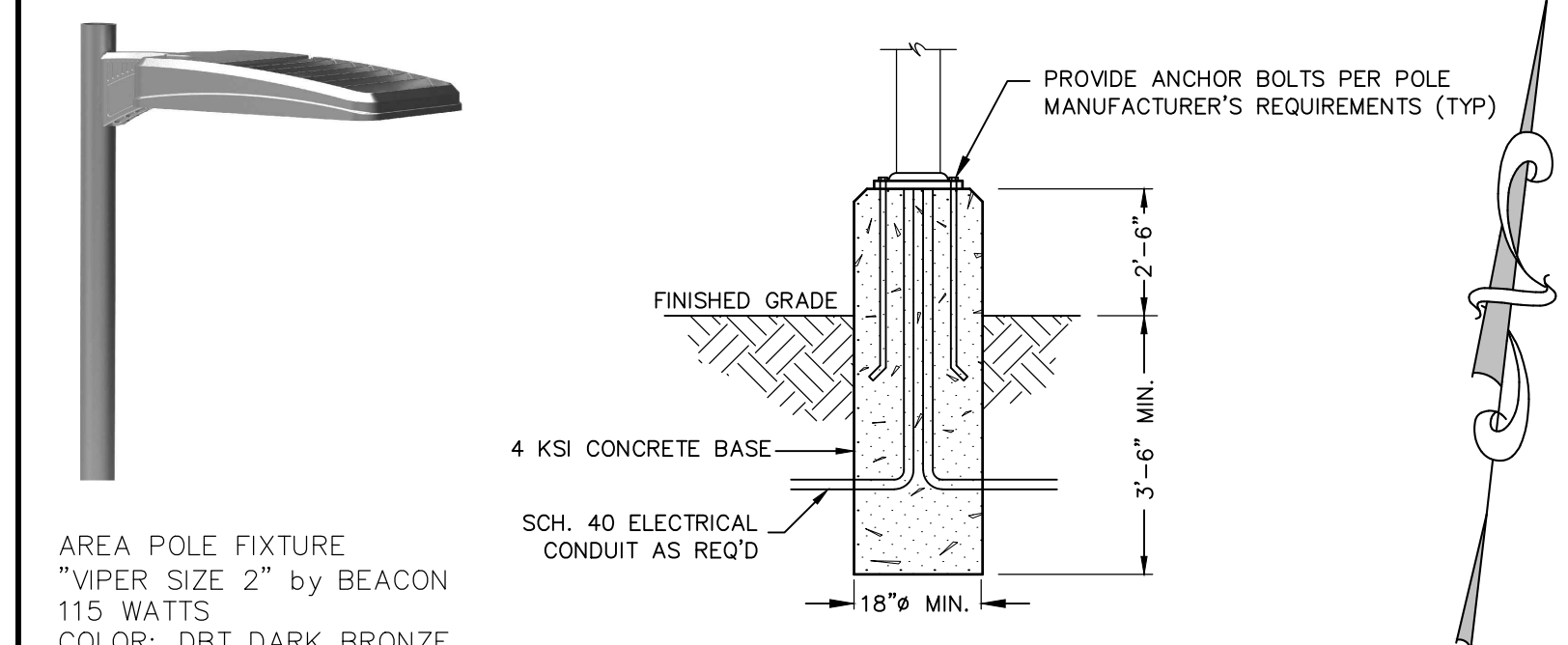
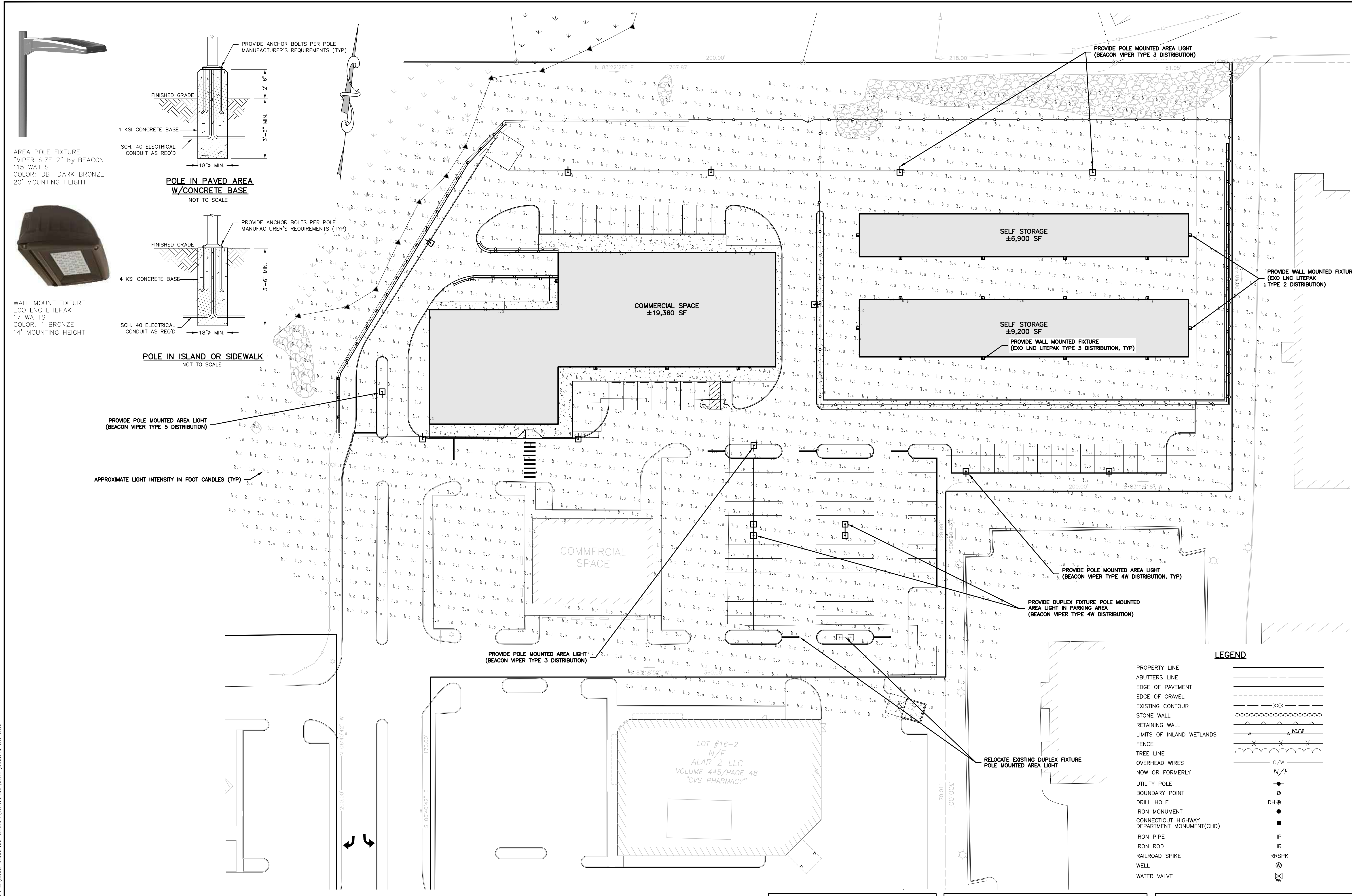
LANDSCAPE PLAN

Designed By: PMP	Drawn By: PMP	Checked By: PMP
Issue Date: 05/05/2023	Project No: 080849	Scale: 1" = 30'

Drawing No.:
7



06/24/2023
 THIS IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE
 A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
 SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE
 STAMP OF A LICENSED PROFESSIONAL IS ALTERED THE ALTERING
 ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
 SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
 NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE
 DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
 OF THE ALTERATION."



AREA POLE FIXTURE
 "VIPER SIZE 2" by BEACON
 115 WATTS
 COLOR: DBT DARK BRONZE
 20' MOUNTING HEIGHT



WALL MOUNT FIXTURE
 ECO LNC LITEPAK
 17 WATTS
 COLOR: 1 BRONZE
 14' MOUNTING HEIGHT

**POLE IN PAVED AREA
 W/CONCRETE BASE**
 NOT TO SCALE

POLE IN ISLAND OR SIDEWALK
 NOT TO SCALE

PROVIDE POLE MOUNTED AREA LIGHT
 (BEACON VIPER TYPE 5 DISTRIBUTION)

APPROXIMATE LIGHT INTENSITY IN FOOT CANDLES (TYP)

PROVIDE POLE MOUNTED AREA LIGHT
 (BEACON VIPER TYPE 3 DISTRIBUTION)

PROVIDE POLE MOUNTED AREA LIGHT
 (BEACON VIPER TYPE 4W DISTRIBUTION, TYP)

PROVIDE DUPLEX FIXTURE POLE MOUNTED
 AREA LIGHT IN PARKING AREA
 (BEACON VIPER TYPE 4W DISTRIBUTION)

RELOCATE EXISTING DUPLEX FIXTURE
 POLE MOUNTED AREA LIGHT

LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONTOUR
- STONE WALL
- RETAINING WALL
- LIMITS OF INLAND WETLANDS
- FENCE
- TREE LINE
- OVERHEAD WIRES
- NOW OR FORMERLY
- UTILITY POLE
- BOUNDARY POINT
- DRILL HOLE
- IRON MONUMENT
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)
- IRON PIPE
- IRON ROD
- RAILROAD SPIKE
- WELL
- WATER VALVE

No.	Submittal / Revision	App'd.	By	Date

LIGHTING PLAN

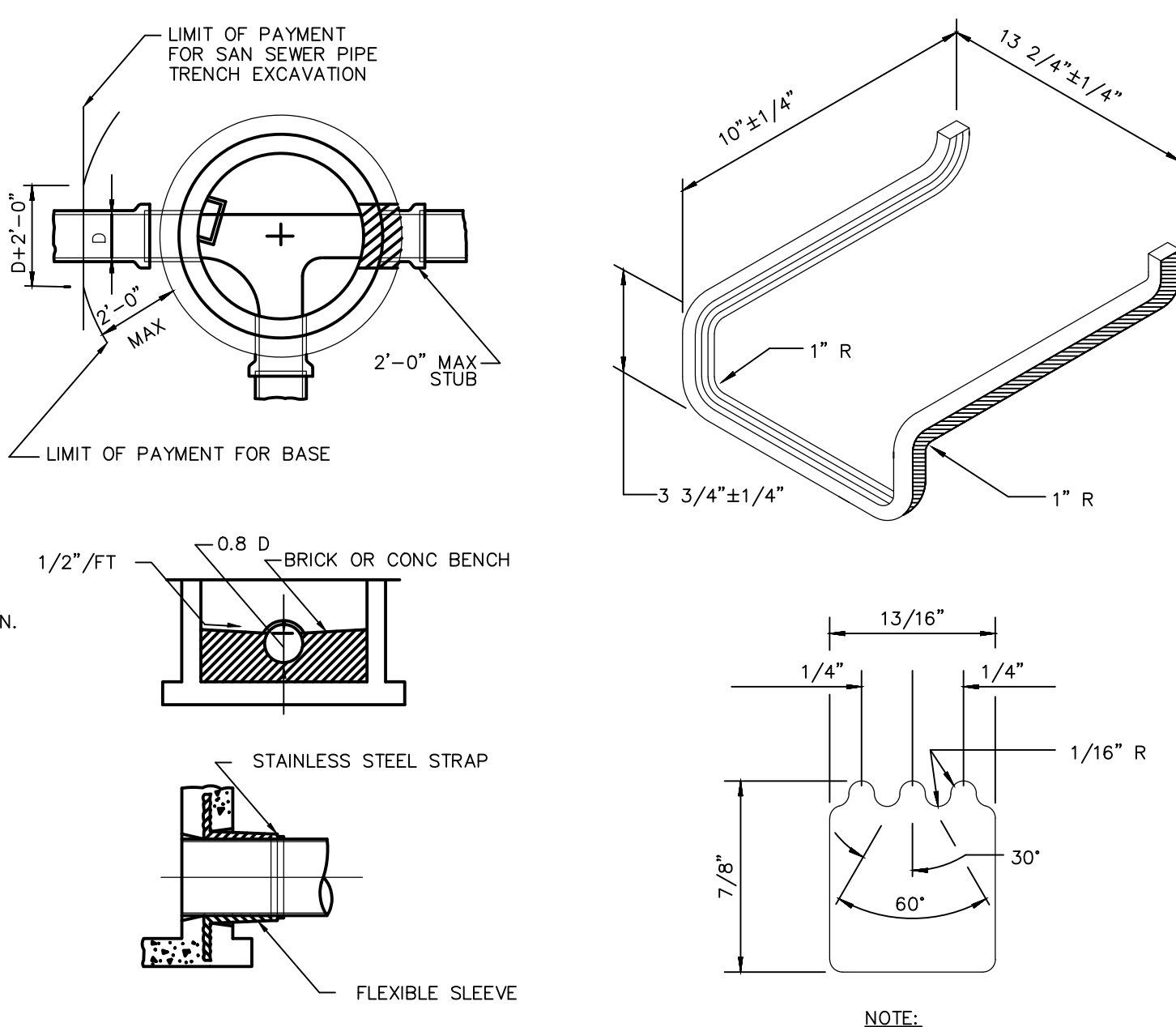
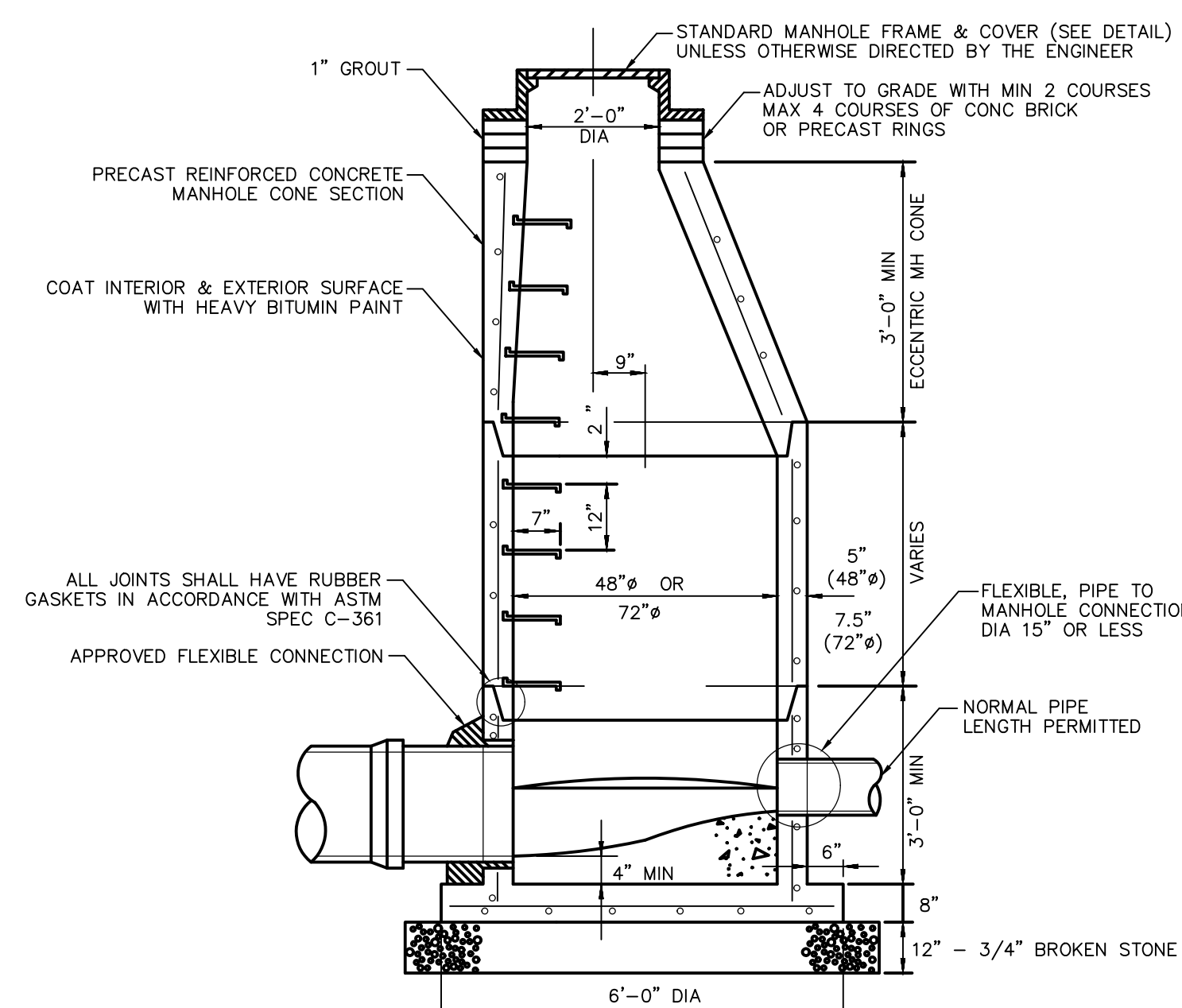
Designed By: PMP	Drawn By: PMP	Checked By: PMP
Issue Date: 05/05/2023	Project No: 080849	Scale: 1" = 30'

Drawing No.:

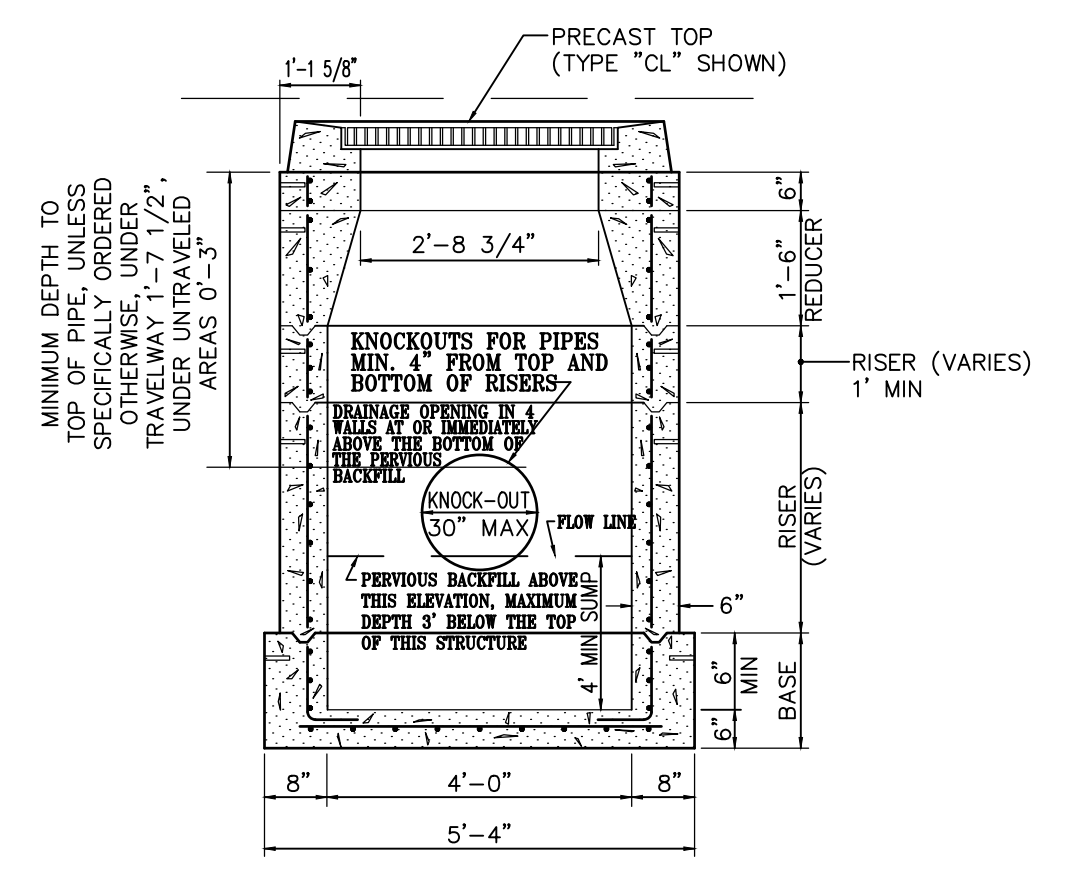
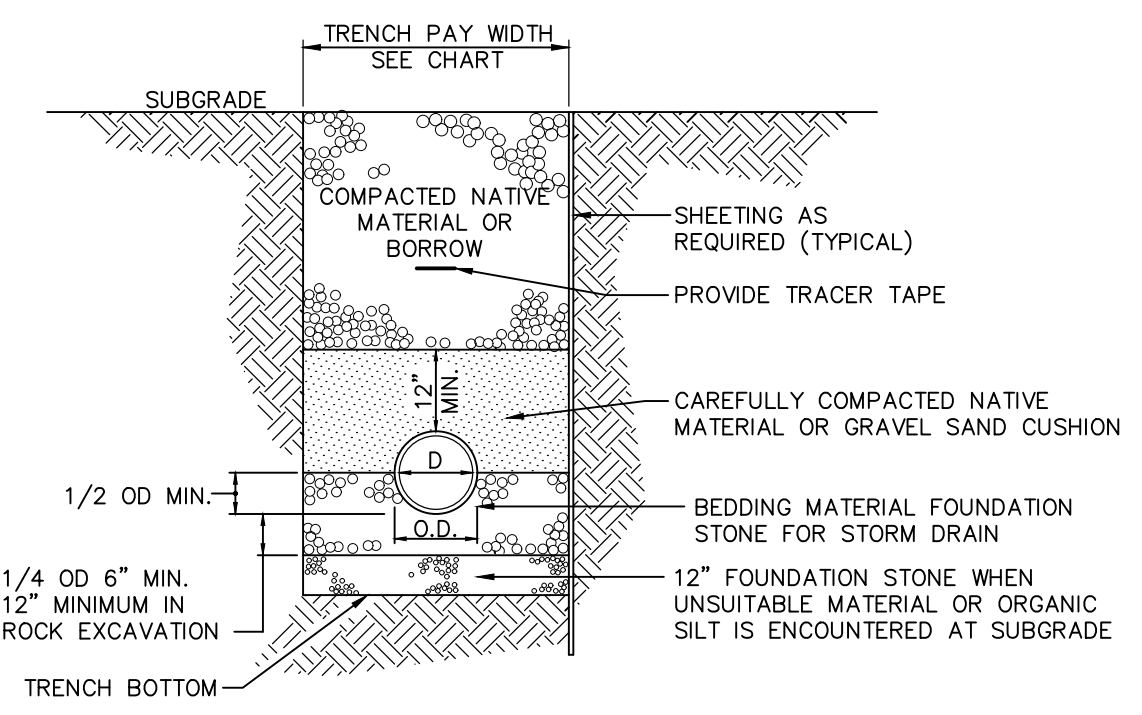
8

REVIEWED BY THE TOWN ENGINEER	ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION	APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
FIRST SELECTMAN _____ DATE _____	CHAIRMAN OR SECRETARY _____ DATE _____	CHAIRMAN OR SECRETARY _____ DATE _____





PIPE DIAMETER	MAXIMUM TRENCH WIDTH
6"	2'-6"
8"	3'-0"
10"	3'-0"
12"	3'-0"
15"	3'-6"
18"	3'-6"
21"	4'-0"
24"	4'-6"
30"	5'-0"



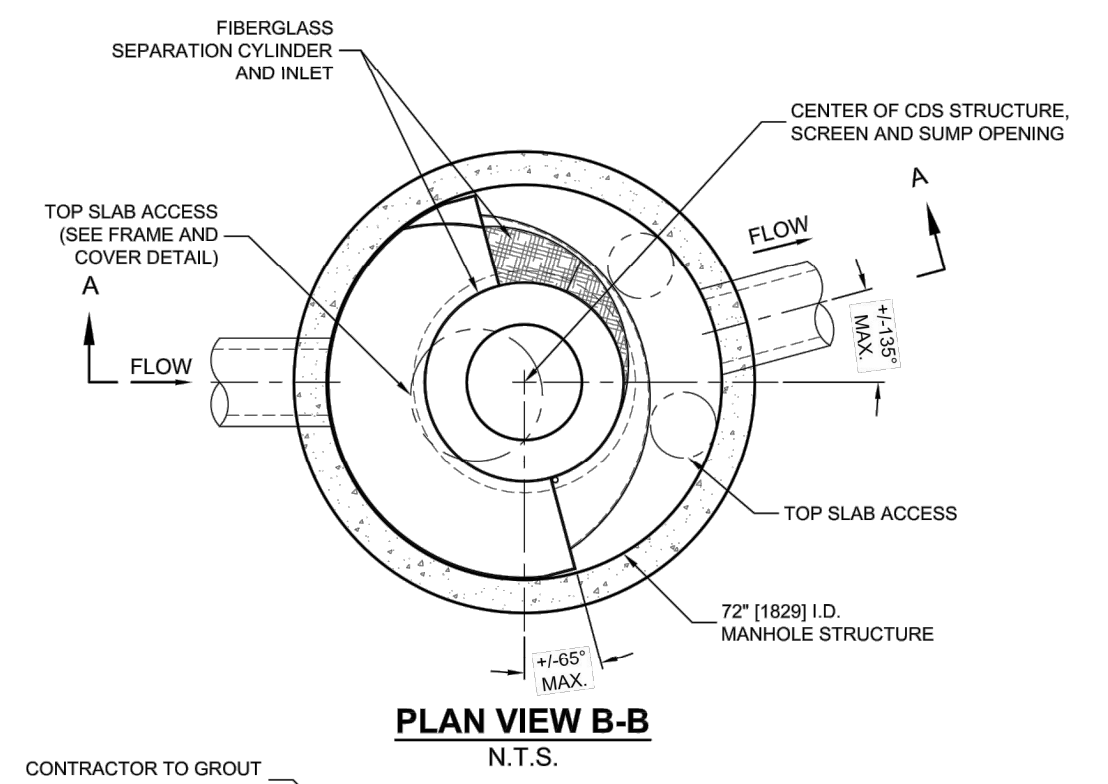
TYPE "C" OR "CL" STANDARD CATCH BASIN CROSS SECTION
 NOT TO SCALE
 NOTE: CATCH BASINS MUST BE PROVIDED WITH AN OUTLET HOOD ("ELIMINATOR" BY GROUNDWATER RESCUE INC. OR EQUAL)

NOTE: PRECAST MANHOLE SHALL BE IN ACCORDANCE WITH ASTM C-478

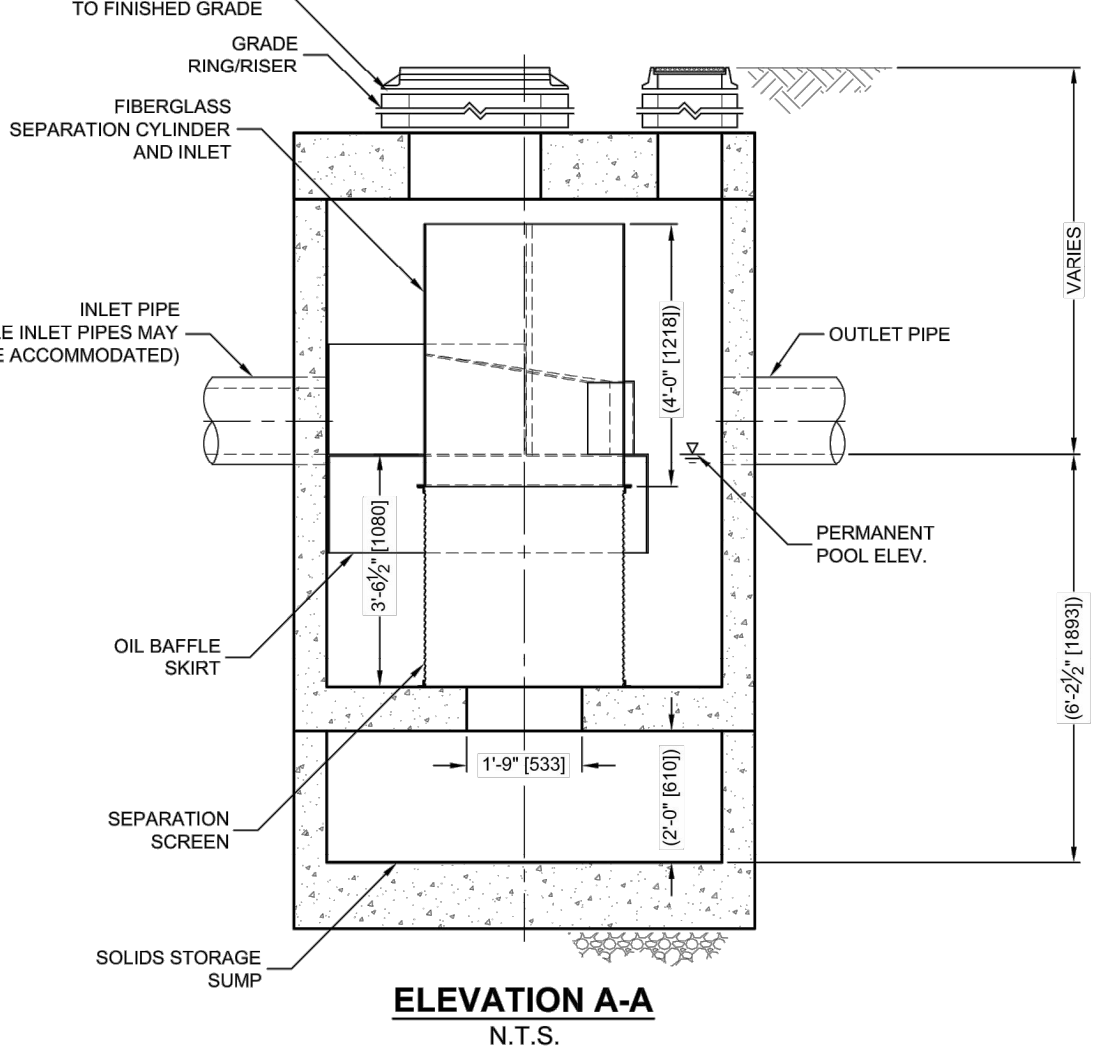
SANITARY MANHOLE
 NTS

TRENCH SECTION FOR SANITARY SEWER & STORM DRAINS
 NOT TO SCALE

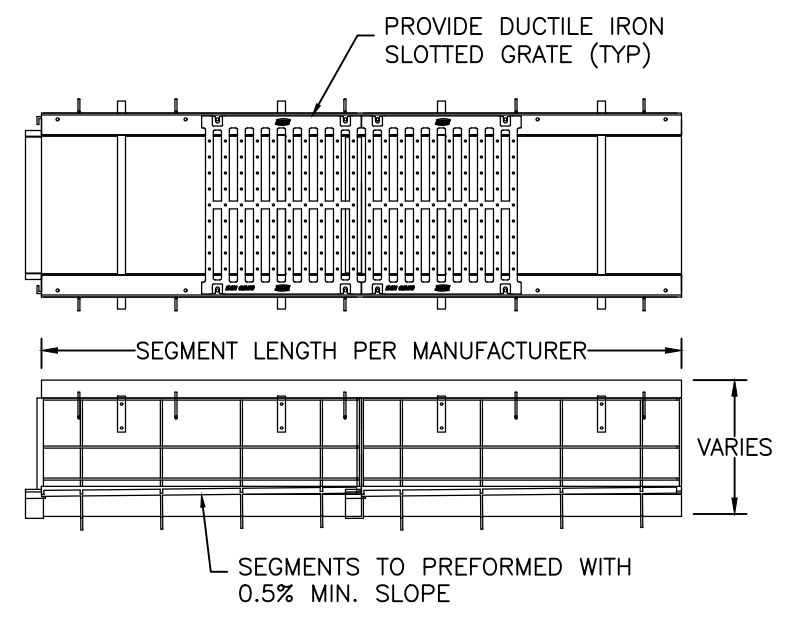
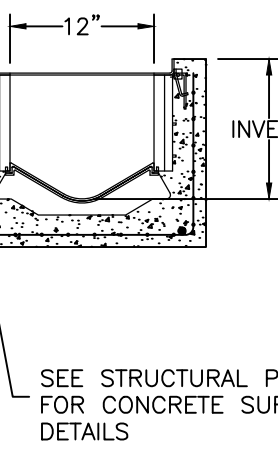
NOTE: BACKFILL MATERIAL TO BE PLACED IN 12" MAXIMUM LIFTS & COMPACTED TO 95% MAXIMUM DRY DENSITY (AS DETERMINED BY THE MODIFIED PROCTOR METHOD)



PLAN VIEW B-B
 N.T.S.

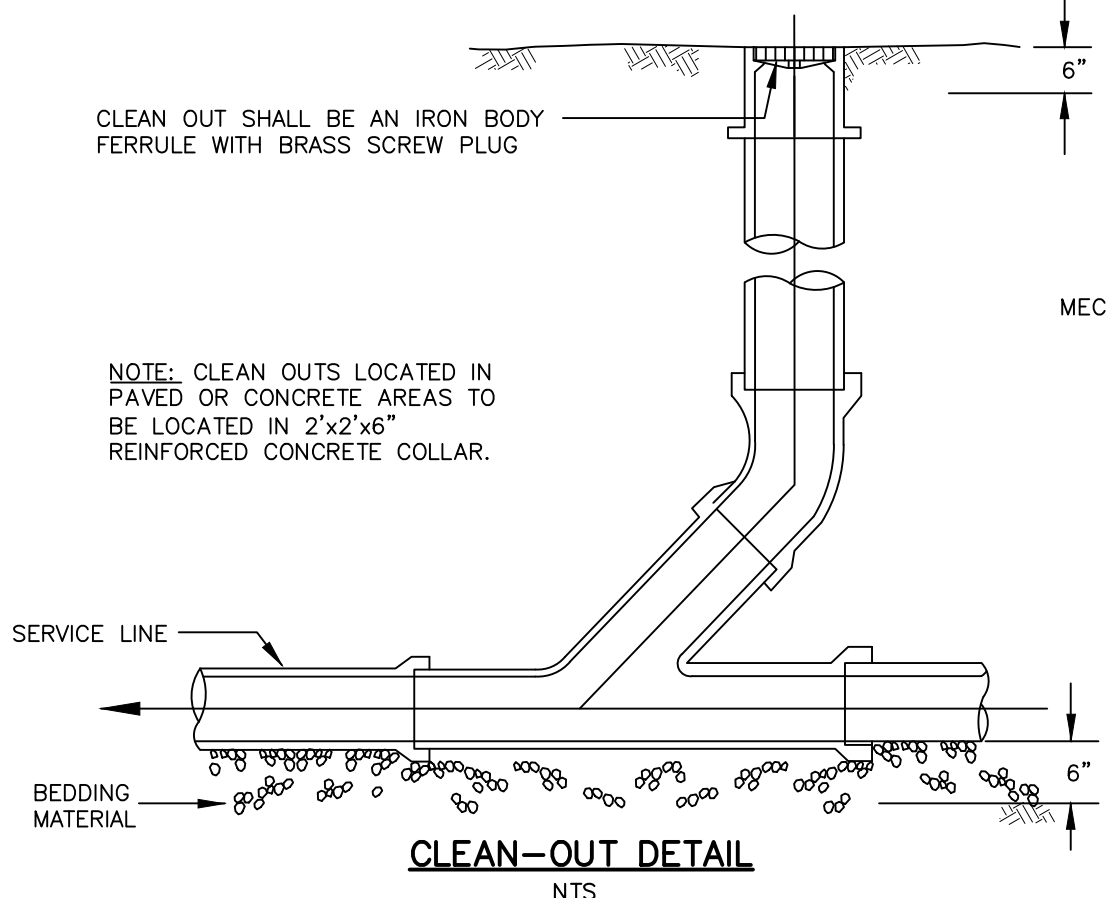


HYDRODYNAMIC SEPARATOR
 NTS



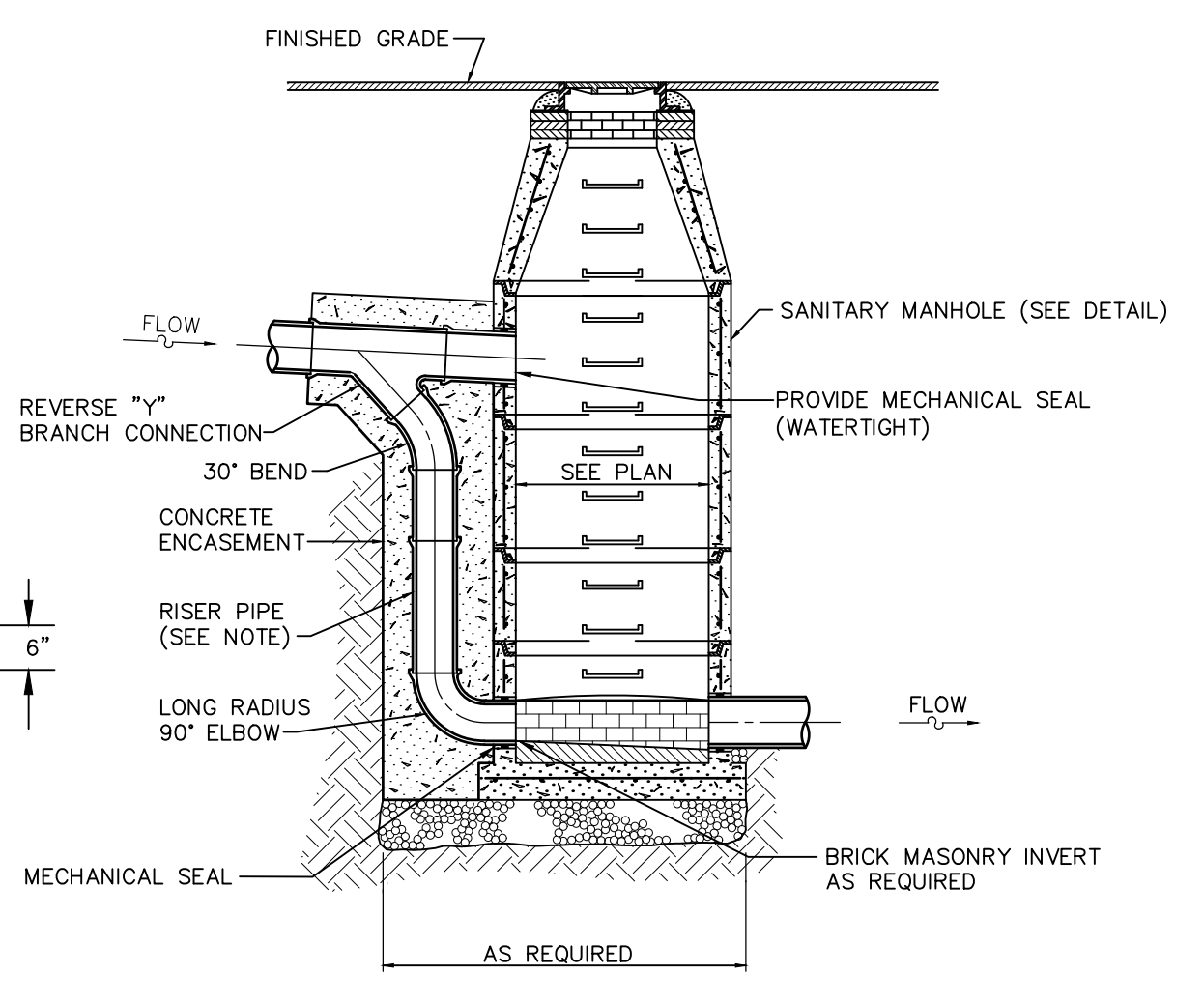
TRENCH DRAIN
 NTS

NOTE: STRUCTURE TO MEET H-20 LOADING REQUIREMENTS

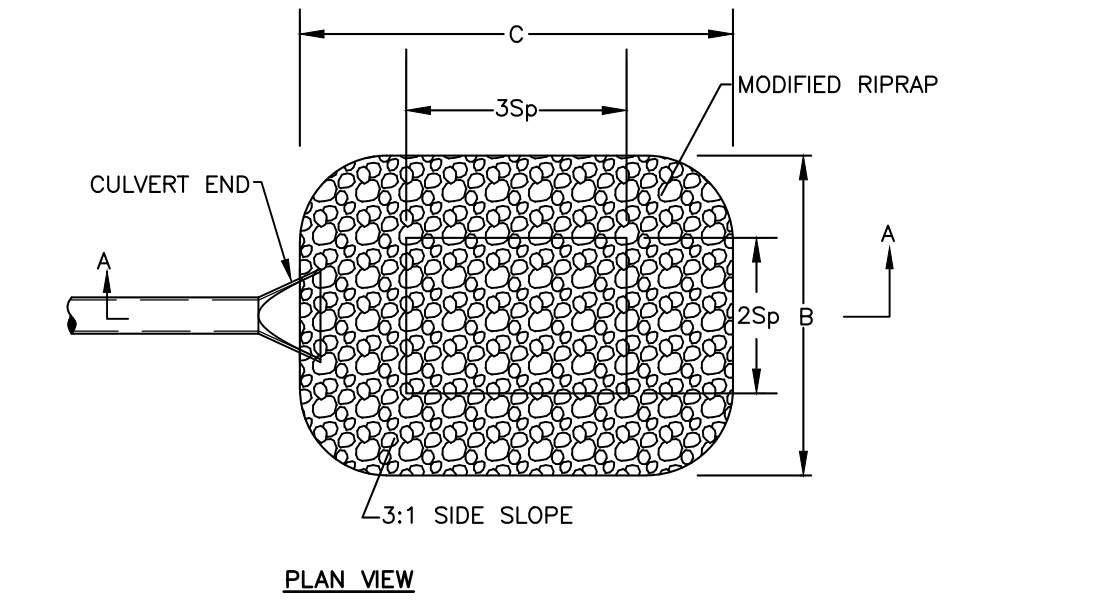


NOTE: CLEAN OUTS LOCATED IN PAVED OR CONCRETE AREAS TO BE LOCATED IN 2'x2'x6" REINFORCED CONCRETE COLLAR.

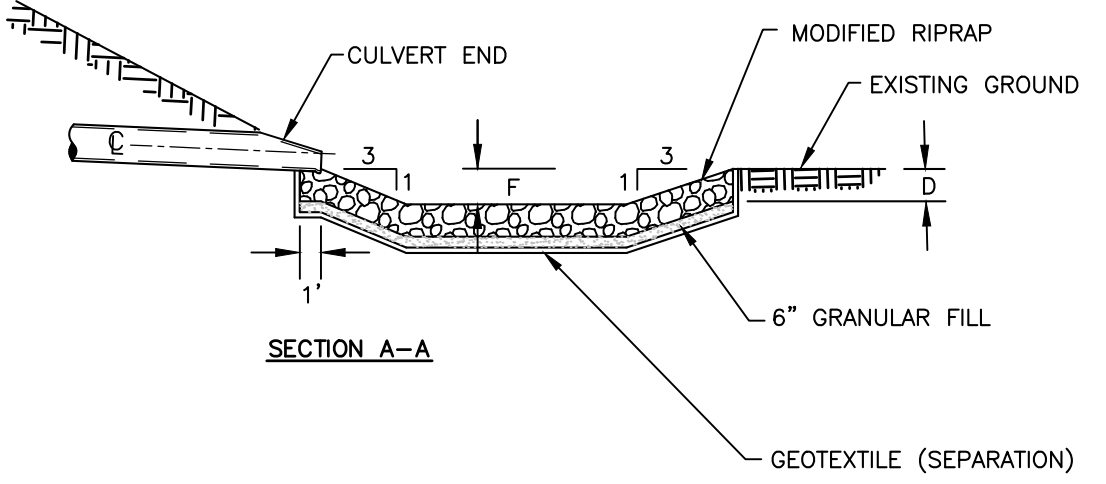
CLEAN-OUT DETAIL
 NTS



DROP MANHOLE CROSS SECTION
 NOT TO SCALE



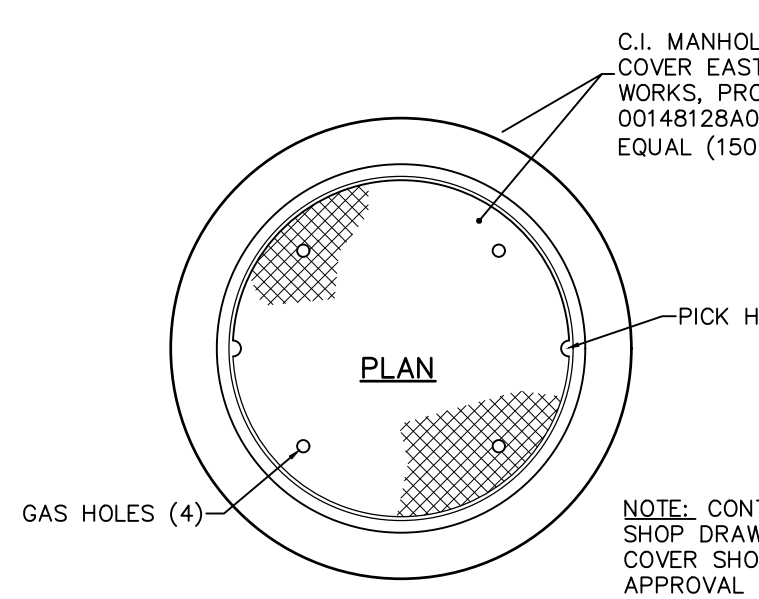
PLAN VIEW



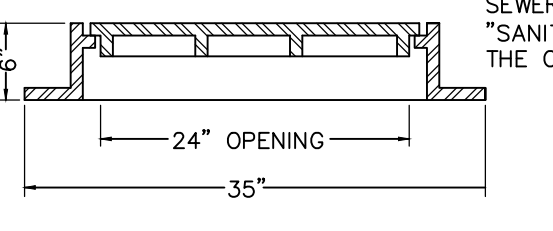
SECTION A-A

PREFORMED SCOUR HOLE TYPE 1
 NTS

LOCATION	B	C	D	F	2Sp	3Sp
24" OUTLET	10'	12'	1'	1'	4'	6'



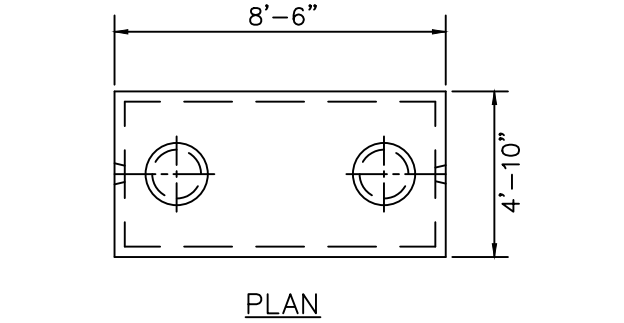
PLAN



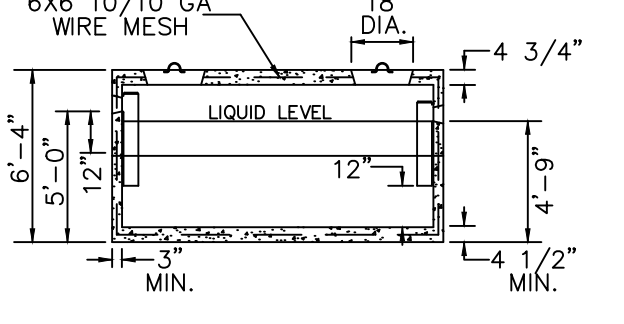
CROSS SECTION

STANDARD MANHOLE FRAME AND COVER
 NOT TO SCALE

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF FRAME & COVER SHOWING CASTING FOR APPROVAL
 DRAINAGE MANHOLE SHALL HAVE "DRAINAGE" OR "STORM" IMPRINTED ON COVER
 SEWER MANHOLE SHALL HAVE "SANITARY SEWER" IMPRINTED ON COVER



PLAN



CROSS SECTION

1000 GALLON GREASE TRAP
 NOT TO SCALE

REVIEWED BY THE TOWN ENGINEER
 FIRST SELECTMAN _____ DATE _____

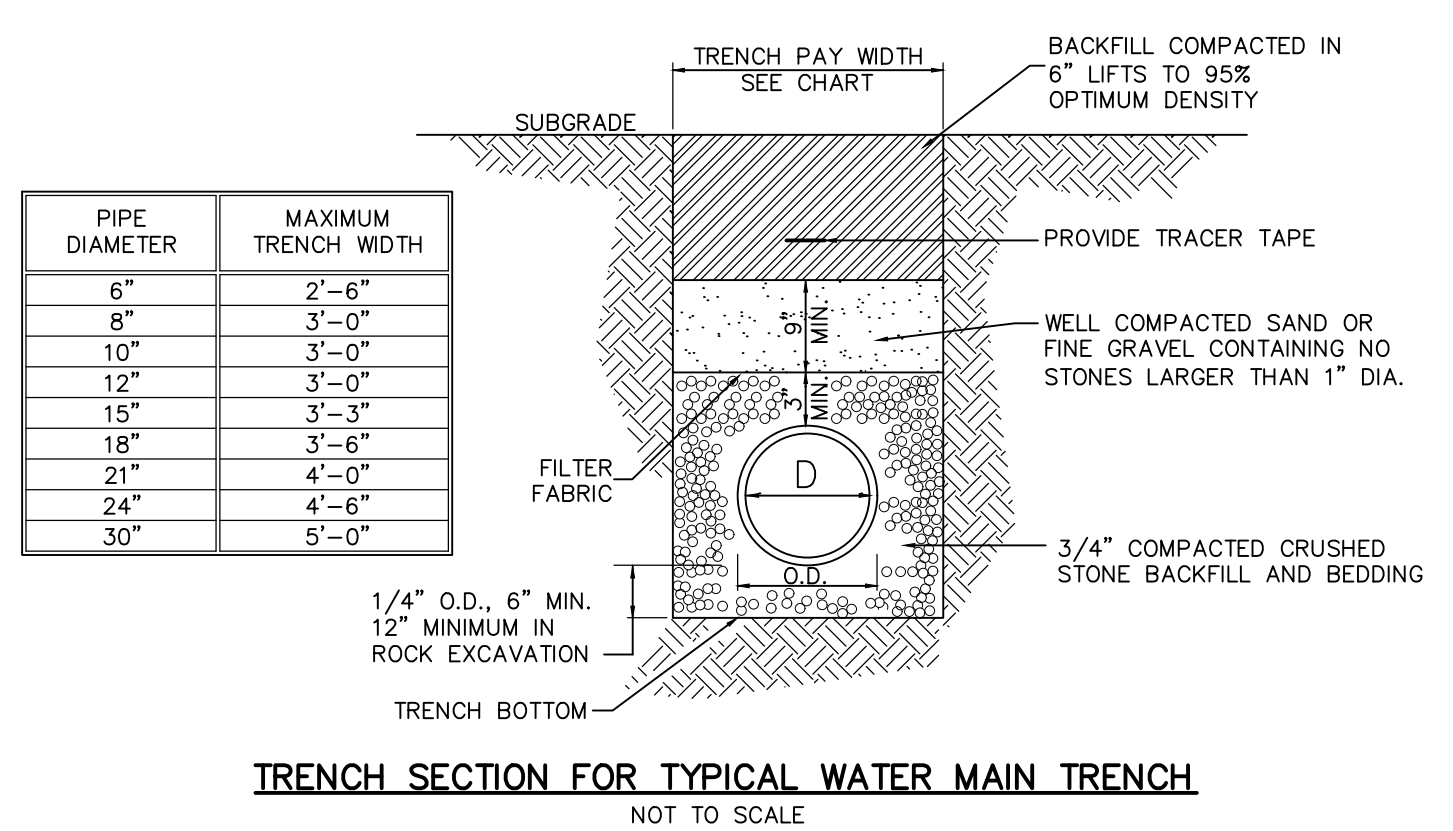
ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION
 CHAIRMAN OR SECRETARY _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
 CHAIRMAN OR SECRETARY _____ DATE _____

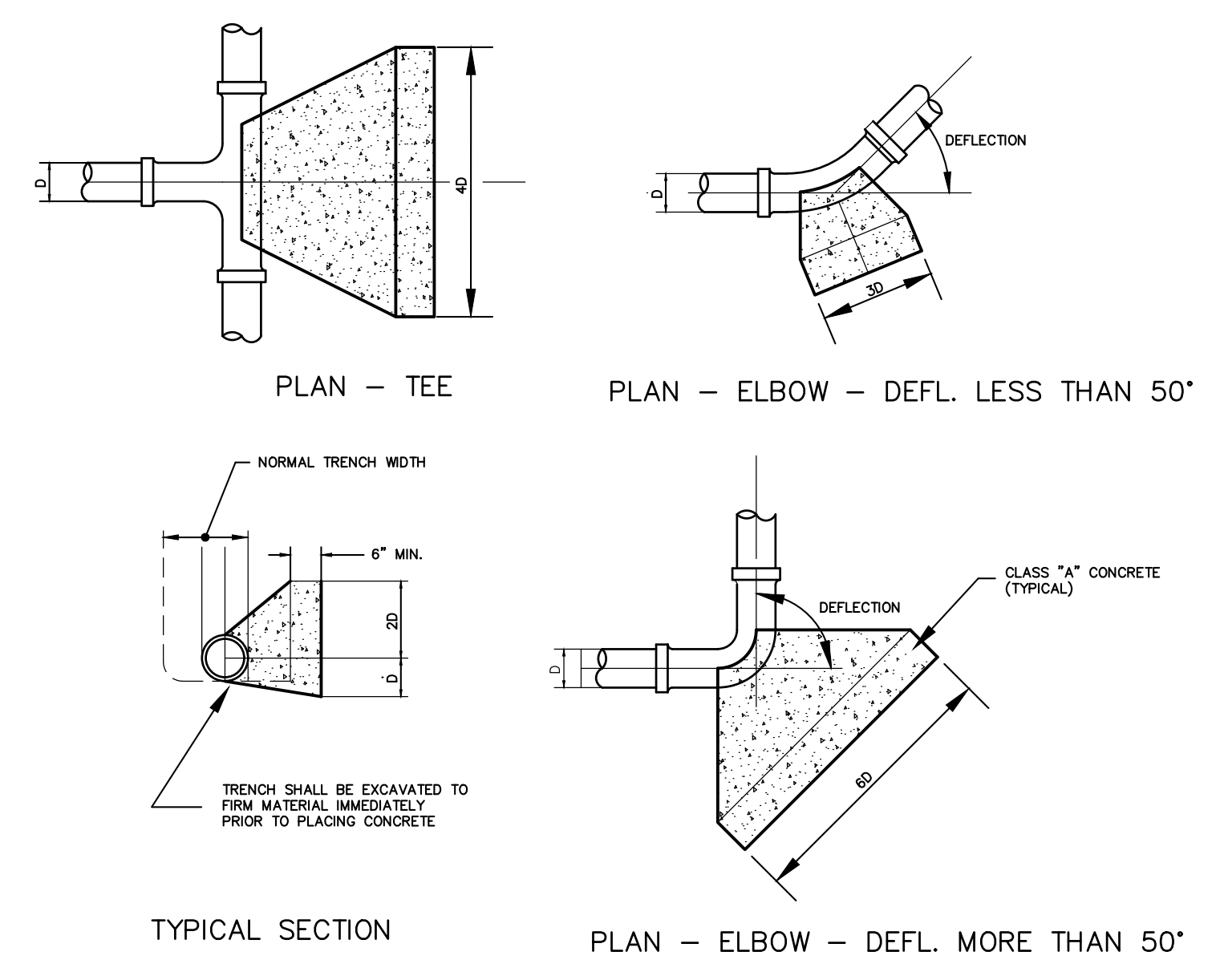
CONSTRUCTION DETAILS

No.	Submitted / Revision	App'd.	By	Date

Designed By: PMP
 Drawn By: PMP
 Checked By: PMP
 Issue Date: 05/05/2023
 Project No: 080849
 Scale: AS NOTED

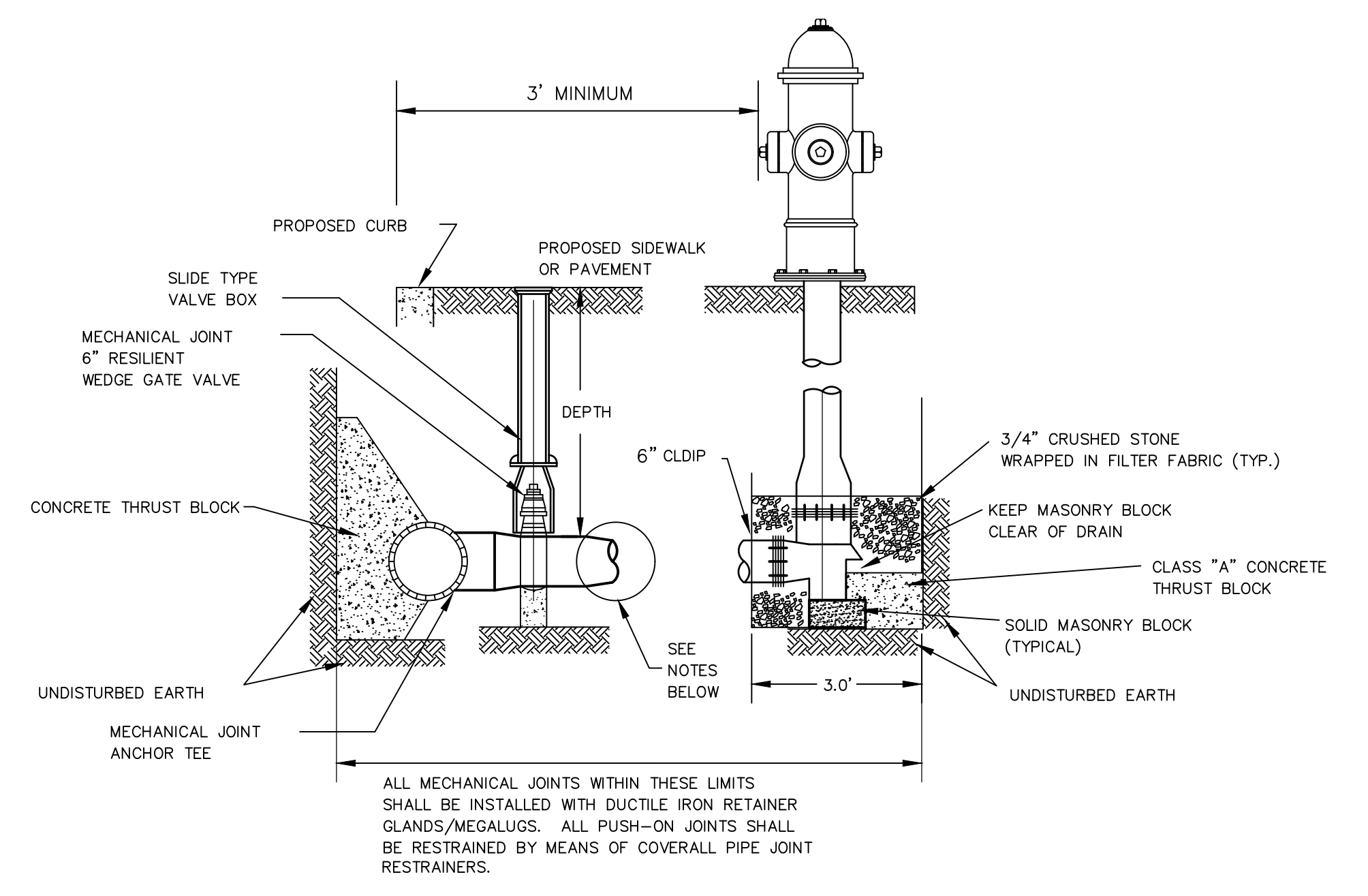


TRENCH SECTION FOR TYPICAL WATER MAIN TRENCH
 NOT TO SCALE



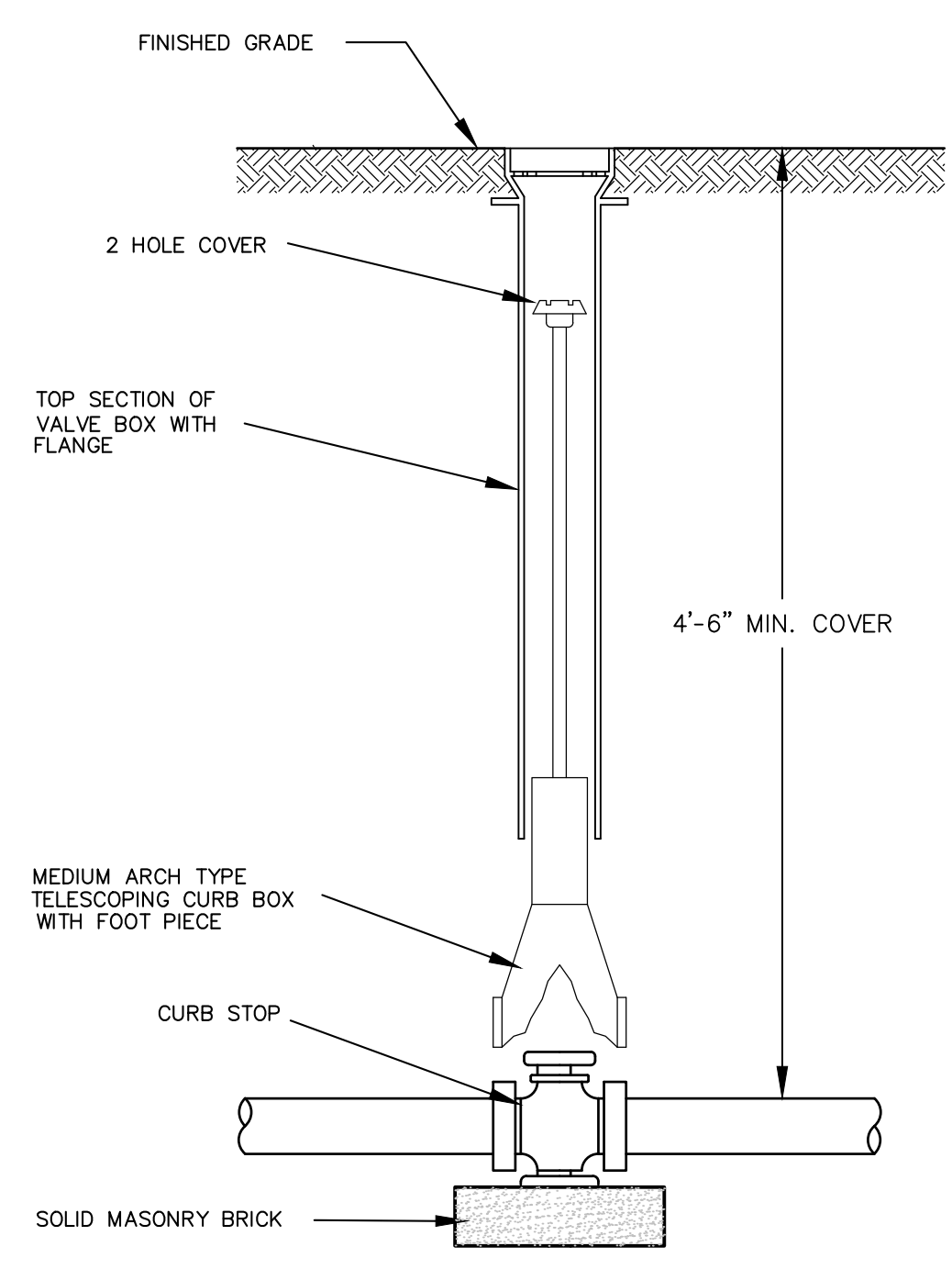
CONCRETE THRUST BLOCKS
 NOT TO SCALE

NOTE: THRUST BLOCK DIMENSIONS ASSUME:
 ALLOWABLE SOIL BEARING PRESSURE = 1,650 PSI
 WATER MAIN WORKING PRESSURE = 150 PSI



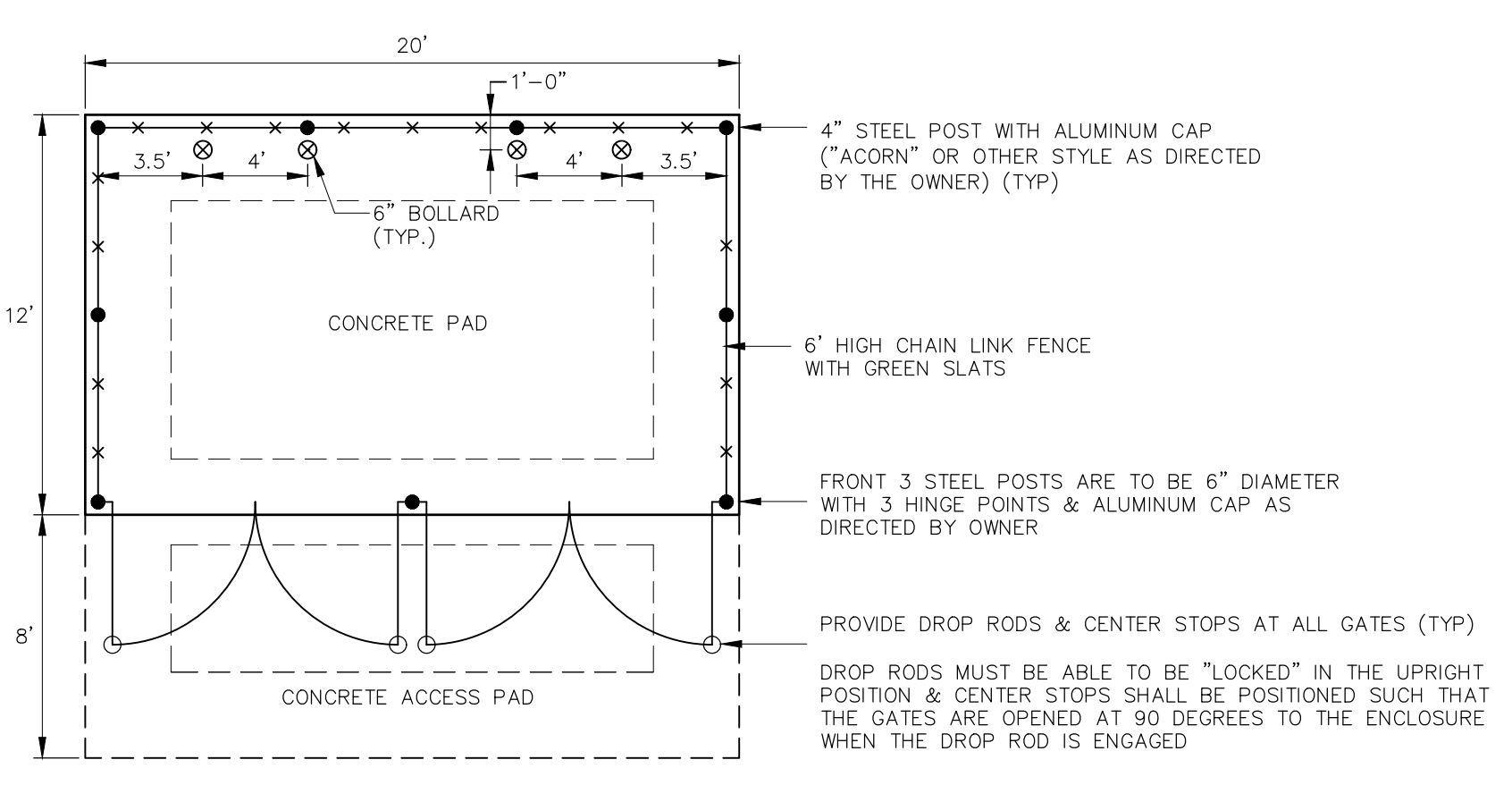
HYDRANT DETAIL
 NOT TO SCALE

NOTE: HYDRANTS SHALL BE SET AT BACK OF SIDEWALKS ALLOWING 3.0' MINIMUM TO FACE OF CURB.

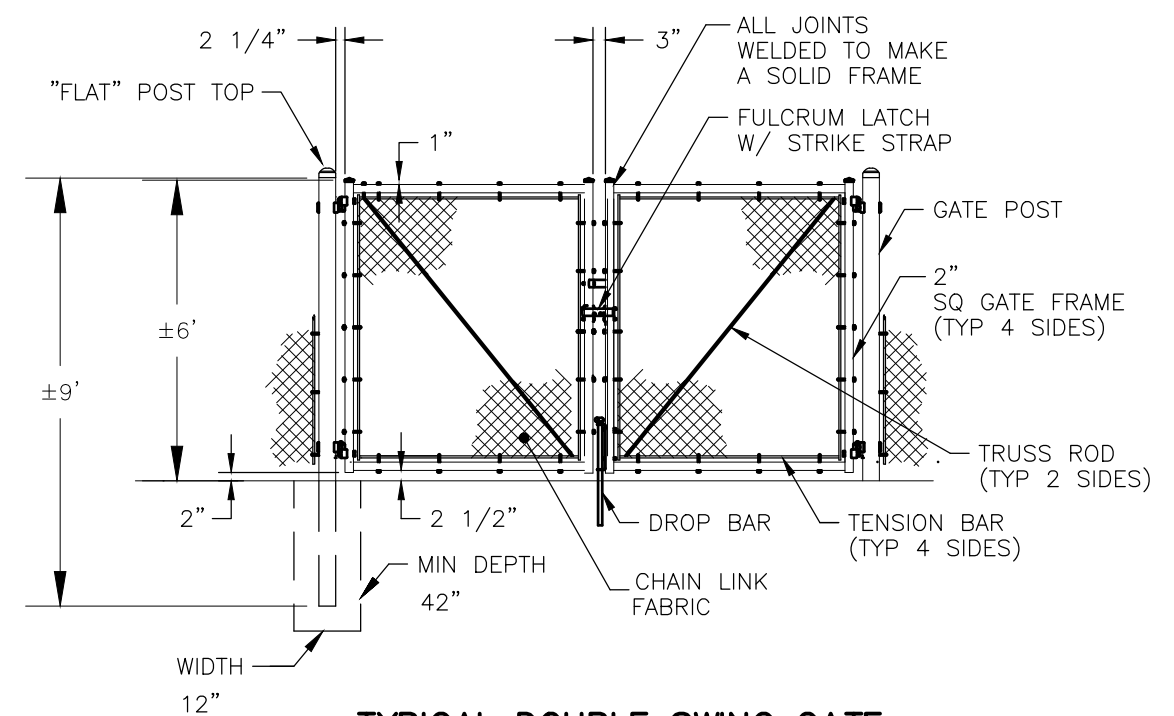


CURB STOP
 NTS

- NOTES:
- 1.) GATE TO BE REINFORCED WITH GALVANIZED STEEL TUBING AND SHEATHED WITH MATERIALS CONSISTENT IN TYPE AND COLOR TO THE REMAINDER OF THE DUMPSTER ENCLOSURE.
 - 2.) GATE POSTS AND BOLLARDS SHALL BE SET IN PLACE PRIOR TO CASTING SLAB.
 - 3.) ENTIRE SLAB SHALL BE CAST ON MINIMUM OF 6" CRUSHED STONE OR COMPACTED GRAVEL.
 - 4.) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND SHALL BE PLACED IN ACCORDANCE WITH ACI 318-02.
 - 5.) WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A 185.
 - 6.) STEEL REINFORCING SHALL HAVE A YIELD STRENGTH OF 60ksi.

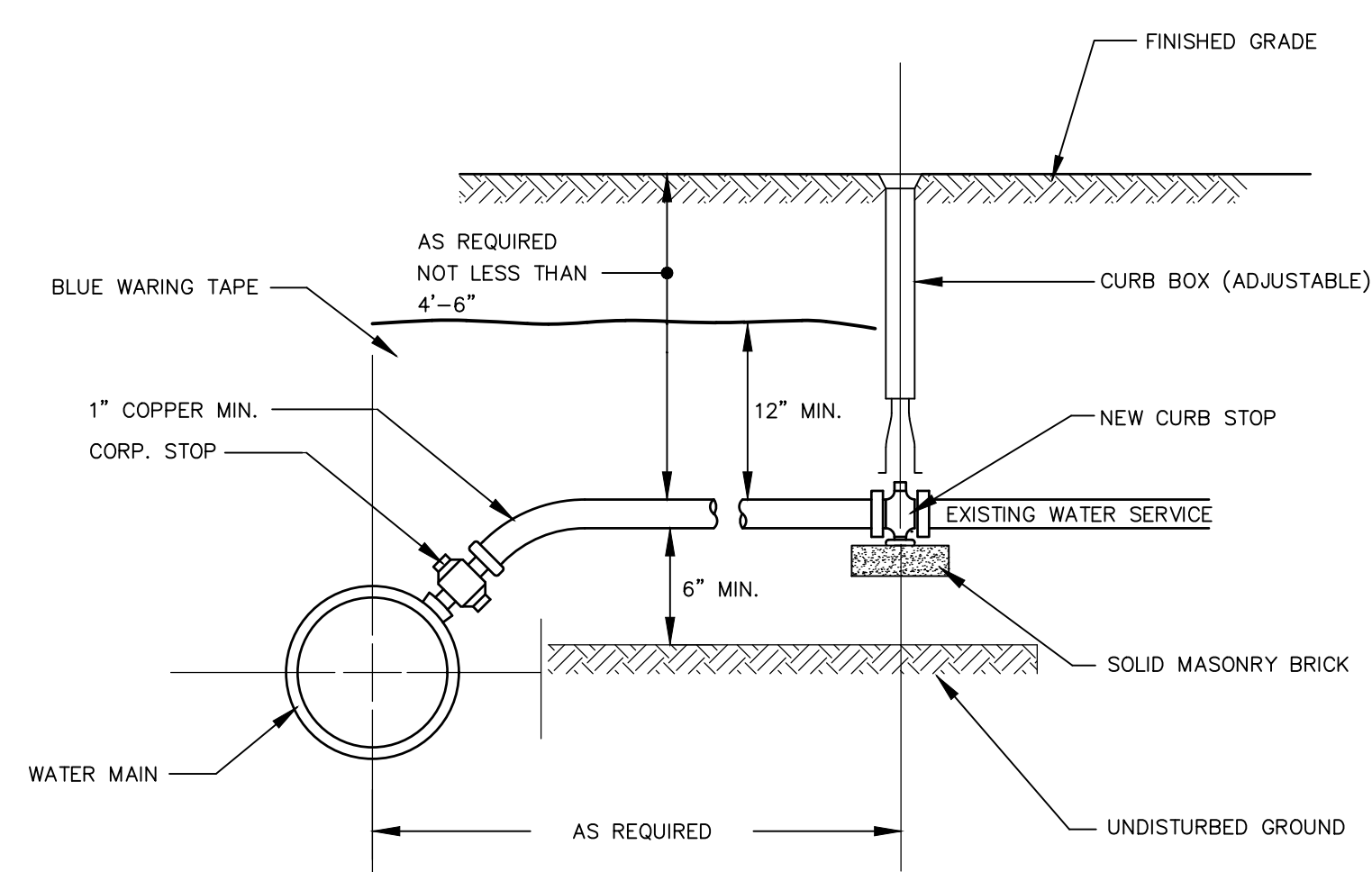


DUMPSTER ENCLOSURE DETAIL
 NOT TO SCALE



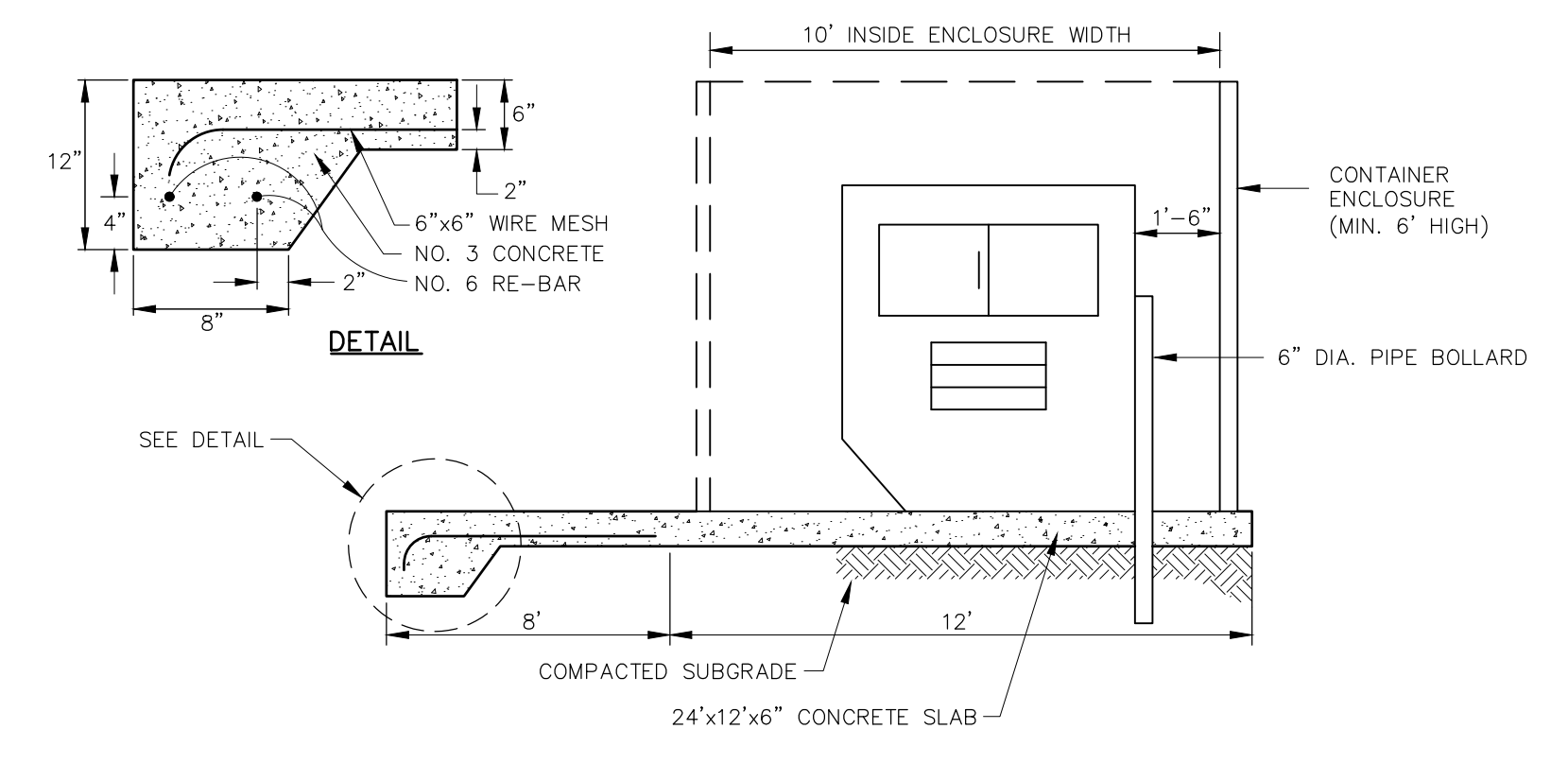
TYPICAL DOUBLE SWING GATE
 NOT TO SCALE

- NOTE:
1. ALL FENCE COMPONENTS SHALL BE BLACK PVC COATED
 2. PROVIDE DROP BAR FOR EACH GATE & GROUND INSERT TO STABILIZE GATES IN BOTH CLOSED & OPEN CONDITIONS. PROVIDE LATCH POSTS TO STABILIZE GATES IN OPEN POSITION IF GROUND ELEVATIONS VARY.

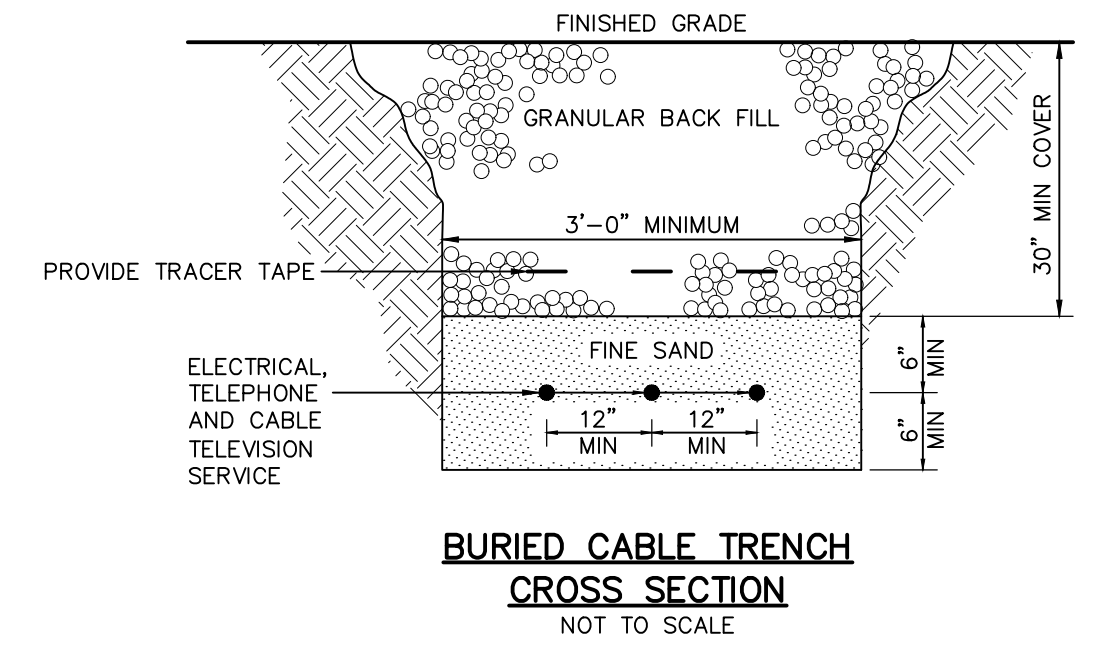


CORPORATION CURB STOP
 NTS

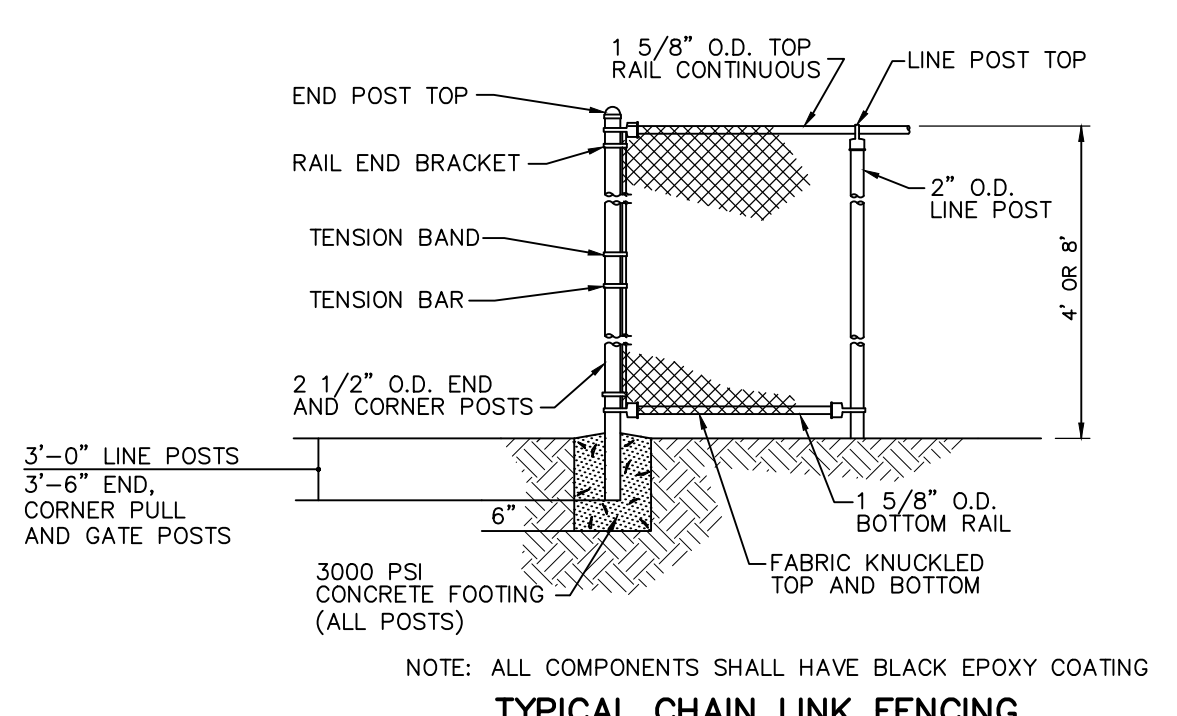
NOTE: WATER SERVICE PIPE TO BE INSTALLED IN A BED OF FINE AGGREGATE SAND 6" MINIMUM BED AND 12" MINIMUM COVER AND BLUE WARNING TAPE ON TOP OF THE 12" FINE AGGREGATE BED.



DUMPSTER PAD SECTION
 NOT TO SCALE



BURIED CABLE TRENCH CROSS SECTION
 NOT TO SCALE



TYPICAL CHAIN LINK FENCING
 NOT TO SCALE

NOTE: ALL COMPONENTS SHALL HAVE BLACK EPOXY COATING

REVIEWED BY THE TOWN ENGINEER

 FIRST SELECTMAN DATE

ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION

 CHAIRMAN OR SECRETARY DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

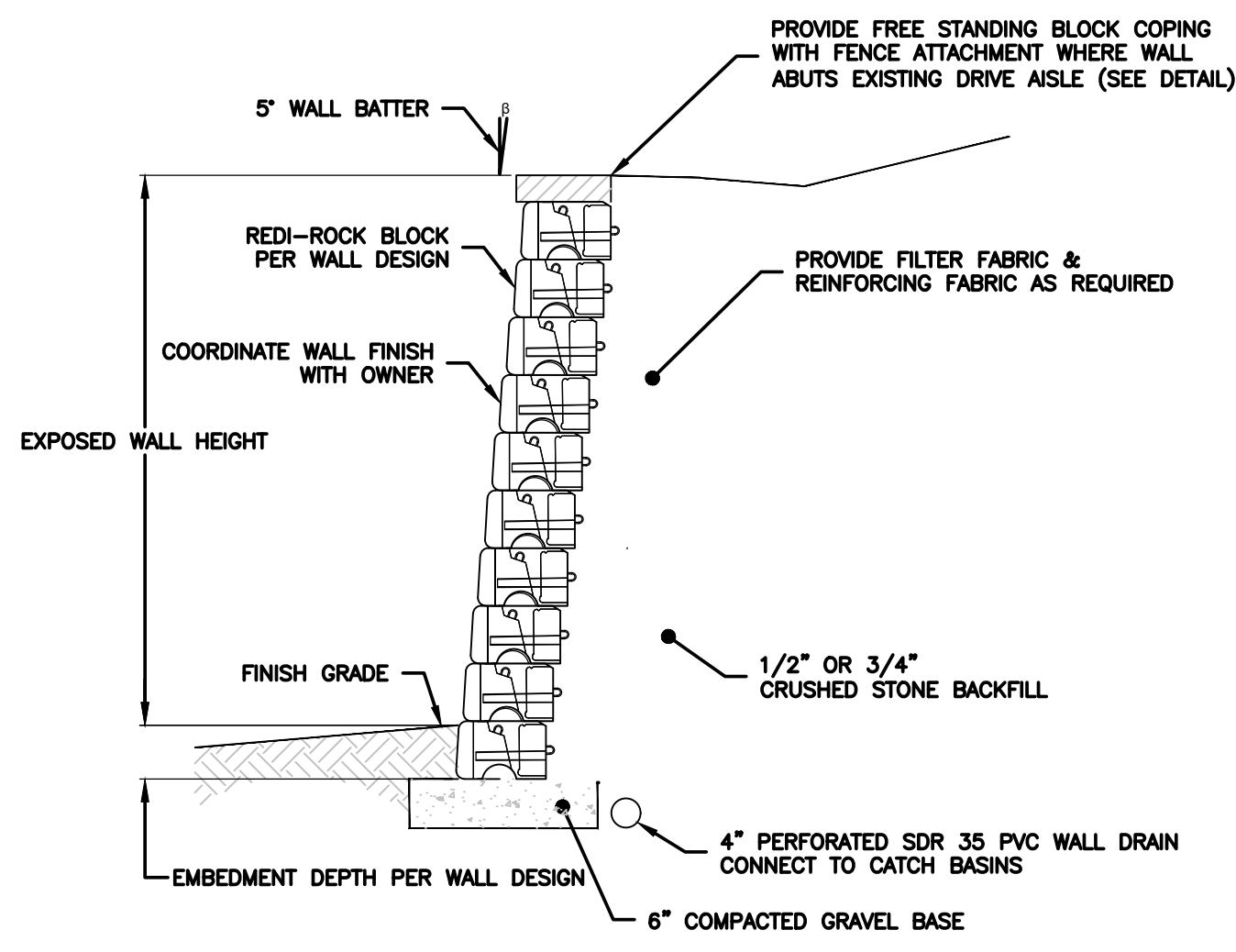
 CHAIRMAN OR SECRETARY DATE

CONSTRUCTION DETAILS

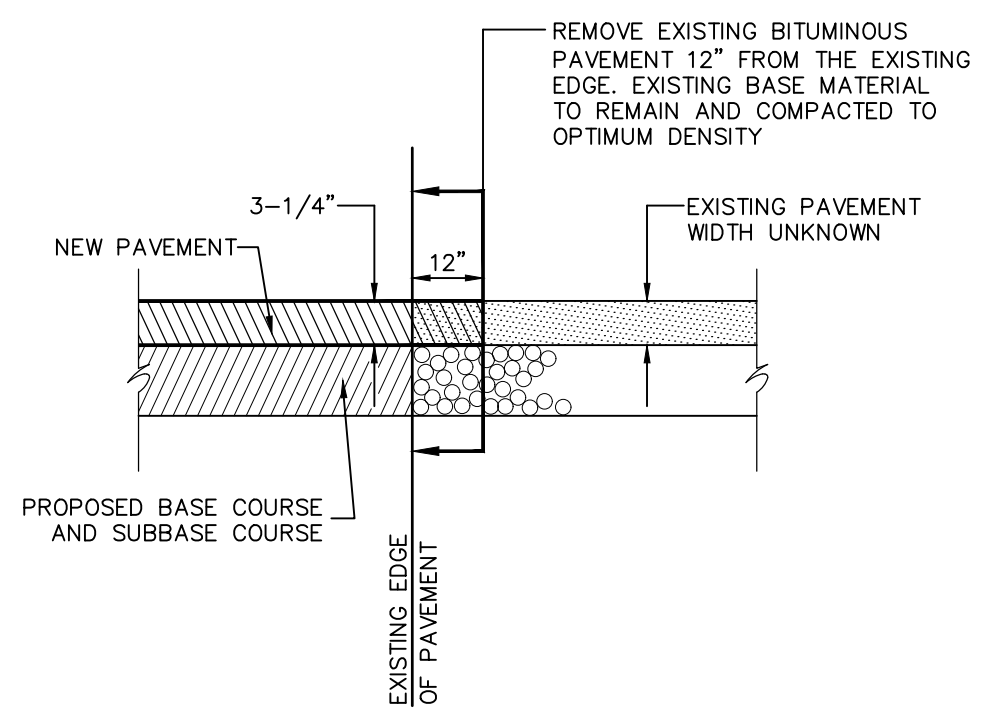
No.	Submittal / Revision	App'd.	By	Date

Designed By: PMP
 Drawn By: PMP
 Checked By: PMP
 Issue Date: 05/05/2023
 Project No: 080849
 Scale: AS NOTED

Drawing No.: **10**

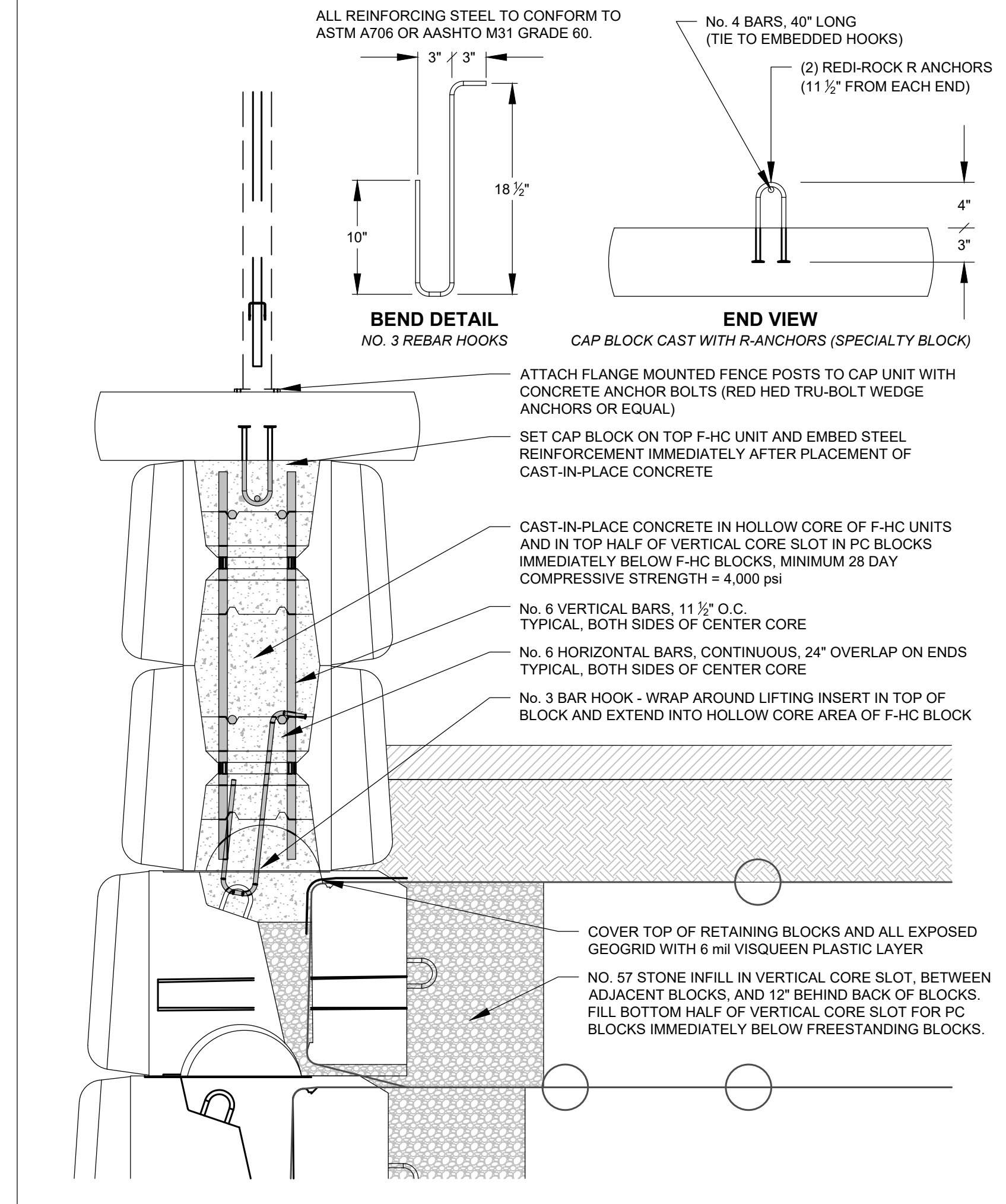
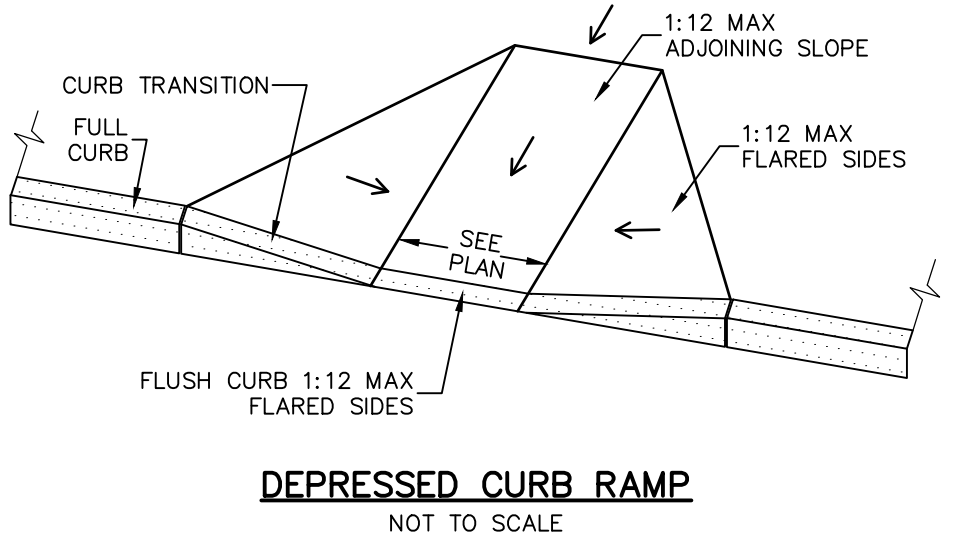


- NOTES:**
1. BASIS FOR DESIGN IS REDI-ROCK GRAVITY WALL SYSTEM.
 2. PROVIDED DETAIL ILLUSTRATES TYPICAL WALL CONSTRUCTION. WALL MANUFACTURER MUST PROVIDE COMPLETE SIGNED & SEALED PLANS & CALCULATIONS FOR SUBMISSION TO TOWN BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

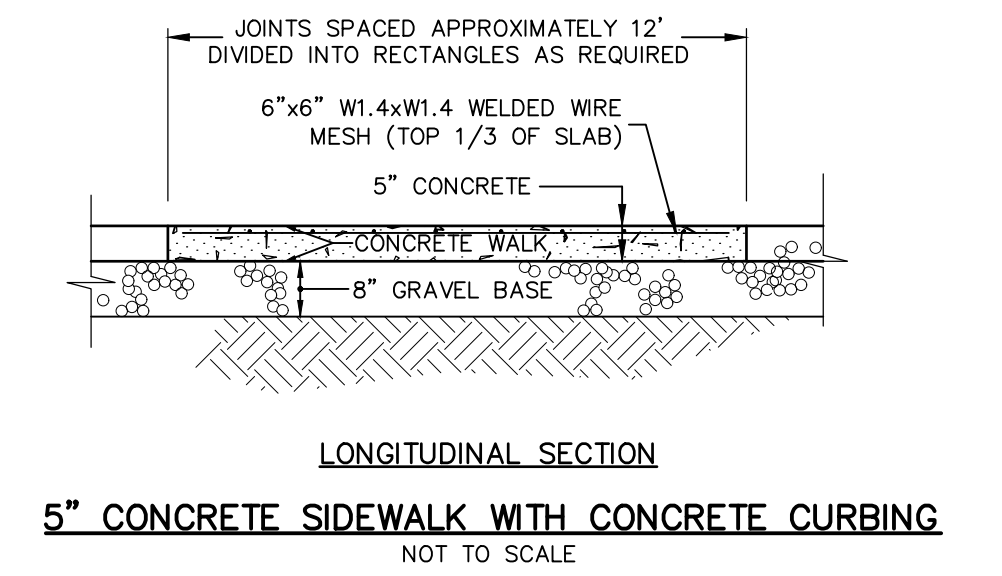
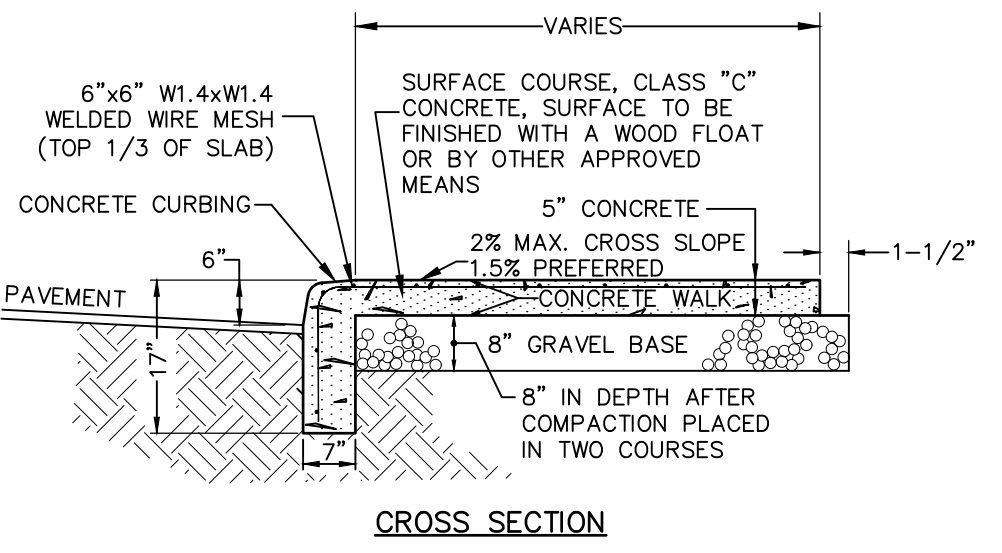
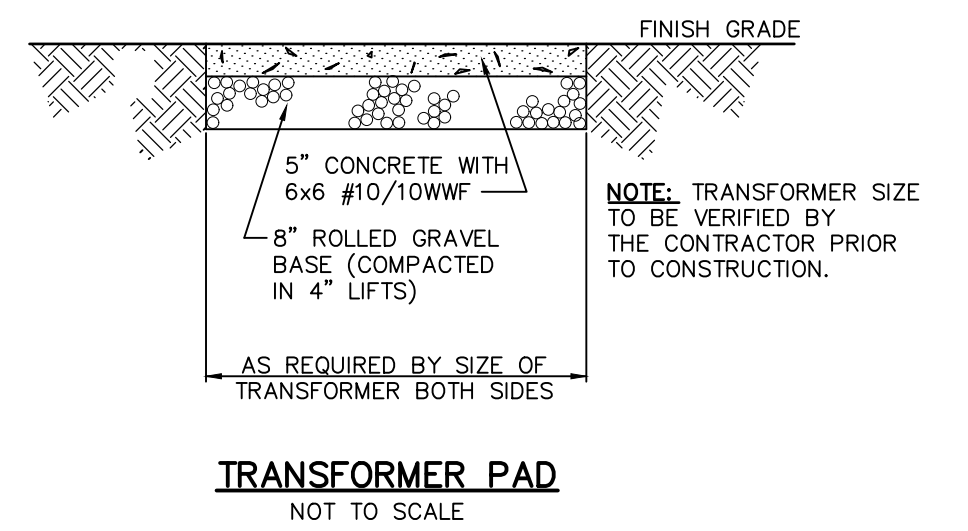


- 1.) SAW CUT PAVEMENT WITH POWER DRIVEN SAW 12" FROM THE EXISTING EDGE. SAW CUT TO BE PERPENDICULAR TO THE EXISTING SURFACE.
- 2.) REMOVE ENTIRE WIDTH OF PAVEMENT.
- 3.) CLEAN JOINT WITH COMPRESSED AIR HAVING A MINIMUM RATED CAPACITY OF 90 PSI
- 4.) APPLY TACK COAT TO THE SAW CUT EDGE AND MATCH THIS EDGE WITH THE PROPOSED EDGE.

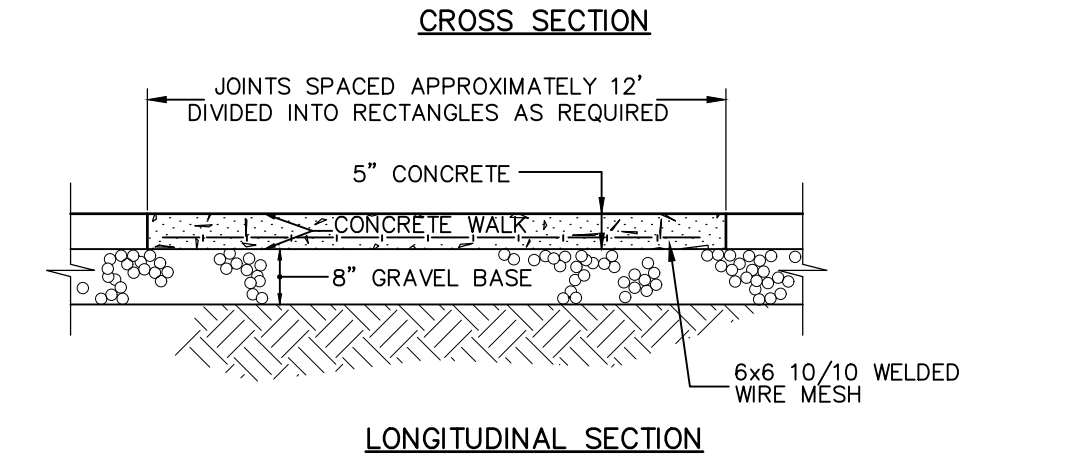
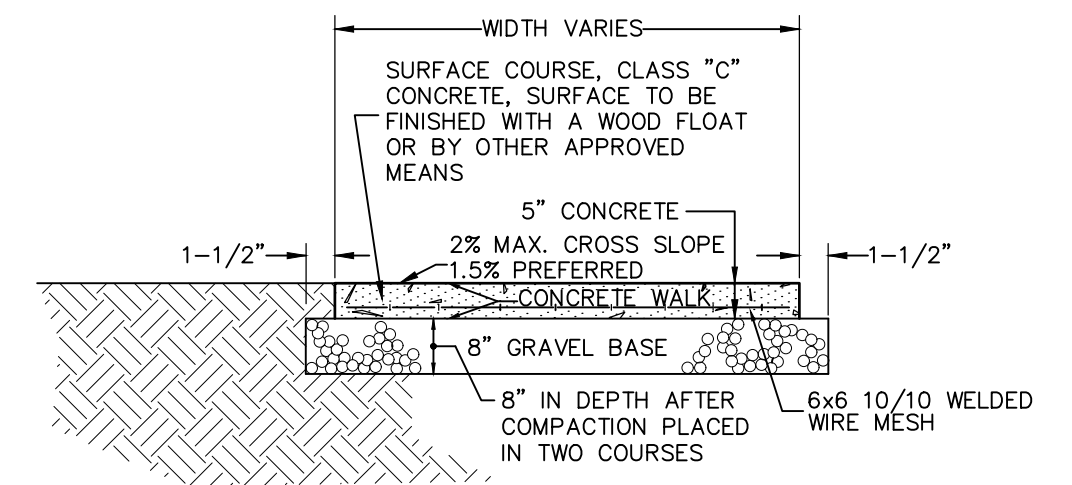
TYPICAL CROSS SECTION FOR MATCHING EXISTING AND PROPOSED PAVEMENT
 NOT TO SCALE



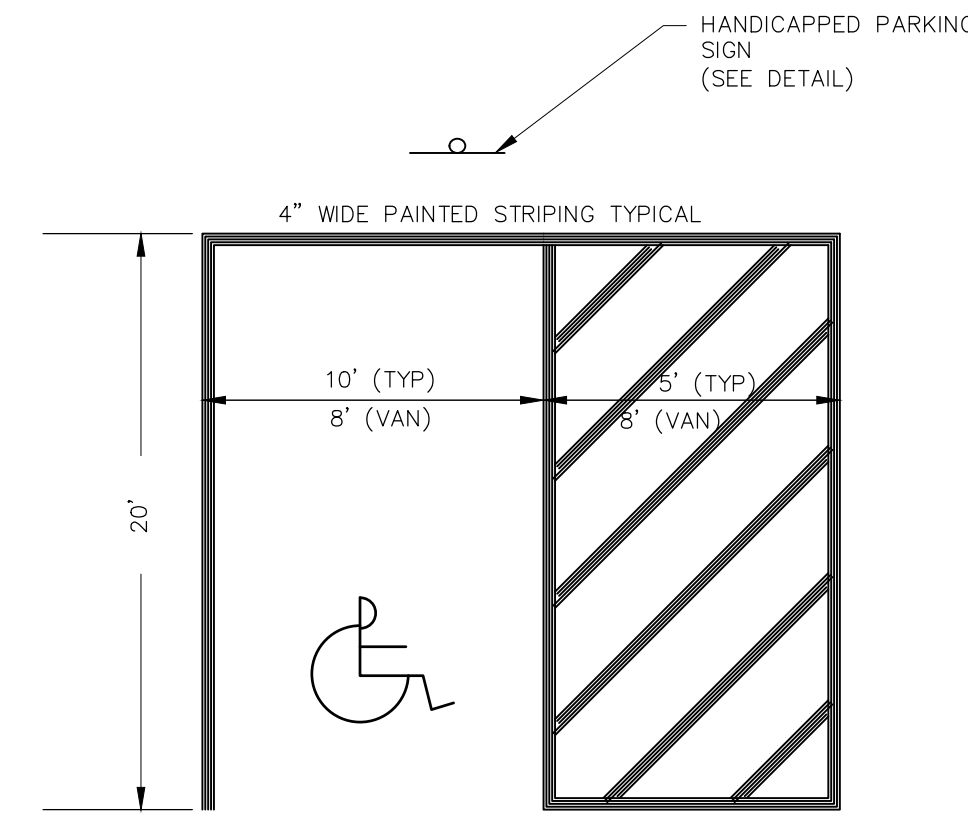
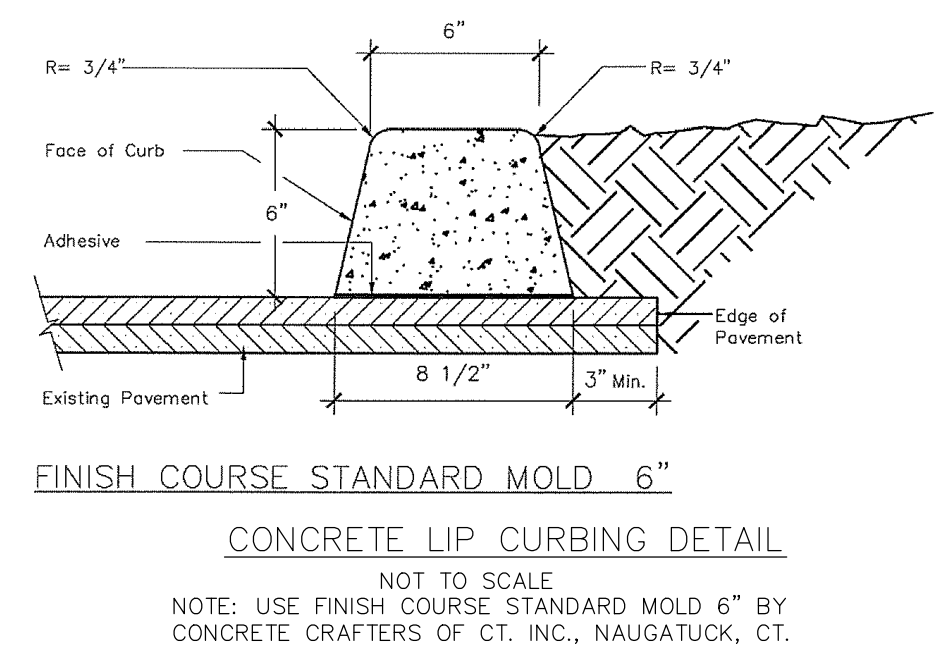
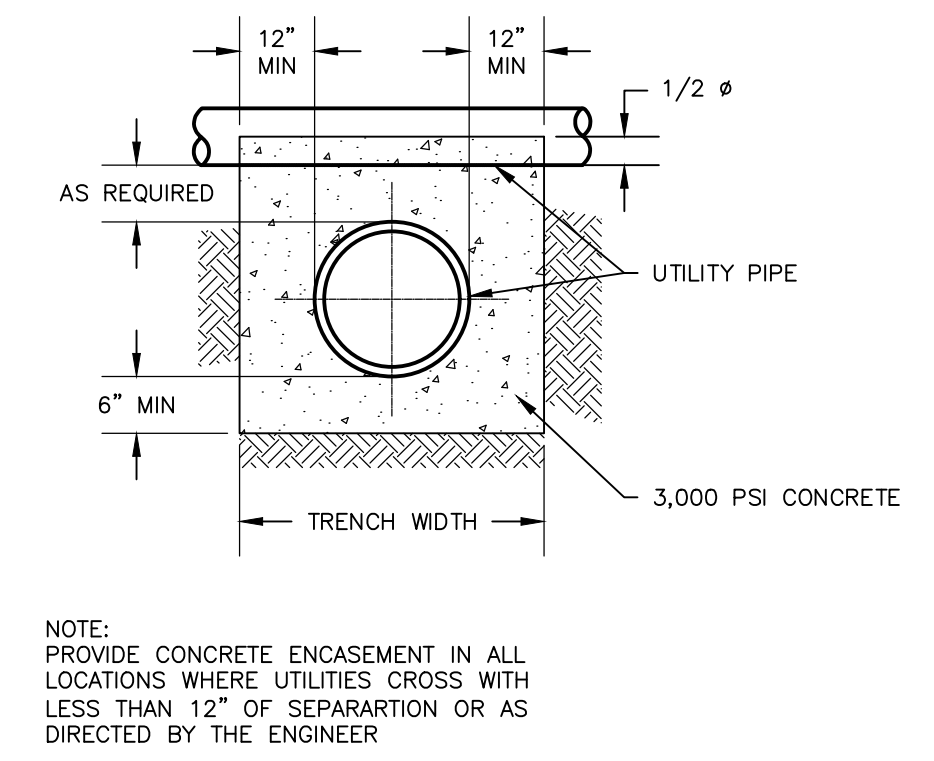
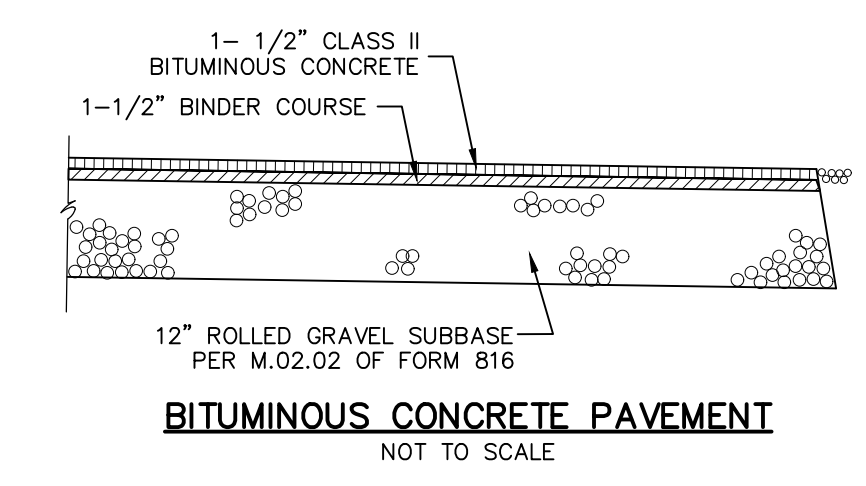
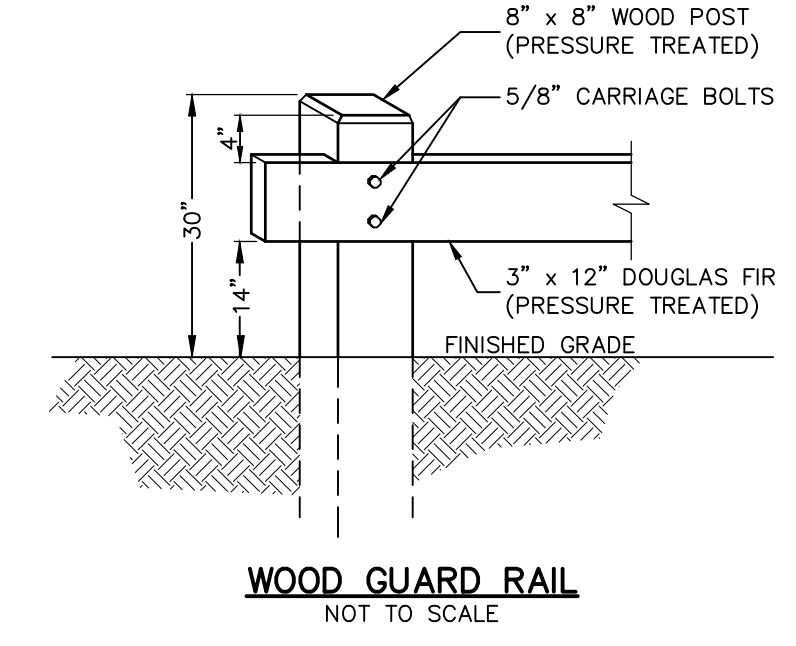
DRAWN BY: J. JOHNSON	TITLE: F-HC FREESTANDING BLOCK COPING WITH FENCE ATTACHMENT	REDI-ROCK 05481 US 31 SOUTH, CHARLEVOIX, MI 48720 (866) 222-6408 ext. 3010 • engineering@redi-rock.com www.redi-rock.com
APPROVED BY:		
DATE: 01/18/17		
SHEET: 2 OF 2	F-FC Coping with Fence Attachment R-Anchor Option 011817.dwg	



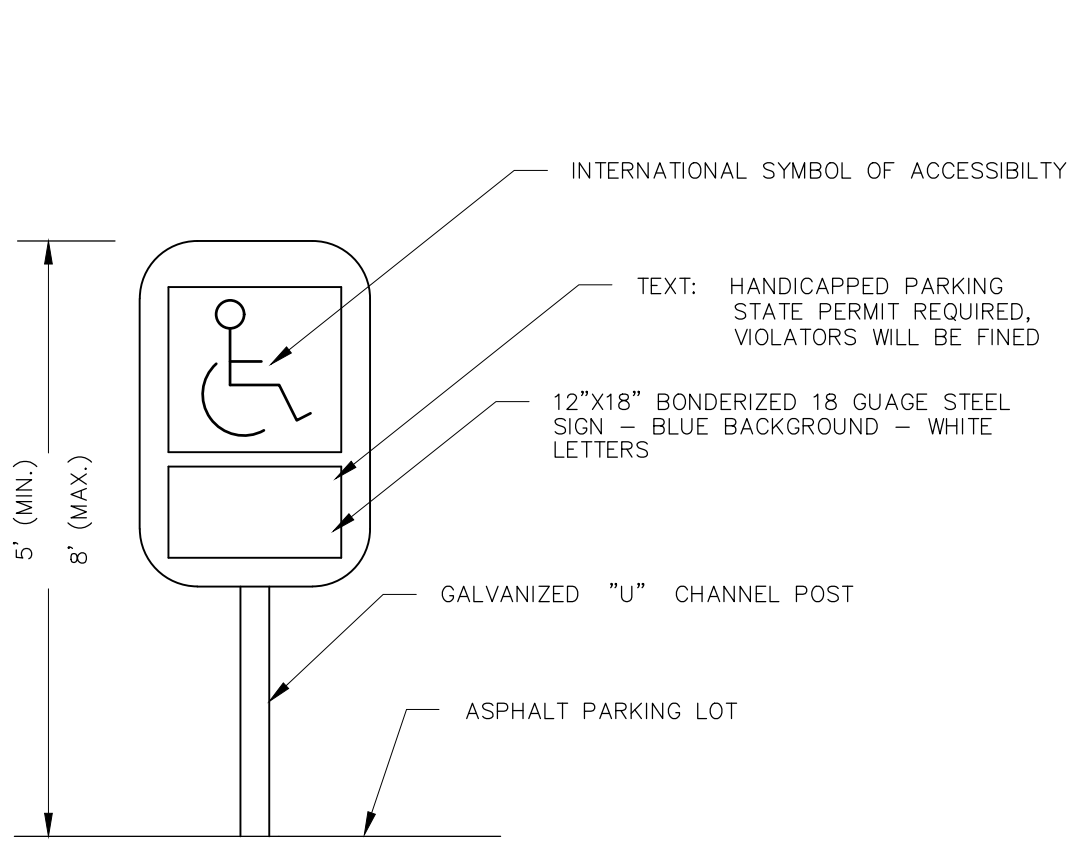
5" CONCRETE SIDEWALK WITH CONCRETE CURBING
 NOT TO SCALE



5" CONCRETE SIDEWALK
 NOT TO SCALE



- NOTES:**
1. VAN ACCESSIBLE SPACES REQUIRE AN 8' SPACE WITH AN 8' HATCHED AREA.
 2. ADJACENT SPACES CAN "SHARE" HATCHED ACCESS AISLES
 3. MAXIMUM SLOPE IN ANY DIRECTION WITHIN PARKING SPACE & HATCHED AREA IS 2%



REVIEWED BY THE TOWN ENGINEER
 FIRST SELECTMAN _____ DATE _____

ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION
 CHAIRMAN OR SECRETARY _____ DATE _____

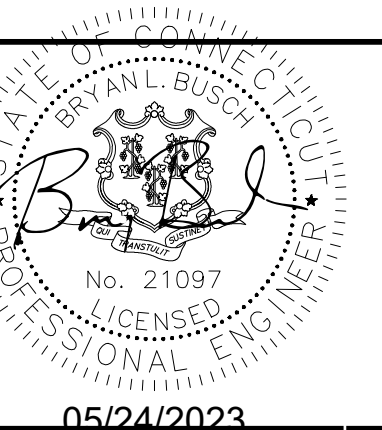
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
 CHAIRMAN OR SECRETARY _____ DATE _____

CONSTRUCTION DETAILS

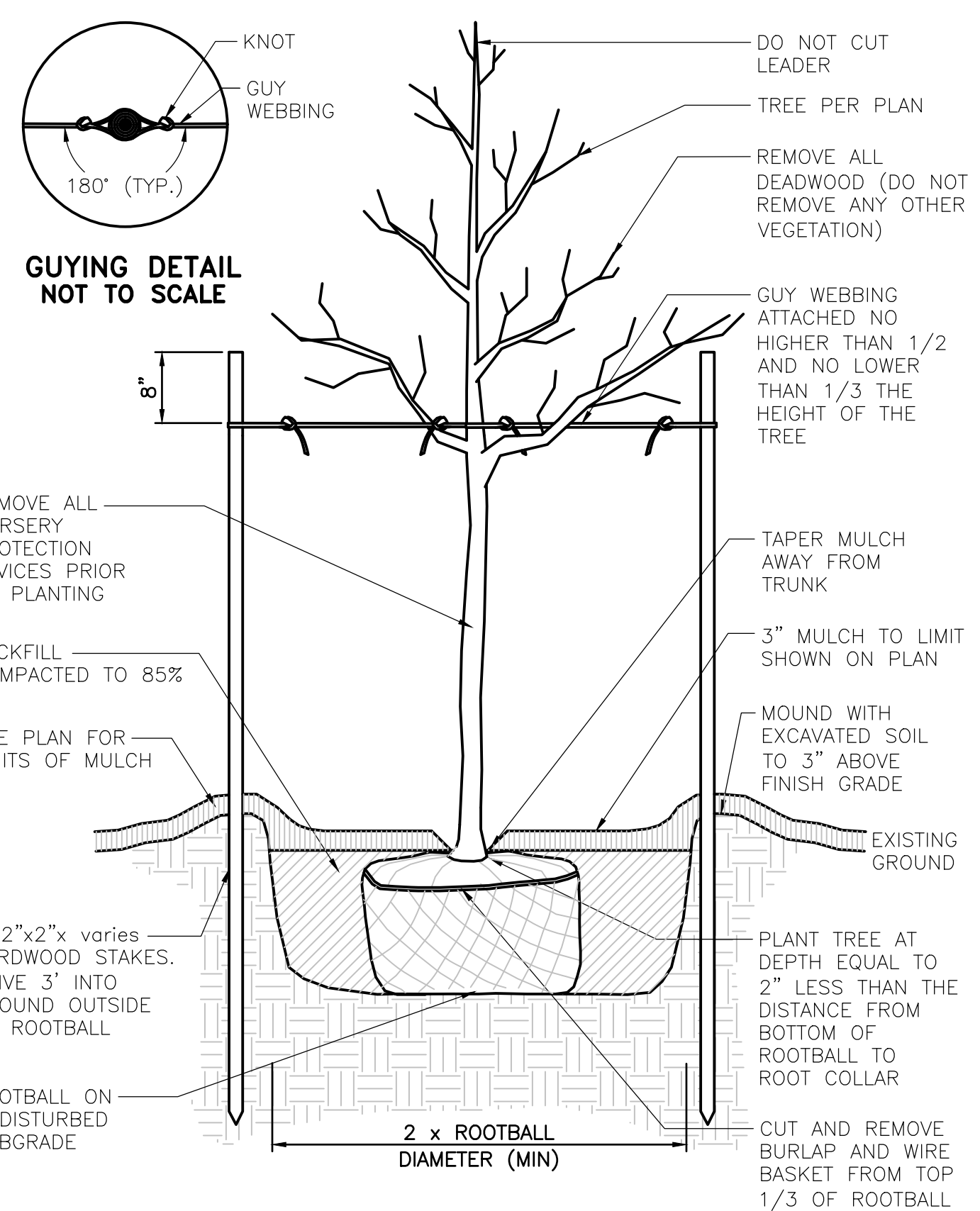
Designed By: PMP	Drawn By: PMP	Checked By: PMP
Issue Date: 05/05/2023	Project No: 080849	Scale: AS NOTED

SITE DEVELOPMENT PLAN
PREPARED FOR:

TOWNSEND
DEVELOPMENT
ASSOCIATES
PROVIDENCE ROAD (RT 6)
BROOKLYN, CT

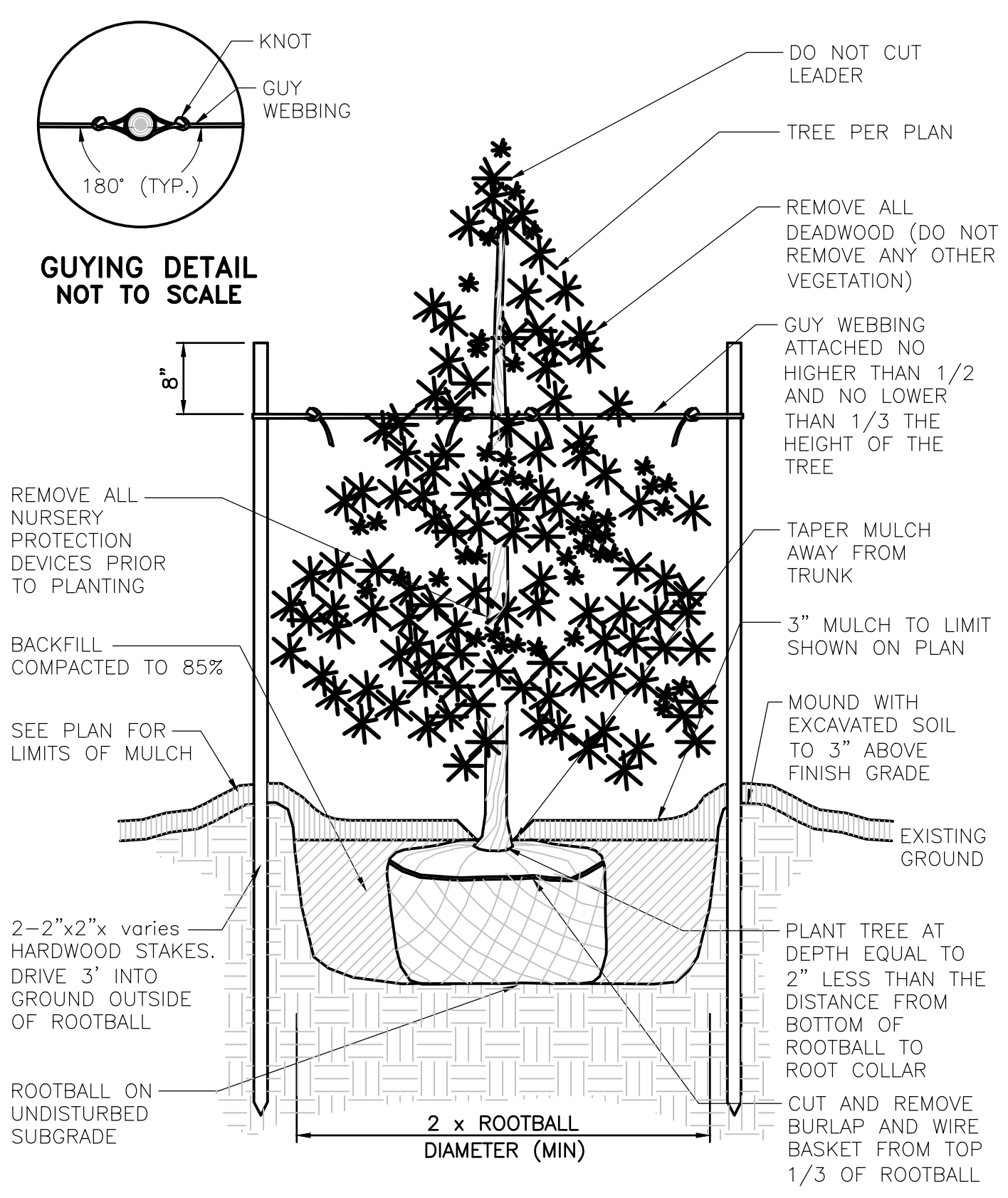


THIS IS A VOUCHER OF LAW FOR THE SERVICES RENDERED HEREIN AND IS NOT VALID UNLESS SIGNED BY THE PROFESSIONAL ENGINEER OR ARCHITECT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. THIS DOCUMENT IS VALID ONLY IF IT BEARS THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. THIS DOCUMENT IS VALID ONLY IF IT BEARS THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. THIS DOCUMENT IS VALID ONLY IF IT BEARS THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR.



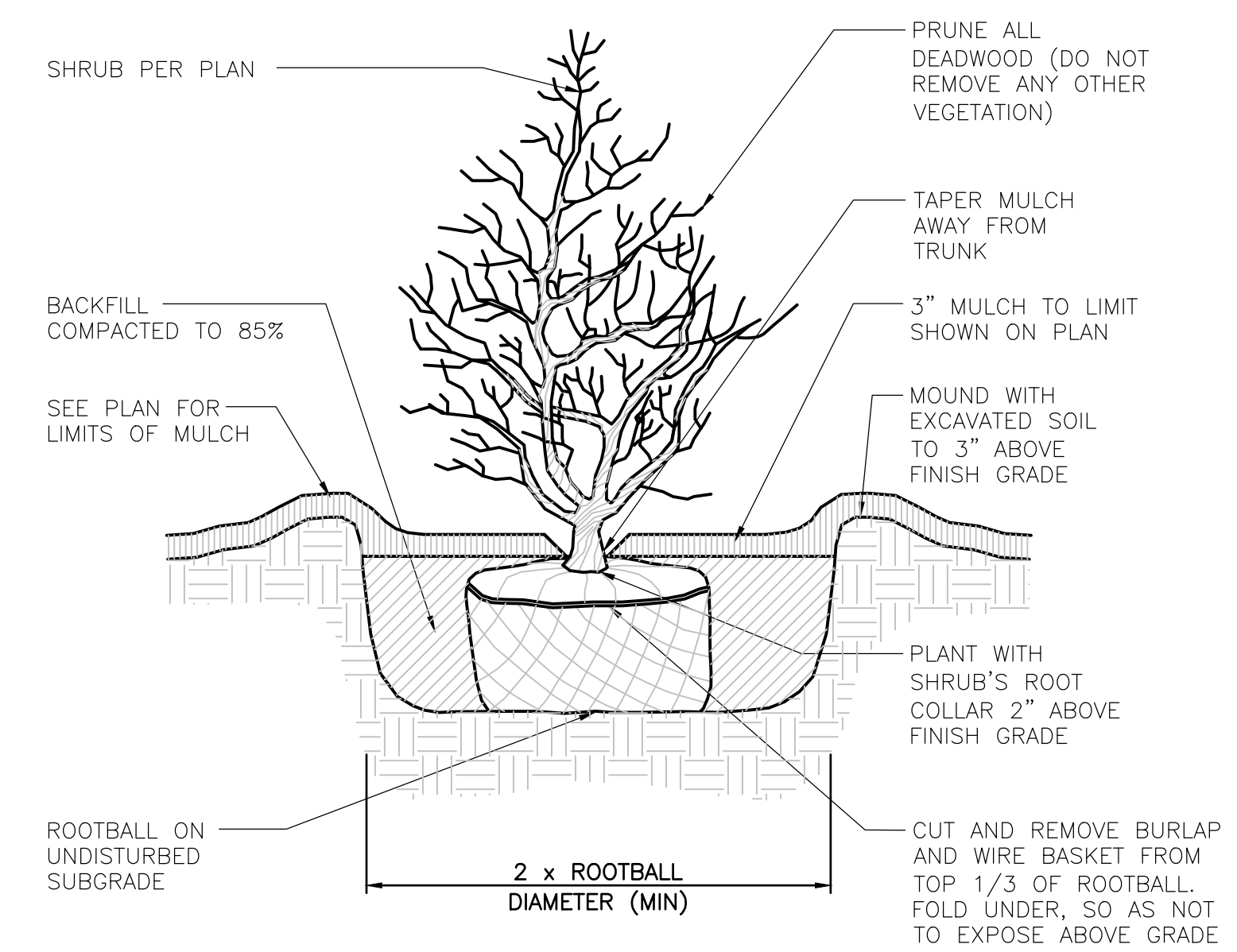
NOTE:
1. AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

DECIDUOUS TREE
STAKING AND PLANTING DETAIL
NOT TO SCALE

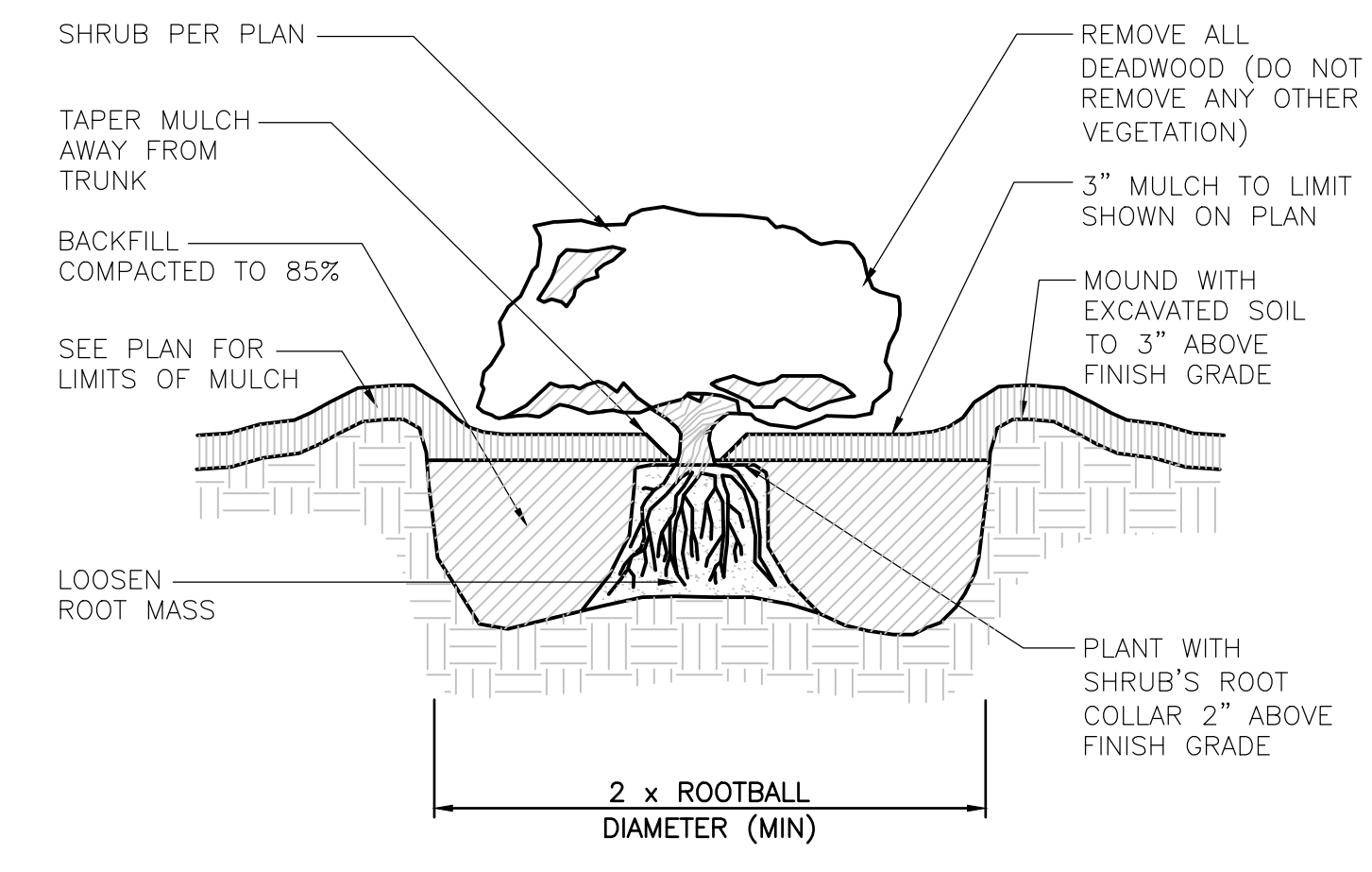


NOTE:
1. AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

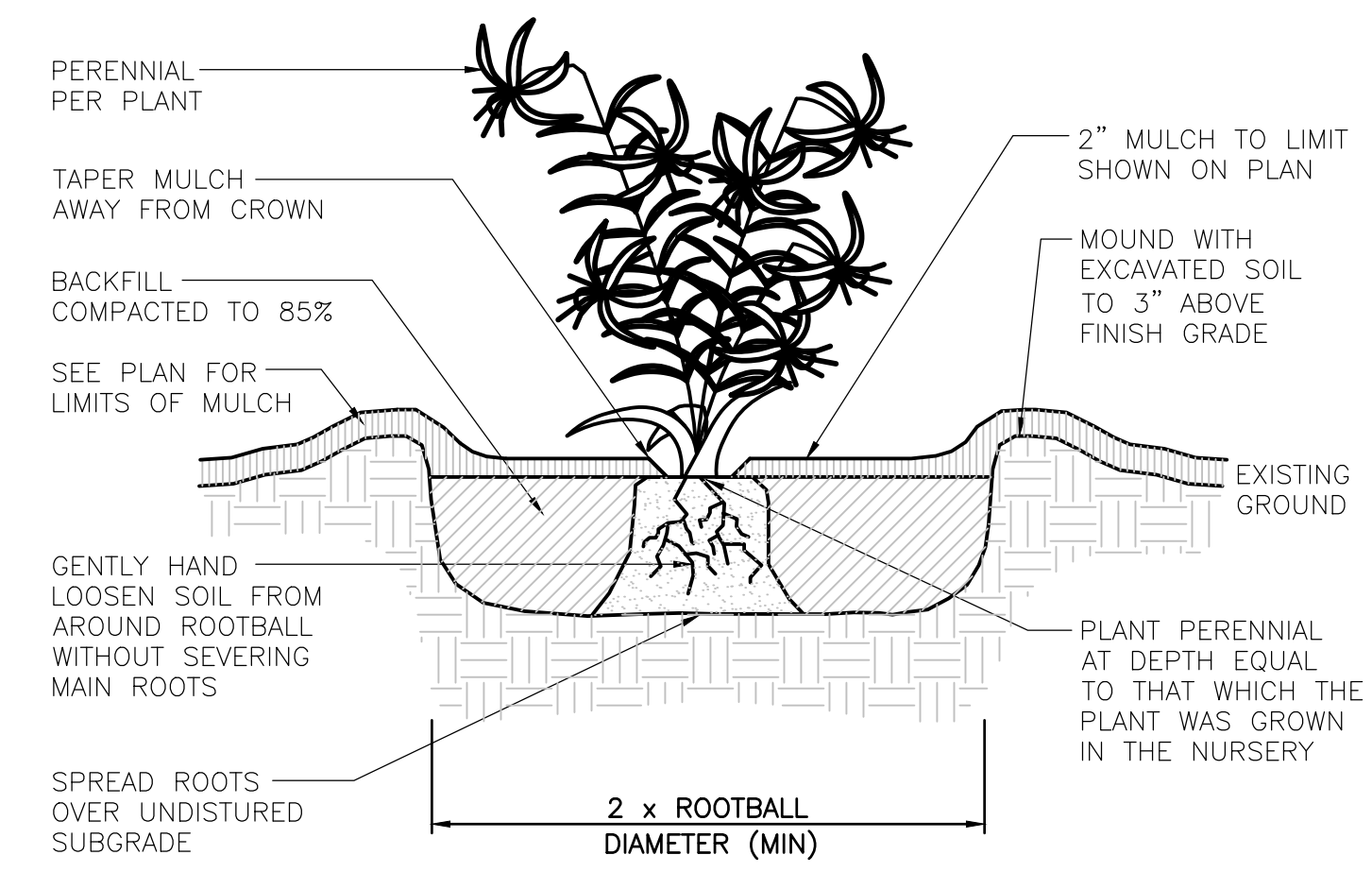
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



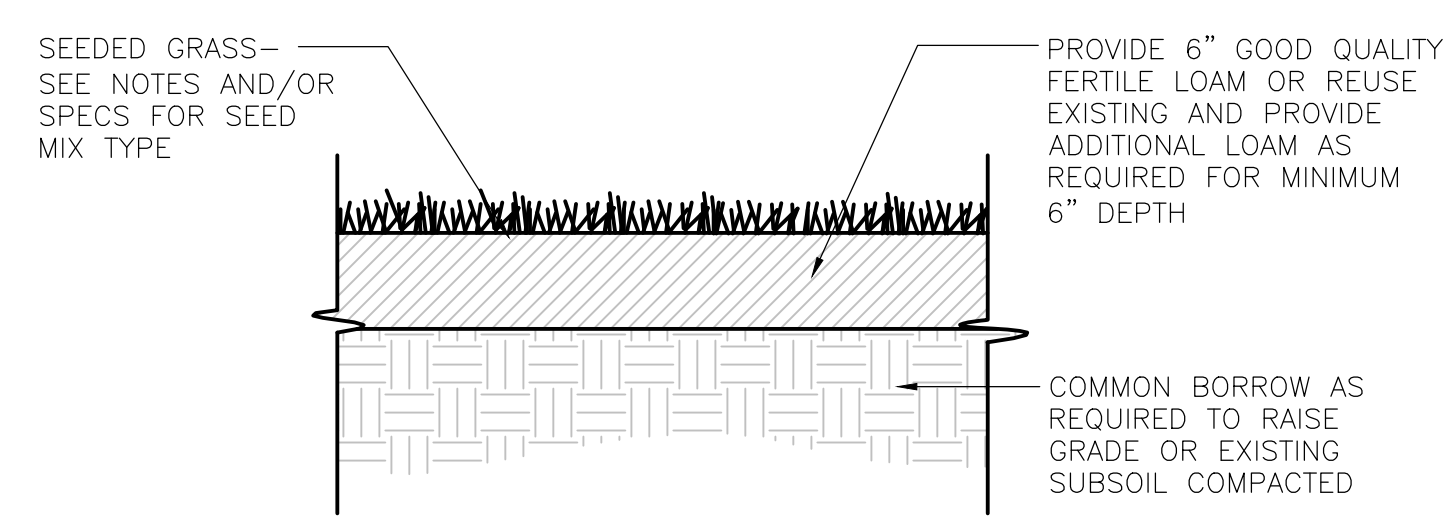
SHRUB PLANTING DETAIL
NOT TO SCALE



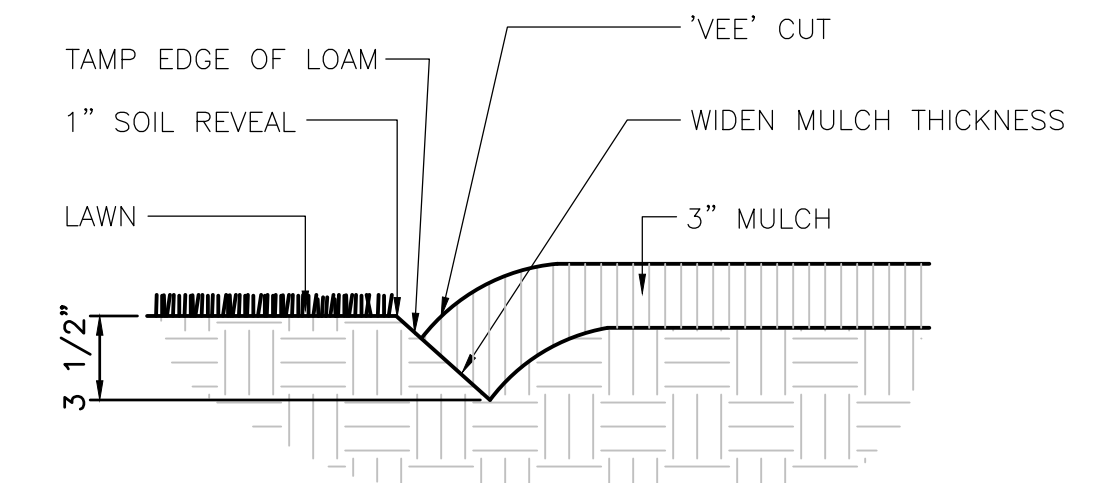
CONTAINER GROWN TREE AND
SHRUB PLANTING DETAIL
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE



LOAM AND SEED DETAIL
NOT TO SCALE



BEDLINE EDGE DETAIL
NOT TO SCALE

- GENERAL NOTES:
- ALL PLANT MATERIAL MUST BE TAGGED IN THE GROUND, AT THE NURSERY BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE COMMERCIALY OBTAINED AND SHALL MEET THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AND ITS AMENDMENTS. PLANT ONLY DURING SEASON NORMAL TO THE PARTICULAR VARIETY. ALL PLANT INSPECTIONS WILL BE AT THE EXPENSE OF THE CONTRACTOR. PERMANENT SEALS WILL BE REQUIRED.
 - COVER ALL PLANTING BEDS WITH 3" SHREDDED HARDWOOD BARK MULCH WITHIN A SEVENTY-TWO HOUR PERIOD AFTER PLANTING. SEE PLAN FOR BED LAYOUT.
 - ALL EXISTING AND PROPOSED TREES SHOWN IN LAWN AREAS SHALL RECEIVE A 6" DIAMETER MULCH BED. MULCH SHALL BE PLACED TO A DEPTH OF 3". REMOVE ALL SOD, ROOTS, STICKS AND STONES PRIOR TO PLACEMENT OF MULCH.
 - ALL PLANT MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE OF LANDSCAPE WORK.
 - STAKE ALL TREES OVER 5' AS SHOWN ON DETAILS.
 - REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
 - THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SITE CLEAN OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE DISPOSED OF IMMEDIATELY TO AN OFF-SITE LOCATION, UNLESS OTHERWISE INDICATED ON THE PLANS.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, AND SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
 - LAYOUT: ALL NOTES AND DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE SQUARE (PARALLEL OR PERPENDICULAR) UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE OWNER/OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS AND/OR IN THE FIELD, OR OF CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED IN THE PLANS.
 - LOAM: LOAM MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE RETAINED AND DISTRIBUTED WITHIN THE SITE IN ACCORDANCE WITH THE LANDSCAPE PLAN. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR UNSUITABLE MATERIALS. ALL EXCESS LOAM SHALL REMAIN ON THE PROPERTY OF THE OWNER. NEW LOAM IF REQUIRED TO PROVIDE THE SPECIFIED DEPTH, SHALL BE A FERTILE, FRIABLE MEDIUM TEXTURED SANDY LOAM FREE OF MATERIAL TOXIC TO HEALTHY PLANT GROWTH. LOAM SHALL ALSO BE FREE OF ALL STUMPS, ROOTS, STONES AND OTHER EXTRANEIOUS MATTER AN INCH (1") OR GREATER IN DIAMETER. THE PH SHALL BE BETWEEN 5.5 AND 7.5 WHEN TESTED.
 - LAWN PREPARATION: REMOVE ALL DEBRIS AND OTHER INORGANIC MATERIALS ON THE PREPARED SUBGRADE, RESHAPE AND DRESS ANY DAMAGED OR ERODED AREA PRIOR TO SPREADING THE LOAM. SCARIFY AND LOOSEN SUBGRADE IN ANY AREAS WHERE COMPACTION MAY HAVE OCCURRED. SPREAD STOCKPILED AND OFF-SITE LOAM ON ALL DISTURBED AREAS TO PRODUCE A DEPTH OF 6". FINE GRADE LOAMED AREAS TO PRODUCE A SMOOTH AND UNBROKEN FINISH GRADE TO THE REQUIRED DEPTH. APPLY A STARTER FERTILIZER (10-20-10) AT A RATE OF 20 LBS. PER 1000 SQUARE FEET AND LIME AT A RATE OF 40 LBS. PER 1000 SQUARE FEET. ONCE SPREAD, THE FERTILIZER AND LIME SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM. THE LOAM SHALL BE ROLLED, AND DEPRESSION SHALL BE TOP DRESSED AND RAKED TO CREATE A SMOOTH SURFACE.
 - PROTECTION OF EXISTING PLANTINGS: MAXIMUM EFFORT SHOULD BE MADE TO SAVE TREE OR OTHER PLANT SPECIMENS WHICH ARE LARGE FOR THEIR SPECIES, RARE TO THE AREA, OR OF SPECIAL HORTICULTURAL OR LANDSCAPE VALUE. CONTACT OWNER/LANDSCAPE ARCHITECT BEFORE REMOVING ANY SPECIMEN OF THIS TYPE UNLESS OTHERWISE NOTED ON THE PLANS. NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF SHRUBS OR TREES DESIGNATED ON THE LANDSCAPE PLAN TO BE RETAINED. PROTECTIVE BARRIERS ARE TO BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF SUPPORTING. THEY SHALL BE OF MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL, SUCH AS SNOW OR SILT FENCE, THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED.
 - PRUNING: THE CONTRACTOR SHALL CAREFULLY PRUNE BRANCHES IN THE WAY OF CONSTRUCTION BY USING ONLY APPROVED METHODS AND TOOLS. THE USE OF AXES FOR TRIMMING OR SPURS FOR CLIMBING WILL NOT BE PERMITTED.
 - EXISTING UTILITIES: IN ACCORDANCE WITH "CALL BEFORE YOU DIG" AT (1-800-922-4455), THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY COMPANIES AND VERIFY UTILITY LINE LOCATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY/ALL UTILITY DAMAGE. RECORD LOCATIONS OF "CALL BEFORE YOU DIG" UTILITY LINE MARKINGS ON PROJECT RECORD DOCUMENTS.
 - DISTURBED AREAS: ANY AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL (OR BETTER) CONDITION BY CONTRACTOR BEFORE COMPLETION OF THE PROJECT, AND ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. ALL GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE YORK RAKED TO REMOVE STONES AND LOAMED AND SEEDED AS PER SPECIFICATIONS.
 - DRAINAGE SYSTEMS: CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEAN-OUT OF ALL CATCH BASINS, MANHOLES, AND/OR OTHER DRAINAGE FEATURES ON THE SITE WHICH HAVE ACCUMULATED SEDIMENT AS A RESULT OF CONSTRUCTION ACTIVITIES.
 - CLEANING: CONTRACTOR IS RESPONSIBLE FOR KEEPING SITE CLEAN OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE DISPOSED OF IMMEDIATELY TO AN OFF-SITE LOCATION, UNLESS OTHERWISE INDICATED ON THE PLAN.
 - PLANT MATERIAL SUBSTITUTIONS: ALL PLANT SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
 - IRRIGATION TO BE PROVIDED ON ALL PLANTING BEDS AND LAWN AREAS. IRRIGATION PLAN BY OTHERS.

No.	Submittal / Revision	App'd.	By	Date

CONSTRUCTION DETAILS

Designed By: PMP	Drawn By: PMP	Checked By: PMP
Issue Date: 05/05/2023	Project No: 080849	Scale: AS NOTED

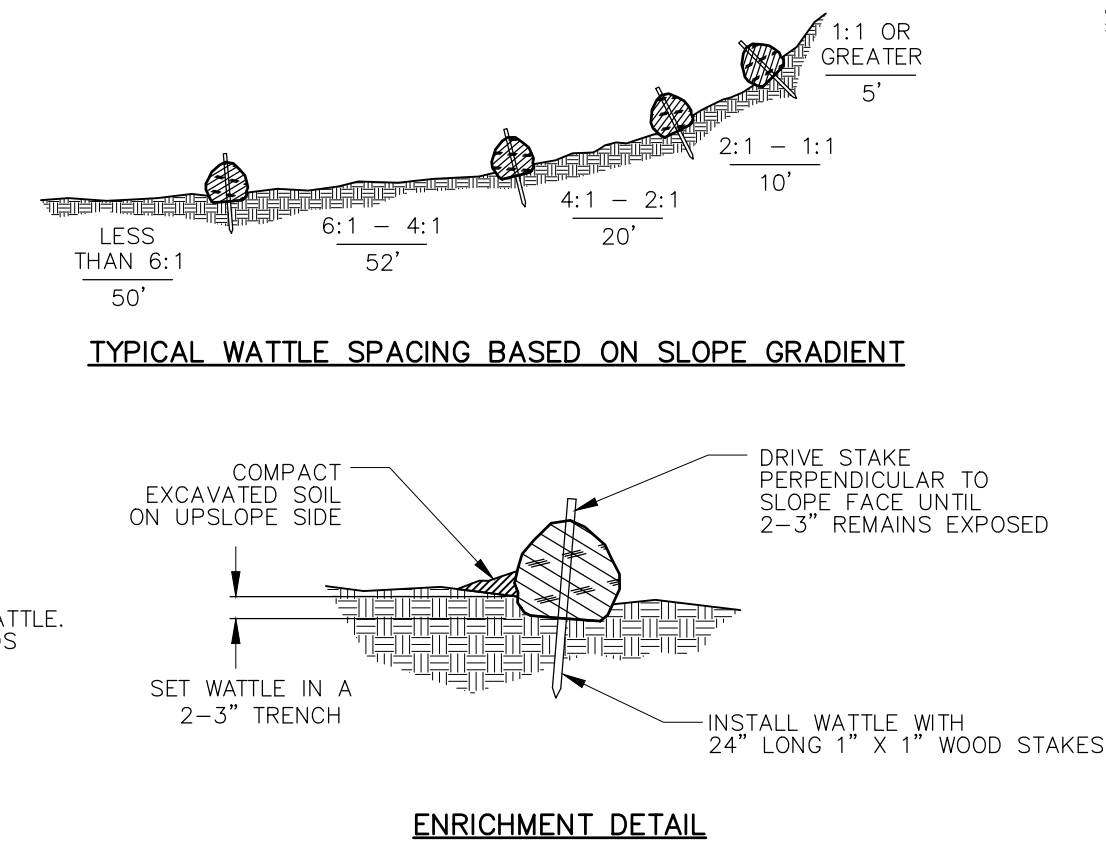
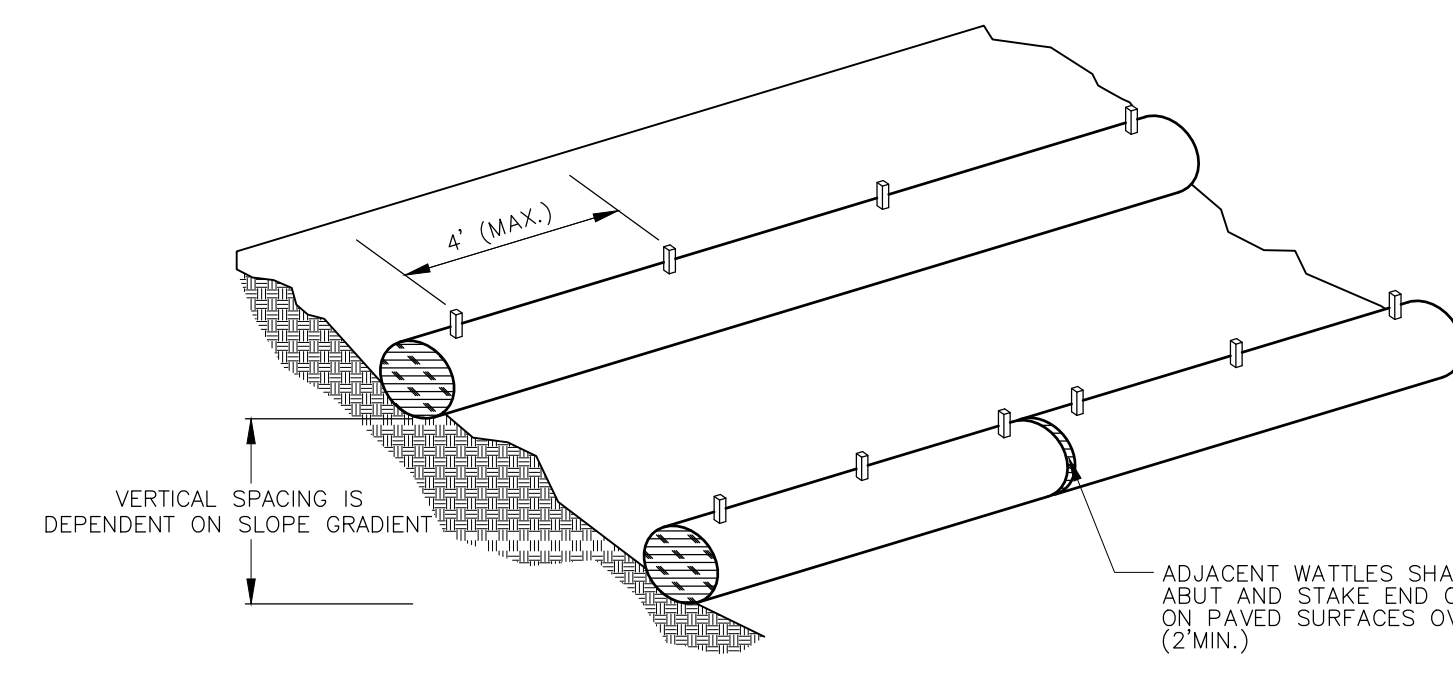
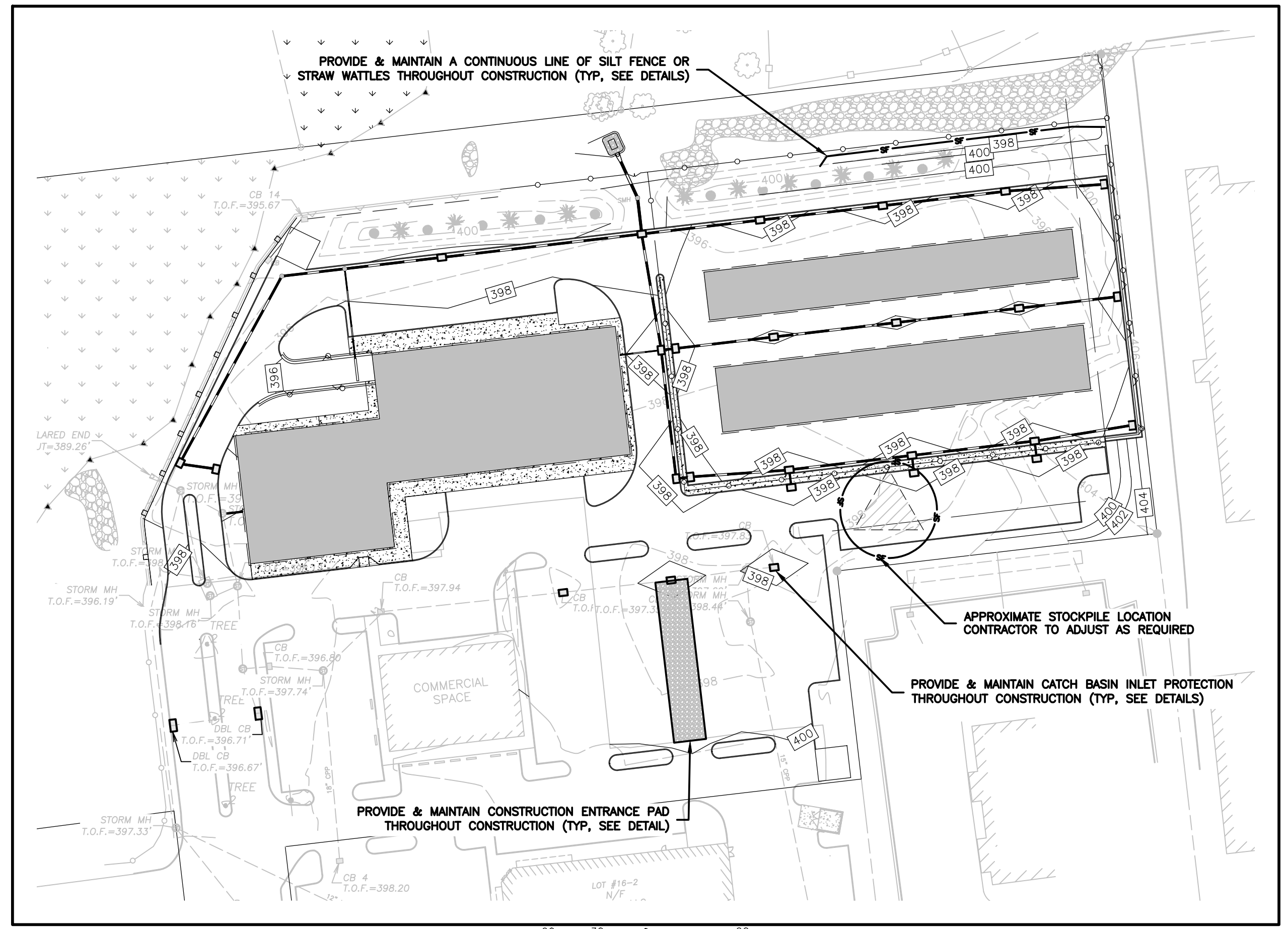
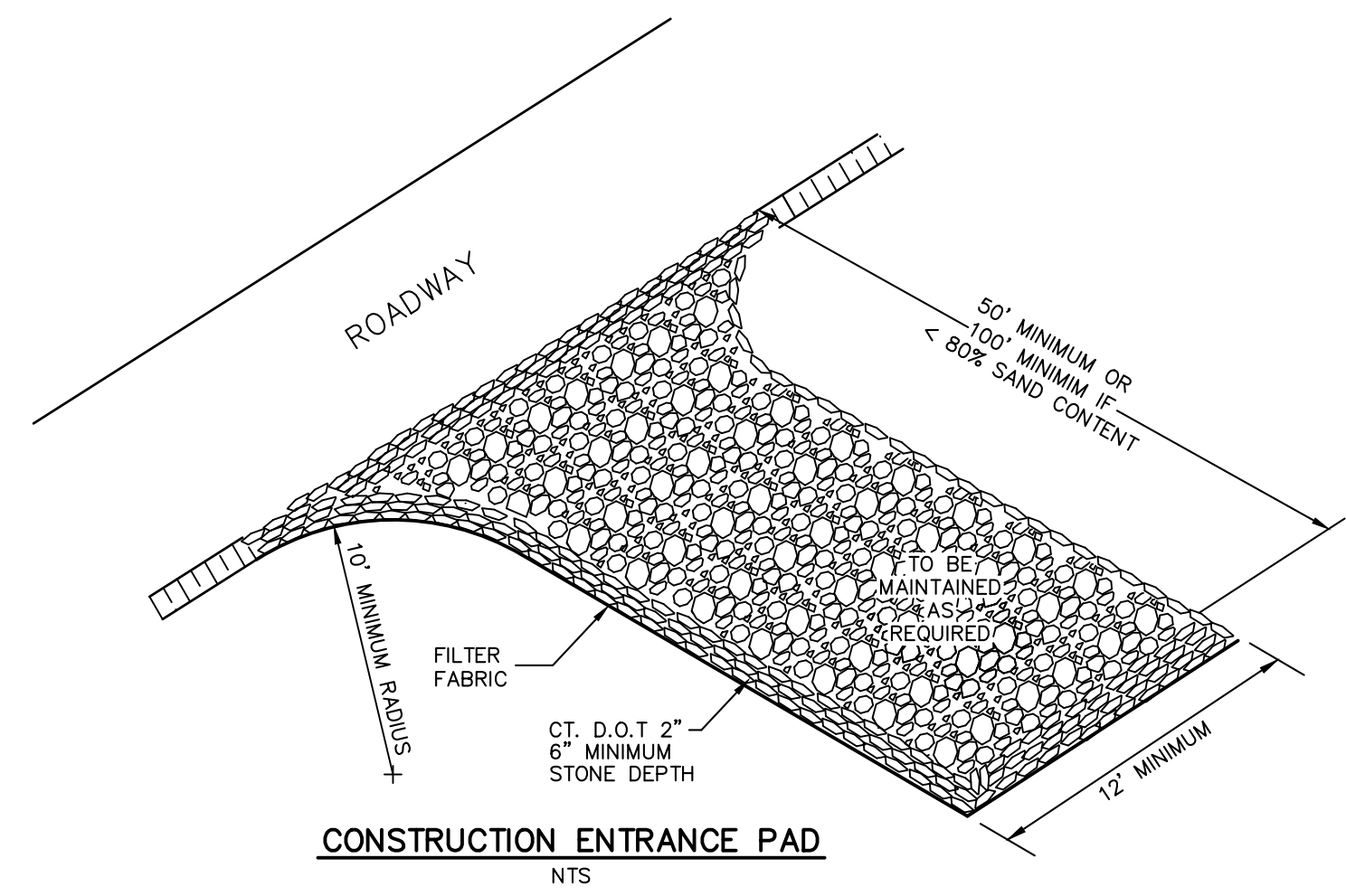
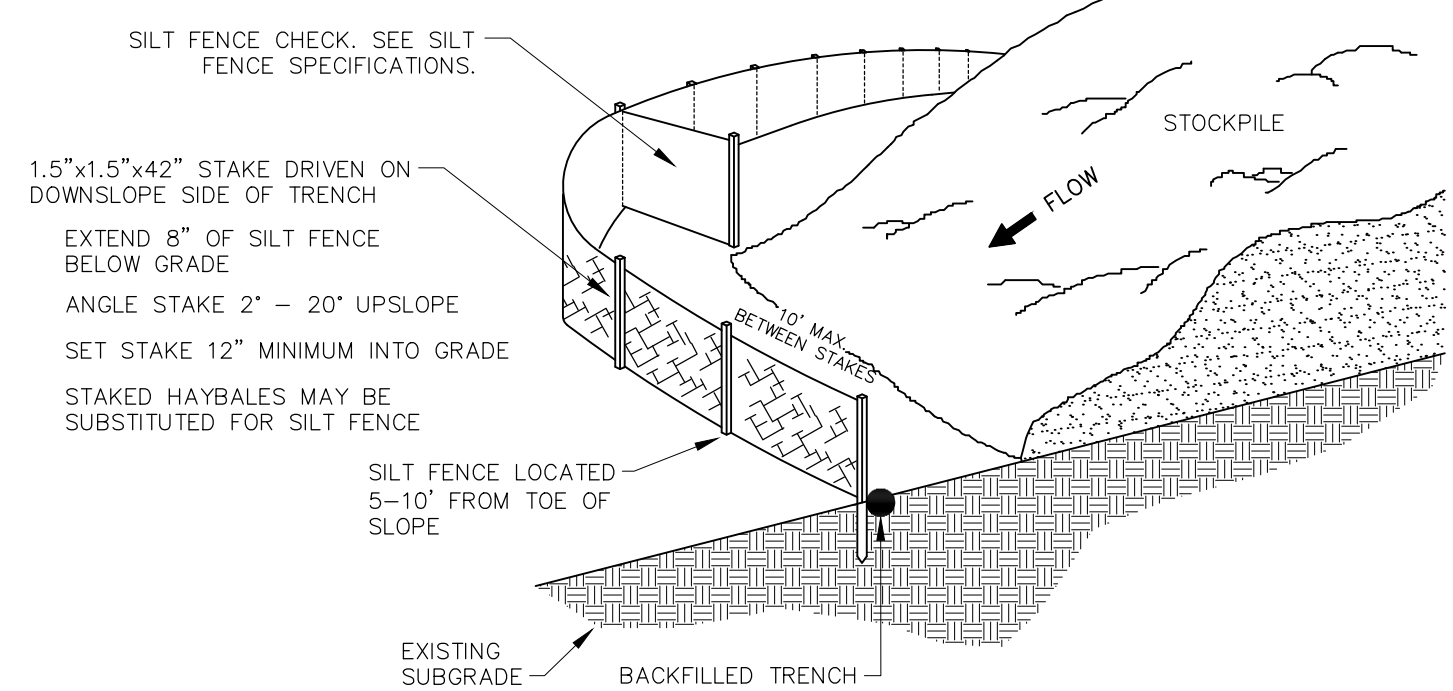
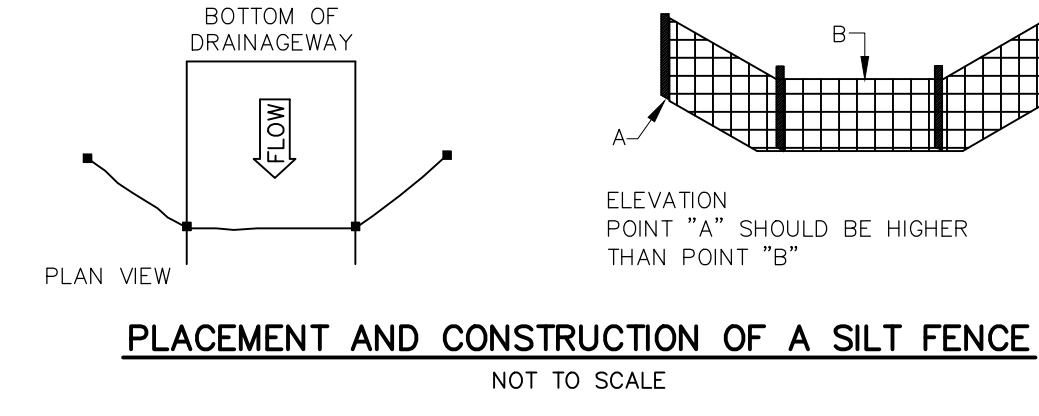
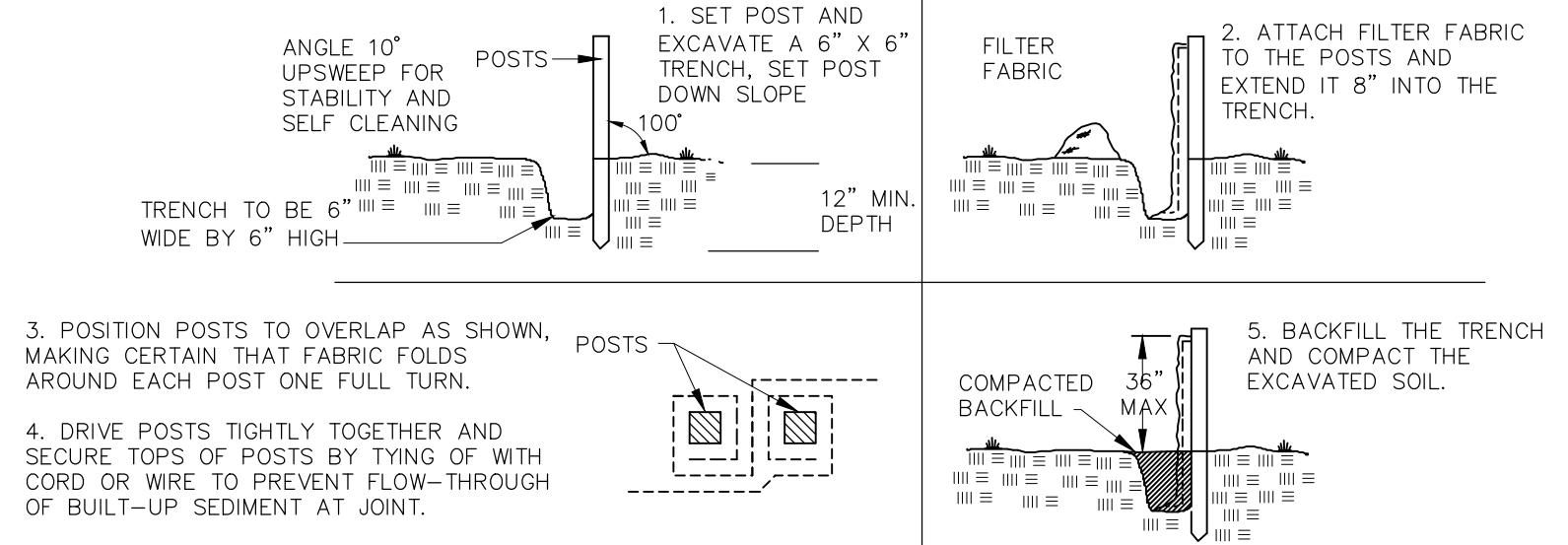
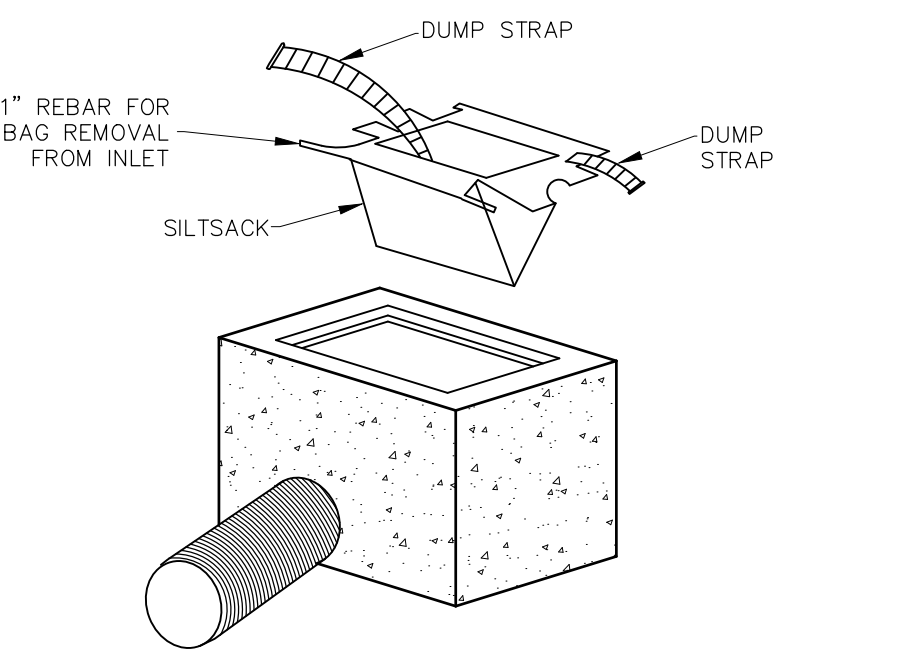
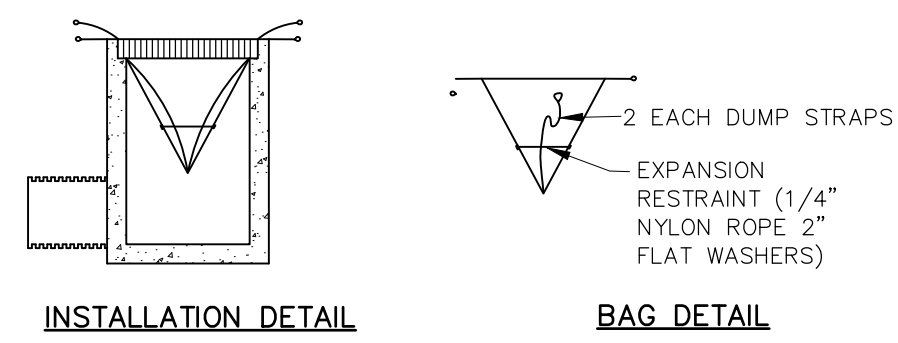
Drawing No.:
12

REVIEWED BY THE TOWN ENGINEER
FIRST SELECTMAN _____ DATE _____

ENDORSED BY THE BROOKLYN
INLAND WETLANDS COMMISSION
CHAIRMAN OR SECRETARY _____ DATE _____

APPROVED BY THE BROOKLYN
PLANNING & ZONING COMMISSION
CHAIRMAN OR SECRETARY _____ DATE _____

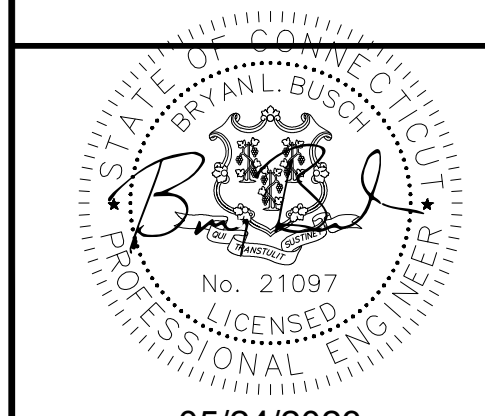
EROSION AND SEDIMENTATION CONTROL DETAILS



- STRAW WATTLE NOTES:**
- BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 - PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT THE SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 - SECURE THE WATTLE WITH 24" LONG STAKES EVERY 3-4' WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLES LEAVING 2-3" OF STAKE EXTENDING ABOVE. THE WATTLE STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
 - SECURE WATTLES PLACED ON PAVED SURFACES WITH SANDBAGS SPACED AT AN INTERVAL SUFFICIENT TO PREVENT MOVEMENT OF WATTLE AND TO ENSURE THAT ENDS OF ADJACENT WATTLES REMAIN TIGHTLY ABUTTED.

STRAW WATTLE INSTALLATION
 NOT TO SCALE

SITE DEVELOPMENT PLAN
 PREPARED FOR:
 TOWNSEND DEVELOPMENT ASSOCIATES
 PROVIDENCE ROAD (RT 6)
 BROOKLYN, CT



05/24/2023
 THIS DOCUMENT IS THE PROPERTY OF THE DESIGNER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR ALTERATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DOCUMENT.

No.	Submittal / Revision	App'd.	By	Date

E&S CONTROL AND STORMWATER MAINTENANCE PLAN

Designed By: PMP	Drawn By: PMP	Checked By: PMP
Issue Date: 05/05/2023	Project No: 080849	Scale: AS NOTED

REVIEWED BY THE TOWN ENGINEER FIRST SELECTMAN DATE	ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION CHAIRMAN OR SECRETARY DATE	APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION CHAIRMAN OR SECRETARY DATE
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NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING SITE PLAN & DRAINAGE REPORT REVIEW

PERTAINING TO A

SPECIAL PERMIT SITE DEVELOPMENT PLAN

(ASSESSOR'S MAP 41, LOT 16)

PROVIDENCE ROAD (ROUTE 6)

BROOKLYN, CT

(July 5, 2023)

The comments contained herein pertain to my review of a set of plans, consisting of fifteen (15) sheets (sheet 15 architectural missing), entitled "Special Permit Site Development Plan Prepared for Townsend Development Associates, LLC, Providence Road (Route 6), Brooklyn, Connecticut, Dated: May 5, 2023, Revised: N/A," prepared by CHA and Drainage Report, dated May 24, 2023, by CHA.

Drawing No. 2 (Sheet 1 of 1) – Improvement Location Plan

1. Are all of the abutting property owners shown on the 2017 plan present today? If not, a new large scale plan or drawing needs to be included in the plan set with current owners, similar to the "inset site installation drawing" included in Drawing No. 13.

Drawing No. 3 – Layout Plan

1. Not all sidewalks shown are dimensioned. All sidewalk widths need to be specified on the plan.
2. If the sidewalk at the south end of the proposed crosswalk is not flush with the pavement, a sidewalk ramp will need to be constructed there and a construction detail provided — see Type 17 on CT DOT "Sheet 6 – Sidewalk Ramps."
3. The layout plan is missing some dimensions for curb radii, tangents, aisle widths, loading zone width, etc. All dimensions need to be shown to be able to call this a true layout plan. Scaling dimensions off the plan where no dimensions are shown is unacceptable as this is prone to reading error and distortion in a paper printing process.
4. The "Commercial Space" building footprint is missing dimensions; however, the "Self Storage" units do have dimensions shown. Add all dimensions to the commercial space.
5. The wood guard rail end treatments on the west side of the development need to be described on this plan or on the Construction Details plan.
6. If the wood guard rail is struck by a vehicle, has the impact to the segmental retaining wall adjacent to the posts been evaluated? The distance a post will be located from the back side of the wall needs to be shown in a construction detail. Furthermore, has the condition of the wall been inspected with respect to the development of this project and in consideration of the traffic (vibration) of heavy construction vehicles travelling close by?

7. If a tractor-trailer truck will be delivering merchandise/supplies to the restaurant and commercial space, a diagram needs to be submitted showing that it can maneuver throughout the site, especially for the 60± foot long loading zone to the rear of the restaurant portion of the proposed building.
8. Will this development be phased construction?

Drawing No. 4 – Grading Plan

1. Elevations need to be shown for the top of wall on each side of the Loading Zone.
2. What does the bold line around the scour hole at the rear of the property represent? This needs to be clarified on the plan.
3. Elevations on the entire top of the existing wall at the west boundary of the property need to be included on the plan.
4. There is inadequate information identifying existing contour lines to evaluate the proposed grading. The plan must be updated to include existing elevations on all existing contour lines and resubmitted for review.

Drawing No. 5 – Drainage Plan

1. Direction of flow arrows need to be included on the plan.

Drawing No. 6 – Utility Plan

1. For the restaurant operation, it is not evident from the plan where a bulk fat/oil/grease (FOG) recovery tank will be located on the site close to the restaurant. This location needs to be added to the plan in an enclosed area.
2. Who is going to be responsible for the maintenance of certain utilities (water, gas, electric, telephone, cable, etc.) on site? If utility companies will be responsible for maintenance and ownership, are easements necessary for their infrastructure on private property? If so, they need to be shown on the plan similar to the sewer maintenance easement.
3. In addition to the Brooklyn Water Pollution Control Authority, has the Killingly Water Pollution Control Authority provided written approval on accepting the additional anticipated sewage flow for from the proposed development?

Drawing No. 9 – Construction Details

1. In the “1,000 Gallon Grease Trap” detail, add a note that it is H2O load rated. Also, show risers at each access opening noting material spec and dimensions. It is not anticipated that buoyancy needs to be taken into account.

Drawing No. 11 – Construction Details

1. The “Depressed Curb Ramp” detail is lacking information in order to construct it. The ramp needs a “landing” and shall be modeled after a Connecticut Department of Transportation

(CT DOT) 48" wide ramp with landing detail drawing that can be found on their "Sheet 1 - Sidewalk Ramps."

2. In the "Typical Cross Section for Matching Existing and Proposed Pavement," the thickness of the new pavement is shown to be 3¼". Is this correct, as I have never ever seen pavement thickness called out to the quarter (1/4) inch? Incidentally, in the "Bituminous Concrete Pavement" detail, the total pavement thickness is only three (3) inches. Which detail is correct?
3. Any reference to State of Connecticut Department of Transportation Form 816 shall be changed to the most recent publication, Form 818.
4. In the "Concrete Encasement" detail, the length of concrete encasement on each side of the centerline of the crossing needs to be specified.
5. In the "Wood Guard Rail" detail, the depth of bury of the wood post needs to be specified as well as typical spacing between posts. Also, metal fasteners need to be specified as stainless steel.
6. Termination ends of the guard rail need to be shown in a construction detail.
7. There is a "Finish Course Standard Mold 6" Concrete Lip Curbing Detail" on this plan sheet, however, where this is located is not shown on any of the site plans. Where is this used? If it is not used it should be removed.

Drawing No. 13 – E&S Control and Stormwater Maintenance Plan

1. Any reference to State of CT DOT Form 816 shall be changed to the most recent publication, Form 818.
2. Straw wattles need to be installed in a shallow trench due to their light weight, which minimizes movement from heavy rain. Furthermore, the contractor responsible for digging the trench may neglect to dig the trench and will result in an improper installation. To avoid this and for better sediment control, replace straw wattles with silt socks, which are heavier and do not require a shallow trench to install but do need to be staked when installed on a bed of earth, and revise the detail and inset site installation drawing to reflect this.
3. The "construction entrance pad" location in the site inset drawing is unacceptable. It is in conflict with traffic movements generated by the existing pharmacy (Lot 16-2) and existing commercial space. Movement of heavy equipment to and from the construction site presents a safety hazard, accumulation of site debris (mud, rocks, etc.) that have the potential to damage customer vehicles, has a tight if not undoable turning egress movement, and poses an impediment to active businesses. The construction entrance needs to be relocated to the paved driveway with a center island along the west boundary line of the site to be developed to minimize these impacts as much as possible.

Drainage Report

1. No comments.

By: *Syl Pauley, Jr., P.E.*

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

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date 11/14/22

Application #SP 22-006
Check # _____

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Mindy J. Delp Phone 203-577-8788
Mailing Address 481 Pomfret Road, Brooklyn, CT 06834 Phone _____

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

Name of Attorney _____
Address _____
Phone _____ Fax _____

Property location/address 481 Pomfret Road, Brooklyn, CT 06834
Map# 27 Lot# 4 Zone RA/Scenic Total Acres 3 acres
Sewage Disposal: Private Public Existing _____ Proposed _____
Water: Private Public Existing _____ Proposed _____

Proposed Activity Retail shop selling locally made craft items.
State Route Business Enterprise

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 _____
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: Mindy J. Delp Date 8/1/22

Owner: Mindy J. Delp Date 8/1/22

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

November 1, 2022

To the Planning and Zoning Commission;

I am writing a letter to express my desire to open a craft shop, to be housed in an existing historic outbuilding on my property. I believe I've read all the relevant parts of the Zoning regulations that apply and that I was referred to in order to write this proposal, and will address them below. But before I get to that, I would like to give you a more general overview of the intent of this project.

As a craftsman, I am only too well aware of how difficult it is to make any kind of a living doing craft. Most galleries take a significant amount of the selling price of your work, up to and including 50%, in exchange for allowing you to show your work in their shop. Thus you need to price items high in order to make money, and that of course in turn reduces the probability that you will sell them at all. Making a living wage as a craftsman is very difficult.

With that in mind, my intent for this craft shop is threefold:

1. This venture is a labor of love, and the primary intent is to help other local artisans in the area to recoup most of the value of their sales. Since I own and run another business that supports me, I don't need to make money via the craft shop beyond what it takes to pay for utilities for it; therefore I plan to take very little, if any, commission on articles that I sell, which is highly uncommon. In this way, the local artisans that show and sell their work at my shop will be able to keep all or most of the money the sale of their wares generates.
2. Having moved to this area fairly recently, I would like to connect and possibly collaborate with other local artisans,
3. Having a craft shop is a lifelong dream of mine, one that I can finally realize now that I am retired from a full time job.

I will be selling primarily quilts and other quilted items (eg, table runners; wall hangings) and also handmade one-of-a-kind jewelry. Other artisans who have expressed their interest to me in displaying their work include a woodworker, a potter, a knitter, and a painter.

I should also mention that another outbuilding on my property, adjacent to the one I am proposing here for use, was previously approved for use and issued a Special Permit as an art gallery by Normand Chartier, for the production, display, and sale of paintings. (He did not, however, register the permit). Although some of the details of his previously submitted site plan, like the width of the driveway, were inaccurate, the rest of the diagram sketch of the property layout he provided to the Planning and Zoning Commission is accurate and remains the same. (See pages 6-9). Also, for a better physical perspective of the building here proposed for a craft shop, please refer to pages 10 and 11, which show the building previously used as Norm's art gallery and the adjacent building that I am proposing here for my use.

I'll try to address the relevant items in the Brooklyn Zoning Regulations that I was directed to in my previous email correspondences with persons in the Zoning and Planning office. Having read the regulations, it seems Section 6.B, State Route Business Enterprise, and 5.A, Scenic Route Overlay Zone are most applicable to the project I am proposing,

Section 6.B.2 State Route Business Enterprise

Section 6.B.2.1.

1. My property is located at 481 Pomfret Road, which is Scenic Highway Route 169.
2. This section shall only authorize the following uses:
 - a. Adult Day Care Center
 - b. Art Studio
 - c. Antiques Sales
 - d. Craftsperson, including accessory sales of craft items created by the craftsperson**
 - e. Offices, Business or Administrative

Section 6.B.2.2

1. Establishment of a State Route Business Enterprise requires granting of a Special Permit by the Commission in accordance with Section 9.D of these regulations. (See below)

Section 9.D.3.1

9.D.3. SUBMISSION REQUIREMENTS 1. Each application for a Special Permit shall be accompanied by a complete Site Plan application in accordance with Section 9.C **unless the Zoning Enforcement Officer finds that there are no physical changes proposed to the site or any building or structure and the submission of a Site Plan application is not necessary for the Commission to evaluate the proposal. I additionally request a waiver of the site plan requirement in accordance with Section 9.D.3.5**

Nothing about the property or buildings has changed since Normand Chartier's site plan for the adjacent building was approved. Further, the only physical change proposed herein to the site is the sign attached to the building, so I'd like to suggest that this site and building is in compliance with the above section such that a site plan will not be necessary for the Commission to evaluate this proposal. If the Commission feels that attaching a sign to the building is in fact enough of a physical change to necessitate a Site Plan, then I propose to paint the Barn Quilt **directly on the building**

Section 6.B.2.3

1. "State Route Business Enterprises shall be limited to a gross floor area not to exceed 2400 square feet per lot".

This permit application is submitted for use of a building measuring 30 feet long X 23 feet wide (total 690 square feet) of which 11 feet X 14 ½ feet (total 159.5 feet) is a workroom and not a part of the shop per se. Whether including the workroom or not, the building in question is far less than the allowable 2400 square feet.

2. "State Route Business Enterprises shall:
 - a. maintain the residential character of the buildings and the lot and the neighborhood
 - b. be developed in a manner that will minimize the conflict of such use with the surrounding residential uses and its cultural and historical heritage
 - c. not negatively impact the value of surrounding residential property."

Since there will be no changes to the exterior of the building or the lot, it will maintain it's current cultural and historical heritage; there should be no conflict with the surrounding residential uses. Regarding the cultural and historical heritage, the building was constructed in the early 1800's (there is some question as to whether it was in 1803, when the highways in this part of Connecticut were incorporated, or in 1809, which the plaque on the building states). While the exterior of the building is not changing, the interior development of the building has been greatly improved for functional use, including replacing the wet basement dirt floor with a poured concrete floor and drainage system, and installing mini-splits for temperature regulation (both heat and cooling).

3. There will be no change in lot size, shape or dimension due to proposed use.
4. In order to accommodate the required "buffer 50 feet in width", the proposed parking area will be the area labeled **P** in the diagram on page 9.
5. A craft shop typically doesn't draw many customers; I doubt there would ever be more than one or 2 cars present at a time. There should be no impact on or impediment to vehicular traffic in the public roadway.
6. I anticipate the shop will be open from 10:00 am to 5:00 pm, on Saturday and Sunday, and possibly one or two weekdays if demand dictates. I also anticipate that the shop will be open each year beginning in May and ending in October, with a possible "pop up" date in November to attract Christmas gift customers. These proposed hours and dates are flexible, pending the Zoning Commission's recommendations.

Addressing other relevant sections of the Brooklyn Zoning Regulations:

Section 5.A, Scenic Route 169 Overlay Zone

5.A.1 – The proposed shop qualifies as a State Route Business Enterprise in accordance with Section 6.B.2.d, “Craftsperson including accessory sales of craft items created by the craftsperson”. Although I expect to make many of the items that will be offered for sale (jewelry, quilts, and pottery), since the primary goal of the proposed shop is to help other local craftspersons support their businesses this proposal requests permission for craft items created by craftspersons other than myself to be sold also.

5.A.2 – The proposed shop will be housed in a building that is visible from Route 169.

5.A.3 – Permitted uses within the Scenic Route 169 Overlay Zone are the same as those allowed in section 3.C; in this case 3.C.2.6 State Route Business Enterprise in accordance with Section 6.B.2. Also re: 3.C.3.2.1: there is sufficient room for approximately 2 off street parking spaces.

5.A.4 – The building in question has existed on site, as is, since the early 1800’s; no changes to the exterior of the building are proposed except for a “Barn Quilt” sign. These signs are quite common in Lancaster, Pennsylvania where I lived before moving to Connecticut, and are used to decorate old buildings and barns. (See example see illustrations, pages 12-15). As you can see from the old barns in the illustrations, having a quilt sign on this old building would be quite in keeping with the historic character of this 1800’s building.

5.A.5.1-5 – There will be no changes to the orientation or layout of the building, open space surrounding the building, a nearby significant mature magnolia tree or any of the many stone walls currently present on the property.

5.A.5.6 -There will only be 1 exterior sign, and as described elsewhere in this application, it will be a barn quilt and be very much compatible with the old building it will be on.

5.A.5.12 – The Barn Quilt sign will be painted on wood.

Since there is no part of Section 7 describing sign regulations in the State Route Business Enterprise Zone or Scenic Route 169 Overlay Zone, it seems appropriate to follow the guidelines set forth in Section 7.A.3.

7.A.3.3. NEIGHBORHOOD BUSINESS ZONE / RESTRICTED BUSINESS ZONE:

- a. Wall Sign - Wall signs shall be permitted provided that: a. The aggregate area of all wall signs shall not exceed one (1) square foot per lineal foot of facade upon which it is attached.

- b. Such signs are mounted to the wall (roofs and overhangs not included).
- c. Such signs are mounted parallel to the face of the building with no part thereof (including any illuminating devices) projecting more than 12 inches beyond the face of the building.
- d. No such sign shall extend or project higher than the wall upon which it is located.

The proposed quilt wall sign will be in compliance with all these requirements; the size of the quilt wall sign will be approximately 5 ft x 5 ft, or 25 square feet, which is well within the restricted size for the facade it will be attached to, which measures 30 lineal feet long x 1 ½ stories high. (See pages 12-15 for examples of Barn Quilts.) There is currently no plan for illuminating the sign.

Finally, I've included in this proposal some examples of my own work that would be sold in the shop, both jewelry (pg 16) and small quilts for use as warm throw blankets or wall hangings (pgs 17-20).

Thank you for your time and consideration, and I look forward to your response to this proposal, and to the next steps to make this hope a reality.

Normand

TOWN OF BROOKLYN

Chartiers

PLANNING AND ZONING COMMISSION

original application

for art studio/gallery

APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY

APPLICATION NUMBER PR 97.6

DATE OF PRE-APPLICATION APPROVAL _____

DAY OF RECEIPT _____ MAD _____

FEE \$100 CHECK # 2857

RECEIVED FROM N. CHARTIER

APPLICANT: Normand L. Chartier PHONE: 779-1104
 ADDRESS: 481 Pomfret Rd. (Rt. 169)
Brooklyn, CT 06234
 OWNER: SAME PHONE: _____

PROPERTY LOCATION: 481 POMFRET RT (RT. 169)
 MAP: #27 LOT: 4 ZONE: R/A
 PROPOSED ACTIVITY: SEASONAL, PART TIME,
ART GALLERY

IF CHANGE OF USE, PREVIOUS USE: VACANT OLD BARN
 AREA OF PROPOSED STRUCTURE(S) OR EXPANSION: _____

UTILITIES: SEPTIC ON SITE MUNICIPAL
 WATER PRIVATE WELL CRYSTAL WATER

DOES APPLICATION REQUIRE A SPECIAL PERMIT? No
 VARIANCES OBTAINED: NONE
 DATE: _____ COMMENTS: _____

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT 06234

HOME OCCUPATION PERMIT

PERMIT # ZR SPR-97-6 DATE 2 JULY 97
APPLICANT'S NAME NORMAN CHARTIER PHONE 779-1104
ADDRESS 481 POMFRET ROAD
OWNER OF LAND SAME PHONE SAME
ADDRESS SAME
STREET LOCATION OF PROPERTY SAME
PROPOSED ACTIVITY SEASONAL, PART-TIME ART
GALLERY

If landowner and applicant are not the same, written permission of the landowner must be obtained and attached.

If approved, this occupation must be carried on according to the definition of Home Occupation as it appears in Section 4. Definitions in the Zoning Regulations of the Town of Brooklyn.

THIS BOX FOR OFFICE USE ONLY

APPROVED _____ DISAPPROVED _____ DATE _____

REASON FOR DISAPPROVAL _____

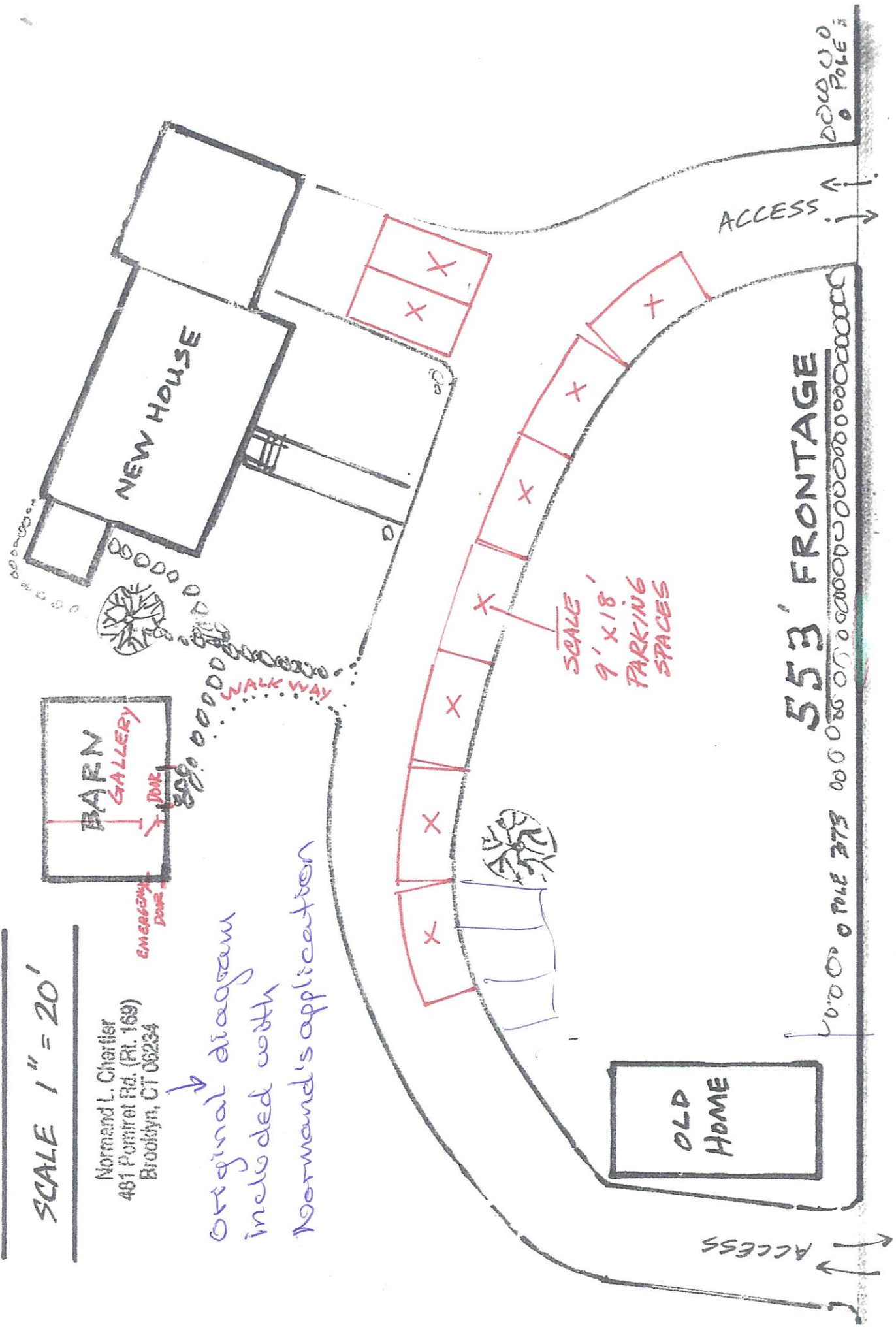
MAP _____ LOT _____ ZONE _____

ZONING ENFORCEMENT OFFICER

SCALE 1" = 20'

Normand L. Chartier
481 Pomfret Rd. (Rt. 169)
Brooklyn, CT 06234

original diagram
included with
Normand's application



ROUTE 169
-8-

Revised Diagram

This barn was

Arziesky Norm
Endarter's Arts
Studio

SCALE 1" = 20'

Original Normand L. Chartier
481 Pommet Rd. (Rt. 169)
Brooklyn, CT 06234
by:

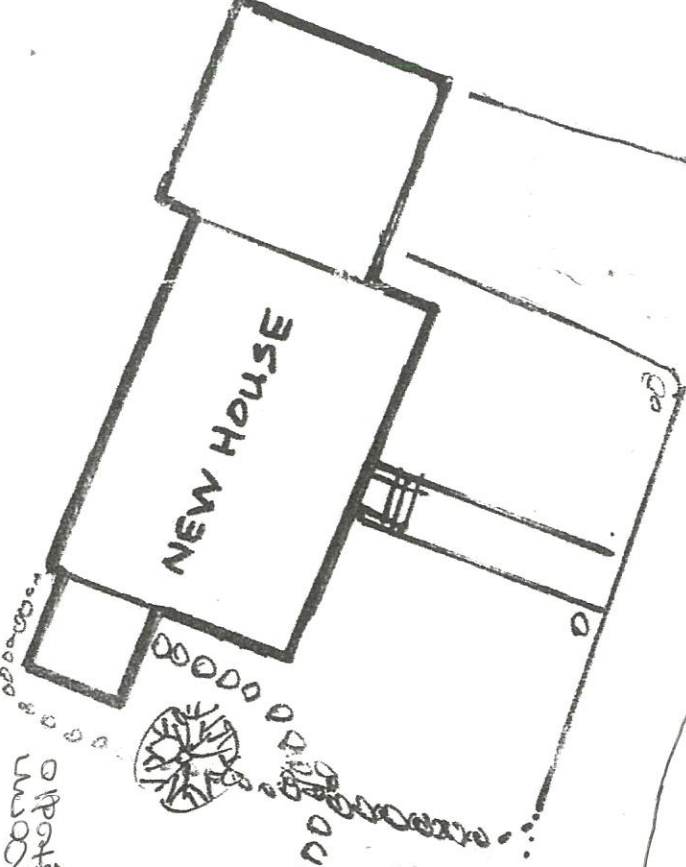
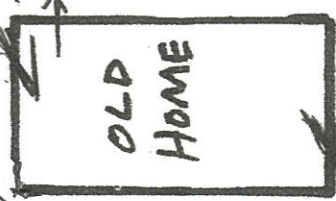
Edited 6/22 by
Mindy Del...

P → 2 10x20' gravel parking places

fence curb step

Additional parking available if needed

door TO BE USED AS SHOP



ACCESS

ACCESS

553' FRONTAGE



existing stone walls

small wooden structure

Existing Stone wall

ROUTE 169

-9-

Building
proposed
for craft
shop



Adjacent barn
previously
approved as art
studio/gallery
for Normand
Chartier

This is the building proposed for a craft store

This was Normand Charvet's Art studio/gallery



proposed barn
apilt sign

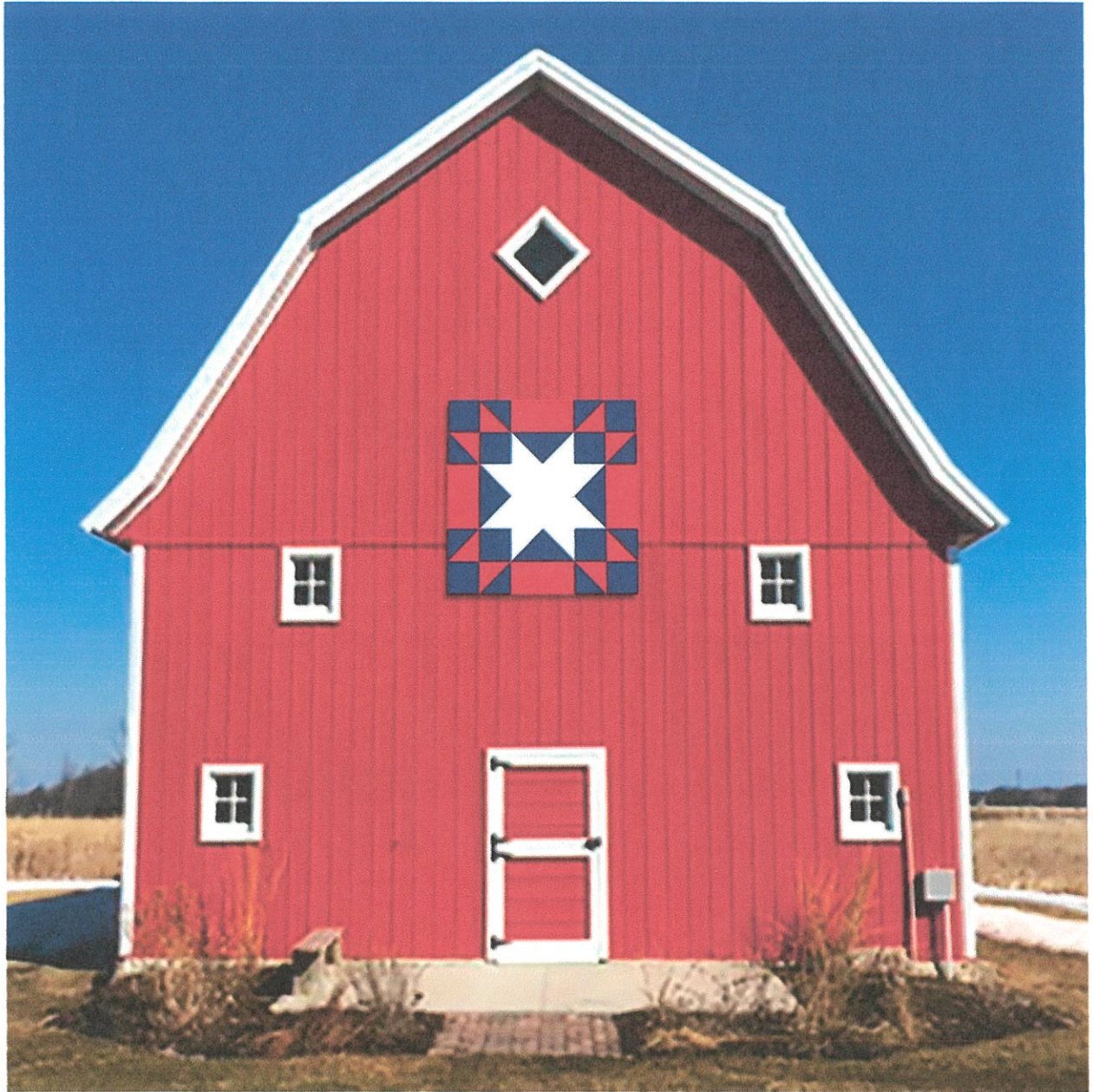
- 11 -

FOLLOWING THE BARN QUILT TRAIL

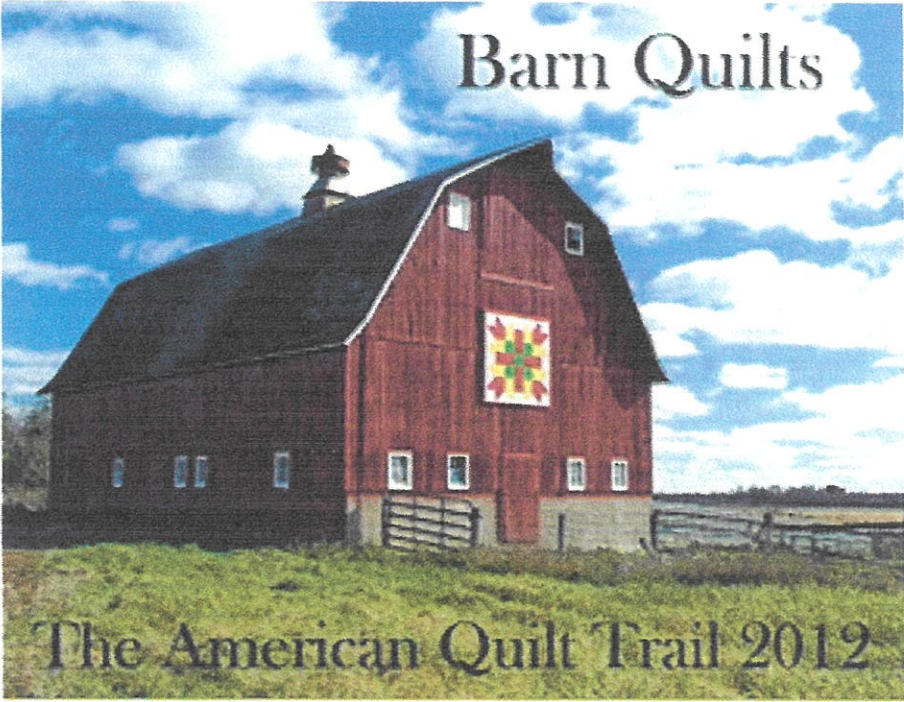
Suzi Parron

FOREWORD BY
DONNA SUE GROVES





-13-







16









19





PLANNING AND ZONING COMMISSION

RECEIVED

TOWN OF BROOKLYN

CONNECTICUT

Received Date JUN 15 2023

Application #SPR 99-12 MOD
Check # 16659

APPLICATION FOR SPECIAL PERMIT MODIFICATION

Name of Applicant Jewett City Savings Bank Phone 860-376-4444
Mailing Address P.O. Box 335, Jewett City, CT 06351 Phone

Name of Engineer/Surveyor Provost & Rovero, Inc.
Address P.O. Box 191, Plainfield, CT 06374
Contact Person David J. Held, P.E., L.S. Phone 860-234-3183 Fax

Name of Attorney
Address
Phone Fax

Property location/address 490 Providence Road
Map# 41 Lot# 12 Zone PC Total Acres 1.56 acres
Sewage Disposal: Private Public X Existing X Proposed
Water: Private Public X Existing X Proposed

Proposed Activity relocation of existing drive-through, building renovations

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

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

Applicant: [Signature] (agent) Date 6/15/23

Owner: [Signature] (agent) Date 6/15/23

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

Provost & Rovero, Inc.

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

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

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

June 15, 2023

RECEIVED

JUN 15 2023

Town of Brooklyn
Planning & Zoning Commission
Attention: Jana Roberson, Town Planner
69 South Main Street
Brooklyn, CT 06234

**RE: Jewett City Savings Bank – 490 Providence Road (Route 6) – Brooklyn, CT
P&R Job No. 223042**

Dear Ms. Roberson:

Attached hereto is an application for modification of an existing special permit for the Jewett City Savings Bank branch office at 490 Providence Road. An application form and five copies of site and building plans have been included. This project is part of a rebranding and facility upgrade program across a number of branch offices. As part of the branch upgrades, the existing drive through will be relocated from the rear (northerly side) of the building to the left side (westerly side) of the building. The proposed site plan includes a zoning data table showing compliance with all dimensional requirements within the PC zone. There will be no increase in impervious coverage as a result of the site modifications.

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

Sincerely,



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



TOWN OF BROOKLYN
Land Use Department
69 South Main Street • Suite 22
BROOKLYN, CONNECTICUT 06234
860-779-3411 Ext. 12

MEMORANDUM

June 22, 2023

To: Jana Roberson and David Held

From: Margaret Washburn, ZEO/WEO/Blight Enforcement Officer

Re: 490 Providence Road Special Permit Modification

Please see the attached site plan regarding the proposed work on the subject property. Since the limit of work is the existing curbed parking lot, and the parking lot is not being enlarged, the Inland Wetlands and Watercourses Commission does not require an application form the work shown on the attached plans. I have confirmed this with IWWC Chairman, Richard Oliverson.

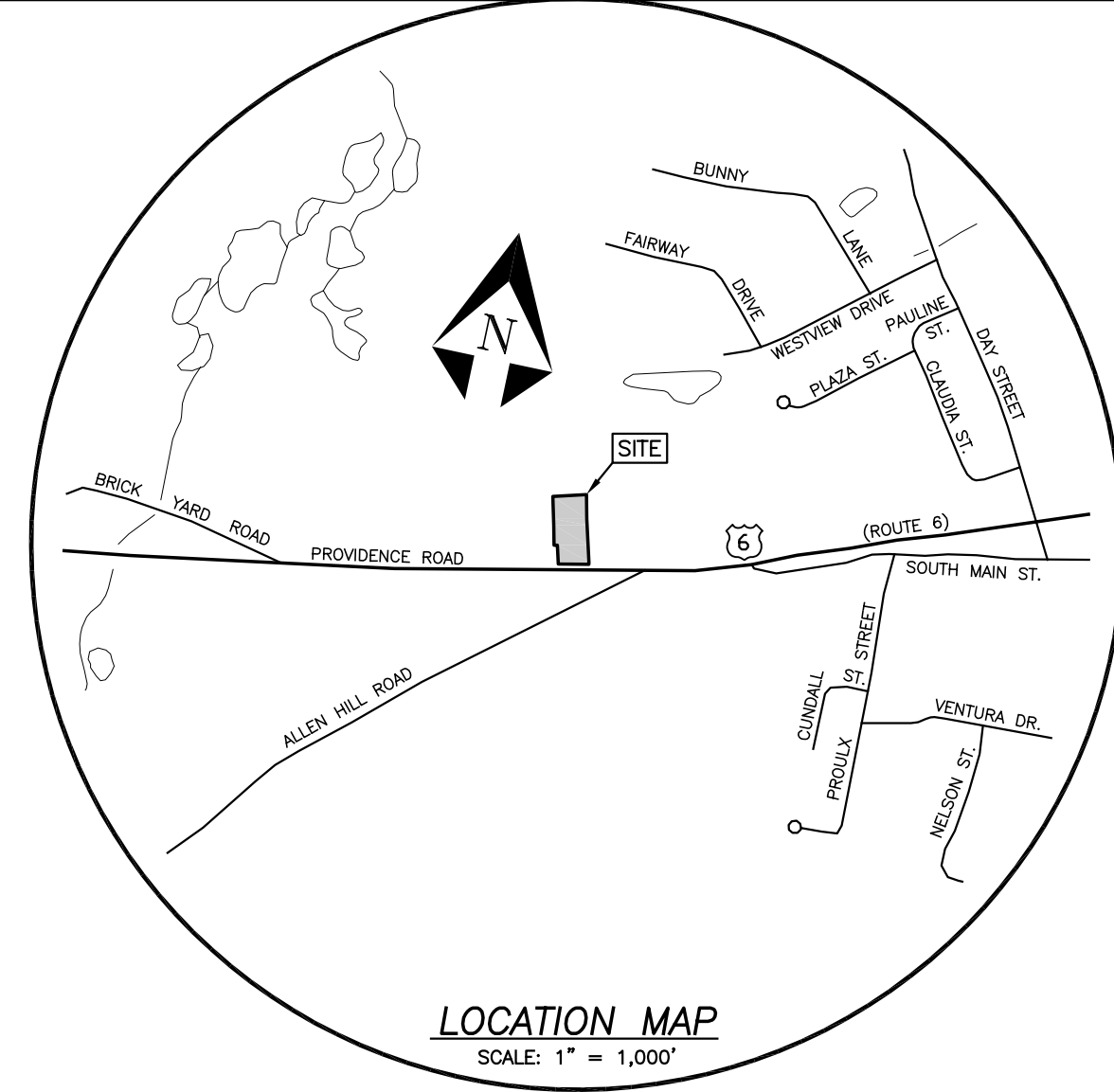
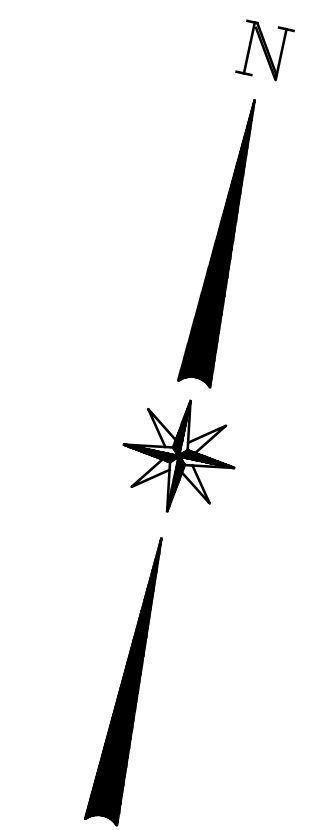
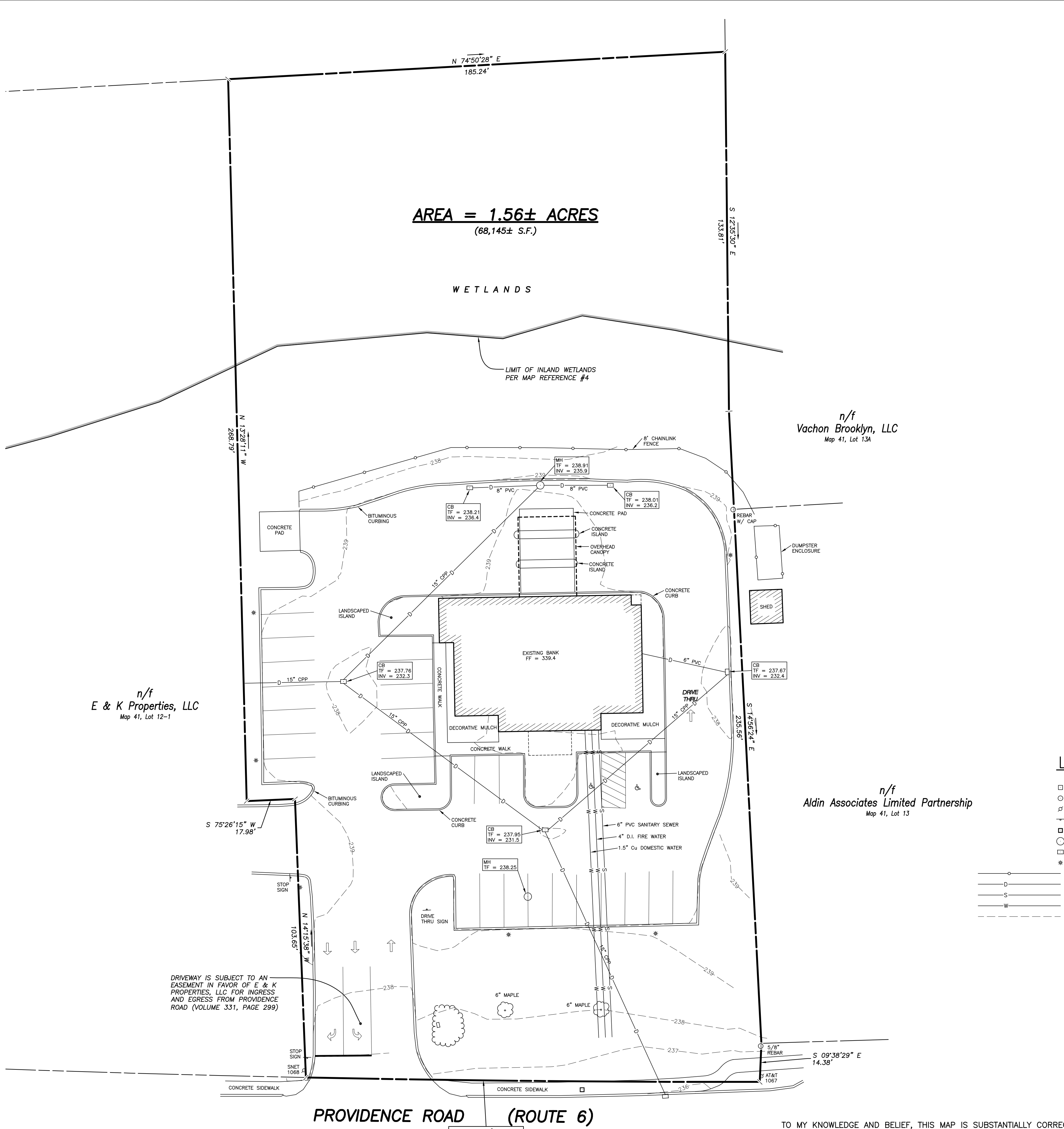
Please let me know if you have any questions.

Thank you,

Margaret Washburn

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

CC: IWWC file for 490 Providence Road; site address files; Lisa Lindia



SURVEY NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;

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.

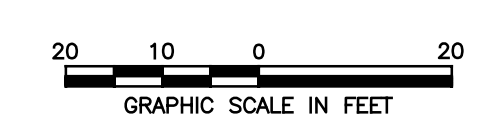
- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features conform to a Class "T-2" accuracy.
- Survey Type: General Location Survey.
- The subject parcel is shown as lot #12 on assessor's map #41.
- Zone: PC Planned Commercial.
- Owner of record: Jewett City Savings Bank
P.O. Box 335
Jewett City, CT 06351
- The intent of this survey is to show existing conditions to support a renovation of the existing bank building.
- Elevations based on NAVD 1988. Contour interval = 1'.
- Bearings are referenced to CT state plane coordinates, NAD83(2011), Epoch 2010.0000.
- Reference is made to a warranty deed in Volume 214, Page 291 of the Brooklyn land records for the subject property.
- The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.

MAP REFERENCES:

- "Improvement Location Survey - Showing Existing Conditions - Prepared for - Vachon Brooklyn, LLC - 512 Providence Road (Route 6) - Brooklyn, Connecticut - Scale: 1" = 60' - Dated: 1/07/2020, Revised: 3/09/2021 - Sheet 2 of 5 - Killingly Engineering Associates"
- "Compilation Plan - Prepared for - Jewett City Savings Bank - Providence Road (Route #6) - Brooklyn, Connecticut - Scale: 1" = 30' - Dated: 12/10/2003 - KWP Associates"
- "Boundary Survey - Property of - Gertrude M. Markley - Providence Road - Route #6 - Brooklyn, Connecticut - Scale: 1" = 40' - Dated: Nov. 2002 - Archer Surveying L.L.C."
- "Grading & Utility Plan - Prepared for - Jewett City Savings Bank - Providence Road (Route #6) - Brooklyn, Connecticut - Scale: 1" = 20' - Dated: 4/16/1999, Revised: 8/27/1999 - KWP Associates"
- "Map Showing a Portion of Land of - Stephen Castle - Brooklyn, Connecticut - Scale: 1" = 20' - Dated: March, 1982 - Thomas A. Brennan, Jr., L.S."
- "The Connecticut Light & Power Company - Berlin, Connecticut - Plan Showing Land to be Acquired from Walter E. & Violet J. Sandholm - Town of Brooklyn - Scale: 1" = 100' - Dated: 7/5/71"
- "Boundary Survey - Property of - Stephen Castle - Route 6 - Brooklyn, Conn. - Scale: 1" = 40' - Dated: July 30, 1964 - Morton S. Fine & Associates"

LEGEND

- MONUMENT FOUND
- IRON PIN OR PIPE FOUND
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING HANDHOLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- - - - EXISTING CONTOUR



REVISIONS	
DATE	DESCRIPTION

DATE: 5/25/2023	DRAWN: DJH
SCALE: 1" = 20'	DESIGN: DJH
SHEET: 1 OF 4	CHK BY: ---
DWG. No: Client File	JOB No: 223042

GENERAL LOCATION SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR

JEWETT CITY SAVINGS BANK

PROVIDENCE ROAD (ROUTE 6)
BROOKLYN, CONNECTICUT

Provost & Rovero, Inc.

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

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@provostinc.com
www.provostinc.com

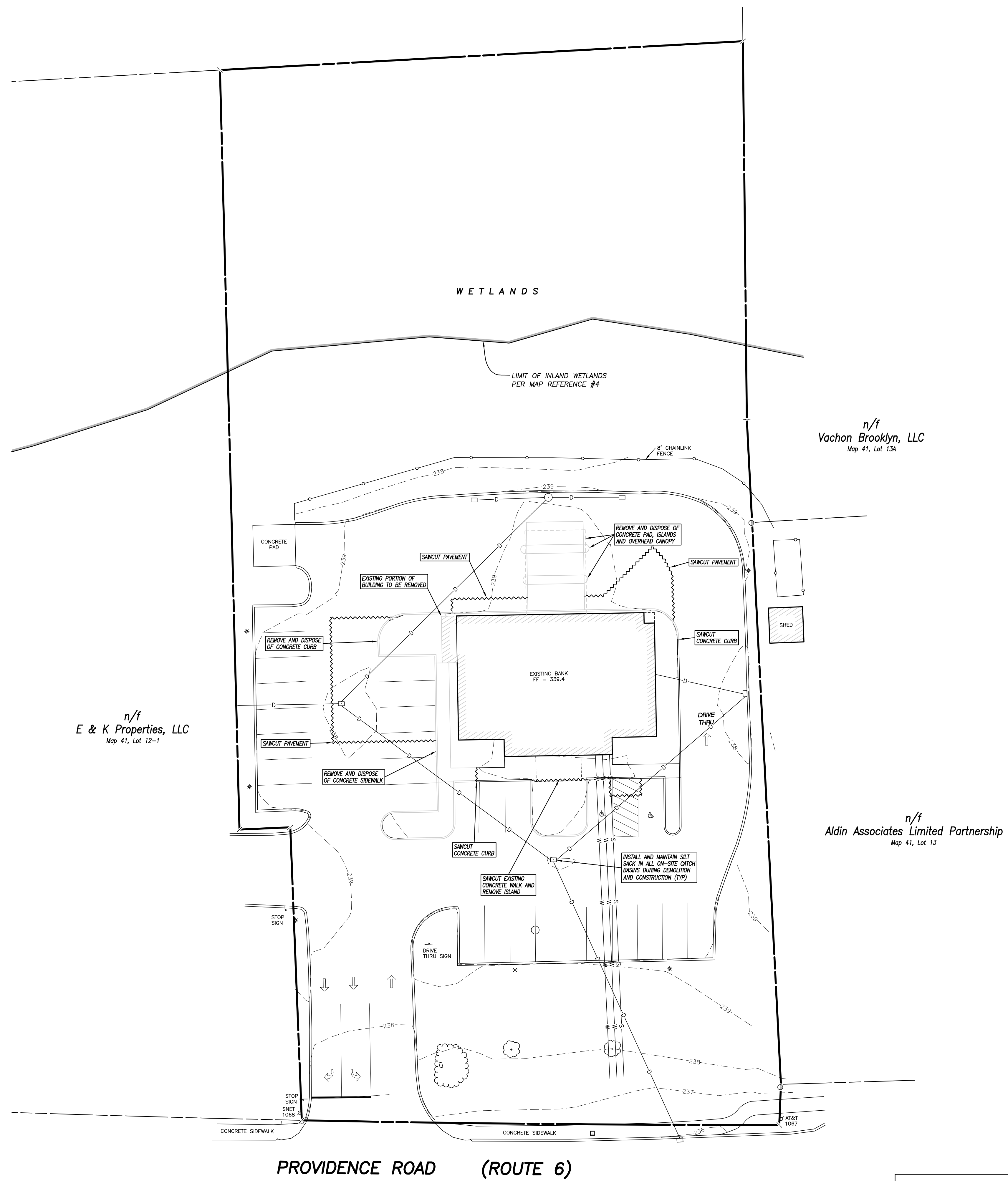
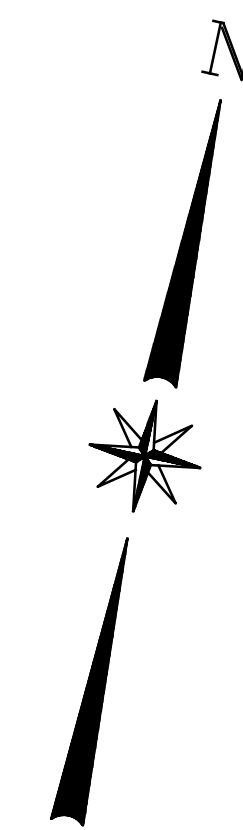
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

DAVID J. HELD, L.S. LIC. NO. 24267 DATE

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

LEGEND

- MONUMENT FOUND
- IRON PIN OR PIPE FOUND
- EXISTING UTILITY POLE
- + EXISTING SIGN
- EXISTING HANDHOLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- * EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- - - EXISTING CONTOUR

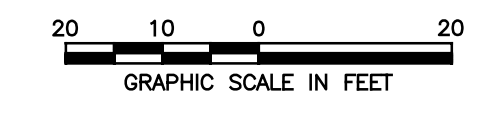


n/f
E & K Properties, LLC
Map 41, Lot 12-1

n/f
Vachon Brooklyn, LLC
Map 41, Lot 13A

n/f
Aldin Associates Limited Partnership
Map 41, Lot 13

DEMOLITION PLAN
PREPARED FOR
JEWETT CITY SAVINGS BANK
PROVIDENCE ROAD (ROUTE 6)
BROOKLYN, CONNECTICUT

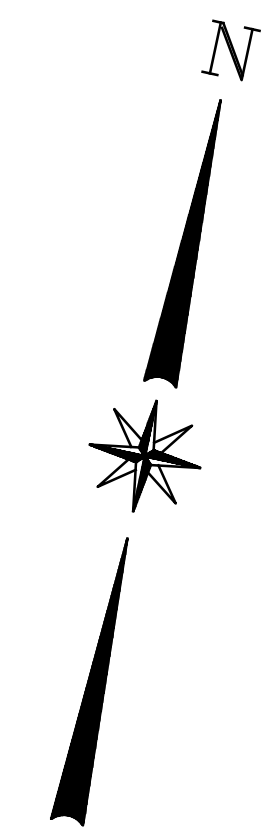
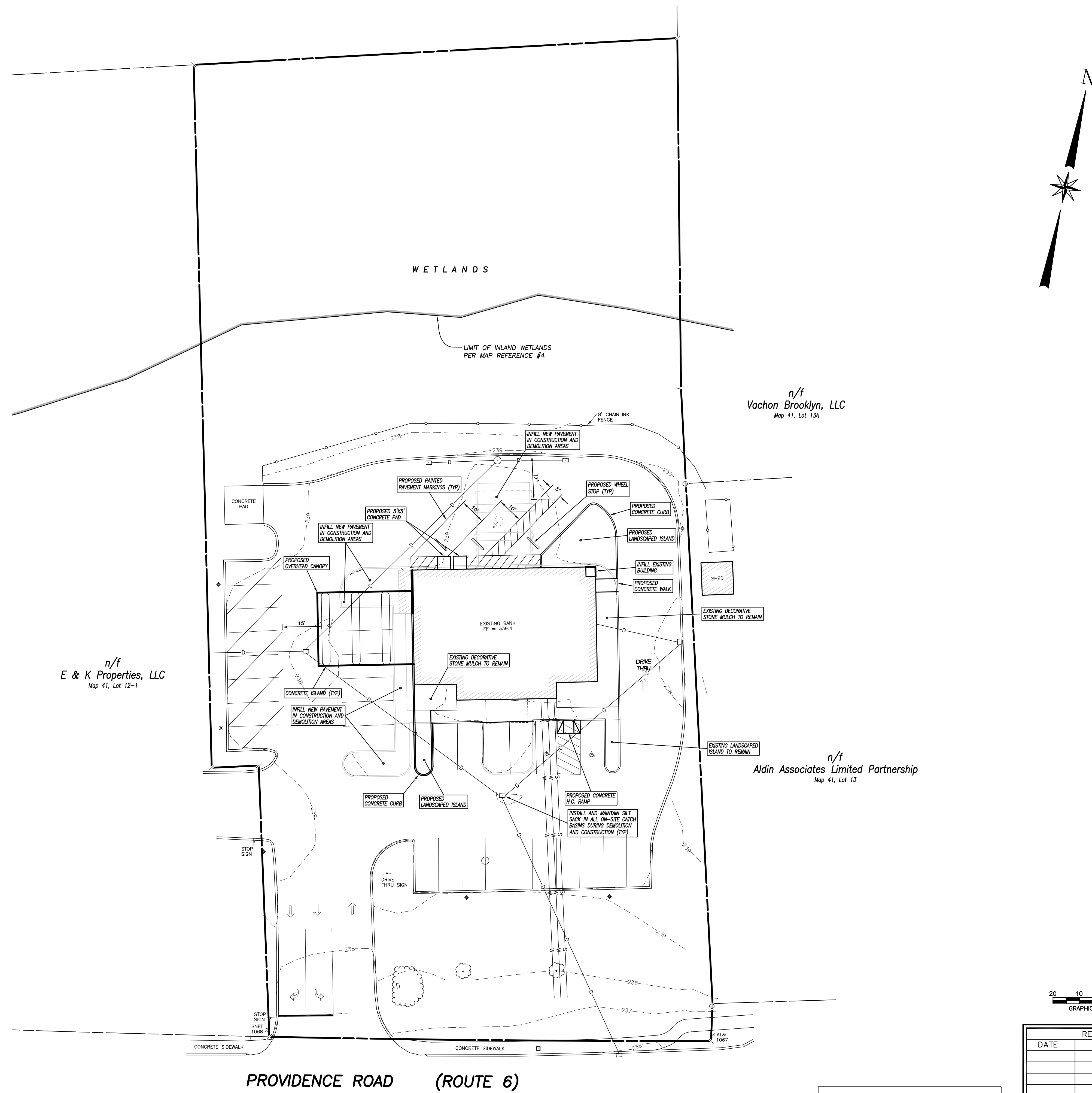


REVISIONS	
DATE	DESCRIPTION

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering
57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

ENGINEER _____ DATE _____

C:\Users\Draw\Desktop\0850_223042\Drawings\02_DEMO.dwg Jun 14, 2023 3:55 PM



PARKING REQUIREMENTS	
required minimum parking:	3 spaces per 1,000 SF
3,308 SF building requires:	10 spaces
existing parking:	26 regular spaces 2 H.C. spaces
proposed parking:	20 regular spaces 3 H.C. spaces

DIMENSIONAL REQUIREMENTS - PLANNED COMMERCIAL ZONE		
	Required	Provided
lot area	30,000 SF	68,145 SF (existing)
lot width	100'	168.90' (existing)
lot frontage	100'	168.90' (existing)
front yard	45'	120' (existing)
side yard	20'	36.2' (existing)
rear yard	20'	197' (proposed)
building height	40'	<40'
building coverage	N/A	N/A
impervious coverage	65%	<65%

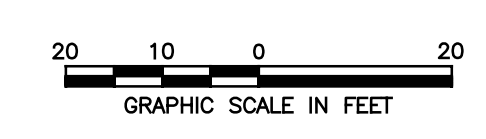
LEGEND

- MONUMENT FOUND
- IRON PIN OR PIPE FOUND
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING SIGN
- EXISTING HANDHOLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- * EXISTING LIGHT POLE
- EXISTING FENCE
- D- EXISTING STORM DRAIN
- S- EXISTING SANITARY SEWER
- W- EXISTING WATER LINE
- - - EXISTING CONTOUR

n/f
E & K Properties, LLC
Map 41, Lot 12-1

n/f
Vachon Brooklyn, LLC
Map 41, Lot 13A

n/f
Aldin Associates Limited Partnership
Map 41, Lot 13



PROPOSED SITE PLAN
PREPARED FOR
JEWETT CITY SAVINGS BANK
PROVIDENCE ROAD (ROUTE 6)
BROOKLYN, CONNECTICUT

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering
57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@provinc.com
www.provinc.com

REVISIONS	
DATE	DESCRIPTION

ENGINEER _____ DATE _____

C:\Users\Draw\Desktop\0850_222042\Drawings\03 SITE PLAN.dwg Jun 14, 2023 - 3:56 PM

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Connecticut, N.R.C.S.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
 - the fence has been overtopped, undercut or bypassed by runoff water,
 - the fence has been moved out of position (knocked over), or
 - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
 - the barrier has been overtopped, undercut or bypassed by runoff water,
 - the barrier has been moved out of position, or
 - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a uniform depth approximating existing conditions on imported silt or suitable on-site materials.
2. Apply agricultural ground limestone. Apply fertilizer. Quantities shall be determined based on laboratory soil tests. Work lime and fertilizer into the soil to a depth of 4".
3. Inspect seedbed before seeding. If traffic has compacted the soil, retilt compacted areas.
4. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
5. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of

adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

- Segregate construction waters from clean water.

- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off-site damage that it can cause is reduced. It is generally more expensive to correct off-site damage than it is to install proper internal controls.

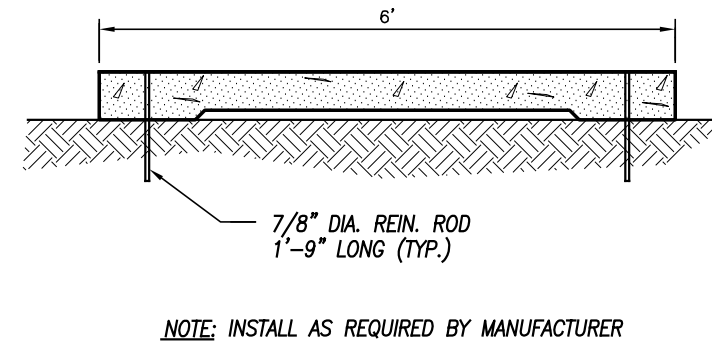
- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.

- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.

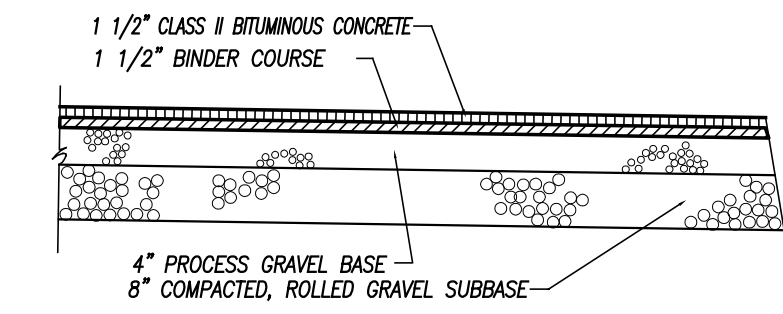
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.

- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off-site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.

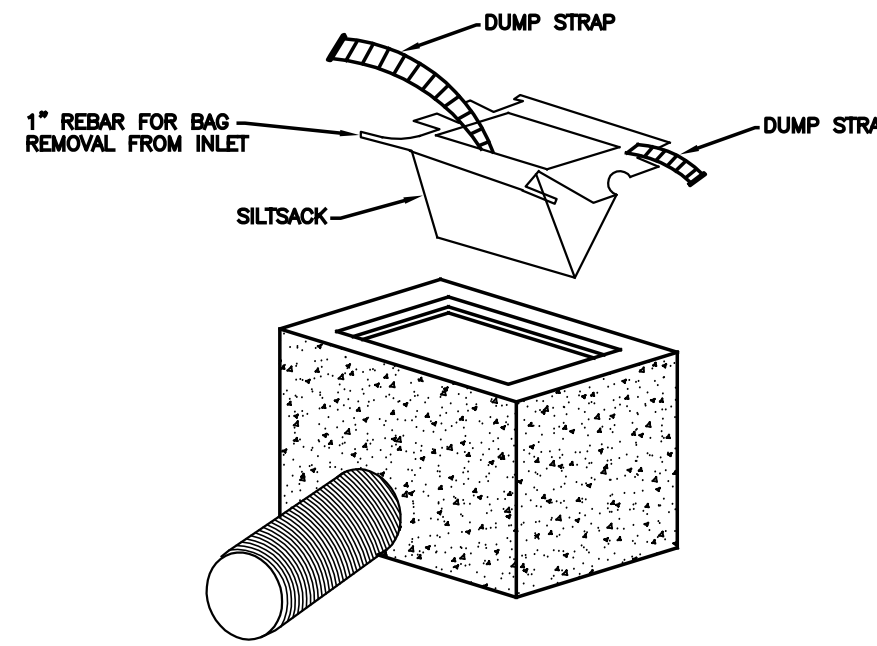
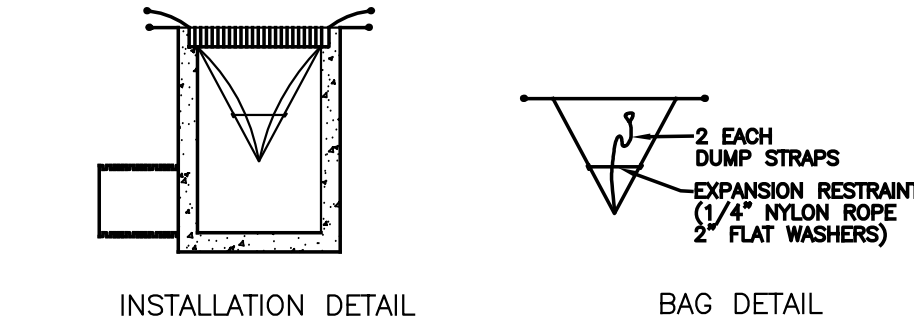
- Grade and landscape around buildings and septic systems to divert water away from them.



CONCRETE WHEEL STOP CROSS SECTION
NOT TO SCALE



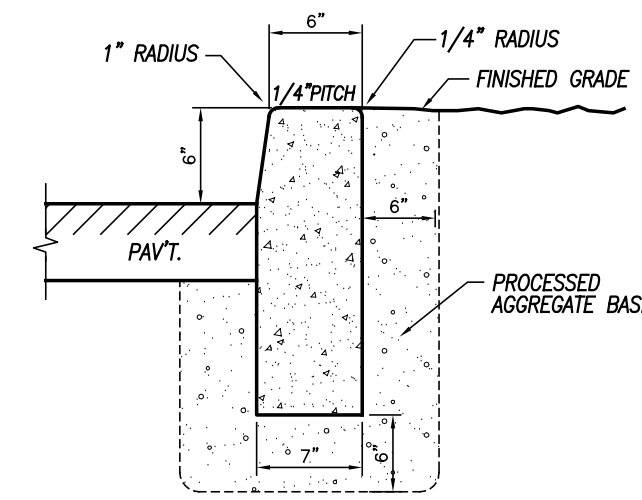
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

INSTALLATION & MAINTENANCE

1. Install as directed by manufacturer.
2. Inspect the catch basin sediment device at least once a week (preferably twice) and after rainfall events of 0.5" or greater.
3. Remove sediment when the silt sack is 1/2 full. Sediment shall be deposited in an area which is not regulated by the Inland Wetlands Commission.
4. Replace or repair within 24-hours of observed failure. Failure may include:
 - Overtopping, or bypassed by runoff water.
 - The geotextile has decomposed or has been damaged.



CONCRETE CURB DETAIL
NOT TO SCALE

DETAIL SHEET
PREPARED FOR
JEWETT CITY SAVINGS BANK
PROVIDENCE ROAD (ROUTE 6)
BROOKLYN, CONNECTICUT

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering
57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@provinc.com
www.provinc.com

REVISIONS	
DATE	DESCRIPTION

ENGINEER _____ DATE _____

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 7/4/23 Check # _____ Application #ZRC 23-005

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

Public Hearing Date 8/15/23 Commission Action _____ Effective Date _____

Name of Applicant BROOKLYN PZC Phone _____

Mailing Address _____

REQUEST TO AMEND ARTICLE(S) SEC. 5.D. SECTION(S) _____

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

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

FLOODPLAIN OVERLAY ZONE

REASON FOR REQUEST:

REQUIRED FOR PARTICIPATION IN THE NATIONAL
FLOOD INSURANCE PROGRAM (NFIP).

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

PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING BOUNDARY

Date 7/4/23

FEE \$ 250.00

State Fee \$ 60.00

Application # ZC 23-002

Check # N/A

Public Hearing Date _____ Commission Action _____
Effective Date _____

Name of Applicant BROOKLYN PZC Phone _____

Mailing Address 69 S. MAIN ST.

Applicants Interest in the Property TOWN-WIDE FEMA FLOODMAP UPDATE

Property Owner _____ Phone _____

Mailing Address _____

MAP _____	LOT _____	LOT SIZE _____
MAP _____	LOT _____	LOT SIZE _____
MAP _____	LOT _____	LOT SIZE _____

More lots , repeat above on separate sheet

ZONE: R10___ R30___ RA___ VCD___ NC___ RB___ PC___ I___

REQUEST CHANGE: FROM _____ TO _____

REQUEST CHANGE: FROM _____ TO _____

REQUEST CHANGE: FROM _____ TO _____

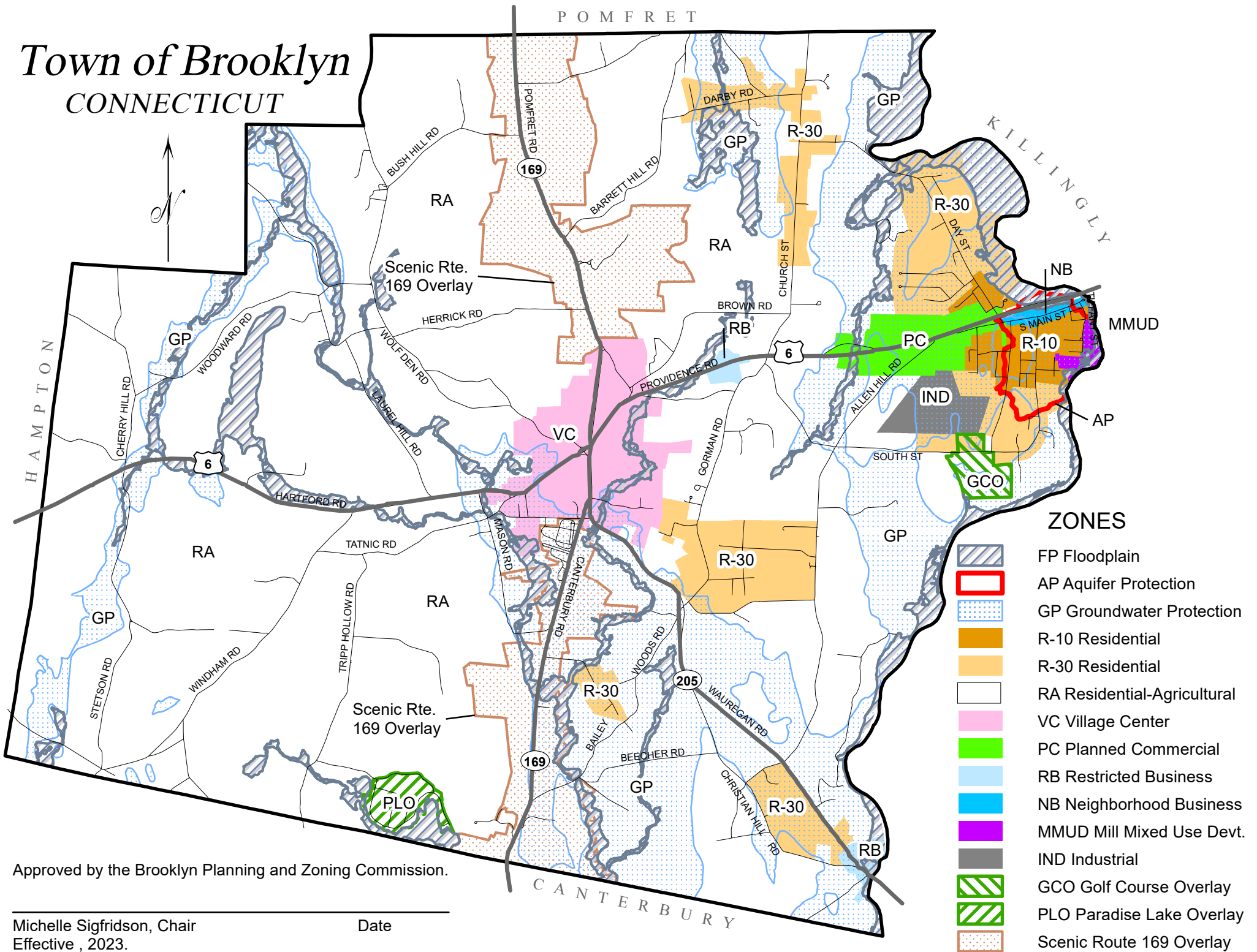
More changes , repeat above on separate sheet

REASON FOR REQUEST: REQUIRED FOR PARTICIPATION IN THE
NATIONAL FLOOD INSURANCE PROGRAM (NFIP).

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

Town of Brooklyn

CONNECTICUT



Approved by the Brooklyn Planning and Zoning Commission.

Michelle Sigfridson, Chair
Effective , 2023.

Date

TOWN OF BROOKLYN
PLANNING & ZONING
REQUEST FOR CHANGE IN
SUBDIVISION REGULATIONS

Date 7/1/23

FEE \$250.00 _____

State Fee \$60.00 _____

Application # SRC 23-001

Check # N/A

Public Hearing Date 8/15/23 Commission Action _____ Effective Date _____

Name of Applicant BROOKLYN PZC Phone _____
Mailing Address _____

REQUEST TO AMEND SECTION (S) SEC. 7 - SPECIAL FLOOD HAZARD AREAS/

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

PARAGRAPH TO CHANGE _____ OF THE SUBDIVISION REGULATIONS

FLOODWAYS
AND RELATED

REQUEST TO CHANGE TO:

REASON FOR REQUEST:

Margaret's Report 7/3/2023

Zoning Permits issued:

5 Tatnic Road – Ivo George. Replace siding and windows.

53 Fortin Drive – Rob Holliday. Install 18' x 33' above-ground pool in rear yard; modify existing deck to connect to pool.

5 Fairway Drive – Eugene Sansone. Install 24' round above-ground pool in rear yard.

17 Blackwell's Landing – Paul Dittrich. Replacement of existing central AC system. removal and replacement of existing outdoor unit and air handler. RA Zone and Scenic Route 169 Overlay Zone. None of the work is visible from Route 169.

98 Bush Hill Road – Norm Berman. New 18' x 38' in-ground swimming pool and pergola in the rear yard.

66 Wauregan Road – Eric and Laura Anderson. Following site plan review, by the PZC: Construction of a new 24' x 40' detached barn.

29 Beecher Road – Sheynn Settle & Carlos Flores. Installation of 11 roof mounted solar panels. 3.8 KW on rear of house only. This house is not visible from Route 169.

371 Day Street – Jeffrey Weaver. New duplex with front porch.

Final Certificates of Zoning Compliance issued:

67 Franklin Drive – Keith Pasay. New single-family dwelling with attached garage and rear deck.

119 Day Street – CNG. New single-family home with attached garage and rear deck.

420 Wolf Den Road – Donald & Dianne Gudeahn. New single-family dwelling with attached garage, and front and side porches. A shipping container located in the rear yard must be removed now that the house is complete. If the shipping container has not been removed by 8/7/23, a request for zoning compliance/Notice of Zoning Violation will be issued.

490 Wolf Den Road – Copeland Builders. New single-family dwelling with attached garage, and front porch.

81 Wauregan Road – Dan Canova. Finish basement with kitchen and bathroom.

Sign Permits issued:

455 Providence Road – Vachon Ford. New wall sign: "Heritage Valley Ford".

Home Offices Documented: None.

ZBA Variances Granted: None.