

**TOWN OF BROOKLYN  
ZONING BOARD OF APPEALS  
SPECIAL MEETING AGENDA**

The Brooklyn Zoning Board of Appeals Commission will hold a public hearing and meeting on Wednesday, September 8, 2021 at 6:30 p.m.

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

<b>In-Person:</b> <b>Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT</b> <b>All attending in person are required to wear masks.</b>		
<b>Online:</b> <b>Click link below:</b> <a href="https://townofbrooklyn.my.webex.com/townofbrooklyn.my/j.php?MTID=m8bc47a8ed90337e63082168bbf92735d">https://townofbrooklyn.my.webex.com/townofbrooklyn.my/j.php?MTID=m8bc47a8ed90337e63082168bbf92735d</a>	<b>OR</b>	<b>Go to <a href="http://www.webex.com">www.webex.com</a>,</b> <b>click Sign In</b> <b>On the top right, click Join a Meeting</b> <b>Enter meeting ID: 182 321 3152</b> <b>Enter meeting password: Maroon</b>
<b>Phone: Dial 1-415-655-0001</b> <b>Enter meeting number: 182 321 3152</b> <b>Enter meeting password: 627666</b> <b>You can bypass attendee number by pressing #</b>		

**Call to Order:**

**Seating of Alternates:**

**Approval of Minutes:** Special meeting Minutes June 7, 2021.

**Election of Officers:**

**Reading of Legal Notice:**

**Public Hearings:**

**Public Hearing Closes**

- 1. ZBA-21-003** Brad and Heather Oatley, 268 Allen Hill Road, Map-33, Lot-88-7, Acres 2.15, RA Zone. Construct 32ft x 30ft two car garage with second story storage area with log siding. Requesting variance of section 3.C.5.2.1 from the minimum front yard setback.
- 2. ZBA-21-004** Brian and Christine Therrien, 286 Cherry Hill Road, Map-11, Lot 1-2, Acres 0.5, RA Zone. Construct a farmer's porch with roof including handicap accessibility ramp. Requesting variance of section 3.C.5.2.1 from the minimum front yard setback.

3. **ZBA-21-005** Theodore R. Stever, 82 South Main Street, Map-47 Lot 012, Acres .43, NB Zone. Construct living space on third floor, convert space to a one-bedroom apartment. Requesting variance of section 6.E.3.8 for living quarters above the second story.

**Unfinished Business:**

1. **ZBA-21-003** Brad and Heather Oatley, 268 Allen Hill Road, Map-33, Lot-88-7, Acres 2.15, RA Zone. Construct 32ft x 30ft two car garage with second story storage area with log siding. Requesting variance of section 3.C.5.2.1 from the minimum front yard setback.
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**Other Business:**

**Adjourn:**

  
\_\_\_\_\_  
Bruce Parsons, Vice Chairman

RECEIVED

ZBA

JUL 27 2021

BROOKLYN ZONING BOARD OF APPEALS  
APPLICATION

FEE: \$250.00/STATE FEE: \$60/PUBLICATION FEE: \$300 CHECK# 1029

APPLICATION # ZBA-21-003 DATE SUBMITTED 7/27/2021

APPLICANT: Heather M. Oatley, Brad M. Oatley

MAILING ADDRESS: 268 Allen Hill Road, Brooklyn CT 06234

PROPERTY OWNER: (if different) same

MAILING ADDRESS: same

PROPERTY LOCATION: 268 Allen Hill Rd, Brooklyn CT 06234

MAP: 33 LOT: 88-7 ACRES: 2.15

ZONE: RA R-30 VCD R-10 NC PC RB I-1 (circle one)

Is Property within 500' of a municipal boundary? No

Application is submitted for approval of the following (check all that apply):

Variance of the Zoning Regulations, Section(s) 3.C.5.2.1  
The variance being requested is Variance from the minimum front yard setback.

Appeal of an order, requirement or decision of the ZEO under Sec. 17.2 of the Brooklyn Zoning Regulations.

Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):

Attached two car garage with second story storage area and log siding. 32ft x 30ft

Specify the hardship if applying for a variance. A hardship cannot be strictly financial and must be related to the condition of the land.

Position of the house relative to the lot, location of the driveway, location of existing wells and septic

**BROOKLYN ZONING BOARD OF APPEALS**

**The following information must accompany each application at the time of submittal:**

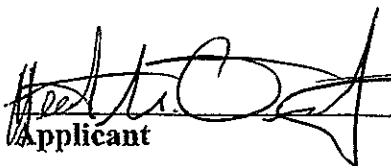
1. A plot plan prepared as determined by the ZBA, either:
  - by a licensed land surveyor, to A-2 survey standard OR
  - not an A2 survey but sufficiently accurate to allow the members to reach an informed decision.
2. A copy of the permit denial from the Zoning Officer.
3. Check payable to the Town of Brooklyn.
4. Confirmation that Notices to Abutters have been sent as follows:
  - The applicant shall, at his own expense, send notice of the application at least 15 days prior to the date of the public hearing. Form will be provided by the Town.
  - Notice shall be sent to all property owners of any abutting properties as well as to property owners that lie opposite the parcel across any street or thoroughfare.
  - Notice shall be sent with a Certificate of Mailing receipt obtained from the US Post Office.
  - Copies of the list of abutters and Certificates of Mailings shall be submitted no later than at the public hearing.
  - Abutting owners are the owners that are listed in the Brooklyn Tax Assessor's records.
5. If the proposed activity is located within a Drinking Water Supply Aquifer Area (see attached map) then the Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.

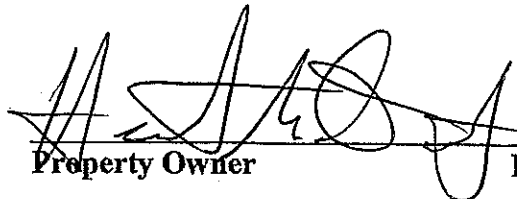
**NOTE:**

- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and Fire Marshal to determine if other permits are required.
- See Article 17 of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
- **Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.**

**SUBMIT APPLICATIONS TO THE BROOKLYN LAND USE OFFICE, 69 SOUTH MAIN STREET,  
SUITE 23 BROOKLYN, CT 06234.**

**The undersigned applicant(s) and owner(s) hereby state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge.**

  
Applicant  
7/27/21  
Date

  
Property Owner  
7/27/21  
Date

email:

heathag91@yahoo.com

The Brooklyn Zoning Board of Appeals will hold a Public Hearing and Meeting on Wednesday, September 8, 2021 at 6:30 p.m. held at the Clifford B Green Meeting Center 69 South Main Street Brooklyn, CT and via Web Ex on the following application:

1. **ZBA-21-003** Brad and Heather Oatley, 268 Allen Hill Road, Map-33, Lot-88-7, Acres 2.15, RA Zone. Construct 32ft x 30ft two car garage with second story storage area with log siding. Requesting variance of section 3.C.5.2.1 from the minimum front yard setback.

Please go to the Town of Brooklyn's website ([www.brooklynct.org](http://www.brooklynct.org)) to review the meeting agenda.

## Audrey Lussier

---

**From:** Audrey Lussier  
**Sent:** Wednesday, August 04, 2021 11:34 AM  
**To:** heathag91@yahoo.com  
**Subject:** ZBA Cert of Mailing Info  
**Attachments:** Oatley-Allen Hill PHAbuttersNotice9-8-21.pdf

Hi Brad and Heather,

At least 12 days before the hearing on your application, you will need to post "notice of public hearing" sign on your property which informs the public that your property is subject of a variance request. The sign must be posted for this entire period, which does not include the day the sign is posted or the day of the meeting. You can you the attached information for your sign. Please contact the land use office staff if you need help creating your sign. Staples can also help create the sign.

The above attachment is the document that you will mail to the property abutters. This notice must be mailed by a certificate of mailing

From the United States Post Office. Copies of the list of abutters and certified mailings must be mailed no later than 15 days (8/25/21) prior to the Public Hearing scheduled for 9/8/21. A copy of the list of abutters along with the certificates of mailing must be submitted no later than at the public hearing. Abutting owners are the owners that are listed in the Brooklyn Tax Assessor's records.

If you have any questions please contact our office.

Thank you,  
Lisa M. Lindia 😊  
Building/Land Use Office  
Administrative Assistant  
860-779-3411 Ext 12

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION	
1 Level	5 Well	1 Paved	3 Rural				
	6 Septic						
<b>SUPPLEMENTAL DATA</b>							
Alt Prcl ID 33/088-07							
OVERLAY							
FIRE DIST SEWER							
490 PEN DEVRIGH SUBDIV. SURVEY # 13/6 DEV LOT Census # 9051							
RES LAND 33,100 Assessed							
RES EXCES 300 200							
DWELLING 232,300 162,600							
RES OUTBL 2,000 1,400							
Total 281,900 197,300							

RECORD OF OWNERSHIP							
BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
0563 0140	07-27-2015	U	I	0	29	Year	Code
0402 0034	11-17-2006			0		2020	1-1
0314 0349	11-20-2003	U	I	285,000			1-2
0228 0126	07-21-2000	U	I	29,900			1-3
0217 0280	11-01-1999	U	I	0			1-4
Total						197300	Total
						159500	Total

**EXEMPTIONS**

Year	Code	Description	Amount
Total 0.00			

**OTHER ASSESSMENTS**

Year	Code	Description	Number	Amount	Comm Int

**ASSESSING NEIGHBORHOOD**

Nbhd	Nbhd Name	Tracing	Batch
0001			2015

**NOTES**

NATURAL  
 LOG HOME  
 THE 2S PORTION OF THE HOUSE IS 1/2  
 LIVING AREA AND 1/2 CATHEDRAL CEILING  
 IT HAS BEEN PRICED AS 1/5 S IN ORDER  
 TO ARRIVE AT THE CORRECT SQUARE

FOOTAGE OF LIVING AREA  
 SHARED DRIVE

Appraised Bldg. Value (Card) 231,600  
 Appraised Xf (B) Value (Bldg) 700  
 Appraised Ob (B) Value (Bldg) 2,000  
 Appraised Land Value (Bldg) 47,600  
 Special Land Value 0  
 Total Appraised Parcel Value 281,900  
 Valuation Method C

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
B-17-151	06-15-2017	RS	Residential	1,000		100	10-01-2017
B-16-13	01-27-2016	RS	Residential	500		100	02-01-2016
7135	10-27-2005	SH	Shed	2,000		100	10-01-2006
5717	01-01-2001	NC	New Construct			100	06-11-2001

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Fam MDL	RA			2.070 AC	36,000	0.55152	5	1.00	0055	1.150	SD/LL	1.0000		47,300
1	1010	Single Fam MDL				0.080 AC	3,600	1.00000	0	1.00	1.000			1.0000		300
Total Card Land Units 2.150 AC Parcel Total Land Area 2.1500 Total Land Value 47,600																

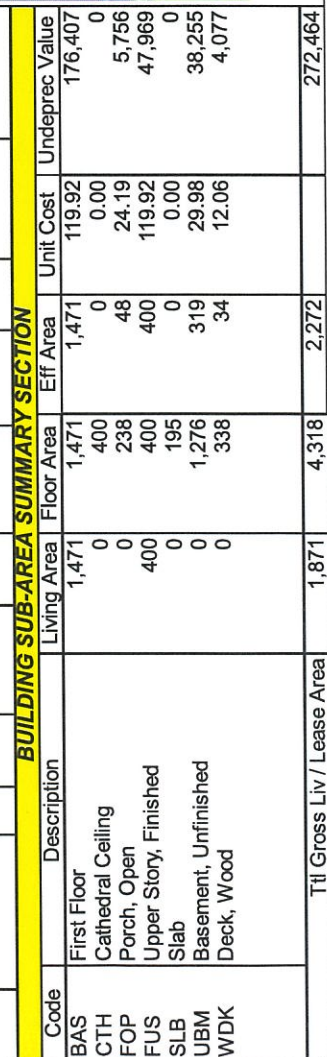
Element	Cd	Description	Element	Cd	Description
Style: 06	Conventional Residential				
Model: 01	C+				
Grade: 04					
Stories: 2					
Occupancy: 1	Logs				
Exterior Wall 1: 09					
Exterior Wall 2: 03	Gable/Hip				
Roof Structure: 03	Asph/F Gls/Cmp				
Roof Cover: 05	Drywall/Sheet				
Interior Wall 1: 07	K PINE/A WD				
Interior Wall 2: 14	Carpet				
Interior Flr 1: 09	Pine/Soft Wood				
Interior Flr 2: 02	Oil				
Heat Fuel: 05	Hot Water				
AC Type: 01	None				
Total Bedrooms: 03	3 Bedrooms				
Total Bthrms: 2					
Total Half Baths: 0					
Total Xtra Fixtrs: 5					
Total Rooms: 02	Average Modern				
Bath Style: 02					
Kitchen Style: 02					

CONDO DATA	
Parcel Id	C
Adjust Type	Description
Condo Flr	B
Condo Unit	S
Factor%	

COST / MARKET VALUATION	
Building Value New	272,465
Year Built	2001
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	15
Year Remodeled	1
Depreciation %	85
Functional Obsol	231,600
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Adj.	Appr. Value
SHD1	SHED FRAME	L	192	14.00	2005		50	0.00		1,300
SHD1	SHED FRAME	L	100	14.00	2009		50	0.00		700
WHL	WHIRLPOOL	B	24	35.00	2005		85	0.00		700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,471	1,471	1,471	119.92	176,407
CTH	Cathedral Ceiling	0	400	0	0.00	0
FOP	Porch, Open	0	238	48	24.19	5,756
FUS	Upper Story, Finished	400	400	400	119.92	47,969
SLB	Slab	0	195	0	0.00	0
UBM	Basement, Unfinished	0	1,276	319	29.98	38,255
WDK	Deck, Wood	0	338	34	12.06	4,077
Ttl Gross Liv / Lease Area		1,871	4,318	2,272		272,464



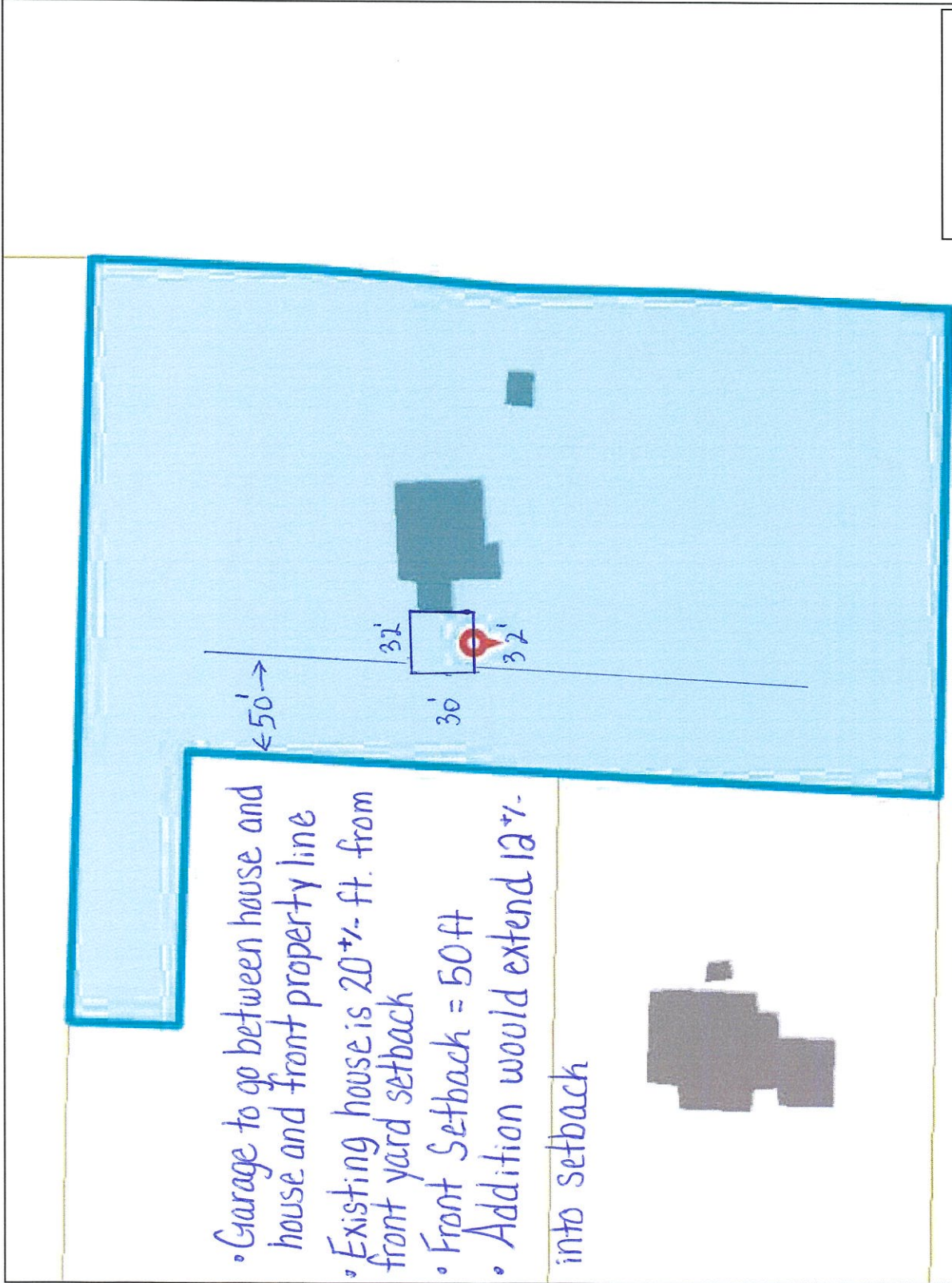




Please note: Site sketch is not to scale.



- Legend
- Town
  - Buildings 2012
  - Parcels



- Garage to go between house and house and front property line
- Existing house is 20' +/- ft. from front yard setback
- Front Setback = 50ft
- Addition would extend 12' +/- into setback

1:1,128

Notes

268 Allen Hill Rd.

0.0 Miles

0.02

0

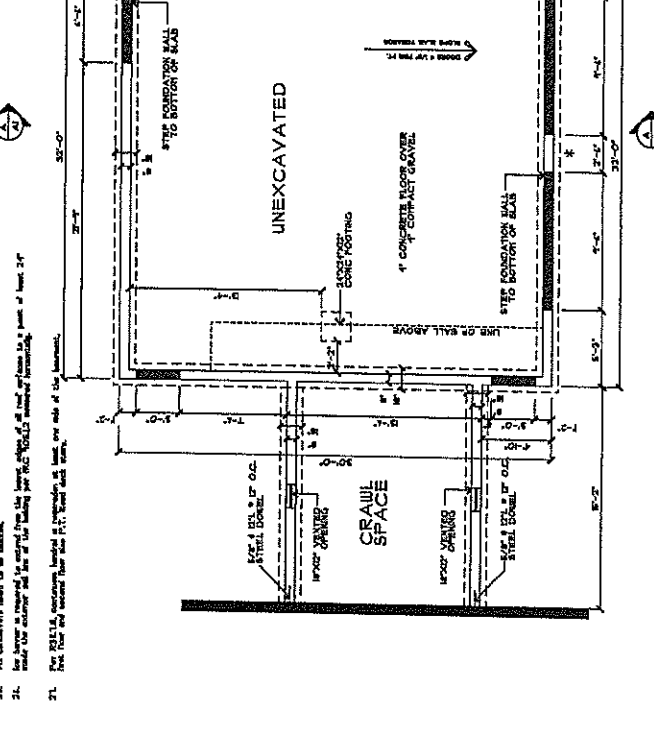
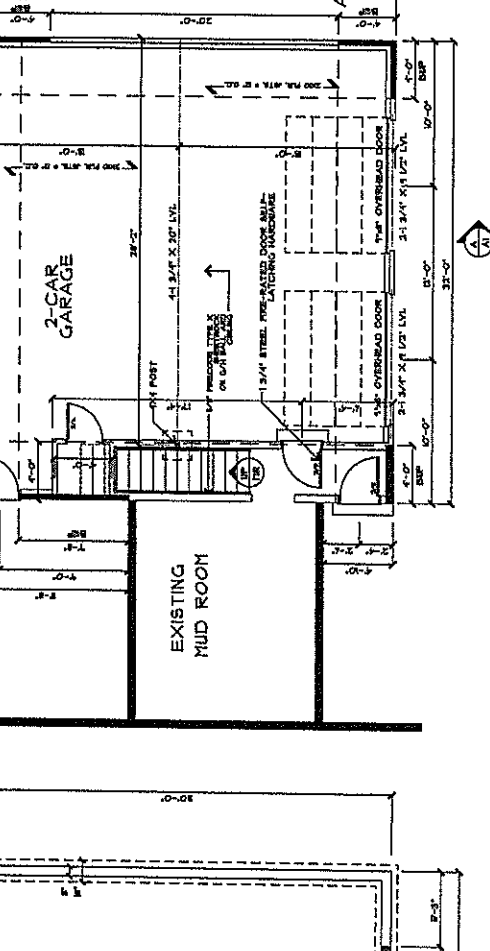
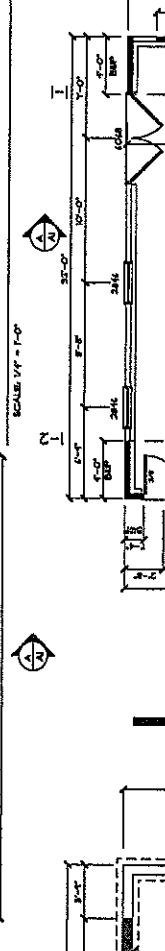
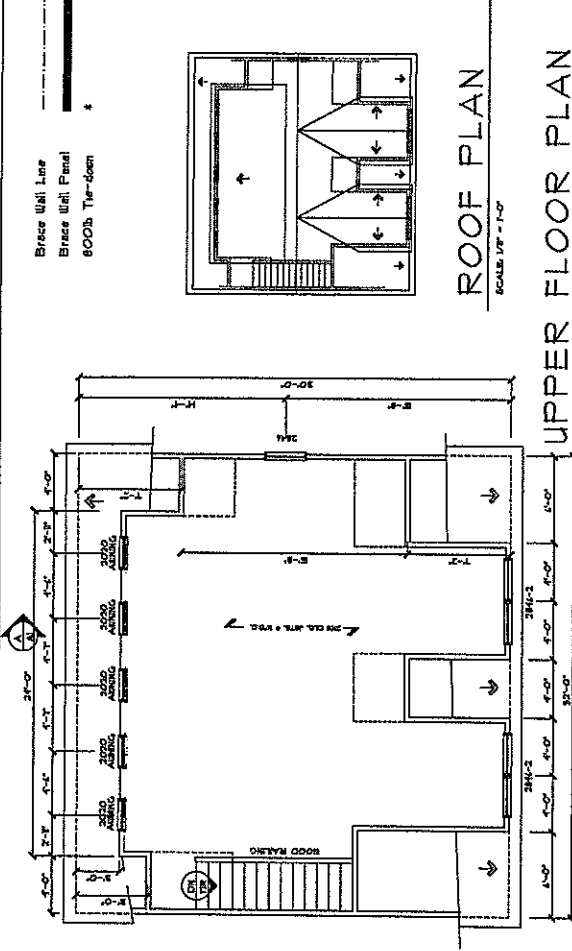
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### Governing Building Codes

All construction shall comply with the 2018 International Residential Code and the 2018 Connecticut State Building Code.

1. All framing shall be **SP-199** minimum and shall be installed per the report and manufacturer's erection instructions.
2. All framing shall be **SP-199** minimum and shall be installed per the report and manufacturer's erection instructions.
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22. All framing shall be **SP-199** minimum and shall be installed per the report and manufacturer's erection instructions.
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25. All framing shall be **SP-199** minimum and shall be installed per the report and manufacturer's erection instructions.
26. All framing shall be **SP-199** minimum and shall be installed per the report and manufacturer's erection instructions.
27. All framing shall be **SP-199** minimum and shall be installed per the report and manufacturer's erection instructions.



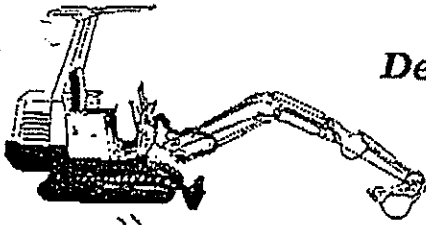
Proposed Garage  
at  
268 Allen Hill Road  
Brooklyn Conn.

SHEET NO. **A2**

DATE: MARCH 4, 2023  
SCALE: AS NOTED  
DRAWN BY: B. YOUNG  
DATA REF: 831  
REVISIONS:

YOUNG DESIGNS  
UNLIMITED LLC  
1000 WEST 10TH AVENUE  
DENVER, CO 80202

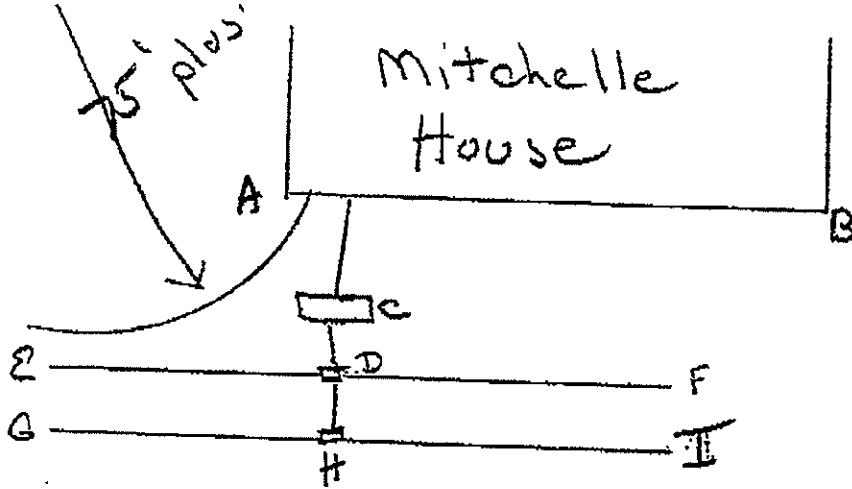
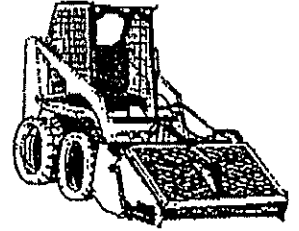
South



well

**Desmarais & Sons Excavation**

139 COUNTRY CLUB ROAD  
 DAYVILLE, CT 06241  
 (860) 774-2034  
 FAX (860) 779-3455



East

Point	A-house	B-house
C Tank	31'	44'
D D. Box	47'6"	69'8"
E Upper Trench	55'4"	89'6"
F Upper Trench	73'	58'
G Lower Trench	64'6"	95'6"
H D. Box	58"	78'
I Lower Trench	81'6"	68'6"



Steel

Driveway

North

12/12/2000 14:42

8:07741300

NLE-

PAGE 01

FILE # 01000067

PROPERTY OWNER'S NAME: Brooke Mitchell

### INSTALLER'S AS-BUILT CHECK LIST

INSTALLER'S NAME: Keith Thurston & Dale Desmarais

TELEPHONE #: \_\_\_\_\_

PROPERTY LOCATION: Allen Hill Rd, Brookton

INSPECTION DATE: \_\_\_\_\_

STREET 33 BLOCK # \_\_\_\_\_

TOWN

LOT # 88, 89

DEV. LOT # 7

### HOUSE SEWER (INVERT LEVELS)

At foundation wall 12"

Depth at Septic Tank 16"

### SEPTIC TANK

Cleanout located \_\_\_\_\_ ft. from \_\_\_\_\_ and \_\_\_\_\_ ft. from \_\_\_\_\_

Manufacturer: C. Jolly Size 1000 gals. Depth to cleanout 23"

### LEACHING SYSTEM

Description: 495' sq ft leach area

Effective area \_\_\_\_\_ sq. ft. Required effective area \_\_\_\_\_ sq. ft.

Spacing between leaching units 10' ft. 100% Reserve area provided N.E = yes

Bottom of leaching system 18 inches above maximum water table yes

Bottom of leaching system 4 feet above ledge rock yes Curtain Drain Installed No

Bottom of leaching system 20" inches below final grade Pumping Required No

Cover over leachfield (in inches) 8" Fill extension (in feet) yes 2:1 slope yes no

### SEPARATING DISTANCES

Well located \_\_\_\_\_ feet from \_\_\_\_\_ and \_\_\_\_\_ feet from \_\_\_\_\_

Distance sewage system to well on property \_\_\_\_\_ ft. To water service 90' ft.

To well on adjacent property \_\_\_\_\_ ft. To property line \_\_\_\_\_ ft.

To dwelling on adjacent property \_\_\_\_\_ ft. To house served \_\_\_\_\_ ft.

To nearest ground or surface water drain \_\_\_\_\_ ft. To nearest watercourse \_\_\_\_\_ ft.

Outlet Filter Baffle Manufacturer's Type & Size C. Jolly 4"

Installer's Signature Dale Desmarais Date: 1-8-01

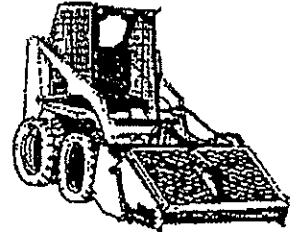
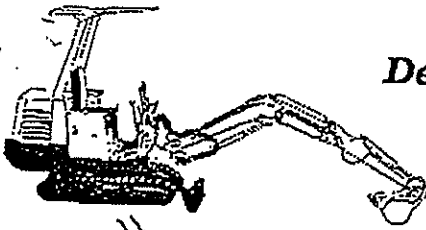
INSTALLER SHALL COMPLETE THE ABOVE SECTIONS OF THIS FORM AND PROVIDE A SKETCH OF THE INSTALLED SEPTIC SYSTEM WITH APPROPRIATE "TIES" ON THE REVERSE SIDE OF THIS FORM.

RECEIVED

2001 JUN 8 P 2:15

MACTEC DISTRICT  
SEWERAGE DEPARTMENT

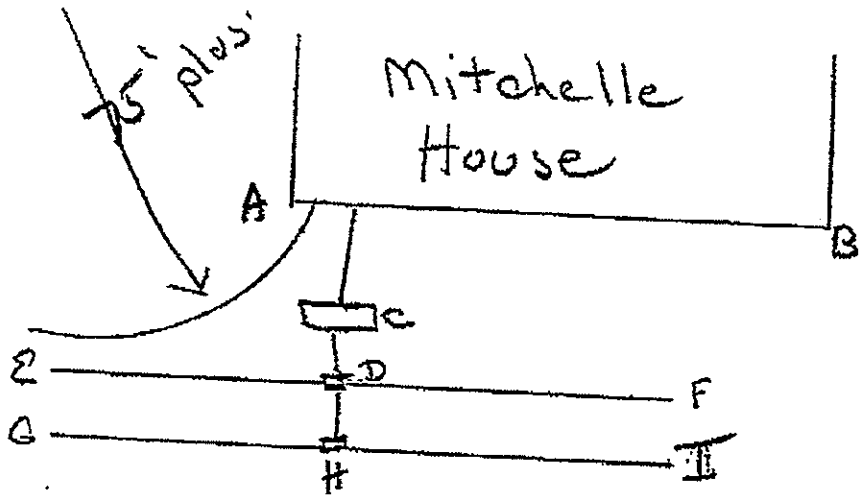
South



**Desmarais & Sons Excavation**

139 COUNTRY CLUB ROAD  
 DAYVILLE, CT 06241  
 (860) 774-2034  
 FAX (860) 779-3455

well



East

Point	A-house	B-house
C Tank	31'	44'
D Box	47'6"	69'8"
E Upper Trench	55'4"	89'6"
F Upper Trench	73'	58'
G Lower Trench	64'6"	95'6"
H D-Box	58"	78'
I Lower Trench	81'6"	68'6"

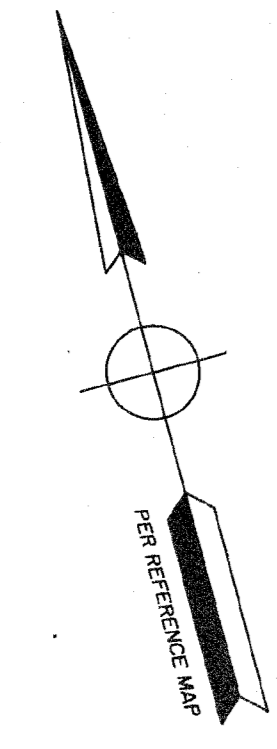


Steel

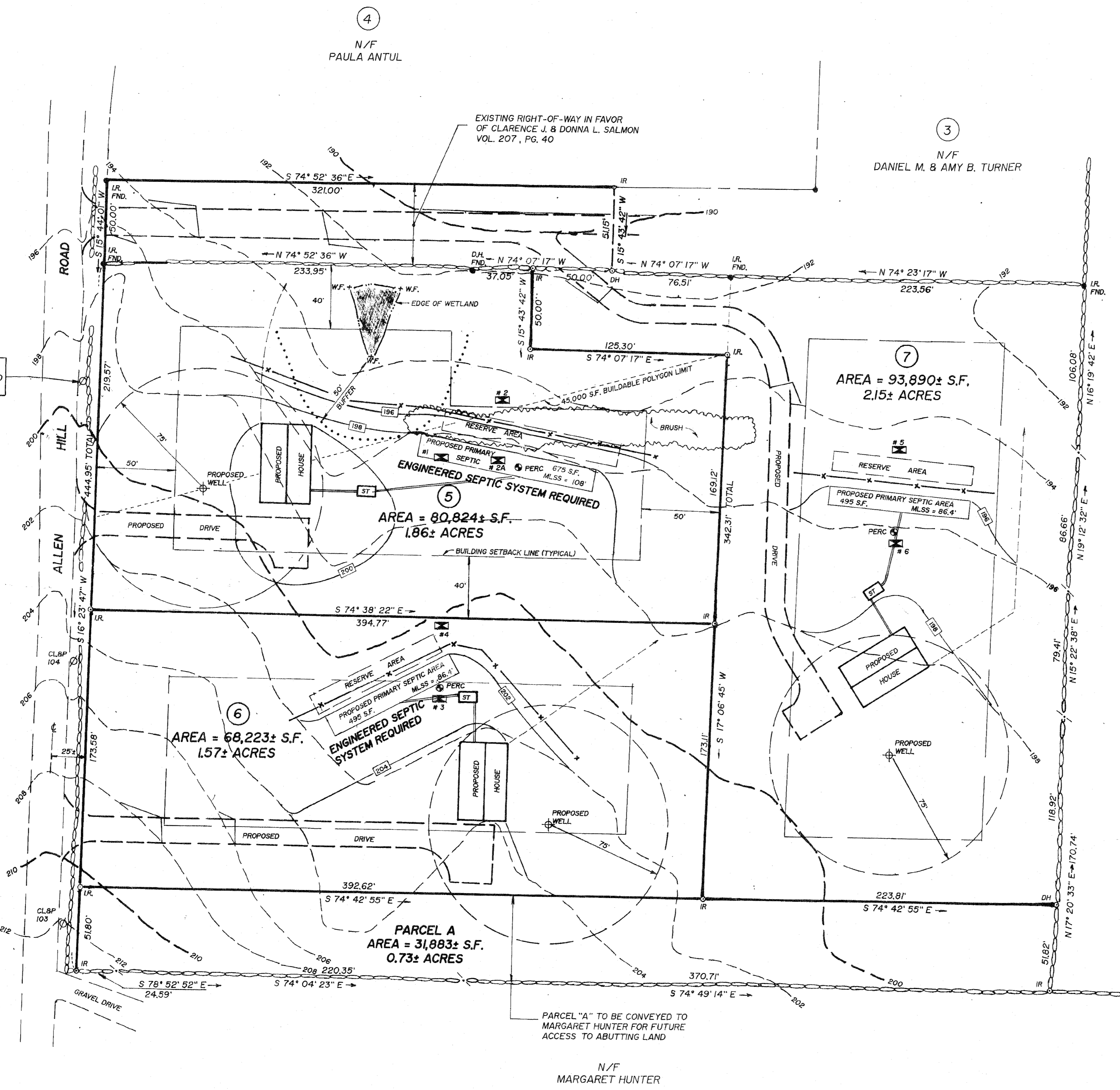
Driveway

North

SOIL TEST DATA	
TP 1 0-8" SIL 8-24" LOAMY SAND 24-34" SAND 34-96" SAND, MOTTLED, WET MOTTLED AT 34" WATER AT 35" NO LEDGE	TP 2 0-7" TOPSOIL 7-24" FINE SANDY LOAM 24-60" HARDPAN MOTTLED AT 24" WATER AT 70" NO LEDGE
TP 2A 0-8" TOPSOIL 8-24" FINE SANDY LOAM 24-90" SANDY PAN, RESTRICTIVE	MOTTLED AT 24" WATER AT 68" NO LEDGE
PERCOLATION RATE: 12 MIN./INCH	
TP 3 0-6" TOPSOIL 6-36" FINE-MED SANDY LOAM 36-92" COMPACT SANDY LOAM, PAN, MOTTLED MOTTLED AT 32" WATER AT 78" NO LEDGE	TP 4 0-6" TOPSOIL 6-26" FINE-MED. SANDY LOAM 26-72" COMPACT SANDY LOAM/LOAMY SAND, PAN MOTTLED AT 26" WATER AT 48" NO LEDGE
PERCOLATION RATE: 8.7 MIN./INCH	
TP 5 0-9" TOPSOIL 9-26" FINE SANDY LOAM 26-108" RESTRICTIVE - CMPCT. SANDY LOAM, PAN NO MOTTLED NO WATER NO LEDGE RESTRICTIVE LAYER = 26"	TP 6 0-8" TOPSOIL 8-28" FINE SANDY LOAM 28-100" MOTTLED RESTRICTIVE SANDY LOAM, PAN NO MOTTLED NO WATER NO LEDGE RESTRICTIVE LAYER = 28"
PERCOLATION RATE: 6 MIN./INCH	
SOIL TESTING PERFORMED 5/7/99 BY NORTHEAST DISTRICT DEPARTMENT OF HEALTH NDOH FILE NO: 99000636	



CLBP 106  
BENCH MARK = 200.00  
ASSUMED DATUM



REMAINING LAND OF  
CLARENCE J. & DONNA L. SALMON  
146± ACRES

SALMON, CLARENCE & DONNA L. SALMON  
ALLEN HILL RD  
EAST FILE COMM. ANNE, CT  
ENR 24

- NOTES:
- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION MAP BASED ON A DEPENDENT RESURVEY, FIRST SURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS T-2.
  - REFERENCE IS MADE TO A PLAN ENTITLED: "SUBDIVISION MAP PREPARED FOR CLARENCE J. & DONNA L. SALMON ALLEN HILL ROAD BROOKLYN, CT. SCALE: 1" = 50'. DATE: JUNE 1997 REVISED 8/05/97 SHEET 2 OF 2 BY: LOUIS J. SOJA, JR. LLS #13304" AS RECORDED IN THE TOWN OF BROOKLYN LAND RECORDS.
  - AREA FROM CENTERLINE OF ALLEN HILL ROAD TO STREETLINE SHOWN TO BE QUIT-CLAIMED TO THE TOWN OF BROOKLYN FOR ROADWAY PURPOSES.
  - ZONING DISTRICT IS RA.
  - TOTAL SUBDIVIDED AREA = 5.58± ACRES.
  - THIS SUBDIVISION DOES NOT CONTAIN LAND AREAS WITHIN F.E.M.A. 100-YEAR FLOOD HAZARD AREA.
  - PRIME AND IMPORTANT FARMLAND SOILS ON THIS PROPERTY ARE: SvB - SUTTON FINE SANDY LOAM PdB - PAXTON FINE SANDY LOAM
  - ANY CHANGES ON THESE PLANS WITHIN 200 FEET OF THE WETLAND OR WATERCOURSES WOULD REQUIRE A NEW APPLICATION TO THE BROOKLYN INLAND WETLANDS COMMISSION.

*Rec'd. for record  
11-29-99 at 2:09PM  
Marilyn L. Benson, Secy.*

- LEGEND
- IR./D.H. FOUND
  - IR./D.H. SET
  - 198 EXISTING CONTOUR
  - 204 PROPOSED CONTOUR
  - STONE WALL
  - ⊠ TEST PIT
  - SEDIMENT CONTROL BARRIER

This drawing reproduced in accordance with state filing regulations. Process used:  
 Wash-off  Fixed-line photo  
Joseph Merritt & Company

APPROVED BY THE BROOKLYN INLAND WETLAND & WATERCOURSES COMMISSION  
*Walter T. Logan* 9-14-99  
CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION  
*Barry Parsons* 10-6-99  
CHAIRMAN DATE  
EXPIRATION DATE PER C.G.S. SECTION 8-26c:

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.  
*R. Richard Snarski* DATE 7/28/99  
R. Richard Snarski, Certified Soil Scientist #1975

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
*Charles N. Normandin, Jr.* 7 Jun 99  
CHARLES N. NORMANDIN, JR. CONN. L.S. NO. 13637 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

SUBDIVISION MAP  
PREPARED FOR  
**CLARENCE J. & DONNA L. SALMON**  
ALLEN HILL ROAD, BROOKLYN, CONNECTICUT  
SCALE: 1" = 40' DATE: JUNE 1999  
NORMANDIN & ASSOCIATES  
154 SOUTH MAIN STREET, DANIELSON, CONNECTICUT  
JOB NO: 9911 FIELD BOOK NO: 162 MAP NO.: A-363B  
SHEET 2 OF 2



BROOKLYN ZONING BOARD OF APPEALS  
APPLICATION

FEE: \$250.00/STATE FEE: \$60/PUBLICATION FEE: \$600 CHECK# 263

APPLICATION # ZBA21-004 DATE SUBMITTED 8/3/21

APPLICANT: Christine E Therrien

MAILING ADDRESS: 286 Cherry Hill Road

PROPERTY OWNER: (if different) Brian & Christine Therrien

MAILING ADDRESS: 286 Cherry Hill Road

PROPERTY LOCATION: Same

MAP: 11 LOT: 1-2 ACRES: 0.5

ZONE: RA R-30 VCD R-10 NC PC RB I-1 (circle one)

Is Property within 500' of a municipal boundary? Yes

Application is submitted for approval of the following (check all that apply):

Variance of the Zoning Regulations, Section(s) Section 3.C.5.2  
The variance being requested is front yard setback

Appeal of an order, requirement or decision of the ZEO under Sec. 17.2 of the Brooklyn Zoning Regulations.

Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):

Farmers porch with roof; including handicap accessibility ramp.

Specify the hardship if applying for a variance. A hardship cannot be strictly financial and must be related to the condition of the land.

The house is located unusually close to the front yard property line. (44 feet +/-)



**The following information must accompany each application at the time of submittal:**

1. A plot plan prepared as determined by the ZBA:
  - by a licensed land surveyor, to A-2 survey standard OR
  - with sufficiently accurate information to allow the members to reach an informed decision.
2. A copy of the permit denial from the Zoning Officer.
3. Check payable to the Town of Brooklyn.
4. Confirmation of notification of Public Hearing.
  - The applicant shall, at the applicant's own expense, send notice of the application **at least 15 days prior** to the date of the public hearing
  - Notice shall be sent to all property owners of of any abutting properties as well as to property owners that lie opposite the parcel across any street or thoroughfare.
  - Notice shall be sent with a Certificate of Mailing receipt obtained from the US Post Office.
  - Copies of the list of abutters and certificates of mailings shall be submitted no later than at the public hearing.
  - Abutting owners shall be the owners identified in the tax assessor's records.
5. If the proposed activity is located within a Drinking Water Supply Aquifer Area then the ed Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.

**NOTE:**

- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and/or Fire Marshal to determine if other permits are required.
- See Article 17, Section 3 of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
- **Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.**

SUBMIT APPLICATIONS TO THE BROOKLYN LAND USE OFFICE, PO Box 356, 69 SOUTH MAIN STREET, BROOKLYN, CT 06234.

**The undersigned applicant(s) and owner(s) hereby state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge.**

  
 Applicant 8/3/21  
 Date

  
 Property Owner 8/3/21  
 Date

email:  
 gofishallday@hotmail.com

The Brooklyn Zoning Board of Appeals will hold a Public Hearing and Meeting on Wednesday, September 8, 2021 at 6:30 p.m. held at the Clifford B Green Meeting Center 69 South Main Street Brooklyn, CT and via Web Ex on the following application:

1. **ZBA-21-004** Brian and Christine Therrien, 286 Cherry Hill Road, Map-11, Lot 1-2, Acres 0.5, RA Zone. Construct a farmer's porch with roof including handicap accessibility ramp. Requesting variance of section 3.C.5.2.1 from the minimum front yard setback.

Please go to the Town of Brooklyn's website ([www.brooklynct.org](http://www.brooklynct.org)) to review the meeting agenda.

## Audrey Lussier

---

**From:** Audrey Lussier  
**Sent:** Wednesday, August 04, 2021 11:38 AM  
**To:** gofishallday@hotmail.com  
**Cc:** Margaret Washburn  
**Subject:** ZBA Cert of Mailing Info

Hi Brian and Christine ,

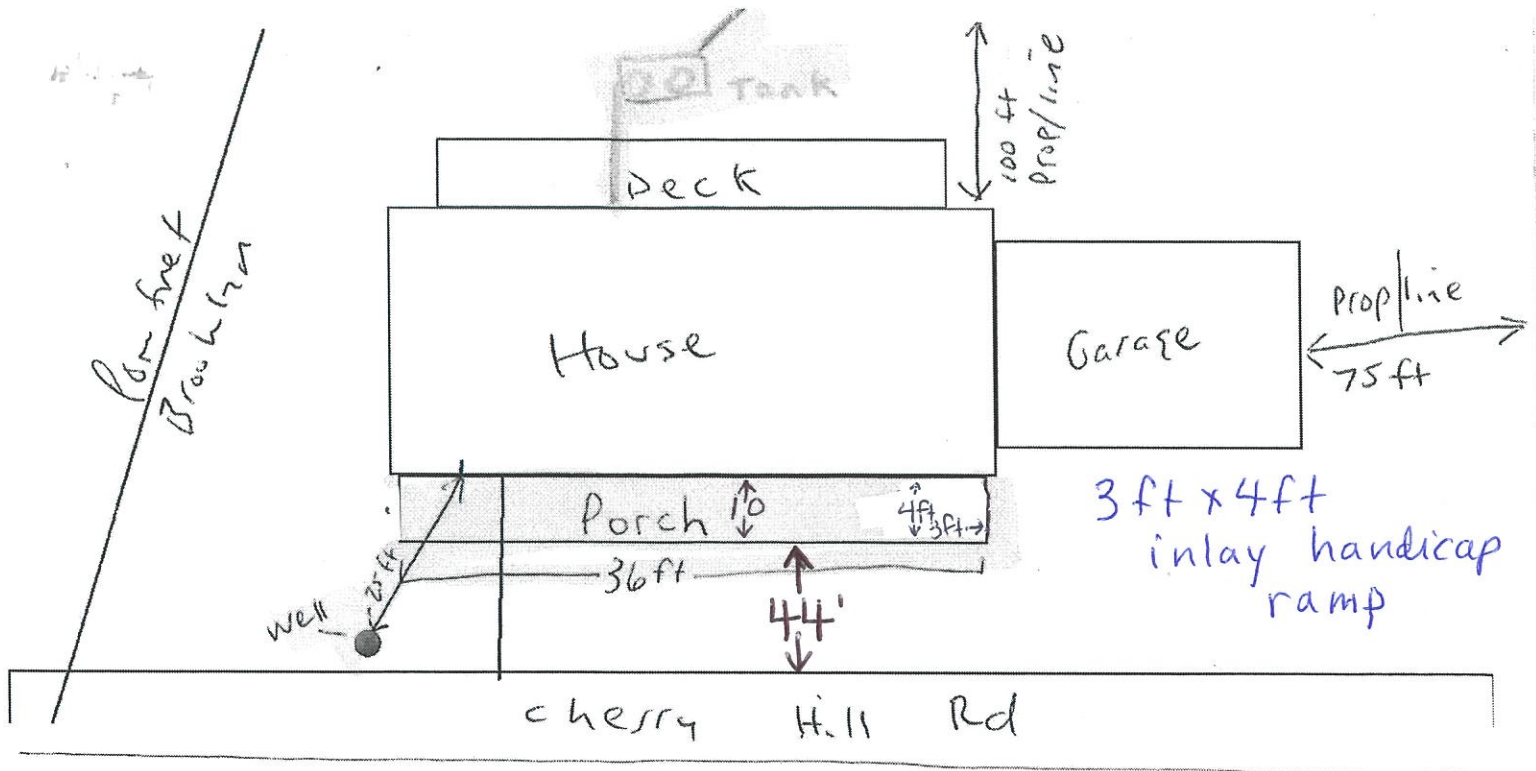
At least 12 days before the hearing on your application, you will need to post "notice of public hearing" sign on your property which informs the public that your property is subject of a variance request. The sign must be posted for this entire period, which does not include the day the sign is posted or the day of the meeting. You can you the attached information for your sign. Please contact the land use office staff if you need help creating your sign. Staples can also help create the sign.

The above attachment is the document that you will mail to the property abutters. This notice must be mailed by a certificate of mailing

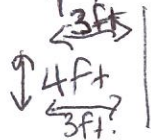
From the United States Post Office. Copies of the list of abutters and certified mailings must be mailed no later than 15 days (8/25/21) prior to the Public Hearing scheduled for 9/8/21. A copy of the list of abutters along with the certificates of mailing must be submitted no later than at the public hearing. Abutting owners are the owners that are listed in the Brooklyn Tax Assessor's records.

If you have any questions please contact our office.

Thank you,  
Lisa M. Lindia 😊  
Building/Land Use Office  
Administrative Assistant  
860-779-3411 Ext 12



- House is 63 ft to road
- Porch will be 53 ft to road
- We own the Pomfret side as well
- ~~After~~ Concrete footing 48 ft below grade with center filled with concrete.
- Inlay Ramp for Handicap Access



2021 MAY 25 P 1:17  
 NORTHEAST DISTRICT  
 DEPT OF HEALTH

286 CHERRY HILL RD

FLASHING

2" X 10" RAFTERS  
16 O.C.

LEDGER LOK  
SCREWS TO  
HOUSE

2" X 6" JOIST  
w/ HANGERS  
DOUBLE 48" O.C.

HIP ROOF  
RETURNS ON  
BOTH ENDS

4" 12"

ASPHALT  
SHINGLES

1/2" PLY

3/4" T+G PINE

TRIPLE  
10" LVL

STRONGTIE HZ. 5A

6" X 6" POST

ANCHOR BRACKET

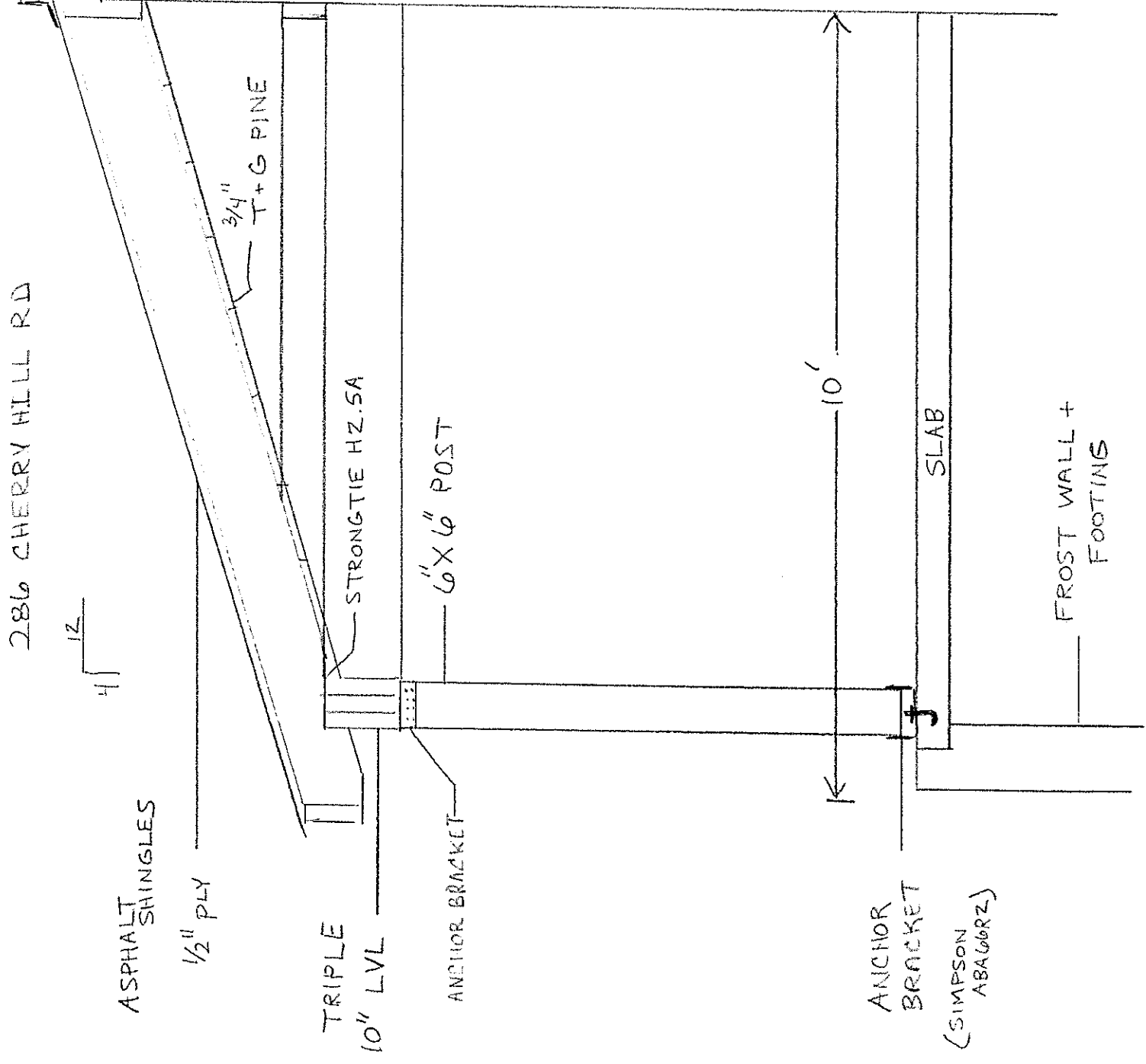
10'

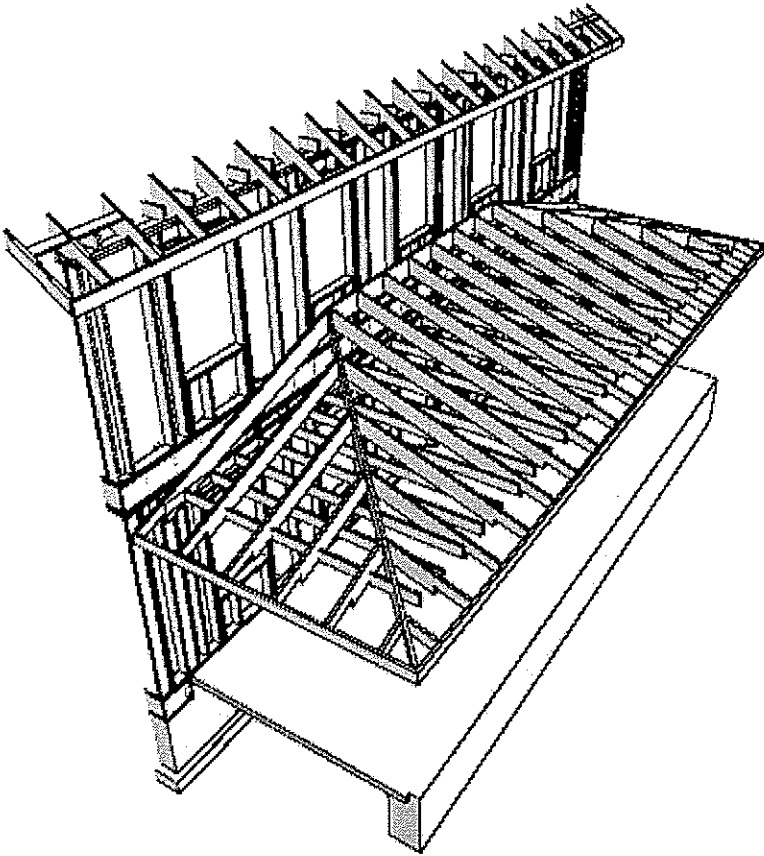
ANCHOR  
BRACKET

(SIMPSON  
ABA60RZ)

SLAB

FROST WALL +  
FOOTING





Sent from my iPhone



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
03	Colonial		
01	Residential		
05	B-		
2	Stories:		
1	Occupancy		
25	Exterior Wall 1		
	Exterior Wall 2		
03	Roof Structure:		
03	Roof Cover		
05	Interior Wall 1		
	Interior Wall 2		
12	Interior Fir 1		
11	Interior Fir 2		
02	Heat Fuel		
04	Heat Type:		
03	AC Type:		
03	Total Bedrooms		
2	Total Bthrms:		
1	Total Half Baths		
1	Total Xtra Fixtrs		
7	Total Rooms:		
02	Bath Style:		
02	Kitchen Style:		

WDK	15	34	15	10	2	2	12	28	22	24	24	36
FUS	BAS	UBM										
UHS	FGR											

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	FIREPLACE 2	B	1	2800.00	2005		85		0.00	2,400
WHL	WHIRLPOOL	B	24	35.00	2005		85		0.00	700
WDS	WOODSTOVE	B	1	0.00			85		0.00	0

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Unit Cost	Undeprac Value
BAS	First Floor	1,028	1,028	109.71	112,782
FGR	Garage	0	528	43.84	23,149
FUS	Upper Story, Finished	1,008	1,008	109.71	110,588
UBM	Basement, Unfinished	0	1,008	27.43	27,647
UHS	Half Story, Unfinished	0	528	27.43	14,482
WDK	Deck, Wood	0	490	10.97	5,376
Ttl Gross Liv / Lease Area				2,036	294,024







## Brooklyn Land Use Department

69 South Main Street  
Brooklyn, CT 06234  
(860) 779-3411 x 31

Inland Wetlands \_\_\_\_\_ Zoning Enforcement  \_\_\_\_\_ Blight Enforcement \_\_\_\_\_

SITE INSPECTION NUMBER

1 2 3 4 5

286 Cherry Hill

7/13/21

Address

Date

I met Chris Therrien. The tape pulled from the staked farmers porch measures 44 ft to the centerline of the wall shown on the survey that created this lot. The front yard setback is 50 ft.

I can't issue a zoning permit for the farmer's porch as currently designed.

Options are - have a denial issued and ask ZBA for a variance (involves a fee and public hearing) or reduce the width of the porch and submit a revised plot plan prepared by a surveyor.

Chris agrees to discuss w/ her husband and let me know the option they choose.

Commission Representative

Owner or Authorized Signature

*A. M. Washburn*  
*Christine Therrien*





TOWN OF BROOKLYN  
P.O. Box 356 • Route 6 and 169  
BROOKLYN, CONNECTICUT 06234

Town Offices  
860-779-3411

Brian Therrien  
286 Cherry Hill Road  
Brooklyn, CT 06234

July 13, 2021

Dear Mr. Therrien,

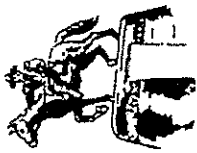
I have received the sketch you submitted for my consideration showing a proposed farmer's porch on the front of your house at 286 Cherry Hill Road. The porch as proposed cannot comply with the Zoning Regulations because it cannot meet the front yard setback, which is 50 feet in the RA Residential-Agricultural Zone. Also, the proposed porch must meet the side yard setback from the Pomfret Town line, which is 40 feet.

Issued by:

*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](mailto:m.washburn@brooklynct.org)

Fee Paid: \$ 50.00  
Received By:  
Date Granted:  
Numerical Code:  
Permit Number: Draft



# ZONING PERMIT

Brian Therrien

The Town of Brooklyn, CT has approved the zoning permit application you submitted, with final revisions as applicable.

This permit authorizes the following activity(ies) for the purpose(s) stated within your application:

Covered Front Farmer's 36'x10' Porch

Located at 286 CHERRY HILL RD

Plat/Map 11

Lot/Block 0 1-2

Parcel 11 0 1-2

This is to certify that the building, structure, or use identified in your application referenced above is in compliance with the Local Zoning Regulations. Any other necessary approvals must be obtained.

No building permit or certificate of occupancy shall be issued for a building, use or structure subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations. Such official shall inform the applicant for any such certification that such applicant may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in such municipality stating that the certification has been issued, or (2) any other method provided for by local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (B) the location of the building, use or structure, (C) the identity of the applicant, and (D) a statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of section 8-7.

(Connecticut General Statutes)

## CONDITIONS/STIPULATIONS

This zoning permit application must be denied because the proposed farmer's porch does not meet the front yard setback. In the RA Zone, the front yard setback is 50 feet. The proposed porch is approximately 44 feet from the front yard property line. Also, the proposed porch must meet the side yard setback from the Pomfret Town line, which is 40 feet.



necog

Necog GIS Site



- Legend
-  Town
  -  Buildings 2012
  -  Parcels

Notes  
286 Cherry Hill Rd.



1: 1,128



0.0 Miles

0.02

0

0.0



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.



# Necog GIS Site



- Legend**
- Town
  - Buildings 2012
  - Parcels

**Notes**  
286 Cherry Hill Road



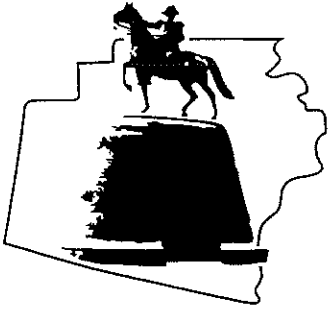
1: 564

0.0 0 0.01 0.0 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.



TOWN OF BROOKLYN  
P.O. Box 356 • Route 6 and 169  
BROOKLYN, CONNECTICUT 06234

Town Offices  
860-779-3411

CERTIFIED # 9489 0090 0027 6215 8992 20

Cheryl Grist, Town Clerk  
Town of Pomfret  
5 Haven Road  
Pomfret center, CT 06259

August 16, 2021

Re: Variance request on property within 500 feet of the boundary of an adjoining municipality

Dear Ms. Grist,

In accordance with CGS Section 8-7d(f), I am hereby notifying you that the Town of Brooklyn Zoning Board of Appeals is in receipt of an application for a Variance from the front yard setback for a farmers porch including a handicapped accessibility ramp at 286 Cherry Hill Road in Brooklyn, CT. The subject property is identified as Assessors Map 11, Lot 1-2.

The public hearing will be held at the Clifford B. Green Community Center, Suite 24, 69 South Main Street, Brooklyn, CT at 6:30 p.m. on Wednesday, September 9, 2021. This will be a hybrid Webex/in-person meeting with masks required for all attendees.

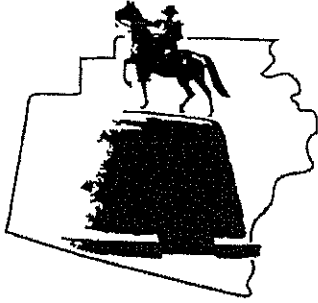
Please refer to the attached draft agenda.

Please feel free to contact me if you have any questions.

Sincerely,

*Margaret Washburn*

Margaret Washburn  
ZEO/WEO/Blight Enforcement Officer  
69 South Main Street, Suite 23  
Brooklyn, CT 06234  
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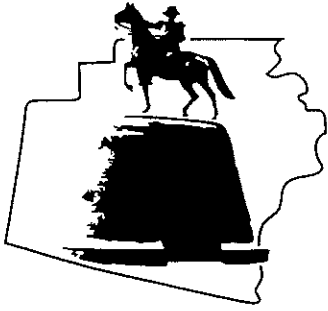
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Sincerely,

*Margaret Washburn*

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Mon. – Thurs. 8:00 am – 3:30 pm  
[m.washburn@brooklynct.org](mailto:m.washburn@brooklynct.org)

RECEIVED  
AUG 10 2021

BROOKLYN ZONING BOARD OF APPEALS  
APPLICATION

FEE: \$250.00/STATE FEE: \$60/PUBLICATION FEE: ~~\$600~~<sup>\$300</sup> CHECK# 1041

APPLICATION # ZBA21-005 DATE SUBMITTED 8/10/2021

APPLICANT: Theodore R. Struer

MAILING ADDRESS: 290 Allen Hill Rd

PROPERTY OWNER: (if different) Anne B. Hunter

MAILING ADDRESS: 290 Allen Hill Rd

PROPERTY LOCATION: 82 South Main Street

MAP: 47 LOT: 012 ACRES: .43

ZONE: RA R-30 VCD R-10 NC PC RB I-1 (circle one) NB

Is Property within 500' of a municipal boundary? ~~Yes~~ No

Application is submitted for approval of the following (check all that apply):

- Variance of the Zoning Regulations, Section(s) 6. E. 3.8.  
The variance being requested is for use of Third Floor as Apartment (for living quarters above second story)
- Appeal of an order, requirement or decision of the ZEO under Sec. 17.2 of the Brooklyn Zoning Regulations.
- Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):  
See Attached

Specify the hardship if applying for a variance. A hardship cannot be strictly financial and must be related to the condition of the land.  
See Attached

- Description of work
  - restore living space to third floor
  - convert space to a one bed room apartment
  - see plans attached
    - Note; there is space for off street parking of at least 6 cars
- Hardship
  - there is evidence the space was once finished (see pictures)
    - There is evidence ( charred beams) that a fire in 1983 caused damage to second floor and third floor
    - second floor was repaired to finished conditions; however third floor was minimally rebuilt (Source 1983 tax field card)
  - several homes in the same zoning district have third floor apartments
    - 12 Tiffany Street, 2 units on third floor,
    - 179 South Main Street, one unit on third floor,
    - 182 South Main Street, 2 units on third floor,
    - 122 South Main Street, bedroom on third floor,
    - 98 South Main Street, 1 unit on third floor,
  - Of the total 33 homes in this zone. 10 homes have full access third floors and 5 have rental apartments above the second floor.
  - Because several third floor apartment exist in this zone and the space at 82 south main was originally built as a finished space, a zoning variance to permit an apartment above the second floor should be issued.

Thanks You

Theodore Stever

CC. Anne B Hunter

RECEIVED

AUG 10 2021

**The following information must accompany each application at the time of submittal:**


1. A plot plan prepared as determined by the ZBA:
  - by a licensed land surveyor, to A-2 survey standard OR
  - with sufficiently accurate information to allow the members to reach an informed decision.
2. A copy of the permit denial from the Zoning Officer.
3. Check payable to the Town of Brooklyn.
4. Confirmation of notification of Public Hearing.
  - The applicant shall, at the applicant's own expense, send notice of the application **at least 15 days prior** to the date of the public hearing
  - Notice shall be sent to all property owners of of any abutting properties as well as to property owners that lie opposite the parcel across any street or thoroughfare.
  - Notice shall be sent with a Certificate of Mailing receipt obtained from the US Post Office.
  - Copies of the list of abutters and certificates of mailings shall be submitted no later than at the public hearing.
  - Abutting owners shall be the owners identified in the tax assessor's records.
5. If the proposed activity is located within a Drinking Water Supply Aquifer Area then the ed Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.

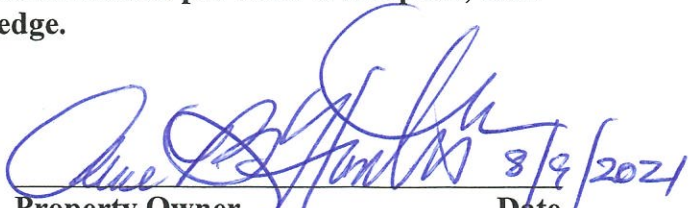
**NOTE:**

- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and/or Fire Marshal to determine if other permits are required.
- See Article 17, Section 3 of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
- **Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.**

SUBMIT APPLICATIONS TO THE BROOKLYN LAND USE OFFICE, PO BOX 356, 69 SOUTH MAIN STREET, BROOKLYN, CT 06234.

**The undersigned applicant(s) and owner(s) hereby state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge.**

  
 Applicant \_\_\_\_\_ Date 8/9/21

  
 Property Owner \_\_\_\_\_ Date 8/9/2021

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AUG 10 2021

RECEIVED

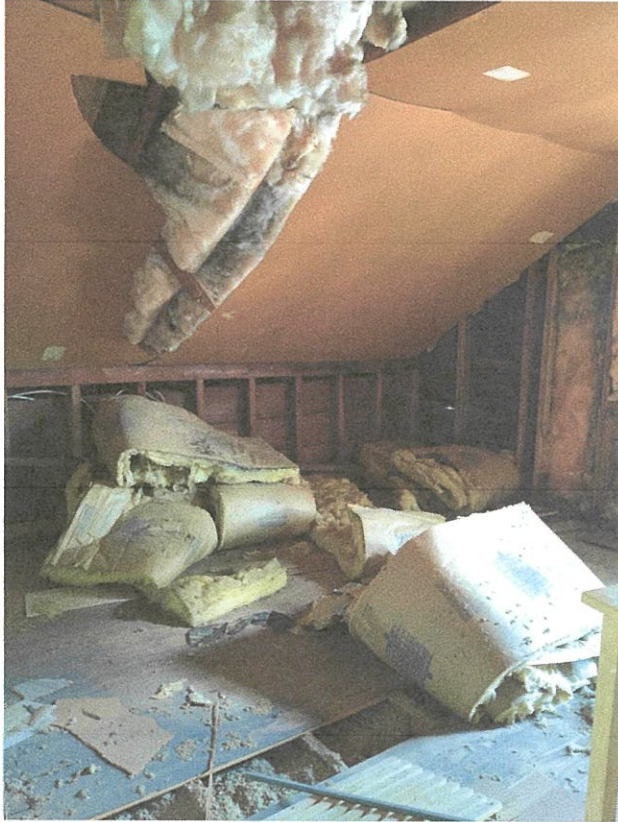
AUG 10 2021

Some more 3rd Floor



3rd Floor Landing





Insulation Falling  
from 3rd Floor



from 2nd Floor Landing



Stairs  
to 3rd  
Floor  
Landing



View of off Street Parking  
and 3rd Floor windows

RECEIVED

AUG 10 2021

BK: 547 PG: 134

Commitment Number: 435511

After Recording Return To:

ANNE B. HUNTER

82 SOUTH MAIN STREET, BROOKLYN, CONNECTICUT 06234

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
00181600

**QUITCLAIM DEED**

This deed is exempt from transfer tax as a conveyance to effectuate a mere change of identity and there is no change in beneficial ownership pursuant to Connecticut Code Section 12-498(17)

ANN B. HUNTER, correctly known as ANNE B. HUNTER hereinafter grantor, whose tax-mailing address is 82 SOUTH MAIN STREET, BROOKLYN, CONNECTICUT 06234, without consideration paid, grants and quitclaims to ANNE B. HUNTER, hereinafter grantee, whose tax mailing address is 82 SOUTH MAIN STREET, BROOKLYN, CONNECTICUT 06234, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Conveyance Tax Received

STATE \$ 0.00

TOWN \$ 0.00

*Kathleen S. Asst.*  
Town Clerk of Brooklyn, CT

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF WINDHAM AND STATE OF CONNECTICUT, TO-WIT:

A CERTAIN TRACT OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON STANDING, LOCATED ON THE NORTHERLY SIDE OF SOUTH MAIN STREET IN THE TOWN OF BROOKLYN, COUNTY OF WINDHAM AND STATE OF CONNECTICUT, KNOWN AS 82 SOUTH MAIN STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ON THE SOUTHERLY SIDE OF WALL ON THE NORTHERLY SIDE OF ROAD FROM DANIELSON TO BROOKLYN VILLAGE; THENCE N. 87 DEGREES 33 MINUTES W. 143.7 FEET ALONG NORTHERLY SIDE OF SAID ROAD TO AN IRON; THENCE N. 2 DEGREES 45 MINUTES W. 76.4 FEET TO AN IRON NEAR EASTERLY END OF BANK WALL; THENCE N. 86 DEGREES 45 MINUTES E. 4.0 FEET ALONG FACE OF BANK WALL TO AN IRON; THENCE NORTHERLY 55.5 FEET ALONG A FENCE TO AN IRON; THENCE N. 66 DEGREES 45 MINUTES E. 5.2 FEET TO AN IRON WHICH IS N. 2 DEGREES 45 MINUTES W. 58 FEET FROM IRON AT END OF BANK WALL; THE LAST FOUR LINES ADJOIN LAND NOW OR FORMERLY OF DEFOREST WELLS; THENCE N. 2 DEGREES 45 MINUTES W. 179 FEET TO COMER OF WALL AND FENCE; THE LAST LINE ADJOINS LAND NOW OR FORMERLY OF SAID WELLS AND LAND NOW OR FORMERLY OF FRANK HOPKINS; THENCE N. 83 DEGREES 53 MINUTES E. 155.2 FEET ADJOINING LAND NOW OR FORMERLY OF CHARLES LOWE AND FOLLOWING CENTER OF WALL, THE IRON IS SET ON SOUTHERLY SIDE OF WALL; THENCE S. 0 DEGREES 14 MINUTES W. 335 FEET TO POINT OF BEGINNING.

THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PREMISES A CERTAIN PIECE OR PARCEL OF LAND PREVIOUSLY CONVEYED BY MATTI HURME AND MARTHA E. HURME TO THE STATE OF CONNECTICUT BY A CERTAIN QUIT-CLAIM DEED, DATED OCTOBER 11, 1955 AND RECORDED IN VOLUME 32 AT PAGE 577 OF THE BROOKLYN LAND RECORDS.

SUBJECT TO A CERTAIN AGREEMENT RELINQUISHING AND WAIVING ALL RIGHTS OF ACCESS DIRECTLY TO AND FROM THE RELOCATION OF ROUTE U.S. #6 FROM SAID PREMISES.

THERE IS ALSO EXCEPTED FROM SAID PREMISES A CERTAIN STRIP OF LAND BEING A PART OF THE PREMISES PREVIOUSLY CONVEYED BY MATTI HURME AND MARTHA E. HURME TO HUGO ROSE BY A CERTAIN WARRANTY DEED, DATED JUNE 24, 1960 AND RECORDED IN VOLUME 35 AT PAGE 336 OF THE BROOKLYN LAND RECORDS.

BEING THE SAME PREMISES IN WARRANTY DEED FROM EARL D. AUBIN AND DENISE L. AUBIN TO SEAN MCCLOSKEY AND SCOTT PHILLIPS DATED JUNE 28, 1990 AND RECORDED IN VOLUME 102, AT PAGE 0053 OF THE BROOKLYN LAND RECORDS.

P.I.D#: 00181600

Property Address is: 82 SOUTH MAIN STREET, BROOKLYN, CONNECTICUT 06234

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

RECEIVED TOWN CLERK'S OFFICE  
ON Aug 12, 2014 AT 11:22A  
INST# 00010378  
LEONA A MAINVILLE  
TOWN CLERK, BROOKLYN CT




The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

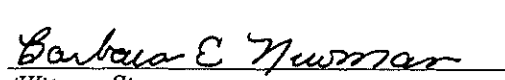
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

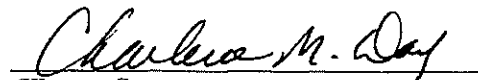
Prior instrument reference: Book 403, Page 192-193

Executed by the undersigned on 7/30/14, 2014:

  
\_\_\_\_\_  
ANN B. HUNTER

Signed in our presence:

  
\_\_\_\_\_  
(Witness Signature)

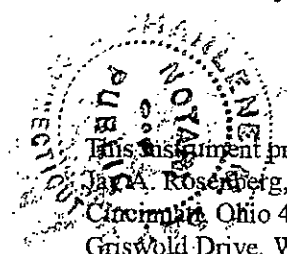
  
\_\_\_\_\_  
(Witness Signature)

Print Name:  
BARBARA E. NEWMAN

Print Name:  
CHARLENE M. DAY

STATE OF CT  
COUNTY OF WINDHAM

The foregoing instrument was acknowledged before me on 7/30/14, 2014 by ANN B. HUNTER who is personally known to me or has produced license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Charlene M. Day  
Notary Public  
My Commission Expires  
**June 30, 2016**

  
\_\_\_\_\_  
Notary Public

This instrument prepared by:  
JAY A. ROSENBERG, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Michelle D. Killion, 253  
Griswold Drive, West Hartford, CT 06119; CT Bar Number: 419721.



# ZONING PERMIT

Fee Paid: \$ 50.00  
Received By:  
Date Granted:  
Numerical Code:  
Permit Number: Draft

Theodore Stever \_\_\_\_\_ :

The Town of Brooklyn, CT \_\_\_\_\_ has approved the zoning permit application you submitted, with final revisions as applicable.

This permit authorizes the following activity(ies) for the purpose(s) stated within your application:  
2 family to 3 family (Renovate attic space into one bedroom apartment)

Located at 82 SO MAIN ST \_\_\_\_\_ Plat/Map 47 \_\_\_\_\_ Lot/Block 0 12 \_\_\_\_\_ Parcel 47 0 12 \_\_\_\_\_

This is to certify that the building, structure, or use identified in your application referenced above is in compliance with the Local Zoning Regulations. Any other necessary approvals must be obtained.

No building permit or certificate of occupancy shall be issued for a building, use or structure subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations. Such official shall inform the applicant for any such certification that such applicant may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in such municipality stating that the certification has been issued, or (2) any other method provided for by local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (B) the location of the building, use or structure, (C) the identity of the applicant, and (D) a statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of section 8-7. (Connecticut General Statutes)

## CONDITIONS/STIPULATIONS

The project as proposed cannot comply with the Brooklyn Zoning Regulations; therefore, the Zoning Permit application is denied because the proposed work does not meet the requirements of Section 6.E.3.8., of the Zoning Regulations, below: "No living quarters within the Multi-family development shall be below the finished grade of the ground adjoining such structure, nor above the second story."

RECEIVED

AUG 10 2021



TOWN OF BROOKLYN  
P.O. Box 356 • Route 6 and 169  
BROOKLYN, CONNECTICUT 06234

Town Offices  
860-779-3411

Theodore Stever  
290 Allen Hill Road  
Brooklyn, CT 06234

July 8, 2021

Re: 82 So. Main Street, Brooklyn, CT (Restricted Business Zone)

Dear Mr. Stever,

I have received the application you submitted for a Zoning Permit for changing a duplex building into a multi-family development by renovating attic space into a one-bedroom apartment. Please refer to the attached page 15 from the Brooklyn Zoning Regulations regarding definitions of some dwelling-related terms.

Please refer to the attached pages 119 and 120 from the Brooklyn Zoning Regulations regarding Multi-family Development. The project as proposed cannot comply with the Brooklyn Zoning Regulations; therefore, I must deny the Zoning Permit application, because the proposed work does not meet the requirements of Section 6.E.3.8., below:

“No living quarters within the Multi-family development shall be below the finished grade of the ground adjoining such structure, nor above the second story.”

The proposed project would require a variance from the Zoning Board of Appeals, as well as a Special Permit from the Planning and Zoning Commission.

Issued by:

*Margaret Washburn*

Margaret Washburn  
Zoning Enforcement Officer  
m.washburn@brooklynct.org

**Dwelling-Related Terms**

**DWELLING** - A building or portion thereof used for residential occupancy; but not including hotels, boarding houses, or rooming houses. Manufactured homes with the narrowest dimension of twenty-two feet or more are considered to be a dwelling.

**DWELLING UNIT** - A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**SINGLE FAMILY DWELLING** - A single building occupied by one family, but excluding trailers, mobile homes, or temporary structures.

**DUPLEX BUILDING** - A single building containing independent dwelling units for two (2) families, living independently of each other.

**MULTI-FAMILY BUILDING** - A single building containing three (3) or more dwelling units, and includes apartments, row houses, town houses and all other family dwellings of similar character where apartments or suites are occupied and used as separate, complete housekeeping units (not including bed & breakfasts, hotels, motels, and tourist homes).

**MULTI-FAMILY DEVELOPMENT** - A residential development (other than one multi-family building) consisting of three (3) or more dwelling units on one parcel of land.

**ACCESSORY APARTMENT** - A single dwelling unit accessory to a single family dwelling, occupying an existing detached garage or customary accessory building, but excluding trailers, mobile homes, or temporary structures.

**ELDERLY HOUSING DEVELOPMENT** - As provided in the Fair Housing Act and the "Housing for Older Persons" exemption thereto, housing facilities and housing communities intended for, and solely occupied by persons 62 years of age or older.

**EDUCATION CENTER** - Any use, exclusive of a private school or a municipal facility, which is intended for the education and/or instruction of children and/or adults.

**ELDERLY HOUSING DEVELOPMENT** - See "Dwelling Related Terms".

**EROSION** - The detachment and movement of soil or rock fragments or the wearing away of the land surface by water, wind, ice or gravity.

## **6.E. MULTI-FAMILY DEVELOPMENT**

### **6.E.1. PURPOSE**

This Section of the Regulations is intended to provide housing choices within Brooklyn consistent with soil types, terrain, infrastructure capacity, and the Plan of Conservation and Development for Brooklyn while ensuring that the design development is compatible with surrounding land uses and the character of the area, and that land development remains consistent with the adopted Plan of Conservation and Development.

### **6.E.2. LOCATION CRITERIA**

1. The parcel of land proposed for a Multi-family Development shall:
  - a. be located in the R-10, R-30, RA, VC, NB, RC, or MMUD zones.
  - b. have at least fifty (50) feet of frontage on an accepted and maintained public street.

### **6.E.3. STANDARDS AND CRITERIA**

1. Multi-family developments may be permitted for a building existing on the effective date of these Regulations provided public sewer service is available and used. Such multifamily developments shall have no minimum lot size or maximum density except that multi-family developments located in the Village Center Zone are limited to three residential units.
2. The parcel area for a new Multi-family development shall be at least five (5) acres.
3. The number of dwelling units to be allowed in a new Multi-family development shall not exceed:
  - a. One dwelling unit per ten-thousand (10,000) square feet of parcel area where there are no public sewers or public water facilities.
  - b. One dwelling unit per eight-thousand (8,000) square feet of parcel area where there are either public sewer or public water facilities available and used.
  - c. One dwelling unit per five-thousand (5,000) square feet of parcel area where there are both public sewers and public water facilities available and used.
4. No structure within a Multi-family development shall contain more than twelve (12) dwelling units.
5. Density Bonus: Additional dwelling units on a parcel of land shall be permitted, provided that twenty percent (20%) of the total dwelling units on the parcel of land are subjected to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to sixty percent (60%) of the median income, as defined by CGS Section 8-30g (a) (7). The number of additional dwelling units that shall be permitted on a parcel of land shall not exceed forty per cent (40%) of the number of dwelling units calculated under Sec. 6.E.3.3 above.
6. Dwelling units within the Multi-family development shall contain at least the following amount of floor area based on interior wall-to-wall measurements and excluding public hallways and stairways:

Efficiency Unit (A dwelling unit consisting of a bathroom, kitchen and a combined living room and bedroom)	450 square ft.
One-bedroom Unit	600 square ft.
Two-bedroom Unit	800 square ft.
Three-bedroom Unit	950 square ft.

7. The number of efficiency units (dwelling units consisting of a bathroom, kitchen and a combined living room

## 6.E

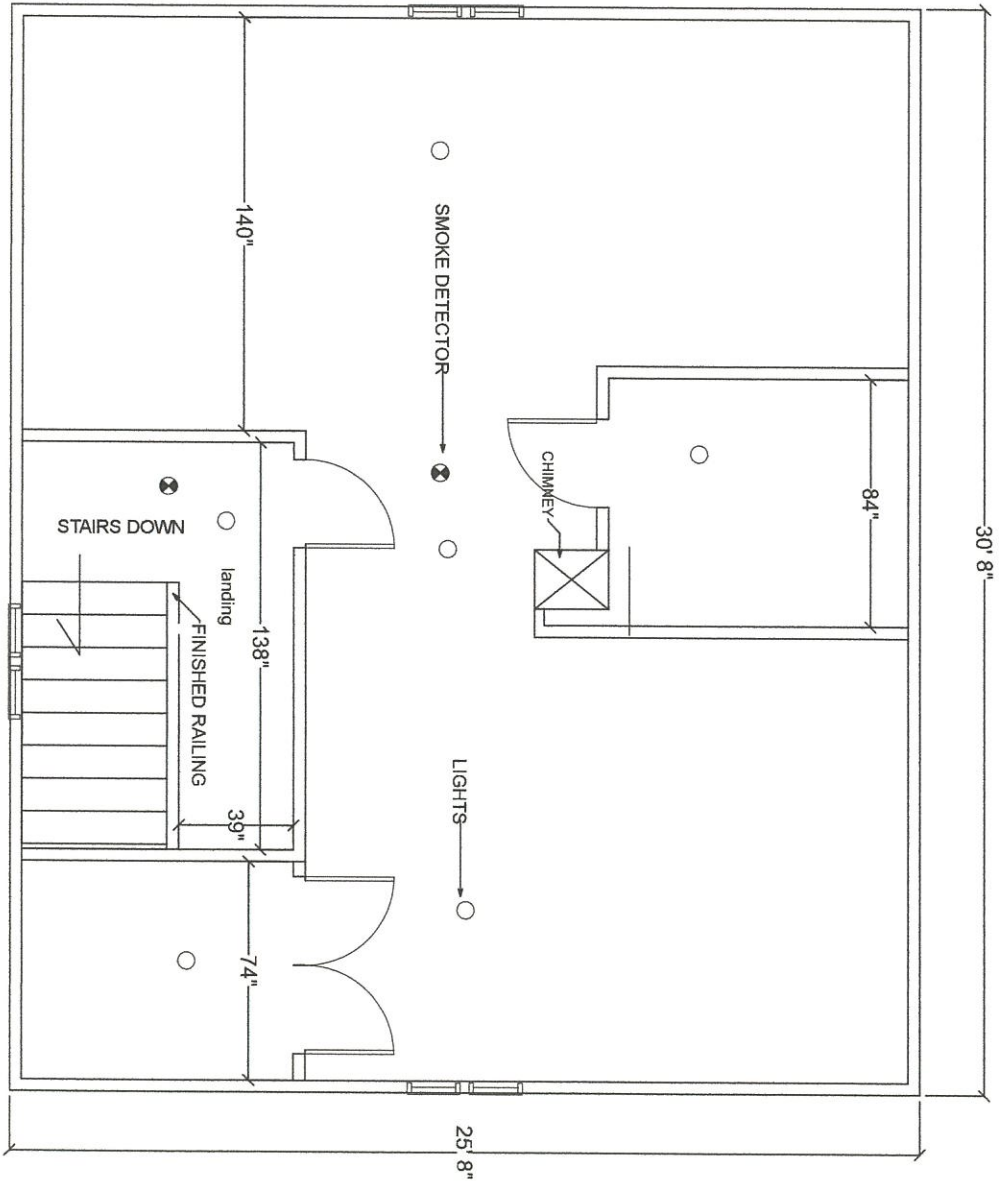
### USE-RELATED PROVISIONS MULTI-FAMILY DEVELOPMENT

BROOKLYN ZONING REGULATIONS  
Effective July 30, 2020

- and bedroom) for each Multi-family development shall not exceed twenty (20) per cent of the total number of dwelling units.
8. No living quarters within the Multi-family development shall be below the finished grade of the ground adjoining such structure, nor above the second story.
  9. Maximum heights for all buildings within a Multi-family development shall be the lesser of two (2) stories or thirty-five (35) feet.
  10. Required yards within a Multi-family development shall be as allowed in the zone.
  11. Buildings shall be situated in a safe, efficient, and harmonious grouping that clusters buildings, creates well-designed open spaces, and avoids overcrowding. The distance between two buildings shall be no less than forty (40) feet.
  12. No exterior facade of any such building shall exceed forty (40) feet in length without an offset.
  13. All dwellings within a neighborhood or phase shall be of a single consistent architectural style to harmonize with the landscape and with each other, using materials and architectural features that are traditional in the Town of Brooklyn.
  14. Building clusters shall be externally identified. Exterior unit identification (or directories) also shall be provided at driveway intersections and shall be externally lighted.
  15. Off-street parking requirements shall be met according to the standards of Section 7.B of these Regulations.
  16. All parking areas and walkways shall be suitably illuminated. Additionally, the requirements of Section 7.G shall be met.
  17. All interior access drives shall be paved.
  18. All proposed streets shall be constructed in accordance with Section 10 of the Subdivision Regulations and the Public Improvement Specifications.
  19. The accessory uses permitted on a parcel used for a Multi-family Housing shall be those permitted in the zone in which the land is located, and recreational and/or community facilities associated with the proposed development.
  20. Recreation and open space shall be provided for a Multi-family Housing at a rate of one hundred and fifty (150) square feet per dwelling unit. Areas within the required side yard setback or rear yard setback along the perimeter of the development may be used to meet this requirement.
  21. No more than fifty percent (50%) of the area proposed for recreation and open space shall consist of wetland soils.
  22. Landscaping of the site proposed for development shall be provided for according to the standards of Section 7.C Landscape Regulations.
  23. Solid waste receptacles shall be provided on-site and shall be screened from view from any public street and abutting properties. Provisions shall be made for the collection of recyclable materials.
  24. Buffer strips:
    - a. A buffer strip at least fifteen (15) feet wide shall be provided along every side property line and rear property line.
    - b. In order to protect the adjacent property and the neighborhood in general from detriment, such buffer strip shall be:
      - planted with a mixture of evergreens and deciduous plants and trees, and
      - maintained.
    - c. Such strips may be included in the required side yards.
    - d. Existing wooded areas may be considered as buffer strips.

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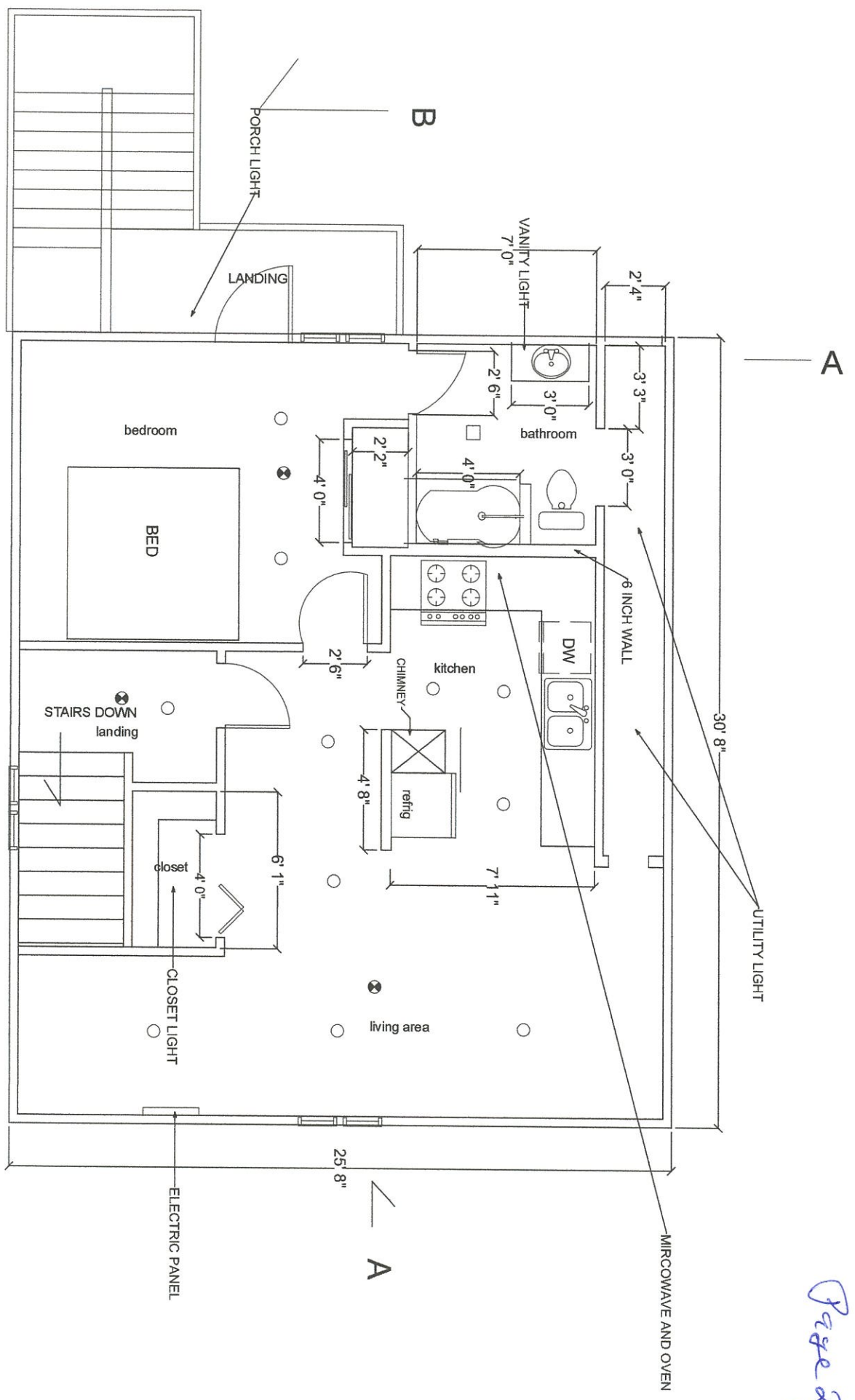
AUG 10 2021



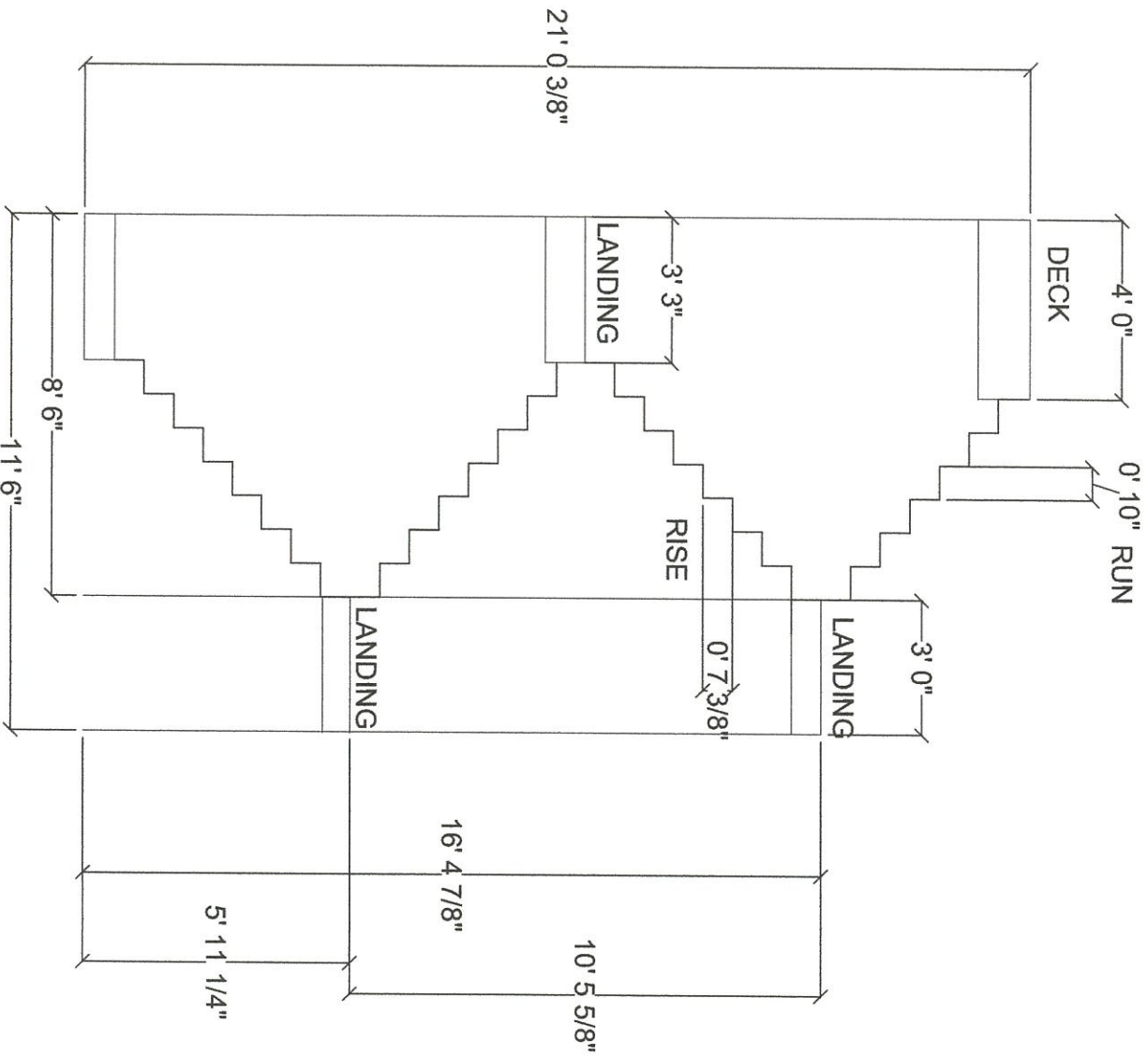
82 SOUTH MAIN STREET

*Existing*

82 SOUTH MAIN STREET  
*Proposed*







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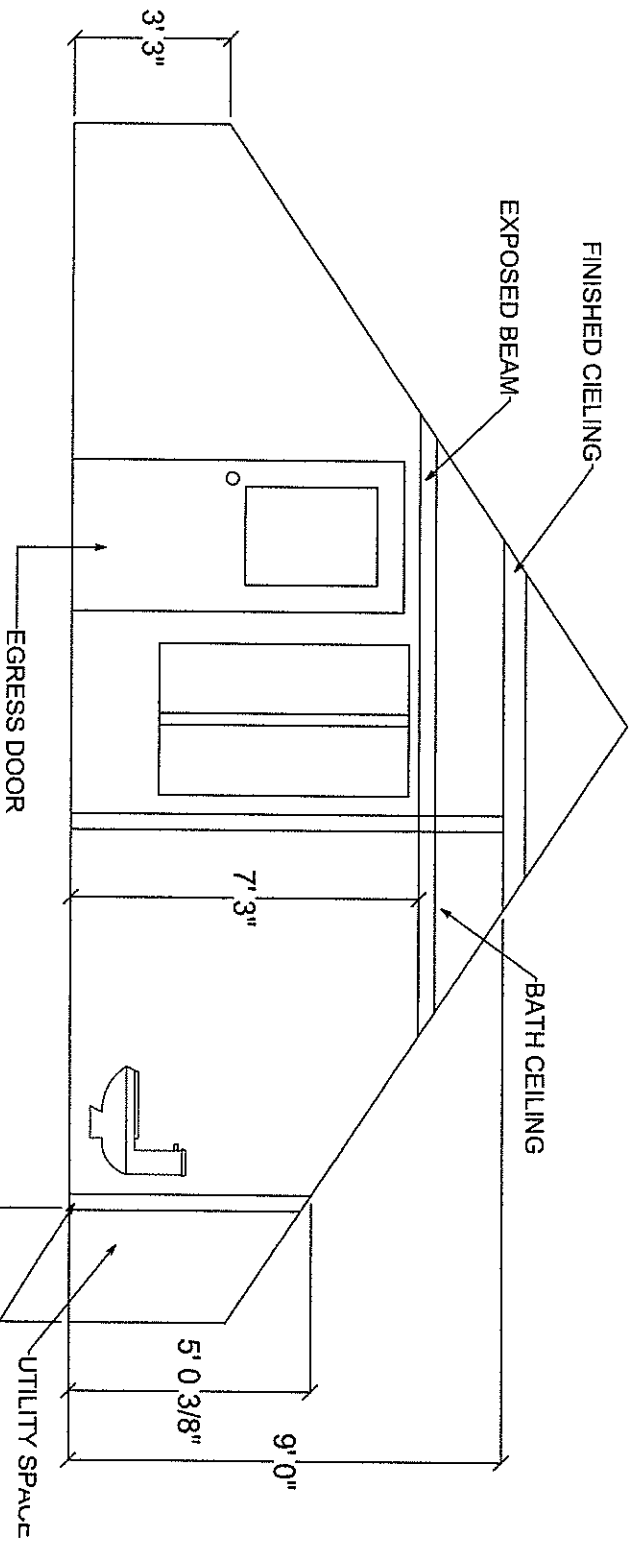


SECOND ENTRY/ EGRESS

82 SOUTH MAIN STREET

Proposed 2nd Access

Egress



A

# 82 SOUTH MAIN STREET

*Proposed*

AUG 10 2021

Public Water Supply Watershed or Aquifer Area  
Project Notification Form

## Requirement:

All applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals, or Inland Wetlands Agency for any project located within a public water supply aquifer or watershed area are required by Section 8-3i and Sec. 22a-42 of the CT General Statutes to notify Connecticut Water Company of the proposed project by certified mail not later than 7 days after the date of the application. The notice should be sent to: Jessica Demar, Environmental & Regulatory Compliance Coordinator, Connecticut Water Company, 93 West Main Street, Clinton, CT 06413 by Certified Mail, Return Receipt.

## General Information:

1. Location map of the project site (please show enough information to locate site).
2. Site plans, including soil erosion and sediment control plan, which have been submitted to the town commission for review.
3. Project address 82 South Main Street, Brooklyn CT 06254
4. Total acreage of project site .43
5. Existing land use Duplex
6. Description of proposed project - Add an Additional Apartment
7. Acreage of area to be disturbed including structures, additions, paving, and soil disturbance The Addition of a Fire Escape Stairs  
No Driveway Changes, No Other Changes
8. Type of sanitary system (circle one): septic system / public sewer / none
9. Number of **existing or proposed** floor drains and their point of discharge e.g. sanitary sewer, holding tank, or ground None
10. Water accessed by (circle one): private well / public water / none  
If other, please specify \_\_\_\_\_

11. Distance of site disturbance to nearest watercourse or wetland \_\_\_\_\_

over a mile to Quinebaug River

12. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal sewers, drywells, streams, vegetated areas, detention basins etc. \_\_\_\_\_

Gutters on House empty on Lawn  
No Changes

13. Type of heat for facility 1st Floor Oil Heat 3rd Floor Proposed  
2nd Floor Natural Gas Electric

14. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents \_\_\_\_\_

9 year Old - 250 Gal Oil tank in Basement

15. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents and pesticides \_\_\_\_\_

Lawn Mower + 1 Gal Gas Can

16. Describe any wastes generated and their means of disposal \_\_\_\_\_

Any Mower maintenance is done off site  
@ a mower Repair Site.

17. Date application will be heard by Planning and Zoning Commission N/A

18. Date application will be heard by Zoning Board of Appeals 9/8/21

19. Date application will be heard by Inland Wetlands Commission N/A

20. Name, address and telephone number of contact person for the project:

Theodore R. Steyer

Theodore R. Steyer 8/10/21  
Name of person completing form      Signature      Date