

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date 7/21/22

Application # IWWC 22-003

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT Joseph Kettelle MAILING ADDRESS 156 Darby Rd Brooklyn CT
APPLICANT'S INTEREST IN PROPERTY owner PHONE 860478-9943 EMAIL F356ZUMA@yahoo.com

PROPERTY OWNER IF DIFFERENT N/A PHONE _____
MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) N/A
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS 156 Darby Rd.
MAP # 36 LOT # 49 ZONE _____ TOTAL ACRES _____ ACRES OF WETLANDS ON PROPERTY _____

PURPOSE AND DESCRIPTION OF THE ACTIVITY Trying to control invasive knotweed to maintain landscaping - Canadian Hemlocks, Weeping Cherry, native dog wood / viburnum, wants to be able to mow the area

WETLANDS EXCAVATION AND FILL:
FILL PROPOSED 0 CUBIC YDS 0 SQ FT 0
EXCAVATION PROPOSED 0 CUBIC YDS 0 SQ FT 0
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ FT 0 ACRES 0

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): Manually pulling knotweed out of landscaping

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY 0 SQFT 0 ACRES 0

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? NO IF YES, WHICH TOWN(S) _____
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? NO

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: J Kettelle DATE 07-21-2022

OWNER: same DATE _____

REQUIREMENTS

_____ APPLICATION FEE \$ 150 STATE FEE (\$60.00) _____ = NOA \$50 = \$ 260
_____ COMPLETION OF CT DEEP REPORTING FORM Total

_____ ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

_____ PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

_____ SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

_____ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

_____ IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP
INLAND WATER RESOURCES DIVISION
79 ELM ST.
HARTFORD, CT. 06106
1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MA. 01742
1-860-343-4789

STAFF USE ONLY:

_____ DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

_____ PERMIT REQUIRED:

_____ AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

_____ CHAIR, BROOKLYN IWWC
_____ AUTHORIZED BY IWWC

_____ WETLANDS OFFICER

_____ SIGNIFICANT ACTIVITY/PUBLIC HEARING

_____ NO PERMIT REQUIRED

_____ OUTSIDE OF UPLAND REVIEW AREA

_____ NO IMPACT

_____ CHAIR, BROOKLYN IWWC

_____ WETLANDS OFFICER

_____ TIMBER HARVEST



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Brooklyn
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Danielson or number: _____
subregional drainage basin number: 3710
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Joseph Kettelle
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 156 Darby Rd.
briefly describe the action/project/activity (check and print information): temporary permanent description: Control of invasive knotweed to maintain landscaping.
- ACTIVITY PURPOSE CODE (see instructions - one code only): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.009 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

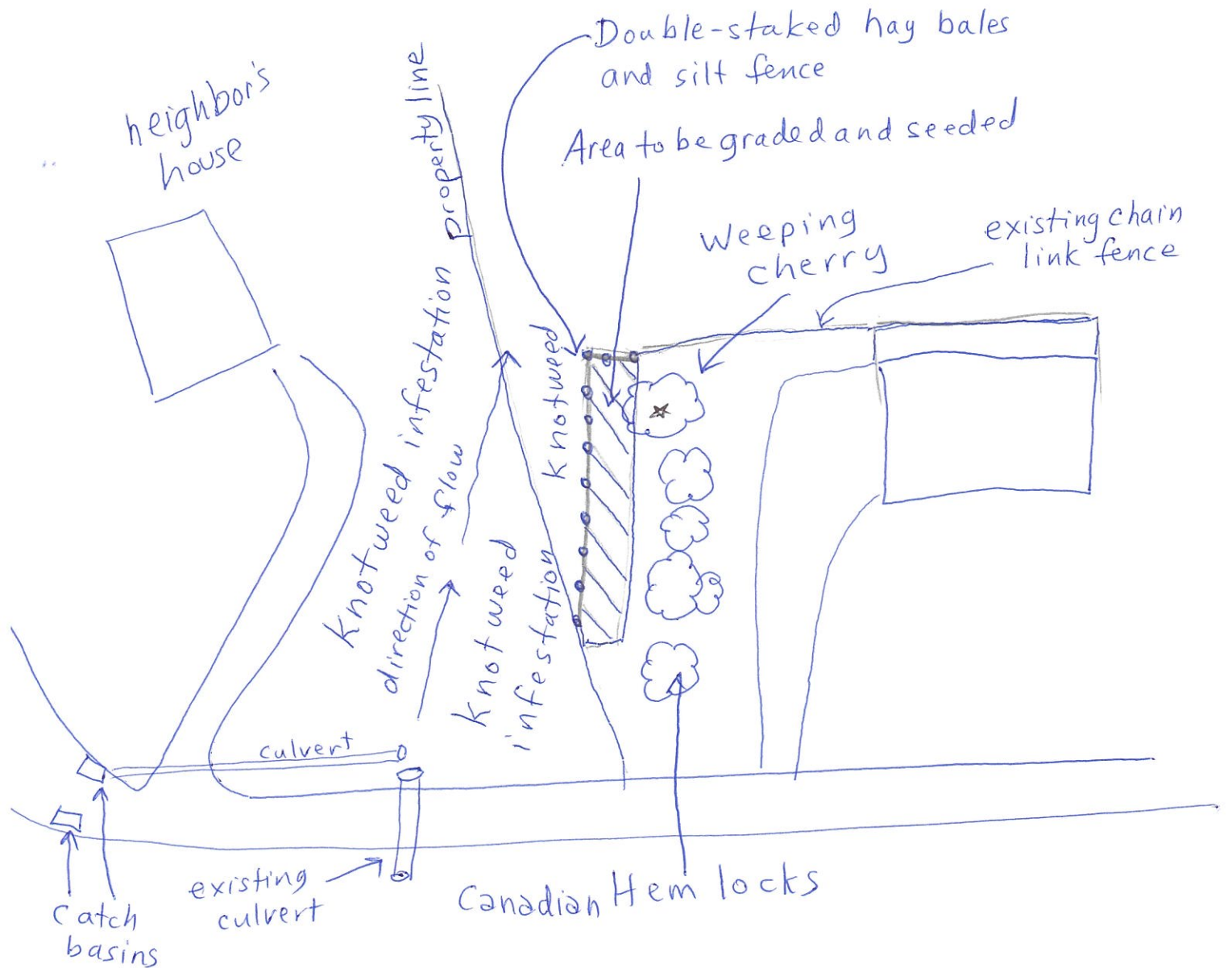
PART III: To Be Completed By The DEEP

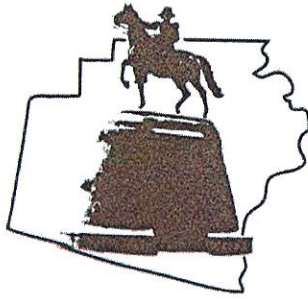
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

156 Darby Road LWCC site sketch





TOWN OF BROOKLYN

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

CEASE AND DESIST ORDER

CERTIFIED #

7020 0640 0001 7600 4920

Joseph C. Kettelle
21 Taft Street
Danielson, CT 06239

July 6, 2022

Re: Violation of Inland Wetlands Regulations at 156 Darby Road

Mr. Kettelle:

You are hereby required to **CEASE AND DESIST** from all site work affecting the wetlands **at your property at 156 Darby Road (Assessors Map 36 Lot 49)**. On 6/29/22, Inland Wetlands and Watercourses Commission (IWWC) Chairman, Richard Oliverson, and I inspected the subject property from the road in response to a complaint.

Refer to the attached photographs. It appeared that fill consisting of soils, crushed stone, street sweepings and woody/construction debris had been deposited in the upland review area and/or wetlands near two Town drain outlets on the subject property. A member of the IWWC observed someone transporting fill in a wheelbarrow and depositing it in the upland review area and/or wetlands on the subject property.

Refer to the attached copy of Section 6 of the Town of Brooklyn IWWC Regulations, which states that any person violating provisions of these regulations shall be subject to enforcement proceedings and penalties.

Refer to the attached Chapter 20 Brooklyn Town Ordinance which established fines of \$1,000.00 per day for each violation of the Inland Wetlands Regulations.

Refer to the attached copy of the CT Wetlands Statutes, Section 22a – 44(b) which enables municipalities to assess civil penalties for violations.

Refer to the attached copy of Section 14 of the Town of Brooklyn IWWC Regulations, which states that

“If the Commission or its duly authorized agent finds that any person is conducting or maintaining any activity, facility or condition which is in violation of the Act or these regulations, the Commission or its duly authorized agent may:

- a. **Issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within ten (10) calendar days of the issuance of such order the Commission shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Commission shall consider the facts presented at the hearing and within ten (10) days of the completion of the hearing notify the person by certified mail that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn. The Commission shall publish notice of its decision in a newspaper having general circulation in the municipality. The original order shall be effective upon issuance and shall remain in effect until the Commission affirms, revises or withdraws the order. The issuance of an order pursuant to this subsection shall not delay or bar an action pursuant to section 22a-44(b) of the Connecticut General Statutes, as amended."**

You are hereby required to immediately CEASE & DESIST from depositing any more material in the wetlands or upland review area.

You are hereby required to attend the Show Cause Hearing for the violation at 156 Darby Road at the IWWC meeting at 6:00 p.m. on Tuesday, July 12, 2022 at the Clifford B. Green Meeting Center at 69 South Main Street, Brooklyn, CT.

At that hearing, you will have the opportunity to be heard and show cause why the Cease and Desist Order should not remain in effect.

The IWWC may require that the wetlands and upland review area be restored.

Refer to the attached list of Professional Engineers and the attached list of Soil Scientists. I am sending these lists to you so that you can be prepared to tell the Brooklyn IWWC at the 7/12/2022 hearing which Professional Engineer and Soil Scientist you will hire to flag the wetlands and prepare the site plan. The Brooklyn IWWC will expect you to have the wetlands within 125 feet of all recently disturbed areas to be delineated (flagged) by a Soil Scientist. The flags must be located and shown on a site plan stamped by a Professional Engineer (P.E.). The plan must show the areas disturbed without a permit as well as any work you are proposing to do within the next three years. The plan must show all existing and proposed grades where you wish to do work on the site where it is within 125 feet of wetland flags. The plan must show sediment controls consisting of double-staked hay bales and/or silt fence between proposed work areas and wetlands. You must apply for an after-the-fact wetlands permit for previously unauthorized work, and any further work proposed over the next 3 years, and pay the associated fees for all site work within 125 feet of the wetlands on the subject property.

Refer to the attached draft agenda for the 7/12/22 IWWC meeting.

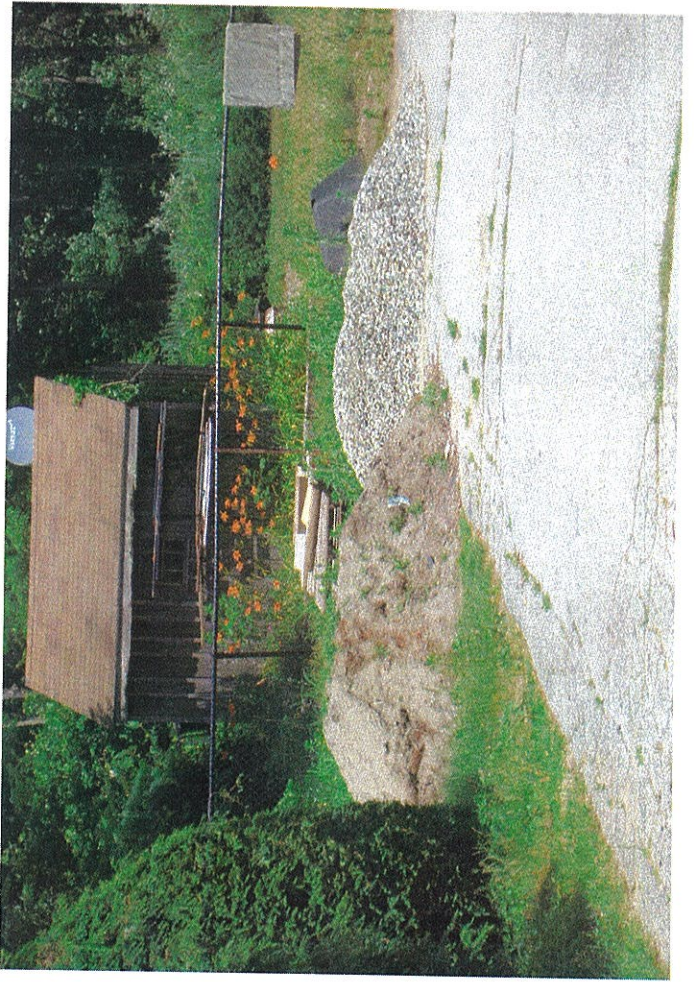
Failure to comply may result in the issuance of citations of \$1,000.00 per day in accordance with Section 20 of the Brooklyn Town Ordinances.

Issued by:

Margaret Washburn

Margaret Washburn
Wetlands 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: Austin Tanner (First Selectman), Peter Alter (Town Counsel), Jana Roberson (Town Planner), Kyle Ambrose (Resident State Trooper), John Berard (Building Official)





Section **6**

Regulated Activities to be Licensed

- 6.1 No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Brooklyn Inland Wetlands and Watercourses Commission of the Town of Brooklyn.
- 6.2 Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Commission, or violating any other provision of these regulations, shall be subject to the enforcement proceedings and penalties prescribed in section 14 of these regulations and any other remedies as provided by law.

Chapter 20. Fees for Land Use Applications

§ 20-1. ESTABLISHING LAND USE APPLICATION FEES.

[Prior ordinance history includes portions of Ordinances 3/1/88, 8/15/88, 91-2, 04-5 and 06-4]

§ 20-1.1. Purpose.

[Ord. 5/3/10]

The purpose of this chapter is to establish a reasonable and equitable Schedule of Fees, pursuant to Section 8-1c and 22a-42a of the Connecticut General Statutes, to defray the administrative costs and any additional costs, including professional consulting fees, incurred by the Planning and Zoning Commission, Inland Wetlands Agency and Zoning Board of Appeals of the Town of Brooklyn (each a "Land Use Agency") for the processing and subsequent monitoring of Land Use applications.

§ 20-1.2. Definitions.

[Ord. 5/3/10]

LAND USE APPLICATION

Shall mean an application for (1) any permit(s) or approval(s) required by any Land Use Agency regulations for the use of any land, building or structure; (2) proposed amendments to such regulations or the zoning map; (3) a request for a zoning variance; (4) an appeal of a decision of the Zoning Enforcement Officer or (5) a certificate of location approval and or appropriateness pursuant to Section 14-67 and/or Section 14-321 of the Connecticut General Statutes, submitted by any person, organization or corporation (the applicant).

STAFF

Shall mean any employee or appointee of the Town of Brooklyn or employees of the Northeast Connecticut Council of Governments "NECCOG" who, as part of his or her duties, render advice or assistance to any land use agency. Planning Staff shall be the Zoning Enforcement Officer, Town Planner or employees of NECCOG.

§ 20-1.3. Determination of Fees Charged for Land Use Applications.

[Ord. 5/3/10]

- a. **Base Fees.** The base fees established hereby are based on a reasonable estimate of the direct and indirect costs for time spent by staff in reviewing and evaluating each type of land use application and, except as noted, the cost of any public hearing. The base fee plus the estimated costs for advertising and required legal notices shall be paid at the time the land use application is filed.
- b. **Additional Fees.**

1. In addition to the base fees set forth herein, a Land Use Agency may require the applicant to pay an "additional fee" to defray other costs and expenses incurred by the Land Use Agency. Such additional fee shall be assessed to the applicant when the Planning Staff and/or the Land Use Agency determines that there is a need for the assistance of one or more third party consultants for review, evaluation or processing the land use application (consultation services). Consultants may be engaged to render engineering, architectural, environmental and planning services including traffic studies. Consultation services may include, but not be limited to, consultation with Town staff or the Town Attorney, discussions with the applicant or its agents, rendering such information and research that the Land Use Agency may request, the preparation of written findings and recommendations, written or oral testimony at any public hearing and post-approval inspections to ascertain that all terms and conditions of any permit have been met.
 2. The additional fee shall be equal to the reasonable cost incurred by the Land Use Agency for such consultation services.
 3. Upon the determination by the Town staff and/or Land Use Agency that consultation services are necessary, the Town Staff shall provide to the Land Use Agency, for its approval, a reasonable estimate of the cost based on the nature and the extent of the consultation services deemed necessary. Such determination shall be made as soon as practicable after the receipt (filing) of the land use application by the Land Use Agency and, upon approval by the Land Use Agency, the applicant shall be billed an additional fee in an amount equal to 125% of such estimate. Such additional fee shall be due and payable 10 days after receipt.
 4. Upon receipt of an additional fee from the applicant, the Land Use Agency shall create an application specific account and shall document the amount of the additional fee and all payments made for consultation services. The Land Use Agency shall render periodic accounting to the applicant. Any balance remaining after the land use application has been acted upon shall be refunded to the applicant, provided there has been a determination by the Staff that all terms and conditions of the permit have been met.
 5. Upon the failure of the applicant to pay such additional fee when due, the land use application shall be deemed to be incomplete and may be denied by the Land Use Agency for that reason with or without prejudice. No land use application shall be approved until the base fee, the additional fee, if any, and costs of advertising and legal notices have been paid in full.
- c. No fees shall be required for any land use application submitted by the Town of Brooklyn or any of its municipal agencies.

§ 20-1.4. Effective Date; Validity.

[Ord. 5/3/10]

In accordance with Connecticut General Statutes Section 8-1c, upon its effective date the fee structure set forth in this chapter shall supersede any fee schedule adopted by any Land Use Agency (this schedule was adopted May 3, 2010). If any provision or fee imposed by this chapter is, for any reason, found to be invalid by a court of competent jurisdiction, such invalidation shall not affect the validity of the remaining portions of this chapter and the fees imposed.

§ 20-1.5. Amendment of Schedule.

[Ord. 5/3/10]

The Board of Selectmen, acting pursuant to the provisions of Connecticut General Statutes Section 7-157(a), may, by ordinance, amend the Schedule of Base Fees from time to time after consultation with the Land Use Agency(ies).

§ 20-1.6. Fee Schedule.

Base Land Use Application Fees

ZONING FEES

Text Amendment to Regulations	\$250.00
Zoning Map Change	\$250.00
Home Occupation	\$50.00
Special Permit	\$100.00 plus site plan review
Site Plan Review	
2,500 sq. ft. or less	\$300.00
Over 2,500 sq. ft.	\$300.00 plus \$15.00 per each additional 1,000 sq. ft.
Site Plan Review (multi-family/active adult or elderly)	\$300.00 plus \$20.00 per unit
Amendment to Site Plan After Submission	\$150.00
Special Permit (Sand and Gravel)	\$250.00 +
< 1,000 cu. yds.	\$200.00
1,000 to 20,000 cu. yds.	\$300.00
21,000 to 50,000 cu. yds.	\$750.00
51,000 to 100,000 cu. yds.	\$2,500.00
> 100,000 cu. yds.	\$5,000.00
Annual Sand and Gravel Renewal	\$100.00

ZONING PERMITS

New Residential Dwelling	\$200.00
Residential Accessory Uses/Additions	\$50.00
Addition/Modification of a Nonresidential Building	\$75.00
New Commercial Building	\$250.00
Change of Use in Existing Commercial Building	\$75.00
Sign Permit	\$20.00

SUBDIVISION APPROVAL

Basic Application	\$250.00
Subdivision Plan Review	\$250.00 per lot
Engineering Review for New Road(s) and Drainage	*
Inspection and Supervision of Road Construction and Utilities	*
Text Amendment to Subdivision Regulations	\$250.00

*Included in Plan Review Fee but may be subject to the payment of additional fees as set forth in this chapter.

ZONING BOARD OF APPEALS

All Applications	\$250.00
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INLAND WETLANDS APPLICATION FEES

INLAND WETLANDS APPLICATION FEES

Residential (Single Lot)	\$150.00
Subdivision Application	\$150.00 plus \$150.00 per lot in the regulated area
Commercial/Industrial	\$200.00
Additional fee based on total impervious surface included in commercial/industrial application	
< 20,000 sq. ft.	\$400.00
20,001—50,000 sq. ft.	\$1,200.00
> 50,000 sq. ft.	\$800.00
Additional Fee for Significant Activity Requiring Public Hearing	\$250.00

All fees payable pursuant to this chapter are nonrefundable.

In addition to any other remedies permitted by law, any land use application submitted after work has started on a project shall be subject to a surcharge of \$500.00.

In addition to the fees set forth above payable to the Town of Brooklyn, each application is subject to an additional charge payable to the State of Connecticut, which, as of the effective date of this chapter is \$60.00.

§ 20-2. CITATION PROCEDURES AND FINES FOR ZONING AND WETLANDS VIOLATIONS.

§ 20-2.1. Issuance of Citations; Schedule of Fines.

[Ord. 8/1/13]

The Brooklyn Land Use Officer is authorized to issue citations for violations of the Zoning Regulations and the Wetlands Regulations of the Town of Brooklyn to the extent and manner provided by this section and the Connecticut General Statutes 7-152c. Any such citation may be served either by hand or by certified mail, return receipt requested, to the person named in such citation. If the person(s) named in the citation sent by certified mail refuses to accept such mail, the citation may be sent by regular United States mail. The Land Use Officer shall file and retain an original or certified copy of the citation, as served.

- a. Citations may be issued for those types of zoning and wetlands violations specified in paragraph b below.
- b. The fine for each citation shall be in accordance with this schedule:

ZONING REGULATIONS

Nature of Violation	Amount of Fine
Construction of any building without Zoning approval	\$150.00
Alteration of any building without Zoning approval	\$100.00
Conducting an unauthorized use	\$150.00
Illegal Sign	\$100.00
Building beyond foundation without prior Foundation as-built or erosion control approval	\$150.00
Failure to comply with an approved Site Plan, Special Permit, Subdivision or Re-subdivision including any conditions of approval	\$150.00

ZONING REGULATIONS

Nature of Violation

Any other violation of the Zoning Regulations

Amount of Fine

\$100.00

INLAND WETLAND REGULATIONS



Nature of Violation

For each violation

Amount of Fine

\$1,000.00



* In the case of a continuing violation, each day's continuation of the violation shall be deemed a separate and distinct violation.

§ 20-2.2. Citation Hearing Officers.

[Ord. No. 06-3 § 3]

The Chief Executive Officer shall appoint one or more Citation Hearing Officers, other than Police Officers or employees or persons who issue citations, to conduct the hearings authorized by this section.

§ 20-2.3. Notice.

[Ord. No. 06-3 § 4]

At any time within 12 months from the expiration of the final period for the uncontested payment of fines, penalties, costs or fees for any citation issued under any ordinance adopted pursuant to section 7-148 or section 22a-226d, for an alleged violation thereof, shall send notice to the person cited:

- a. Of the allegations against him and the amount of the fines, penalties, costs or fees due;
- b. That he may contest his liability before a Citation Hearing Officer by delivering in person or by mail written notice within 10 days of the date thereof;
- c. That if he does not demand such hearing, an assessment and judgment shall be entered against him; and
- d. That such judgment may issue without further notice.

§ 20-2.4. Liability; Payment of Fines; Costs.

[Ord. No. 06-3 § 5]

If the person who is sent notice pursuant to subsection **20-2.3** wishes to admit liability for any alleged violation, he may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail to the Land Use Officer. Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other person making the payment. Any person who does not deliver or mail written demand for a hearing within 10 days of the date of the first notice provided for in subsection **20-2.3** shall be deemed to have admitted liability, and the Land Use Officer shall certify such person's failure to respond to the Hearing Officer. The Hearing Officer shall thereupon enter and assess the fines, penalties, costs or fees provided for by the applicable ordinances and shall follow the procedures set forth in subsection **20-2.5**.

§ 20-2.5. Hearing.

[Ord. No. 06-3 § 6]

Any person who requests a hearing shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than 15 days not more than 30 days from the date of the mailing of the notice, provided the Hearing Officer shall grant upon good cause shown any reasonable request by any interested party for postponement or continuance. An original certified copy of the initial notice of violation issued by the Land Use Officer or Police Officer shall be filed and retained by the Town of Brooklyn, and shall be deemed to be a business record within the scope of CGS 52-180 and evidence of the facts contained therein. The presence of the Land Use Officer or Police Officer shall be required at the hearing if such person so requests. A person wishing to contest his liability shall appear at the hearing and may present evidence in his behalf. The Land Use Officer may present evidence on behalf of the Town of Brooklyn. If such person fails to appear, the Hearing Officer may enter an assessment by default against him upon a finding of proper notice and liability under the applicable statutes or ordinances. The Hearing Officer may accept from such person copies of Police reports, investigatory and citation reports, and other official documents by mail and may determine thereby that the appearance of such person is unnecessary. The Hearing Officer shall conduct the hearing in the order and form and with such methods of proof, as he deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The Hearing Officer shall announce his decision at the end of the hearing. If he determines that the person is not liable, he shall dismiss the matter and enter his determination in writing accordingly. If he determines that the person is liable for the violation, he shall forthwith enter and assess the fines, penalties, costs or fees against such person as provided by the applicable ordinances of the Town of Brooklyn.

§ 20-2.6. Notice of Assessment Which is Unpaid.

[Ord. No. 06-3 § 7]

If such assessment is not paid on the date of its entry, the hearing officer shall send by first class mail a notice of assessment to the person found liable and shall file, not less than 30 days nor more than 12 months after such mailing, a certified copy of the notice of assessment with the Clerk of a Superior Court facility designated by the Chief Court Administrator together with an entry fee of \$8.00. The certified copy of notice of assessment shall constitute a record of assessment. Within such twelve-month period, assessments against the same person may be accrued and filed as one record of assessment. The Clerk shall enter judgment, in the amount of such record of assessment and court costs of \$8.00, against such person in favor of the Town of Brooklyn. Notwithstanding any provision of the General Statutes, the Hearing Officer's assessment, when so entered as a judgment, shall have the effect of a civil money judgment and a levy of execution on such judgment may issue without further notice to such person.

§ 20-2.7. Appeal.

[Ord. No. 06-3 § 8]

A person against whom an assessment has been made pursuant to this section is entitled to judicial review by way of appeal. An appeal shall be instituted within 30 days of the mailing of the notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for small claims case pursuant to Connecticut General Statutes (Revision of 1958) 52-259, at a Superior Court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the Judges of the Supreme Court.

§ 20-3. PUBLIC IMPROVEMENT SPECIFICATIONS.

[Ord. 6/28/89 § 1]

- a. It is hereby found that rapid growth and development within the Town of Brooklyn are placing unprecedented strain upon Town roads and appurtenant drainage systems, culverts, and catch-basins.

- b. To alleviate that siltation, and as empowered by Section 7-148 (c) of the General Statutes, the Board of Selectmen are hereby authorized to develop such regulations as they may deem appropriate to carry out the following purposes:
1. To provide the proper alignment, width, and grades and pavements of existing Town roads serving as a right of way to any proposed subdivision, to ensure that such existing Town roads remain safe and continue to conform to the plan of development of the Town;
 2. To provide adequate and sufficient storm drainage systems for carrying off increased storm drainage created by any proposed subdivision and associated access road improvements, whether such additional drainage would impact upon existing Town improvements or private lands;
 3. To provide that adequate and sufficient culverts, manholes, and catch-basins be installed to carry run-off water from the road surface and to divert road water from the proposed subdivision beneath or around existing roads without causing significant increases in erosion or sedimentation.
- c. Compliance with the regulations adopted by the Board of Selectmen shall be a condition precedent to any application for subdivision of property within the Town of Brooklyn. Failure to comply shall be adequate cause for denial of any such application.

If any portion of this section is deemed by a court of competent jurisdiction to be impermissible, its remaining sections shall continue to be valid and enforceable.

its inland wetlands regulations, or (2) for which an approval is required under sections 22a-36 to 22a-45, inclusive, and for which such approval has not been obtained.

(b) Any person who commits, takes part in, or assists in any violation of any provision of sections 22a-36 to 22a-45, inclusive, including regulations adopted by the commissioner and ordinances and regulations promulgated by municipalities or districts pursuant to the grant of authority herein contained, shall be assessed a civil penalty of not more than one thousand dollars for each offense. Each violation of said sections shall be a separate and distinct offense, and, in the case of a continuing violation, each day's continuance thereof shall be deemed to be a separate and distinct offense. The Superior Court, in an action brought by the commissioner, municipality, district or any person, shall have jurisdiction to restrain a continuing violation of said sections, to issue orders directing that the violation be corrected or removed and to assess civil penalties pursuant to this section. All costs, fees and expenses in connection with such action shall be assessed as damages against the violator together with reasonable attorney's fees which may be allowed, all of which shall be awarded to the commissioner, municipality, district or person which brought such action. All penalties collected pursuant to this section shall be used solely by the Commissioner of Energy and Environmental Protection (1) to restore the affected wetlands or watercourses to their condition prior to the violation, wherever possible, (2) to restore other degraded wetlands or watercourses, (3) to inventory or index wetlands and watercourses of the state, or (4) to implement a comprehensive training program for inland wetlands agency members.

(c) Any person who wilfully or knowingly violates any provision of sections 22a-36 to 22a-45, inclusive, shall be fined not more than one thousand dollars for each day during which such violation continues or be imprisoned not more than six months or both. For a subsequent violation, such person shall be fined not more than two thousand dollars for each day during which such violation continues or be imprisoned not more than one year or both. For the purposes of this subsection, "person" shall be construed to include any responsible corporate officer.

(1972, P.A. 155, S. 9; P.A. 75-387, S. 2; P.A. 76-330; P.A. 77-599, S. 4, 7; P.A. 81-125, S. 1; P.A. 87-338, S. 9, 11; P.A. 95-151, S. 2; 95-218, S. 13, 24; P.A. 96-269, S. 2; P.A. 11-80, S. 1.)

History: P.A. 75-387 made previous provisions Subsec. (b) and inserted new Subsec. (a) re orders issued upon discovery of violation of Secs. 22a-36 to 22a-45 or regulations of inland wetlands agency; P.A. 76-330 allowed assessment of attorneys fees against violator and required that all costs, etc. be awarded to the initiator of the action; P.A. 77-599 amended Subsec. (a) to allow issuance of orders to cease an activity as well as orders to correct facilities or conditions; P.A. 81-125 amended Subsec. (a) to authorize

Section **14**

Enforcement

- 14.1 The Commission may appoint an agent or agents to act in its behalf with the authority to issue notices of violation or cease and desist orders and carry out other actions or investigations necessary for the enforcement of these regulations. In carrying out the purposes of this section, the Commission or its duly authorized agent shall take into consideration the criteria for decision under section 10.2 of these regulations.
- 14.2 The Commission or its agent may make regular inspections at reasonable hours of all regulated activities for which permits have been issued with the consent of the property owner or the authorized agent of the owner during the life of the permit.
- 14.3 In the case in which a permit has not been issued or a permit has expired, the Commission or its agent may make regular inspections at reasonable hours with the consent of the property owner or the authorized agent of the property owner.
- 14.4 If the Commission or its duly authorized agent finds that any person is conducting or maintaining any activity, facility or condition which is in violation of the Act or these regulations, the Commission or its duly authorized agent may:
- a. Issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within ten (10) calendar days of the issuance of such order the Commission shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Commission shall consider the facts presented at the hearing and within ten (10) days of the completion of the hearing notify the person by certified mail that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn. The Commission shall publish notice of its decision in a newspaper having general circulation in the municipality. The original order shall be effective upon issuance and shall remain in effect until the Commission affirms, revises or withdraws the order. The issuance of an order pursuant to this subsection shall not delay or bar an action pursuant to section 22a-44(b) of the Connecticut General Statutes, as amended.

Town of Brooklyn, Inland Wetlands and Watercourses Regulations

- b. Issue a notice of violation to such person conducting such activity or maintaining such facility or condition, stating the nature of the violation, the jurisdiction of the Commission, and prescribing the necessary action and steps to correct the violation including, without limitation, halting work in wetlands or watercourses. The Commission may request that the individual appear at the next regularly scheduled meeting of the Commission to discuss the unauthorized activity, and/or provide a written reply to the notice or file an application for the necessary permit. Failure to carry out the action(s) directed in a notice of violation may result in issuance of the order provided in section 14.3.a or other enforcement proceedings as provided by law.
- 14.5 The Commission may suspend or revoke a permit if it finds that the permittee has not complied with the terms, conditions or limitations set forth in the permit or has exceeded the scope of the work as set forth in the application including application plans. Prior to revoking or suspending any permit, the Commission shall issue notice to the permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct which warrants the intended action. The Commission shall hold a hearing to provide the permittee an opportunity to show that it is in compliance with its permit and any and all requirements for retention of the permit. The permittee shall be notified of the Commission's decision to suspend, revoke, or maintain a permit by certified mail within fifteen (15) days of the date of its decision. The Commission shall publish notice of the suspension or revocation in a newspaper having general circulation in the municipality.

Professional Engineers

Bob Deluca 860-886-1966

David Held 860-230-0856

Normand Thibeault 860-779-7299

Soil Scientists

Joseph R. Theroux

PO Box 32

Voluntown, CT 06384

e-mail: joetheroux426@comcast.net

Phone: (860) 428-7992

Roger J. Gibson, Jr.

370 Porter Pond Rd., Moosup, CT 06354

e-mail: Roger@gibson-environmental.com

Phone: (860) 836-1081

Maureen Lowry

1147 Buckley Highway, Union, CT 06076

e-mail: mlowrywes@gmail.com

Phone: (860) 942-3006

Brooklyn Inland Wetlands Commission
Regular Meeting Agenda
Tuesday, July 12, 2022
Zoom and In-Person Meeting
Clifford B. Green Memorial Center
69 South Main Street
6:00 p.m.

DRAFT

In-Person: Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT For fully vaccinated persons, masks are optional. For persons not fully vaccinated, masks are required.	
Online: Click link below: https://us06web.zoom.us/j/82435574137	OR Go to Zoom.us , click Sign In On the top right, click Join a Meeting Enter meeting ID: 824 3557 4137 Enter meeting password: 038430
Phone: Dial 646 558 8656 US Toll Enter meeting number: 824 3557 4137 Enter meeting password: 038430 You can bypass attendee number by pressing #	

Call to Order:

Roll Call:

Seating of Alternates:

Public Commentary:

Additions to Agenda:

Approval of Minutes:

1. Regular Meeting Minutes 6/14/22.

Public Hearings:

1. None.

Old Business:

1. **061422B – 170 South Street – Map 40 Lot 11 – Jeff Fontaine.** Construction of 6,000 sq ft storage/maintenance building with septic system, well, driveway, utility service, drainage, and site grounds.

New Business:

1. Show Cause Hearing for violation at 156 Darby Road – Joseph C. Kettelle. Cease and Desist Order issued on 7/6/22 for site work consisting of depositing fill in the upland review area and/or wetlands.

Communications:

2. Wetlands Agent Monthly Report.
3. Budget Update.

Public Commentary:

Adjourn:

Richard Oliverson, Chairman

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KETTELLE JOSEPH C		4 Rolling	5 Well	1 Paved	3 Rural	Description	Code	Appraised	Assessed
21 TAFT ST			6 Septic			RES LAND	1-1	36,500	25,600
DANIELSON CT 06239		SUPPLEMENTAL DATA				RES EXCES	1-2	1,500	1,100
Alt Prcl ID 36/049 OVERLAY		490 PEN DEVRIGH SUBDIV. SURVEY # DEV LOT Census # 9051				DWELLING	1-3	106,500	74,600
FIRE DIST SEWER						RES OUTBL	1-4	1,700	1,200
						Total		146,200	102,500

6019
 BROOKLYN, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KETTELLE JOSEPH C		0412 0050	03-30-2007	U	V	0		Year	Code	Assessed	Year	Code	Assessed
COURVILLE CHRISTIAN & HOLLY E		0156 0082	11-23-1994	U	I	93,000		2020	1-1	25,600	2019	1-1	31,500
WHISTON SHAWN P		0096 0222	07-07-1989	U	I	95,000			1-2	1,100	2018	1-2	800
WHISTON MERRILL J		0084 0073	09-26-1986	U	I	89,900			1-3	74,600		1-3	55,900
GASIOREK HENRY A & MICHELLE		0050 0381	03-06-1971	U	I	18,500			1-4	1,200		1-4	1,700
						Total		102500	Total	89900	Total	89900	

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
Total			0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			2015

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	106,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	38,000
Special Land Value	0
Total Appraised Parcel Value	146,200
Valuation Method	C
Total Appraised Parcel Value	146,200

NOTES	
BROWN WOB POND IN REAR	

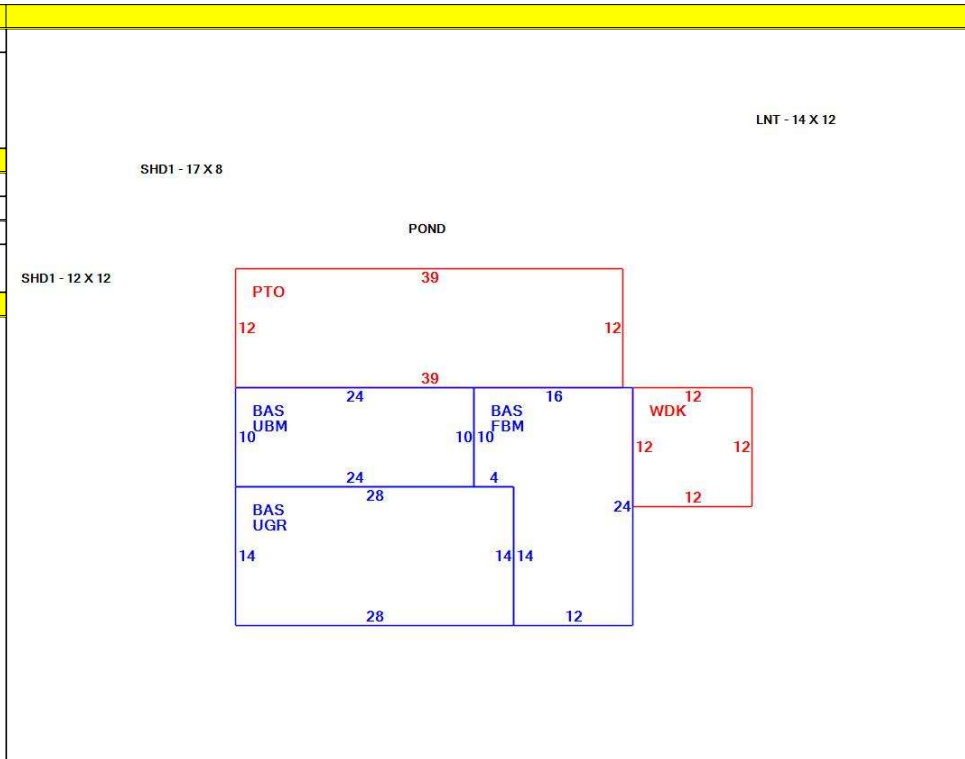
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
8146	05-14-2009	EL	Electric	2,000		100	10-01-2009	100 AMP/2 GROUND RODS	07-13-2020	MM			13	Field Review
3406	11-30-1994	RE	Remodel	5,000		100	11-30-1994	REMODEL BAST/GARAGE &	06-18-2020	KN			58	Data mailer no chge
									05-07-2015	DM			57	Data mailer chg
									08-12-2014	SS			00	Measure+Listed
									05-11-2009	JAG			02	Measure+2Visit
									05-11-2009	JAG			01	Measure+1Visit

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 Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam MDL	R30			0.690	AC 36,000	1.33655	5	1.00	0050	1.100			1.0000	36,500
1	1010	Single Fam MDL				0.410	AC 3,600	1.00000	0	1.00		1.000			1.0000	1,500
Total Card Land Units						1.100	AC	Parcel Total Land Area				1.1000	Total Land Value			38,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	C			
Stories:	1				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	01	Old Style			

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

COST / MARKET VALUATION		
Building Value New		163,923
Year Built		1963
Effective Year Built		1985
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		35
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		65
RCNLD		106,500
Dep % Ovr		
Dep Ovr Comment		
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 Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	144	14.00	2009		30		0.00	600
SHD2	SHD W/LIGHT	L	136	18.00	2009		30		0.00	700
LNT	LEAN-TO	L	168	8.00	2009		30		0.00	400

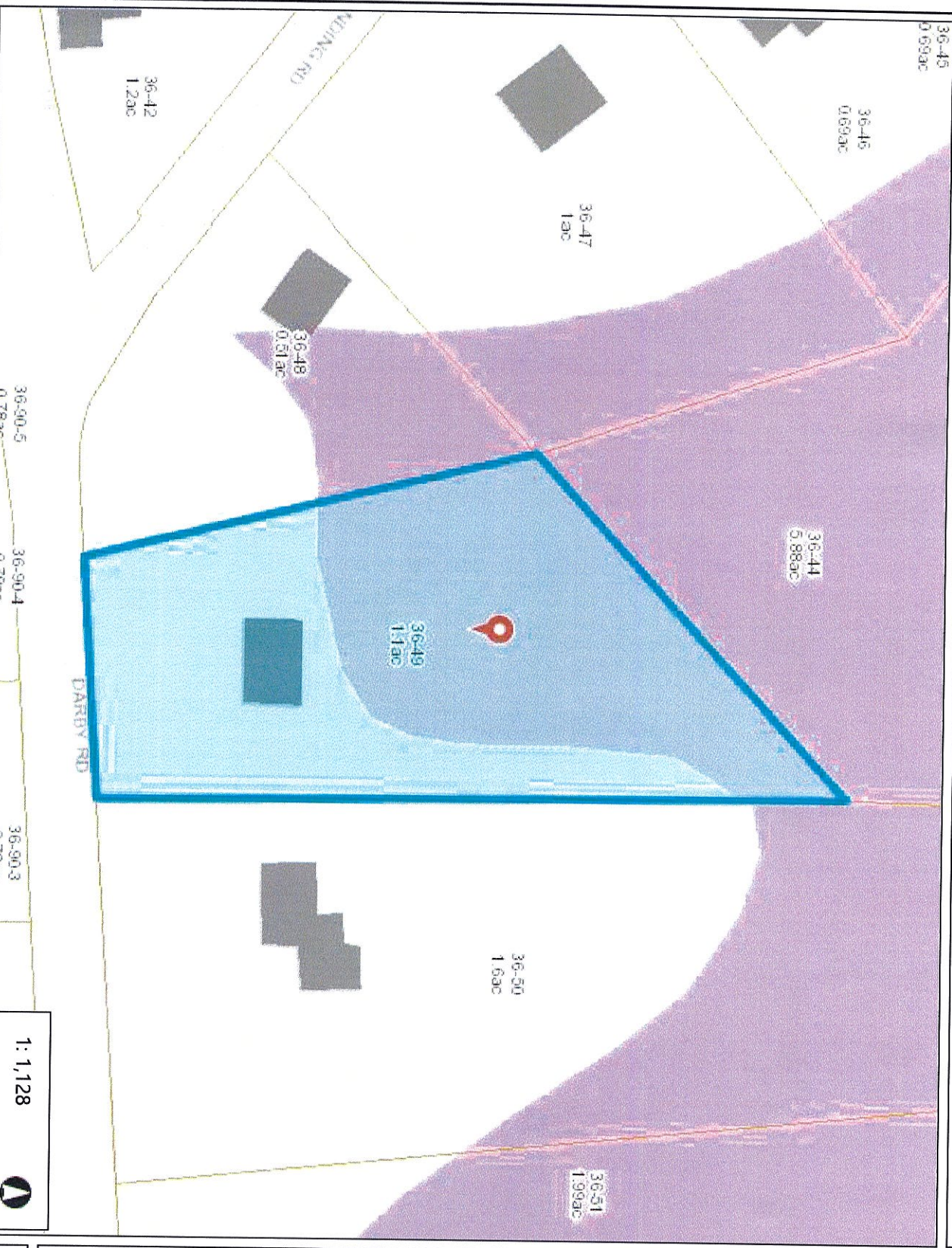
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	960	960	960	123.25	118,320	
FBM	Basement, Finished	0	328	131	49.23	16,146	
PTO	Patio	0	468	47	12.38	5,793	
UBM	Basement, Unfinished	0	240	60	30.81	7,395	
UGR	Garage, Under	0	392	118	37.10	14,544	
WDK	Deck, Wood	0	144	14	11.98	1,726	
Ttl Gross Liv / Lease Area		960	2,532	1,330		163,924	






necog

Neccog GIS Site



1:1,128

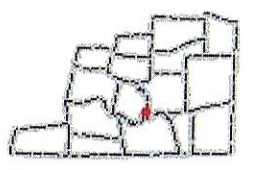


0.0 0.02 0.0 Miles

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

-  Town
-  Buildings 2012
-  Parcels
- Wetlands**
 -  Alluvial and Floodplain Soils
 -  Poorly Drained and Very Poorly Dre

Notes





156 Darby Rd. wetlands

156 Darby Road

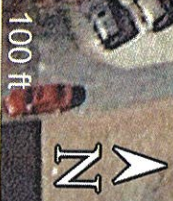
Joseph C. Kettelle

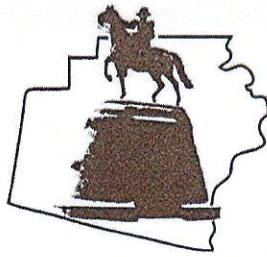


Legend

-  156 Darby Rd
-  169Overlay
-  Feature 1
-  Little Miss Clean Housekeeping

Google Earth





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

156 Darby Rd.

6/29/22

Address

Date

I met Richard Oliverson, IWWC Chairman, and Wayne from the Highway Dept. I inspected and took photographs from the road. Mr Kettelle was not home.

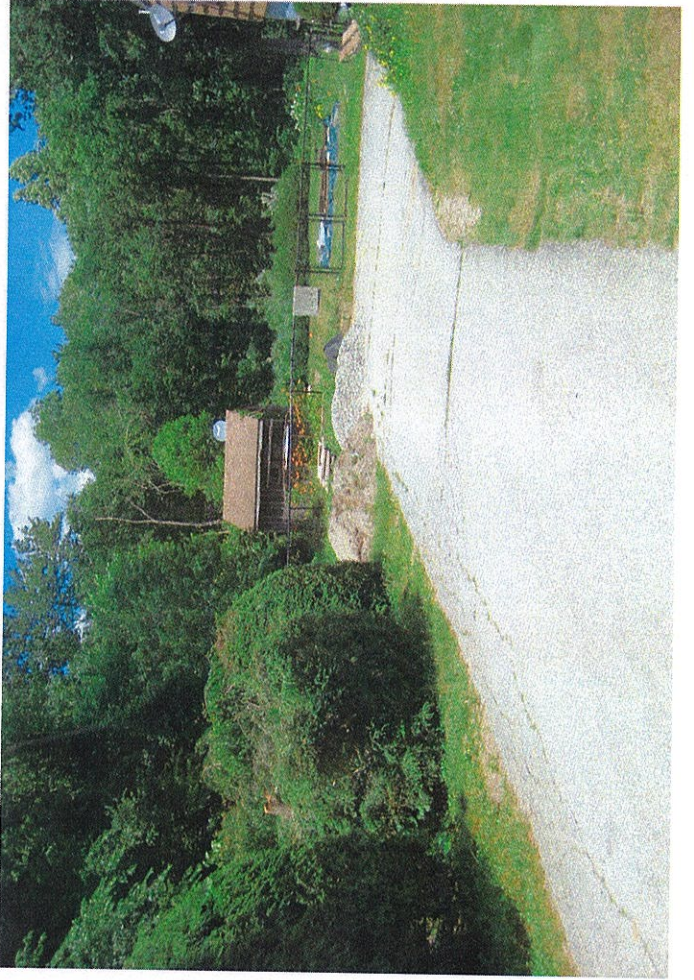
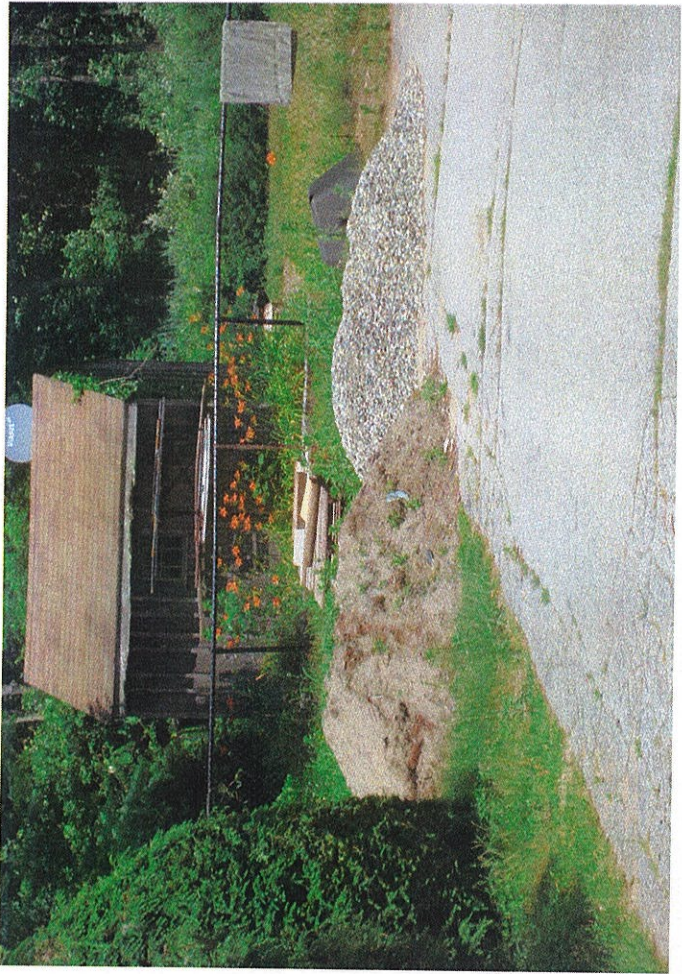
Earth products (street sweepings, sand and gravel/crushed stone) have been dumped on site on the edge of a swale where 2 town drainage pipes discharge. One pipe comes across Darby Rd. The other pipe comes from 2 catch basins on Pomfret Landing Rd. Woody debris and metal debris also were photographed having been dumped on the edge of the swale. R. Oliverson has seen the earth products being wheel barrowed into the swale.

Commission Representative

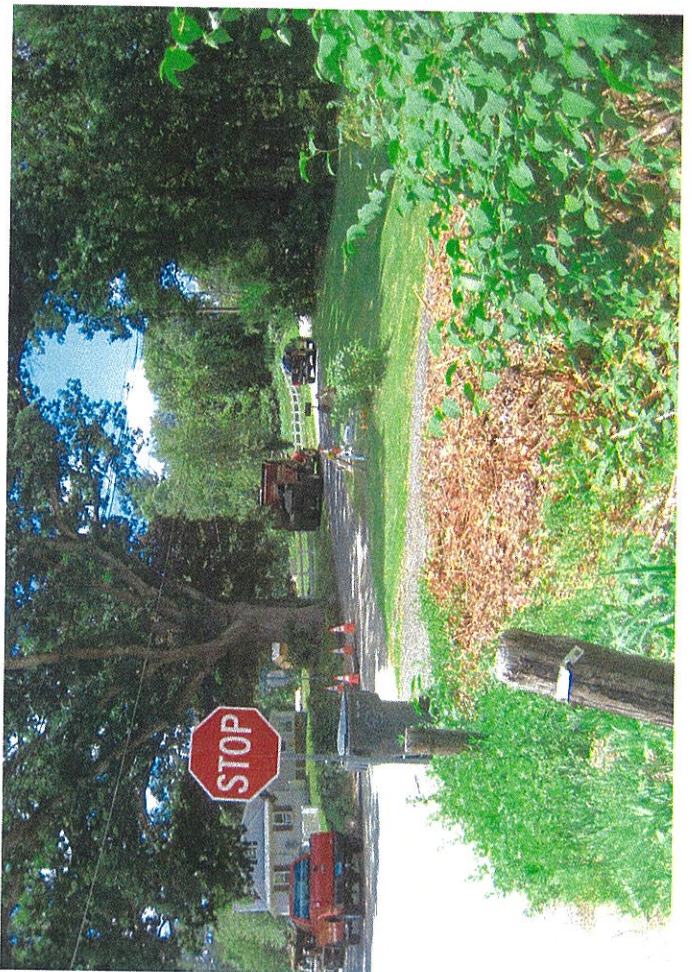
M. Washburn

Owner or Authorized Signature

I called Joseph C. Kettelle after the inspection and asked him to meet us at the site at 2:00pm on Thurs, 6/30.



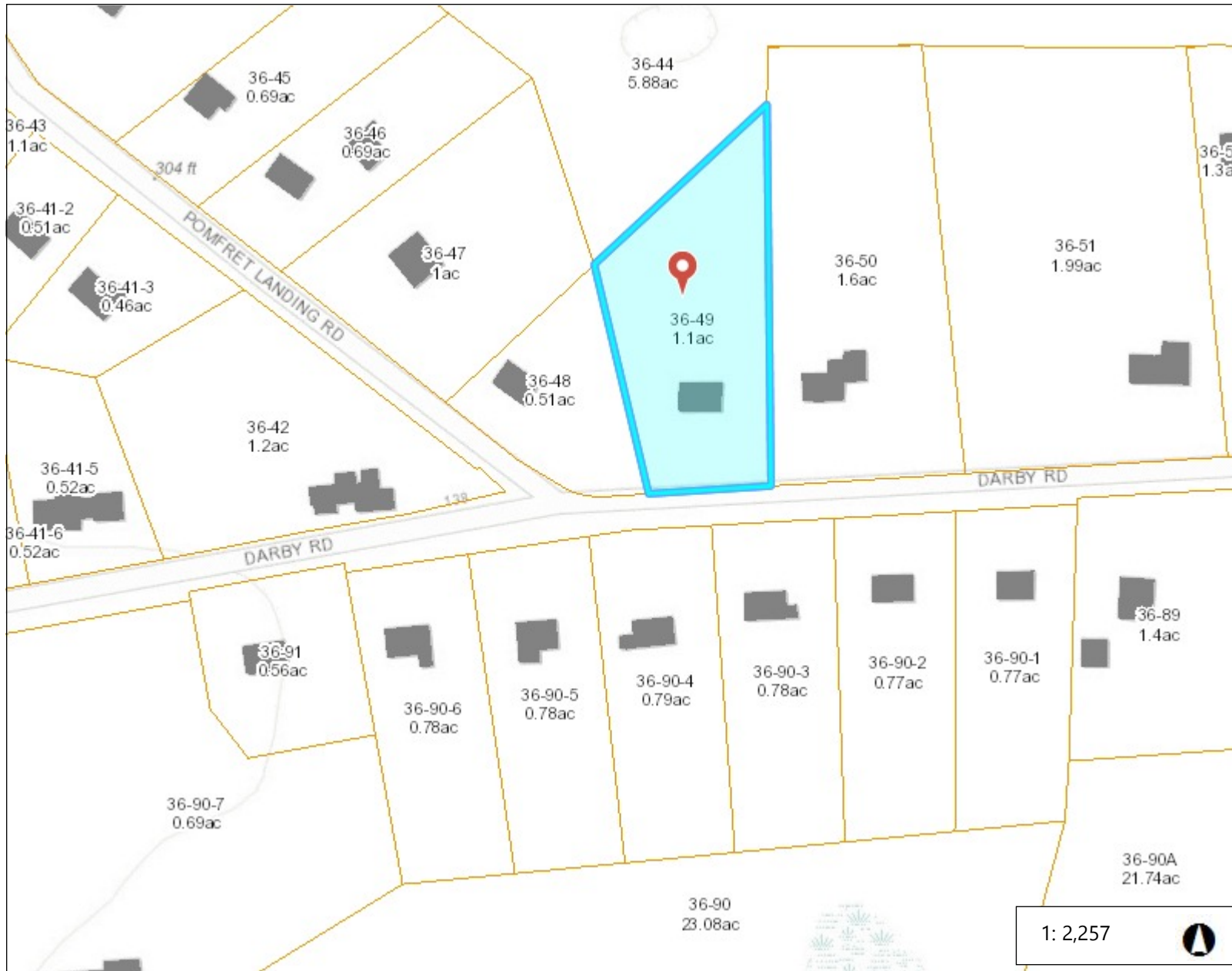






necog

Necog GIS Site



Legend

- Town
- Buildings 2012
- Parcels

1:2,257



0.1 0 0.04 0.1 Miles

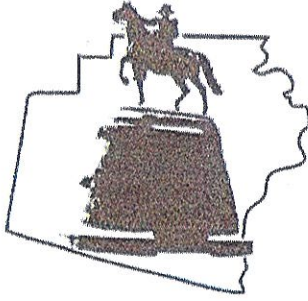
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

156 Darby Road
Locus map



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

CEASE AND DESIST ORDER

CERTIFIED #

7020 0640 0001 7600 4982

Gary Emond
14 Hugh Drive
Brooklyn, CT 06234

August 2, 2022

Re: Violation of Inland Wetlands Regulations at 14 Hugh Drive

To Gary Emond:

You are hereby required to **CEASE AND DESIST** from all site work affecting the wetlands and upland review area at **your property at 14 Hugh Drive (Assessor's Map 36, Lot 31)**.

I inspected and took the attached photographs on 7/27/22 in response to a complaint. A garage measuring approximately 13'6" x 32'4" had been constructed in the Upland Review Area without a wetlands permit or erosion and sediment controls.

Refer to the attached copy of Section 6 of the Town of Brooklyn IWWC Regulations, which states that any person violating provisions of these regulations shall be subject to enforcement proceedings and penalties. Also, refer to the attached ordinance Chapter 20-2, the Town Ordinance in which **the fine for each day a wetland violation continues is \$1,000.00**.

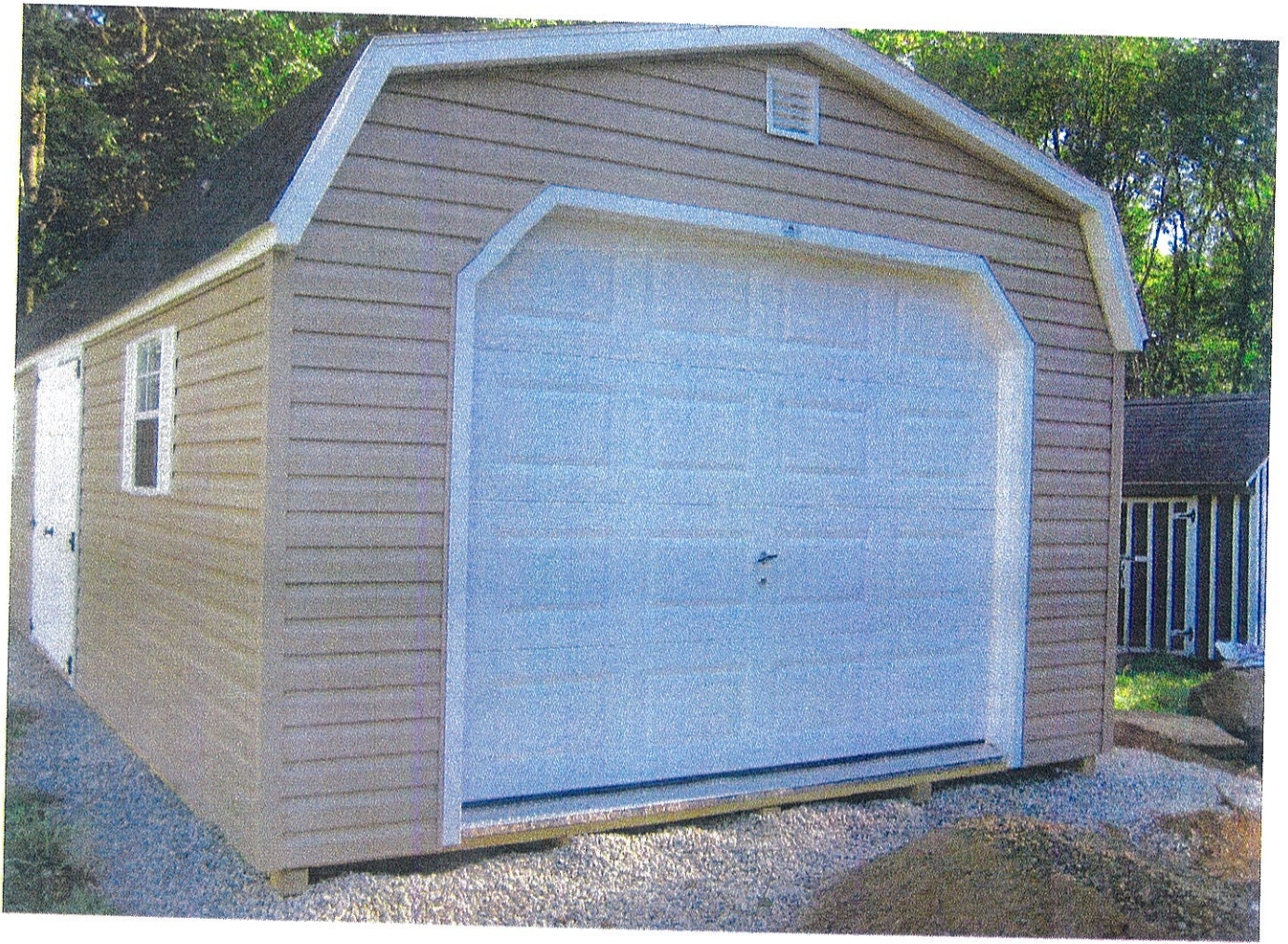
The IWWC may require that the wetlands be delineated by a Soil Scientist and you apply for an after-the-fact wetlands permit.

You are hereby required to attend a Show Cause Hearing at the IWWC meeting at 6:00 p.m. on Tuesday, August 9, 2022 at the Clifford B. Green Meeting Center at 69 South Main Street, Brooklyn, CT. At that meeting, you will have the opportunity to be heard and show cause why the Cease and Desist Order should not remain in effect.

Issued by:

Margaret Washburn
Brooklyn Wetlands Enforcement Officer

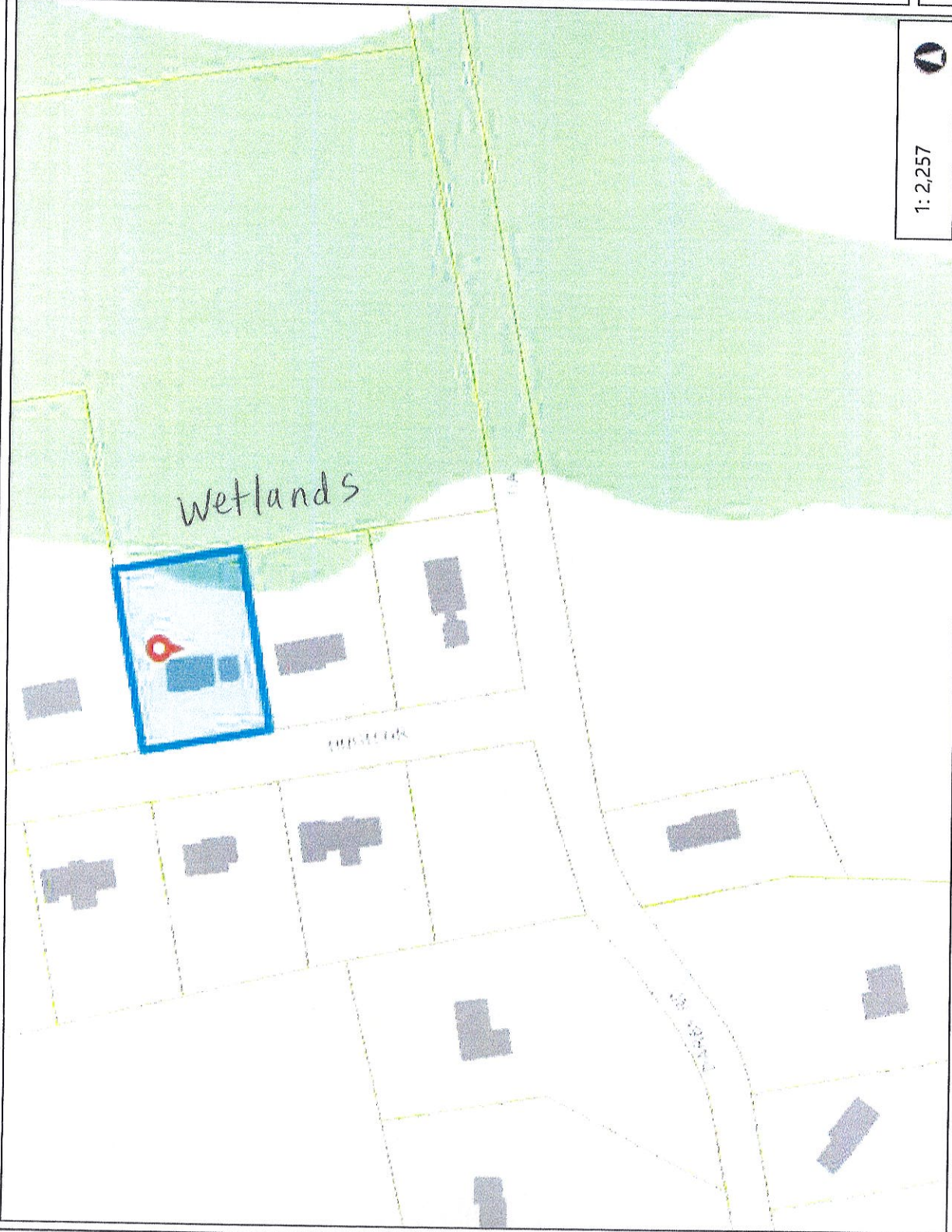
CC: Austin Tanner, First Selectman; Jana Roberson, Town Planner; John Berard, Building Official







Necog GIS Site



Legend

Town

Buildings 2012

Parcels

Wetlands

Alluvial and Floodplain Soils

Poorly Drained and Very Poorly Dre



1: 2,257



Notes

14 Hugh Drive

0.1 Miles

0.04

0

0.1

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WGS_1984_Web_Mercator_Auxiliary_Sphere
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Section **6****Regulated Activities
to be Licensed**

No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Brooklyn Inland Wetlands and Watercourses Commission of the Town of Brooklyn.

Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Commission, or violating any other provision of these regulations, shall be subject to the enforcement proceedings and penalties prescribed in section 14 of these regulations and any other remedies as provided by law.

Chapter 20. Fees for Land Use Applications

§ 20-1. ESTABLISHING LAND USE APPLICATION FEES.

[Prior ordinance history includes portions of Ordinances 3/1/88, 8/15/88, 91-2, 04-5 and 06-4]

§ 20-1.1. Purpose.

[Ord. 5/3/10]

The purpose of this chapter is to establish a reasonable and equitable Schedule of Fees, pursuant to Section 8-1c and 22a-42a of the Connecticut General Statutes, to defray the administrative costs and any additional costs, including professional consulting fees, incurred by the Planning and Zoning Commission, Inland Wetlands Agency and Zoning Board of Appeals of the Town of Brooklyn (each a "Land Use Agency") for the processing and subsequent monitoring of Land Use applications.

§ 20-1.2. Definitions.

[Ord. 5/3/10]

LAND USE APPLICATION

Shall mean an application for (1) any permit(s) or approval(s) required by any Land Use Agency regulations for the use of any land, building or structure; (2) proposed amendments to such regulations or the zoning map; (3) a request for a zoning variance; (4) an appeal of a decision of the Zoning Enforcement Officer or (5) a certificate of location approval and or appropriateness pursuant to Section 14-67 and/or Section 14-321 of the Connecticut General Statutes, submitted by any person, organization or corporation (the applicant).

STAFF

Shall mean any employee or appointee of the Town of Brooklyn or employees of the Northeast Connecticut Council of Governments "NECCOG" who, as part of his or her duties, render advice or assistance to any land use agency. Planning Staff shall be the Zoning Enforcement Officer, Town Planner or employees of NECCOG.

§ 20-1.3. Determination of Fees Charged for Land Use Applications.

[Ord. 5/3/10]

- a. **Base Fees.** The base fees established hereby are based on a reasonable estimate of the direct and indirect costs for time spent by staff in reviewing and evaluating each type of land use application and, except as noted, the cost of any public hearing. The base fee plus the estimated costs for advertising and required legal notices shall be paid at the time the land use application is filed.
- b. **Additional Fees.**

1. In addition to the base fees set forth herein, a Land Use Agency may require the applicant to pay an "additional fee" to defray other costs and expenses incurred by the Land Use Agency. Such additional fee shall be assessed to the applicant when the Planning Staff and/or the Land Use Agency determines that there is a need for the assistance of one or more third party consultants for review, evaluation or processing the land use application (consultation services). Consultants may be engaged to render engineering, architectural, environmental and planning services including traffic studies. Consultation services may include, but not be limited to, consultation with Town staff or the Town Attorney, discussions with the applicant or its agents, rendering such information and research that the Land Use Agency may request, the preparation of written findings and recommendations, written or oral testimony at any public hearing and post-approval inspections to ascertain that all terms and conditions of any permit have been met.
 2. The additional fee shall be equal to the reasonable cost incurred by the Land Use Agency for such consultation services.
 3. Upon the determination by the Town staff and/or Land Use Agency that consultation services are necessary, the Town Staff shall provide to the Land Use Agency, for its approval, a reasonable estimate of the cost based on the nature and the extent of the consultation services deemed necessary. Such determination shall be made as soon as practicable after the receipt (filing) of the land use application by the Land Use Agency and, upon approval by the Land Use Agency, the applicant shall be billed an additional fee in an amount equal to 125% of such estimate. Such additional fee shall be due and payable 10 days after receipt.
 4. Upon receipt of an additional fee from the applicant, the Land Use Agency shall create an application specific account and shall document the amount of the additional fee and all payments made for consultation services. The Land Use Agency shall render periodic accounting to the applicant. Any balance remaining after the land use application has been acted upon shall be refunded to the applicant, provided there has been a determination by the Staff that all terms and conditions of the permit have been met.
 5. Upon the failure of the applicant to pay such additional fee when due, the land use application shall be deemed to be incomplete and may be denied by the Land Use Agency for that reason with or without prejudice. No land use application shall be approved until the base fee, the additional fee, if any, and costs of advertising and legal notices have been paid in full.
- c. No fees shall be required for any land use application submitted by the Town of Brooklyn or any of its municipal agencies.

§ 20-1.4. Effective Date; Validity.

[Ord. 5/3/10]

In accordance with Connecticut General Statutes Section 8-1c, upon its effective date the fee structure set forth in this chapter shall supersede any fee schedule adopted by any Land Use Agency (this schedule was adopted May 3, 2010). If any provision or fee imposed by this chapter is, for any reason, found to be invalid by a court of competent jurisdiction, such invalidation shall not affect the validity of the remaining portions of this chapter and the fees imposed.

§ 20-1.5. Amendment of Schedule.

[Ord. 5/3/10]

The Board of Selectmen, acting pursuant to the provisions of Connecticut General Statutes Section 7-157(a), may, by ordinance, amend the Schedule of Base Fees from time to time after consultation with the Land Use Agency(ies).

§ 20-1.6. Fee Schedule.

Base Land Use Application Fees

ZONING FEES

Text Amendment to Regulations	\$250.00
Zoning Map Change	\$250.00
Home Occupation	\$50.00
Special Permit	\$100.00 plus site plan review
Site Plan Review	
2,500 sq. ft. or less	\$300.00
Over 2,500 sq. ft.	\$300.00 plus \$15.00 per each additional 1,000 sq. ft.
Site Plan Review (multi-family/active adult or elderly)	\$300.00 plus \$20.00 per unit
Amendment to Site Plan After Submission	\$150.00
Special Permit (Sand and Gravel)	
< 1,000 cu. yds.	\$250.00 +
1,000 to 20,000 cu. yds.	\$200.00
21,000 to 50,000 cu. yds.	\$300.00
51,000 to 100,000 cu. yds.	\$750.00
> 100,000 cu. yds.	\$2,500.00
Annual Sand and Gravel Renewal	\$5,000.00
	\$100.00

ZONING PERMITS

New Residential Dwelling	\$200.00
Residential Accessory Uses/Additions	\$50.00
Addition/Modification of a Nonresidential Building	\$75.00
New Commercial Building	\$250.00
Change of Use in Existing Commercial Building	\$75.00
Sign Permit	\$20.00

SUBDIVISION APPROVAL

Basic Application	\$250.00
Subdivision Plan Review	\$250.00 per lot
Engineering Review for New Road(s) and Drainage	*
Inspection and Supervision of Road Construction and Utilities	*
Text Amendment to Subdivision Regulations	\$250.00

*Included in Plan Review Fee but may be subject to the payment of additional fees as set forth in this chapter.

ZONING BOARD OF APPEALS

All Applications	\$250.00
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INLAND WETLANDS APPLICATION FEES

INLAND WETLANDS APPLICATION FEES

Residential (Single Lot)	\$150.00
Subdivision Application	\$150.00 plus \$150.00 per lot in the regulated area
Commercial/Industrial	\$200.00
Additional fee based on total Impervious surface included in commercial/Industrial application	
< 20,000 sq. ft.	\$400.00
20,001—50,000 sq. ft.	\$1,200.00
> 50,000 sq. ft.	\$800.00
Additional Fee for Significant Activity Requiring Public Hearing	\$250.00

All fees payable pursuant to this chapter are nonrefundable.

In addition to any other remedies permitted by law, any land use application submitted after work has started on a project shall be subject to a surcharge of \$500.00.

In addition to the fees set forth above payable to the Town of Brooklyn, each application is subject to an additional charge payable to the State of Connecticut, which, as of the effective date of this chapter is \$60.00.

§ 20-2. CITATION PROCEDURES AND FINES FOR ZONING AND WETLANDS VIOLATIONS.

§ 20-2.1. Issuance of Citations; Schedule of Fines.

[Ord. 8/1/13]

The Brooklyn Land Use Officer is authorized to issue citations for violations of the Zoning Regulations and the Wetlands Regulations of the Town of Brooklyn to the extent and manner provided by this section and the Connecticut General Statutes 7-152c. Any such citation may be served either by hand or by certified mail, return receipt requested, to the person named in such citation. If the person(s) named in the citation sent by certified mail refuses to accept such mail, the citation may be sent by regular United States mail. The Land Use Officer shall file and retain an original or certified copy of the citation, as served.

- Citations may be issued for those types of zoning and wetlands violations specified in paragraph b below.
- The fine for each citation shall be in accordance with this schedule:

ZONING REGULATIONS

Nature of Violation	Amount of Fine
Construction of any building without Zoning approval	\$150.00
Alteration of any building without Zoning approval	\$100.00
Conducting an unauthorized use	\$150.00
Illegal Sign	\$100.00
Building beyond foundation without prior Foundation as-built or erosion control approval	\$150.00
Failure to comply with an approved Site Plan, Special Permit, Subdivision or Re-subdivision including any conditions of approval	\$150.00

ZONING REGULATIONS

Nature of Violation	Amount of Fine
Any other violation of the Zoning Regulations	\$100.00



INLAND WETLAND REGULATIONS	
Nature of Violation	Amount of Fine
For each violation	\$1,000.00

* In the case of a continuing violation, each day's continuation of the violation shall be deemed a separate and distinct violation.

§ 20-2.2. Citation Hearing Officers.

[Ord. No. 06-3 § 3]

The Chief Executive Officer shall appoint one or more Citation Hearing Officers, other than Police Officers or employees or persons who issue citations, to conduct the hearings authorized by this section.

§ 20-2.3. Notice.

[Ord. No. 06-3 § 4]

At any time within 12 months from the expiration of the final period for the uncontested payment of fines, penalties, costs or fees for any citation issued under any ordinance adopted pursuant to section 7-148 or section 22a-226d, for an alleged violation thereof, shall send notice to the person cited:

- Of the allegations against him and the amount of the fines, penalties, costs or fees due;
- That he may contest his liability before a Citation Hearing Officer by delivering in person or by mail written notice within 10 days of the date thereof;
- That if he does not demand such hearing, an assessment and judgment shall be entered against him; and
- That such judgment may issue without further notice.

§ 20-2.4. Liability; Payment of Fines; Costs.

[Ord. No. 06-3 § 5]

If the person who is sent notice pursuant to subsection 20-2.3 wishes to admit liability for any alleged violation, he may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail to the Land Use Officer. Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other person making the payment. Any person who does not deliver or mail written demand for a hearing within 10 days of the date of the first notice provided for in subsection 20-2.3 shall be deemed to have admitted liability, and the Land Use Officer shall certify such person's failure to respond to the Hearing Officer. The Hearing Officer shall thereupon enter and assess the fines, penalties, costs or fees provided for by the applicable ordinances and shall follow the procedures set forth in subsection 20-2.5.

§ 20-2.5. Hearing.

[Ord. No. 06-3 § 6]

Any person who requests a hearing shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than 15 days not more than 30 days from the date of the mailing of the notice, provided the Hearing Officer shall grant upon good cause shown any reasonable request by any interested party for postponement or continuance. An original certified copy of the initial notice of violation issued by the Land Use Officer or Police Officer shall be filed and retained by the Town of Brooklyn, and shall be deemed to be a business record within the scope of CGS 52-180 and evidence of the facts contained therein. The presence of the Land Use Officer or Police Officer shall be required at the hearing if such person so requests. A person wishing to contest his liability shall appear at the hearing and may present evidence in his behalf. The Land Use Officer may present evidence on behalf of the Town of Brooklyn. If such person fails to appear, the Hearing Officer may enter an assessment by default against him upon a finding of proper notice and liability under the applicable statutes or ordinances. The Hearing Officer may accept from such person copies of Police reports, investigatory and citation reports, and other official documents by mail and may determine thereby that the appearance of such person is unnecessary. The Hearing Officer shall conduct the hearing in the order and form and with such methods of proof, as he deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The Hearing Officer shall announce his decision at the end of the hearing. If he determines that the person is not liable, he shall dismiss the matter and enter his determination in writing accordingly. If he determines that the person is liable for the violation, he shall forthwith enter and assess the fines, penalties, costs or fees against such person as provided by the applicable ordinances of the Town of Brooklyn.

§ 20-2.6. Notice of Assessment Which is Unpaid.

[Ord. No. 06-3 § 7]

If such assessment is not paid on the date of its entry, the hearing officer shall send by first class mail a notice of assessment to the person found liable and shall file, not less than 30 days nor more than 12 months after such mailing, a certified copy of the notice of assessment with the Clerk of a Superior Court facility designated by the Chief Court Administrator together with an entry fee of \$8.00. The certified copy of notice of assessment shall constitute a record of assessment. Within such twelve-month period, assessments against the same person may be accrued and filed as one record of assessment. The Clerk shall enter judgment, in the amount of such record of assessment and court costs of \$8.00, against such person in favor of the Town of Brooklyn. Notwithstanding any provision of the General Statutes, the Hearing Officer's assessment, when so entered as a judgment, shall have the effect of a civil money judgment and a levy of execution on such judgment may issue without further notice to such person.

§ 20-2.7. Appeal.

[Ord. No. 06-3 § 8]

A person against whom an assessment has been made pursuant to this section is entitled to judicial review by way of appeal. An appeal shall be instituted within 30 days of the mailing of the notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for small claims case pursuant to Connecticut General Statutes (Revision of 1958) 52-259, at a Superior Court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the Judges of the Supreme Court.

§ 20-3. PUBLIC IMPROVEMENT SPECIFICATIONS.

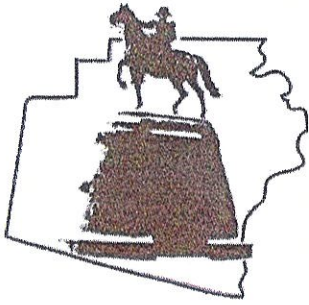
[Ord. 6/28/89 § 1]

- a. It is hereby found that rapid growth and development within the Town of Brooklyn are placing unprecedented strain upon Town roads and appurtenant drainage systems, culverts, and catch-basins.

- b. To alleviate that siltation, and as empowered by Section 7-148 (c) of the General Statutes, the Board of Selectmen are hereby authorized to develop such regulations as they may deem appropriate to carry out the following purposes:
1. To provide the proper alignment, width, and grades and pavements of existing Town roads serving as a right of way to any proposed subdivision, to ensure that such existing Town roads remain safe and continue to conform to the plan of development of the Town;
 2. To provide adequate and sufficient storm drainage systems for carrying off increased storm drainage created by any proposed subdivision and associated access road improvements, whether such additional drainage would impact upon existing Town improvements or private lands;
 3. To provide that adequate and sufficient culverts, manholes, and catch-basins be installed to carry run-off water from the road surface and to divert road water from the proposed subdivision beneath or around existing roads without causing significant increases in erosion or sedimentation.

- c. Compliance with the regulations adopted by the Board of Selectmen shall be a condition precedent to any application for subdivision of property within the Town of Brooklyn. Failure to comply shall be adequate cause for denial of any such application.

If any portion of this section is deemed by a court of competent jurisdiction to be impermissible, its remaining sections shall continue to be valid and enforceable.



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

WETLANDS PERMIT 041222E

CERTIFIED# 7021 2720 0001 3206 1385

Devon Gibson
3 Moosehorn Hill Road
West Granby, CT 06090

June 15, 2022

RE: 041222E – 14 Hugh Drive - Map 36 Lot 31 – Devon Gibson. Failed septic system; new system to be constructed.

Dear Mr. Gibson,

At the regularly scheduled June 14, 2022 meeting of the Brooklyn Inland Wetlands and Watercourses Commission, your application, 041222E – 14 Hugh Drive - Map 36 Lot 31 – Devon Gibson. Failed septic system; new system to be constructed, was approved with standard conditions.

A legal notice of this approval will be published in the Turnpike Buyer on June 22, 2022. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication of the legal notice.

If you have any questions, please contact me.

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

BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION
STANDARD CONDITIONS FOR IWWC PERMITS 12/13/16

APPLICANT: READ CAREFULLY

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

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

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

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

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

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

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

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

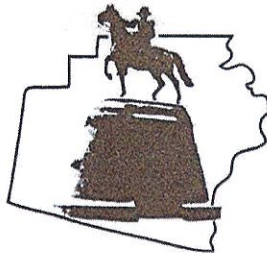
(1) the approved activity will affect wetlands and/or watercourses; and/or

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

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

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

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



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

14 Hugh Drive

6-8-22

Address

Date

I met Andy Bowen and Paulino Emond,
inspected and took photos for a
septic repair. There are no IWWE
issues. Recommend approval.

Commission Representative

M Washburn

Owner or Authorized Signature _____



3 Moosehorn Hill Rd
West Granby CT 06090

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date 4/6/22

Application # 041222E

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT Devon Gibson MAILING ADDRESS 3 Moosehorn Hill Rd West Granby Ct 06090
APPLICANT'S INTEREST IN PROPERTY Septic PHONE 860 752 2148 EMAIL DBG_Construction@yahoo.com
PROPERTY OWNER IF DIFFERENT Norman Edmond Estate of Jo Pauline Edmond PHONE 860 724 0510
MAILING ADDRESS 63 Ventura drive Brooklyn EMAIL paullinesmond@gibson.com
ENGINEER/SURVEYOR (IF ANY) NA
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS 14 Hugs Drive Brooklyn
MAP # 36 LOT # 31 ZONE R30 TOTAL ACRES 1.0 ACRES OF WETLANDS ON PROPERTY _____

PURPOSE AND DESCRIPTION OF THE ACTIVITY Failed septic system, new system to be constructed

WETLANDS EXCAVATION AND FILL:
FILL PROPOSED 0 CUBIC YDS 0 SQ FT 0
EXCAVATION PROPOSED 0 CUBIC YDS 0 SQ FT 0
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE X OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ FT 1375 ACRES 0.03

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): No other placement due to lot size and well placement. Silt fence will be put in place before work.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY 0 SQ FT 0 ACRES 0

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? No IF YES, WHICH TOWN(S) _____
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? No

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: [Signature] DATE 4/6/22

OWNER: Pauline Edmond DATE 4/8/22





Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Brooklyn
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): Na
- LOCATION (see instructions for information): USGS quad name: Danielson or number: 3710
subregional drainage basin number: 3710
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Reem Gibson
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 14 Hugh Drive
briefly describe the action/project/activity (check and print information): temporary permanent description: septic repair
- ACTIVITY PURPOSE CODE (see instructions - one code only): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): .03 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

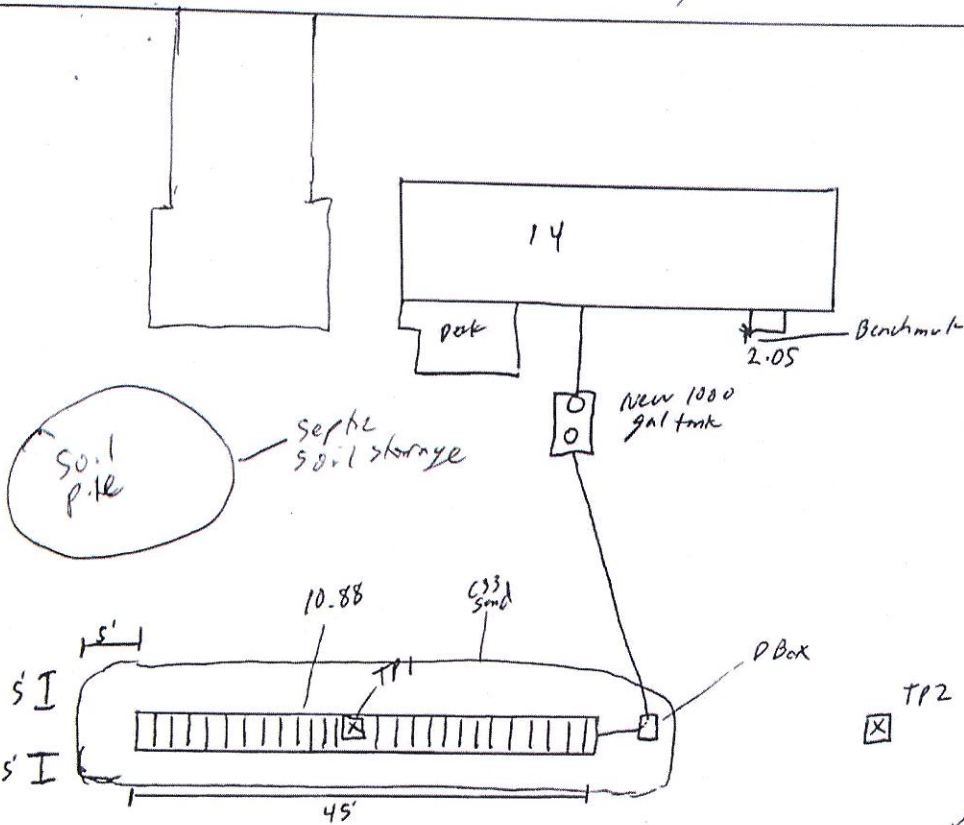
PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

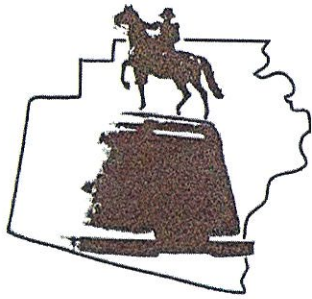
Hugh Price



- New 1000 gallon Septic tank
- New sch 40 pipe from house to tank
- New 4" SPR 35 pipe from tank to D Box
- Strip and scarify Septic Area. 85' x 15'
- Remove all organics/ Topsoil
- Haul in C33 Sand for new System
- Install Mark's 536-8 units - 45'
- Bottom of system no deeper than 0 inches at 10.88
- System Level
- Backfill system with Select fill.
- Grade & seed area.

Paul Gibson
 OBT construction LLC
 4/2/22 860 752 2148

Silt fence to be installed



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

CEASE AND DESIST ORDER

CERTIFIED # 7020 0640 0001 7600 4999

Spiro and Christa Haveles
159 Day Street
Brooklyn, CT 06234

August 2, 2022

Re: Violation of Inland Wetlands Regulations at 159 Day Street

To Spiro and Christa Haveles:

You are hereby ordered to **CEASE AND DESIST** from all site work affecting the wetlands and upland review area at **your property at 159 Day Street (Assessor's Map 42 Lot 43)**.

I inspected and took the attached photographs on 8/2/22. It appeared that you had brush hogged a shrub swamp.

Refer to the attached copy of Section 6 of the Town of Brooklyn IWWC Regulations, which states that any person violating provisions of these regulations shall be subject to enforcement proceedings and penalties. Also, refer to the attached ordinance Chapter 20-2, the Town Ordinance in which **the fine for each day a wetland violation continues is \$1,000.00**.

The IWWC may require that the wetlands be delineated by a Soil Scientist, apply for a wetlands permit and require you to present a wetlands remediation plan.

You are hereby required to attend a Show Cause Hearing at the IWWC meeting at 6:00 p.m. on Tuesday, August 9, 2022 at the Clifford B. Green Meeting Center at 69 South Main Street, Brooklyn, CT. At that meeting, you will have the opportunity to be heard and show cause why the Cease and Desist Order should not remain in effect.

Issued by:

Margaret Washburn
Brooklyn Wetlands Enforcement Officer

CC: Austin Tanner, First Selectman; Jana Roberson, Town Planner; John Berard, Building Official

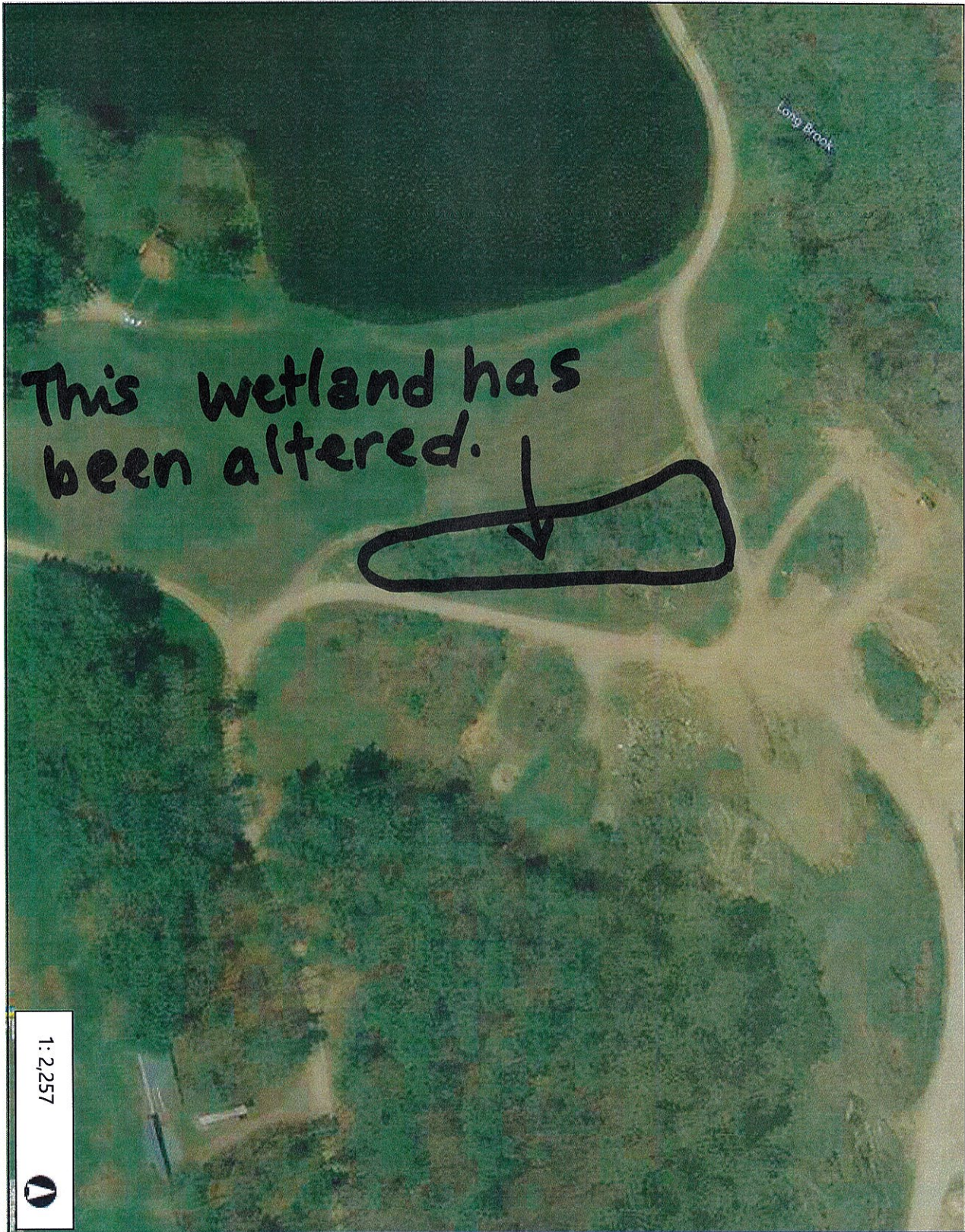






neccog

Neccog GIS Site



WGS 1984 Web Mercator Auxiliary Sphere
© Latitude Geographics Group Ltd.

1:2,257






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



Legend

-  Town
-  Buildings 2012
-  Parcels

Notes

159 Day Street
All woody shrub swamp vegetation has been removed from wetlands shown here.

Chapter 20. Fees for Land Use Applications

§ 20-1. ESTABLISHING LAND USE APPLICATION FEES.

[Prior ordinance history includes portions of Ordinances 3/1/88, 8/15/88, 91-2, 04-5 and 06-4]

§ 20-1.1. Purpose.

[Ord. 5/3/10]

The purpose of this chapter is to establish a reasonable and equitable Schedule of Fees, pursuant to Section 8-1c and 22a-42a of the Connecticut General Statutes, to defray the administrative costs and any additional costs, including professional consulting fees, incurred by the Planning and Zoning Commission, Inland Wetlands Agency and Zoning Board of Appeals of the Town of Brooklyn (each a "Land Use Agency") for the processing and subsequent monitoring of Land Use applications.

§ 20-1.2. Definitions.

[Ord. 5/3/10]

LAND USE APPLICATION

Shall mean an application for (1) any permit(s) or approval(s) required by any Land Use Agency regulations for the use of any land, building or structure; (2) proposed amendments to such regulations or the zoning map; (3) a request for a zoning variance; (4) an appeal of a decision of the Zoning Enforcement Officer or (5) a certificate of location approval and or appropriateness pursuant to Section 14-67 and/or Section 14-321 of the Connecticut General Statutes, submitted by any person, organization or corporation (the applicant).

STAFF

Shall mean any employee or appointee of the Town of Brooklyn or employees of the Northeast Connecticut Council of Governments "NECCOG" who, as part of his or her duties, render advice or assistance to any land use agency. Planning Staff shall be the Zoning Enforcement Officer, Town Planner or employees of NECCOG.

§ 20-1.3. Determination of Fees Charged for Land Use Applications.

[Ord. 5/3/10]

- a. **Base Fees.** The base fees established hereby are based on a reasonable estimate of the direct and indirect costs for time spent by staff in reviewing and evaluating each type of land use application and, except as noted, the cost of any public hearing. The base fee plus the estimated costs for advertising and required legal notices shall be paid at the time the land use application is filed.
- b. **Additional Fees.**

Section **6****Regulated Activities
to be Licensed**

No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Brooklyn Inland Wetlands and Watercourses Commission of the Town of Brooklyn.

Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Commission, or violating any other provision of these regulations, shall be subject to the enforcement proceedings and penalties prescribed in section 14 of these regulations and any other remedies as provided by law.

1. In addition to the base fees set forth herein, a Land Use Agency may require the applicant to pay an "additional fee" to defray other costs and expenses incurred by the Land Use Agency. Such additional fee shall be assessed to the applicant when the Planning Staff and/or the Land Use Agency determines that there is a need for the assistance of one or more third party consultants for review, evaluation or processing the land use application (consultation services). Consultants may be engaged to render engineering, architectural, environmental and planning services including traffic studies. Consultation services may include, but not be limited to, consultation with Town staff or the Town Attorney, discussions with the applicant or its agents, rendering such information and research that the Land Use Agency may request, the preparation of written findings and recommendations, written or oral testimony at any public hearing and post-approval inspections to ascertain that all terms and conditions of any permit have been met.
 2. The additional fee shall be equal to the reasonable cost incurred by the Land Use Agency for such consultation services.
 3. Upon the determination by the Town staff and/or Land Use Agency that consultation services are necessary, the Town Staff shall provide to the Land Use Agency, for its approval, a reasonable estimate of the cost based on the nature and the extent of the consultation services deemed necessary. Such determination shall be made as soon as practicable after the receipt (filing) of the land use application by the Land Use Agency and, upon approval by the Land Use Agency, the applicant shall be billed an additional fee in an amount equal to 125% of such estimate. Such additional fee shall be due and payable 10 days after receipt.
 4. Upon receipt of an additional fee from the applicant, the Land Use Agency shall create an application specific account and shall document the amount of the additional fee and all payments made for consultation services. The Land Use Agency shall render periodic accounting to the applicant. Any balance remaining after the land use application has been acted upon shall be refunded to the applicant, provided there has been a determination by the Staff that all terms and conditions of the permit have been met.
 5. Upon the failure of the applicant to pay such additional fee when due, the land use application shall be deemed to be incomplete and may be denied by the Land Use Agency for that reason with or without prejudice. No land use application shall be approved until the base fee, the additional fee, if any, and costs of advertising and legal notices have been paid in full.
- c. No fees shall be required for any land use application submitted by the Town of Brooklyn or any of its municipal agencies.

§ 20-1.4. Effective Date; Validity.

[Ord. 5/3/10]

In accordance with Connecticut General Statutes Section 8-1c, upon its effective date the fee structure set forth in this chapter shall supersede any fee schedule adopted by any Land Use Agency (this schedule was adopted May 3, 2010). If any provision or fee imposed by this chapter is, for any reason, found to be invalid by a court of competent jurisdiction, such invalidation shall not affect the validity of the remaining portions of this chapter and the fees imposed.

§ 20-1.5. Amendment of Schedule.

[Ord. 5/3/10]

The Board of Selectmen, acting pursuant to the provisions of Connecticut General Statutes Section 7-157(a), may, by ordinance, amend the Schedule of Base Fees from time to time after consultation with the Land Use Agency(ies).

§ 20-1.6. Fee Schedule.

Base Land Use Application Fees

ZONING FEES

Text Amendment to Regulations	\$250.00
Zoning Map Change	\$250.00
Home Occupation	\$50.00
Special Permit	\$100.00 plus site plan review
Site Plan Review	
2,500 sq. ft. or less	\$300.00
Over 2,500 sq. ft.	\$300.00 plus \$15.00 per each additional 1,000 sq. ft.
Site Plan Review (multi-family/active adult or elderly)	\$300.00 plus \$20.00 per unit
Amendment to Site Plan After Submission	\$150.00
Special Permit (Sand and Gravel)	\$250.00 +
< 1,000 cu. yds.	\$200.00
1,000 to 20,000 cu. yds.	\$300.00
21,000 to 50,000 cu. yds.	\$750.00
51,000 to 100,000 cu. yds.	\$2,500.00
> 100,000 cu. yds.	\$5,000.00
Annual Sand and Gravel Renewal	\$100.00

ZONING PERMITS

New Residential Dwelling	\$200.00
Residential Accessory Uses/Additions	\$50.00
Addition/Modification of a Nonresidential Building	\$75.00
New Commercial Building	\$250.00
Change of Use in Existing Commercial Building	\$75.00
Sign Permit	\$20.00

SUBDIVISION APPROVAL

Basic Application	\$250.00
Subdivision Plan Review	\$250.00 per lot
Engineering Review for New Road(s) and Drainage	*
Inspection and Supervision of Road Construction and Utilities	*
Text Amendment to Subdivision Regulations	\$250.00

*Included in Plan Review Fee but may be subject to the payment of additional fees as set forth in this chapter.

ZONING BOARD OF APPEALS

All Applications	\$250.00
------------------	----------

INLAND WETLANDS APPLICATION FEES

INLAND WETLANDS APPLICATION FEES

Residential (Single Lot)	\$150.00
Subdivision Application	\$150.00 plus \$150.00 per lot in the regulated area
Commercial/Industrial	\$200.00
Additional fee based on total impervious surface included in commercial/industrial application	
< 20,000 sq. ft.	\$400.00
20,001—50,000 sq. ft.	\$1,200.00
> 50,000 sq. ft.	\$800.00
Additional Fee for Significant Activity Requiring Public Hearing	\$250.00

All fees payable pursuant to this chapter are nonrefundable.

In addition to any other remedies permitted by law, any land use application submitted after work has started on a project shall be subject to a surcharge of \$500.00.

In addition to the fees set forth above payable to the Town of Brooklyn, each application is subject to an additional charge payable to the State of Connecticut, which, as of the effective date of this chapter is \$60.00.

§ 20-2. CITATION PROCEDURES AND FINES FOR ZONING AND WETLANDS VIOLATIONS.

§ 20-2.1. Issuance of Citations; Schedule of Fines.

[Ord. 8/1/13]

The Brooklyn Land Use Officer is authorized to issue citations for violations of the Zoning Regulations and the Wetlands Regulations of the Town of Brooklyn to the extent and manner provided by this section and the Connecticut General Statutes 7-152c. Any such citation may be served either by hand or by certified mail, return receipt requested, to the person named in such citation. If the person(s) named in the citation sent by certified mail refuses to accept such mail, the citation may be sent by regular United States mail. The Land Use Officer shall file and retain an original or certified copy of the citation, as served.

- Citations may be issued for those types of zoning and wetlands violations specified in paragraph b below.
- The fine for each citation shall be in accordance with this schedule:

ZONING REGULATIONS

Nature of Violation	Amount of Fine
Construction of any building without Zoning approval	\$150.00
Alteration of any building without Zoning approval	\$100.00
Conducting an unauthorized use	\$150.00
Illegal Sign	\$100.00
Building beyond foundation without prior Foundation as-built or erosion control approval	\$150.00
Failure to comply with an approved Site Plan, Special Permit, Subdivision or Re-subdivision including any conditions of approval	\$150.00

ZONING REGULATIONS

Nature of Violation	Amount of Fine
Any other violation of the Zoning Regulations	\$100.00



INLAND WETLAND REGULATIONS

Nature of Violation	Amount of Fine
For each violation	\$1,000.00

* In the case of a continuing violation, each day's continuation of the violation shall be deemed a separate and distinct violation.

§ 20-2.2. Citation Hearing Officers.

[Ord. No. 06-3 § 3]

The Chief Executive Officer shall appoint one or more Citation Hearing Officers, other than Police Officers or employees or persons who issue citations, to conduct the hearings authorized by this section.

§ 20-2.3. Notice.

[Ord. No. 06-3 § 4]

At any time within 12 months from the expiration of the final period for the uncontested payment of fines, penalties, costs or fees for any citation issued under any ordinance adopted pursuant to section 7-148 or section 22a-226d, for an alleged violation thereof, shall send notice to the person cited:

- Of the allegations against him and the amount of the fines, penalties, costs or fees due;
- That he may contest his liability before a Citation Hearing Officer by delivering in person or by mail written notice within 10 days of the date thereof;
- That if he does not demand such hearing, an assessment and judgment shall be entered against him; and
- That such judgment may issue without further notice.

§ 20-2.4. Liability; Payment of Fines; Costs.

[Ord. No. 06-3 § 5]

If the person who is sent notice pursuant to subsection **20-2.3** wishes to admit liability for any alleged violation, he may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail to the Land Use Officer. Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other person making the payment. Any person who does not deliver or mail written demand for a hearing within 10 days of the date of the first notice provided for in subsection **20-2.3** shall be deemed to have admitted liability, and the Land Use Officer shall certify such person's failure to respond to the Hearing Officer. The Hearing Officer shall thereupon enter and assess the fines, penalties, costs or fees provided for by the applicable ordinances and shall follow the procedures set forth in subsection **20-2.5**.

§ 20-2.5. Hearing.

[Ord. No. 06-3 § 6]

Any person who requests a hearing shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than 15 days not more than 30 days from the date of the mailing of the notice, provided the Hearing Officer shall grant upon good cause shown any reasonable request by any interested party for postponement or continuance. An original certified copy of the initial notice of violation issued by the Land Use Officer or Police Officer shall be filed and retained by the Town of Brooklyn, and shall be deemed to be a business record within the scope of CGS 52-180 and evidence of the facts contained therein. The presence of the Land Use Officer or Police Officer shall be required at the hearing if such person so requests. A person wishing to contest his liability shall appear at the hearing and may present evidence in his behalf. The Land Use Officer may present evidence on behalf of the Town of Brooklyn. If such person fails to appear, the Hearing Officer may enter an assessment by default against him upon a finding of proper notice and liability under the applicable statutes or ordinances. The Hearing Officer may accept from such person copies of Police reports, investigatory and citation reports, and other official documents by mail and may determine thereby that the appearance of such person is unnecessary. The Hearing Officer shall conduct the hearing in the order and form and with such methods of proof, as he deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The Hearing Officer shall announce his decision at the end of the hearing. If he determines that the person is not liable, he shall dismiss the matter and enter his determination in writing accordingly. If he determines that the person is liable for the violation, he shall forthwith enter and assess the fines, penalties, costs or fees against such person as provided by the applicable ordinances of the Town of Brooklyn.

§ 20-2.6. Notice of Assessment Which is Unpaid.

[Ord. No. 06-3 § 7]

If such assessment is not paid on the date of its entry, the hearing officer shall send by first class mail a notice of assessment to the person found liable and shall file, not less than 30 days nor more than 12 months after such mailing, a certified copy of the notice of assessment with the Clerk of a Superior Court facility designated by the Chief Court Administrator together with an entry fee of \$8.00. The certified copy of notice of assessment shall constitute a record of assessment. Within such twelve-month period, assessments against the same person may be accrued and filed as one record of assessment. The Clerk shall enter judgment, in the amount of such record of assessment and court costs of \$8.00, against such person in favor of the Town of Brooklyn. Notwithstanding any provision of the General Statutes, the Hearing Officer's assessment, when so entered as a judgment, shall have the effect of a civil money judgment and a levy of execution on such judgment may issue without further notice to such person.

§ 20-2.7. Appeal.

[Ord. No. 06-3 § 8]

A person against whom an assessment has been made pursuant to this section is entitled to judicial review by way of appeal. An appeal shall be instituted within 30 days of the mailing of the notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for small claims case pursuant to Connecticut General Statutes (Revision of 1958) 52-259, at a Superior Court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the Judges of the Supreme Court.

§ 20-3. PUBLIC IMPROVEMENT SPECIFICATIONS.

[Ord. 6/28/89 § 1]

- a. It is hereby found that rapid growth and development within the Town of Brooklyn are placing unprecedented strain upon Town roads and appurtenant drainage systems, culverts, and catch-basins.

- b. To alleviate that siltation, and as empowered by Section 7-148 (c) of the General Statutes, the Board of Selectmen are hereby authorized to develop such regulations as they may deem appropriate to carry out the following purposes:
1. To provide the proper alignment, width, and grades and pavements of existing Town roads serving as a right of way to any proposed subdivision, to ensure that such existing Town roads remain safe and continue to conform to the plan of development of the Town;
 2. To provide adequate and sufficient storm drainage systems for carrying off increased storm drainage created by any proposed subdivision and associated access road improvements, whether such additional drainage would impact upon existing Town improvements or private lands;
 3. To provide that adequate and sufficient culverts, manholes, and catch-basins be installed to carry run-off water from the road surface and to divert road water from the proposed subdivision beneath or around existing roads without causing significant increases in erosion or sedimentation.
- c. Compliance with the regulations adopted by the Board of Selectmen shall be a condition precedent to any application for subdivision of property within the Town of Brooklyn. Failure to comply shall be adequate cause for denial of any such application.

If any portion of this section is deemed by a court of competent jurisdiction to be impermissible, its remaining sections shall continue to be valid and enforceable.

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date 8/4/2022

Application # IWWC 22-004

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT PASAY DEVELOPMENT, LLC MAILING ADDRESS 162 MAIN STREET, DANIELSON, CT 06239
APPLICANT'S INTEREST IN PROPERTY OWNER PHONE 860 908 3906 EMAIL _____

PROPERTY OWNER IF DIFFERENT SAME PHONE _____
MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) PC SURVEY ASSOCIATES / KILLINGLY ENGINEERING ASSOCIATES
ATTORNEY (IF ANY) ERNEST COTNOIR

PROPERTY LOCATION/ADDRESS WOLF DEN ROAD
MAP # 17 LOT # 32-3 ZONE RA TOTAL ACRES 6.33 AC. ACRES OF WETLANDS ON PROPERTY 1.9 AC.

PURPOSE AND DESCRIPTION OF THE ACTIVITY INSTALLATION OF DRIVEWAY ACROSS WETLAND TO ACCESS HOUSE SITE ON PREVIOUSLY APPROVED SUBDIVISION LOT

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED GRAVEL CUBIC YDS 70 SQ FT 730
EXCAVATION PROPOSED _____ CUBIC YDS 15 SQ FT 300
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE X OFF SITE _____
TOTAL REGULATED AREA ALTERED: SQ FT 6000 ACRES 0.14

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): PROPOSED PROPERTY LINE RELOCATION WITH ADJOINING LAND OWNER BUT ADJOINING LAND OWNER WAS NOT RECEPTIVE TO THE IDEA.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY _____ SQFT _____ ACRES _____

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? NO IF YES, WHICH TOWN(S) _____
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? NO

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: Pasay Dev. LLC [Signature] member DATE 8/1/2022

OWNER: Pasay Dev. LLC [Signature] member DATE 8/1/2022

REQUIREMENTS

\$150 Town
50 NOA

APPLICATION FEE \$200 STATE FEE (\$60.00) paid # 11539 \$260⁰⁰ 8/3/2

COMPLETION OF CT DEEP REPORTING FORM

ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- o NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- o ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP
INLAND WATER RESOURCES DIVISION
79 ELM ST.
HARTFORD, CT. 06106
1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MA. 01742
1-860-343-4789

STAFF USE ONLY:

DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

PERMIT REQUIRED:

AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

CHAIR, BROOKLYN IWWC

WETLANDS OFFICER

AUTHORIZED BY IWWC

SIGNIFICANT ACTIVITY/PUBLIC HEARING

NO PERMIT REQUIRED

OUTSIDE OF UPLAND REVIEW AREA

NO IMPACT

CHAIR, BROOKLYN IWWC

WETLANDS OFFICER

TIMBER HARVEST



GIS CODE #: _____
 For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Complete, print, **sign**, and mail this form in accordance with the instructions on pages 2 and 3.

PART I: To Be Completed By The Municipal Inland Wetlands Agency Only

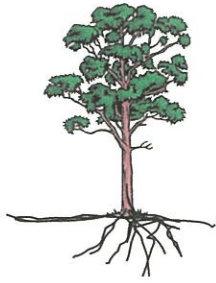
- DATE ACTION WAS TAKEN (use drop-down box): Year Month
- ACTION TAKEN (use drop-down box):
- WAS A PUBLIC HEARING HELD? (select one only) Yes No
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
 (print): _____ (signature) _____

PART II: To Be Completed By The Municipal Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING: BROOKLYN
 Does this project cross municipal boundaries? (select one only) Yes No
 If Yes, list the other town(s) in which the action is occurring:
 - LOCATION: [USGS Quad Map Name](#) (see hyperlink): DANIELSON
[Quad Number](#) (see hyperlink): 43
 Subregional Drainage [Basin Number](#) (see hyperlink): 3711
 - NAME OF APPLICANT, VIOLATOR OR PETITIONER: PASAY DEVELOPMENT, LLC
 - NAME & ADDRESS/LOCATION OF PROJECT SITE: WOLF DEN ROAD, BROOKLYN, CT
- Briefly describe the action/project/activity: Temporary Permanent
- RESIDENTIAL DRIVEWAY WETLAND CROSSING**
- ACTIVITY PURPOSE CODE (Use drop-down box): B
 - ACTIVITY TYPE CODE(S) (Use drop-down box) 1 , 2 , 12 , 14
 - WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:
 Wetlands: 0.02 acres Open Water Body: 0 acres Stream: 35 linear feet
 - UPLAND REVIEW AREA ALTERED [must be provided in acres]: 0.1 acres
 - AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres
 [must be provided in acres]

PART III: To Be Completed By The DEP

- DATE RECEIVED: _____ DATE RETURNED TO DEP: _____
 FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO



JOSEPH R. THEROUX

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

FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

6/28/22

P.C. SURVEY ASSOC. LLC.
63 SNAKE MEADOW HILL RD.
KILLINGLY, CT. 06239

ATTN: MR. PAUL TERWILLIGER

RE: 253 WOLF DEN ROAD WETLAND DELINEATION

DEAR MR. TERWILLIGER,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSE ON THE ABOVE REFERENCED PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTION 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS/WATERCOURSE.

FLAG NUMBERS WF-1 THRU WF-19 DELINEATE THE NORTHERN PORTION OF THE BOUNDARY OF THE PALUSTRINE FORESTED WETLANDS AND WATERCOURSE LOCATED ALONG THE NORTHERN PROPERTY BOUNDARY.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.

APPROVAL TO CONSTRUCT OR REPAIR SEWAGE DISPOSAL SYSTEM

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET UNIT 4
BROOKLYN, CT
860-774-7350

Approval is hereby granted for the construction/repair of a sewage disposal system at the property described below:

FILE # 22000260

MAP #17 LOT #32-3

TOWN: BROOKLYN

INSTALLER: RONALD RACINE (SIG ON FILE)

STREET: 253 WOLF DEN ROAD

CT LIC #3990 EXPIRES: 07/31/2022

PROPERTY OWNER: PASAY DEVELOPMENT

APPRENTICE:

Residential: No. of Bedrooms: 3 Non-Residential: Design Flow: 0 Gallons Per Day (GPD)

INSTRUCTIONS FOR INSTALLER

1. Construction plot plan submitted and approved by this office must be adhered to.
2. This office must be contacted for approval if any change is going to be made in the system location, size or design, or any changes in house, well or property line locations.
3. Any *NEW* sewage disposal system must conform to *ALL* requirements of Section 19-13-BI03 of the CT Public Health Code.
4. *ALL* new construction to be under *DIRECT* supervision of a CT licensed installer under Section 20-341 of the CT General Statutes.
5. The installer is *RESPONSIBLE* for *VERIFYING LOCATIONS* of *PROPERTY LINES, WELLS,* and *BURIED UTILITY LINES* prior to construction.
6. Installer to notify N.D.D.H. 24 hours, in advance, prior to the start of construction.
7. Installer to have septic tank covers removed at the time of inspection.

SPECIFIC INSTRUCTIONS:

- Install per plot plan. (Drawn By: PC Survey Associates., Job #20055, Dated: 06/23/2021)
- CT licensed surveyor must stake house, well, benchmark, and septic system; offset stakes to include flow line or bottom of trench elevation.
- Install a 1,000-gallon two compartment septic tank with outlet baffle filter.
- Install 675 square feet of effective leaching area consisting of 1 65' row of 18" Eljen Mantis 536-8.
- Maximum depth into existing grade not to exceed 6 inches.
- A bottom of excavation inspection is required once the topsoil has been removed.
- A current sieve analysis of select fill material (within past 30 days) must be submitted to NDDH.
- Select fill is to be perced once in place.
- Installer to schedule and be present for final inspection with NDDH staff and have level set up so that elevations may be verified.
- Installer's as-built drawing (to include ties to the house) and completed checklist required.

GRANTED BY:


Donovan Moe

DATE ISSUED: 05/02/2022

ONE RENEWAL: / /

EXPIRES: 05/02/2023

EXPIRES: / /


Steve Knauf

THIS PERMIT IS VALID FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE. IN ACCORDANCE WITH THE CT PUBLIC HEALTH CODE SECTION 19-13-BI03e(F)(I). ONE RENEWAL IS POSSIBLE PROVIDED NDDH IS NOTIFIED PRIOR TO THE EXPIRATION DATE NOTED ABOVE. IF PERMIT EXPIRES, INSTALLERS ARE CHANGED, OR ANY OTHER DEVIATION FROM THE ORIGINAL PERMIT, A NEW APPLICATION MUST BE COMPLETED AND ALL APPLICABLE FEES MUST BE PAID.



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234
860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

May 02, 2022

Pasay Development, LLC.
162 Main Street
Danielson, CT 06239

SUBJECT: FILE #22000260 -- WOLF DEN ROAD #253, MAP #17, LOT #32-3, BROOKLYN, CT

Dear Pasay Development, LLC:

The subject plan (PC SURVEY ASSOCIATES LLC, JOB# 20055, PASAY DEVELOPMENT, DRAWN JUNE 2021) submitted on 04/14/2022 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 3-bedroom house based on the following:

1. CT licensed surveyor must stake house, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil has been removed.
4. A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
5. Select fill is to be perced once in place.
6. An engineer/surveyor's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
7. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations OR an Engineer's As Built will be required.

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

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of the floor plans of your house must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Mon - Thurs 8 am - 4 pm, Fri 8 am - Noon.

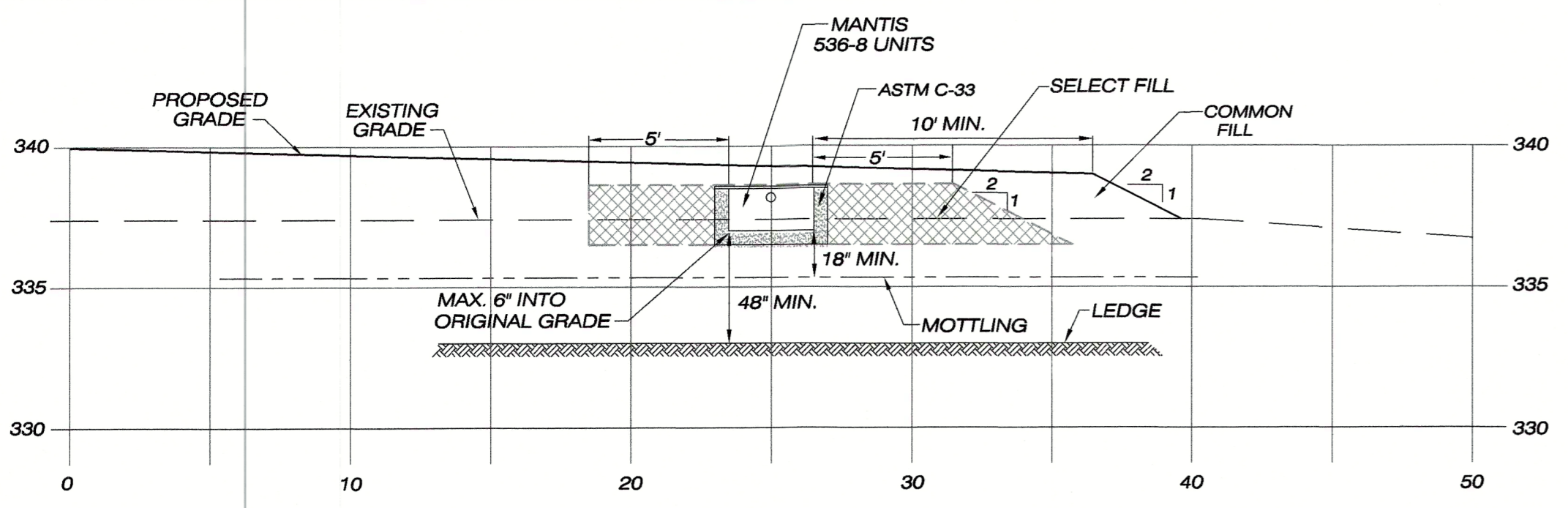
THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Donovan Moe, EHS
Environmental Health Specialist ~ NDDH

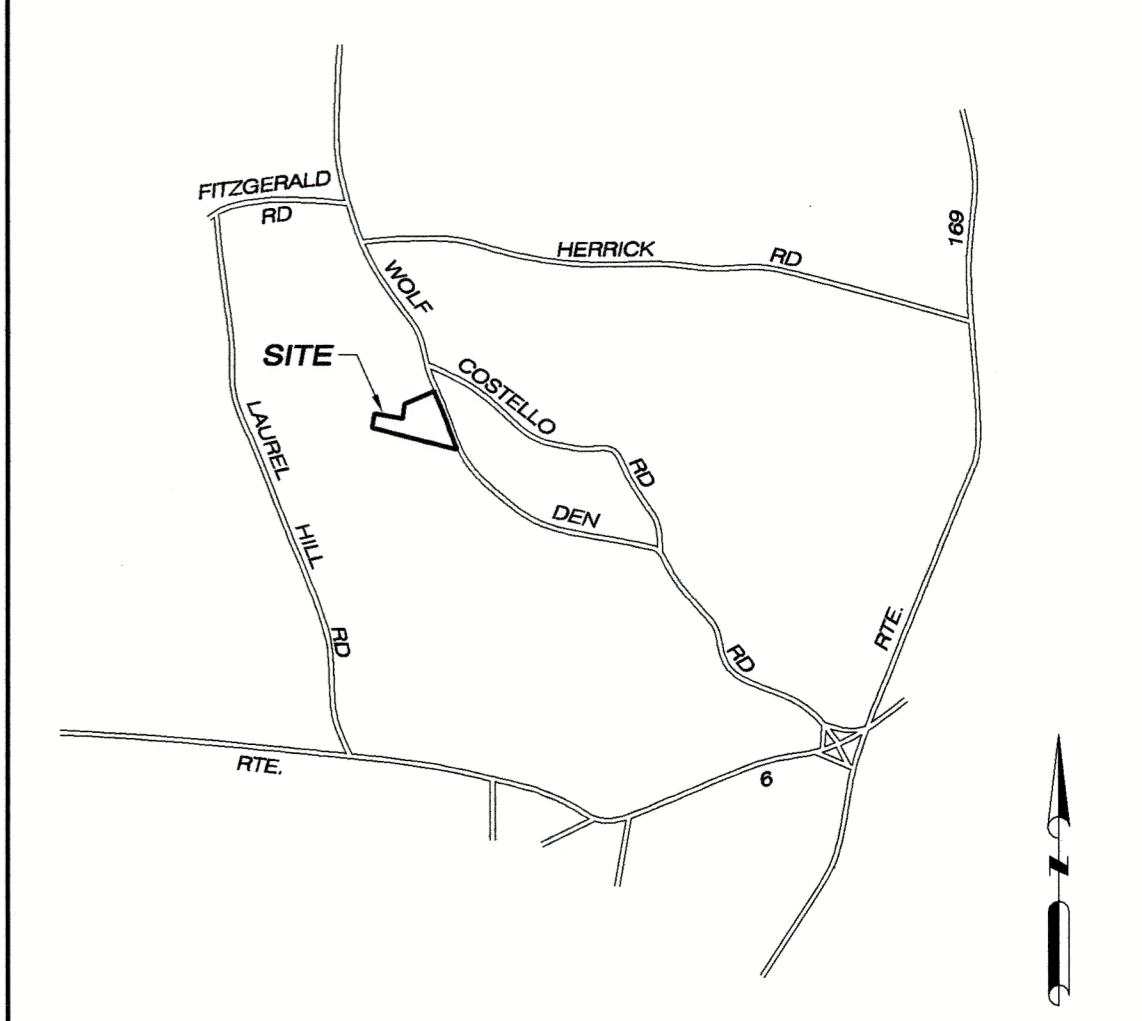
cc: Brooklyn Building Official; PC Survey Associates LLC, Ron Racine



LEACH FIELD CROSS SECTION "A-A"
SCALE: 1" = 5'

BUILDING	
F/L OUT =	339.4 MIN.
SEPTIC TANK	
1000 GALLON TWO COMPARTMENT	
F/L IN =	338.85
F/L OUT =	338.6
DISTRIBUTION BOX 1	
F/L IN =	338.17
F/L OUT =	338.0

UNDERGROUND UTILITY LOCATIONS ARE TO BE MARKED IN THE FIELD PRIOR TO ANY EXCAVATION
"CALL BEFORE YOU DIG" 1 800 922 4455 OR 811



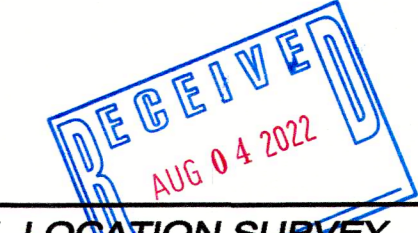
LOCATION MAP 1" = 2000'

- NOTES:**
- THIS MAP AND SURVEY 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 GENERAL LOCATION SURVEY BASED ON A DEPENDENT RECONSTRUCTION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS C. TOPOGRAPHIC FEATURES DEPICTED WITHIN AREA OF LOT DEVELOPMENT CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2. TOPOGRAPHIC FEATURES OUTSIDE AREA OF DEVELOPMENT WERE DERIVED FROM NOAA LIDAR DATA AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-0. VERTICAL DATUM IS ASSUMED, CONTOUR INTERVAL = 2 FEET. 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.
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
SUBDIVISION PLAN PREPARED FOR PORTFOLIO PROPERTIES, L.L.C. - WOLF DEN ROAD, BROOKLYN, CONNECTICUT - SCALE: 1"=60' - DATE: 12/9/2005 - REVISED 3/24/2006 - SHEET 2 OF 6 - BY: KWP ASSOCIATES
PERIMETER SURVEY - PROPERTY LINE RELOCATION - LOT 3 & LOT 5 - PREPARED FOR PASAY DEVELOPMENT, LLC & NICOLE GARBUITT - WOLF DEN ROAD - BROOKLYN, CONNECTICUT - DATE: APRIL 2021 - SCALE: 1"=20' - BY: PC SURVEY ASSOCIATES, LLC
COMPILED PLAN - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF PORTFOLIO PROPERTIES, L.L.C. - WOLF DEN ROAD, BROOKLYN, CONNECTICUT - FILE NO: E6210 - SCALE: 1"=60' - DATE: 08/29/2006 - SHEET 1 OF 1 - BY: KWP ASSOCIATES
 - ZONE: RA
 - SUBJECT PARCEL IS SHOWN AS MAP 17, LOT 32-3 OF THE BROOKLYN ASSESSORS RECORDS.
 - WETLANDS DEPICTED AS FIELD LOCATED IN AREA OF CROSSING AND TAKEN FROM REFERENCED SUBDIVISION MAP ON REMAINING AREA OF LOT.

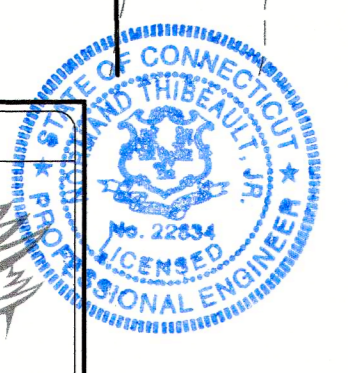
SOIL TEST DATA
SOIL TESTING PERFORMED 9/21/2005 BY N.D.D.H.
FILE NO. 6000167

TEST HOLE	DEPTH	SOIL TYPE	NOTES
TEST HOLE 5A	0-5"	ORGANICS	
	5-15"	BROWN VERY FINE SANDY LOAM	
	15-26"	TAN SANDY LOAM	
	26-30"	MOTTLED COMPACT SANDY PAN	NO WATER
			MOTTLING AT 26"
			NO LEDGE
TEST HOLE 5B	0-6"	ORGANICS, TOPSOIL	
	6-18"	BROWN VERY FINE SANDY LOAM	
	18-28"	TAN SANDY LOAM	
	28-34"	MOTTLED GRAY COMPACT SANDY PAN	NO WATER
			MOTTLING AT 28"
			LEDGE AT 54"
TEST HOLE 6	0-6"	ORGANICS, TOPSOIL	
	6-18"	BROWN VERY FINE SANDY LOAM	
	18-28"	TAN SANDY LOAM	
	28-68"	MOTTLED GRAY COMPACT SANDY PAN	NO WATER
			MOTTLING AT 26"
			LEDGE AT 68"

PERCOLATION RATE: 10.1-20 MIN./INCH (BUMPED DUE TO DRY CONDITIONS)



SEPTIC SYSTEM DESIGN BY:
Killingly Engineering Associates
114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299
Normand Thibault, Jr., P.E., No. 22834
DATE: 8/3/2022



LEGEND

+ 327.0	EXISTING SPOT GRADE
--- 338	EXISTING CONTOUR
--- 320	PROPOSED CONTOUR
---	EROSION CONTROL BARRIER
⊠	TEST PIT
○	IRON PIN FOUND
○	STONE WALL

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
PAUL A. TERWILLIGER, L.S. NO. 70155
DATE: 08/09/2022

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

GENERAL LOCATION SURVEY
LOT 3
SEPTIC SYSTEM DESIGN PLAN
PREPARED FOR
PASAY DEVELOPMENT, LLC

WOLF DEN ROAD
BROOKLYN, CONNECTICUT

DATE: JUNE 2021
SCALE: 1" = 30'

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 1 OF 2
REVISED: 6/9/2022

JOB NO: 20055 F.B. NO: 228 DRAWN BY: P.A.T. MAP NO:

REFERENCE IS MADE TO:

CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.

DEVELOPMENT

PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A SINGLE FAMILY DWELLING WITH APPURTENANT SEPTIC SYSTEM, WELL, DRIVEWAY, UTILITIES AND SITE GRADING.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES ALONG THE PROPOSED LIMITS OF DISTURBANCE.
2. PROVIDE ANTI TRACKING PAD AND TEMPORARY POWER TO THE SITE.
3. REMOVE AND STOCKPILE TOPSOIL AND INSTALL SEDIMENT BARRIER.
4. EXCAVATE FOUNDATION AND BEGIN HOUSE CONSTRUCTION.
5. INSTALL SEPTIC SYSTEM AND WELL.
6. INSTALL DRIVEWAY AND UTILITIES TO THE RESIDENCE.
7. LOAM, SEED & MULCH DISTURBED AREAS.
8. AFTER STABILIZATION OF DISTURBED AREAS, REMOVE EROSION AND SEDIMENT CONTROL.

GENERAL DEVELOPMENT PLAN

PRIOR TO THE COMMENCEMENT OF OPERATIONS IN ACCORDANCE WITH ANY PERMIT ISSUED BY THE TOWN OF BROOKLYN, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES.

THE CONTRACTOR SHALL OBTAIN A SITE INSPECTION FROM THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER OR WETLANDS AGENT TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THIS NARRATIVE. UPON APPROVAL WITH RESPECT TO THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE CONTRACTOR MAY COMMENCE OPERATIONS PURSUANT TO THE PERMIT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE "SILT FENCE INSTALLATION & MAINTENANCE" AND "HAY BALE INSTALLATION & MAINTENANCE" SECTIONS OF THIS NARRATIVE.

ALL STRIPPING IS TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. TOPSOIL SHALL BE STOCKPILED SO THAT SLOPES DO NOT EXCEED 2 TO 1. THERE SHALL BE NO BURIAL OF STUMPS. A HAY BALE SEDIMENT BARRIER IS TO SURROUND EACH STOCKPILE AND A TEMPORARY VEGETATIVE COVER PROVIDED IF NECESSARY.

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

FINAL STABILIZATION OF THE SITE IS TO FOLLOW THE PROCEDURES OUTLINED IN PERMANENT VEGETATIVE COVER. IF NECESSARY A TEMPORARY VEGETATIVE COVER IS TO BE PROVIDED UNTIL A PERMANENT COVER CAN BE APPLIED.

DURING THE STABILIZATION PERIOD, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EROSION AND SEDIMENT CONTROL ON A TWICE-WEEKLY BASIS DURING THE STABILIZATION PERIOD AND AFTER EACH STORM EVENT. DURING THE STABILIZATION PERIOD WITH RESPECT TO THE SITE, ANY EROSION WHICH OCCURS WITHIN DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED, RESEEDING AND RE-ESTABLISHED.

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT BEFORE A CERTIFICATE OF COMPLIANCE WILL BE ISSUED.

ONCE STABILIZATION HAS BEEN COMPLETED AND APPROVED BY THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

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 FOOT 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, 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

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION AND FILL PLACEMENT HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2 TO 1. PROVIDE SLOPE PROTECTION ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS. APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F. APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

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

THE RECOMMENDED SEEDING DATES ARE: APRIL 1 - JUNE 15 AND AUGUST 30 - OCTOBER 1

FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE

SEPTIC SYSTEM DESIGN CRITERIA

PERC RATE: 10-20 MINS/INCH

NUMBER OF BEDROOMS: 3

SEPTIC TANK: 1000 GALLON

LEACHING AREA REQUIRED: 676 SQUARE FEET

LEACHING AREA PROVIDED: 65 L.F. OF ELJEN MANTIS 536-8 LEACHING UNITS @ 11.0 S.F./L.F. = 715 SQ. FT. LEACHING AREA

MOTTILING: 26", LEDGE: 54", WATER: N/A

MLSS CALCULATION: SLOPE: 4:1-6%, RESTRICTIVE LAYER: 26" (HF=34)
3 BEDROOMS (PF=1.5)
PERC. RATE: 10-20 MIN./INCH (PF=1.25)
MLSS = (HF)(PF)(PF) = 34 x 1.5 x 1.25 = 63.75 L.F.

LSS PROVIDED: 65 L.F.

MAXIMUM DEPTH INTO EXISTING GRADE: 6" (48" ABOVE LEDGE)

SPECIFICATIONS

SEPTIC SYSTEM INSTALLATION SHALL BE IN ACCORDANCE WITH THE "CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS".

SEPTIC TANK: 1000 GALLON JOLLEY PRECAST, INC. OR EQUAL TWO-COMPARTMENT TANK WITH OUTLET FILTER. INSTALL RISERS OVER TANK CLEANOUTS IF COVER OVER TANK EXCEEDS 1'.

DISTRIBUTION BOX: JOLLEY OR EQUAL 4 HOLE D-BOX

HOUSE AND EFFLUENT SEWER PIPE: 4" PVC ASTM D 1785, ASTM D 2665, OR ASTM F 1780 SCHEDULE 40 WITH RUBBER COMPRESSION GASKETS OR PVC AWWA C-900 WITH RUBBER COMPRESSION GASKETS.

DISTRIBUTION: SINGLE ROW OF 13 ELJEN MANTIS 536-8 LEACHING UNITS INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

POLYLOK PIPE SEAL AS MANUFACTURED BY SUPERIOR SEPTIC TANKS (OR EQUAL) SHALL BE USED TO SEAL SEPTIC TANK AND D-BOX INLETS AND OUTLETS.

BOTTOM OF TRENCHES TO BE LEVEL.

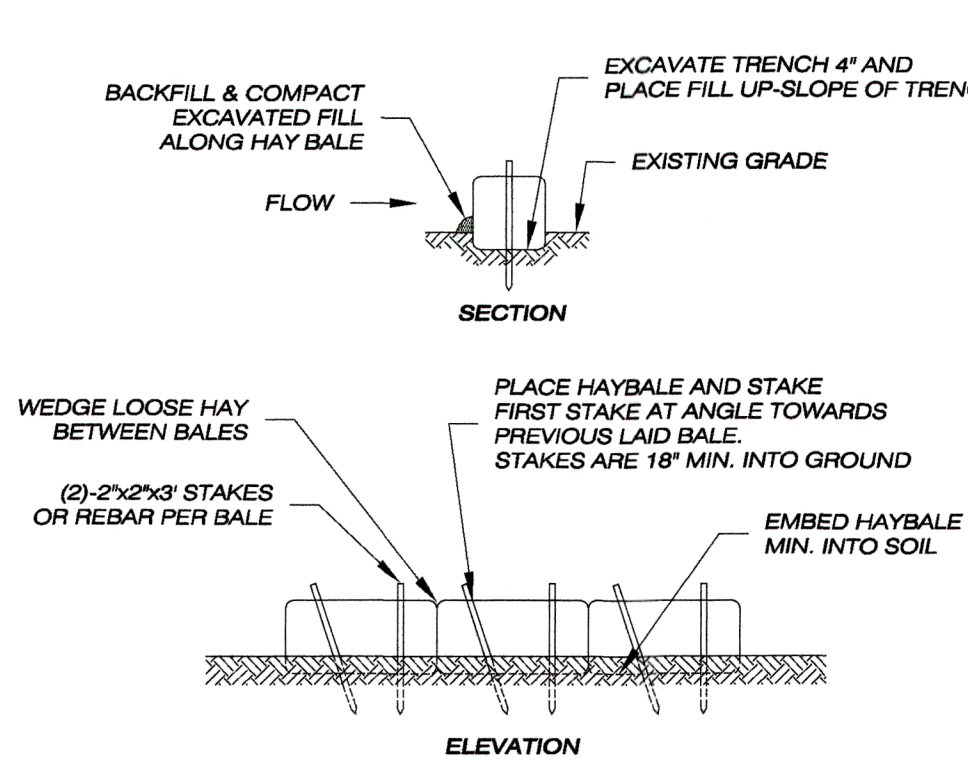
ALL FILL SHALL BE CLEAN BANK RUN GRAVEL, MEETING THE FOLLOWING REQUIREMENTS OF THE CT DEPT. OF PUBLIC HEALTH:
MAX. PERCENT GRAVEL (PLUS NO. 4 SIEVE MATERIAL) - 45%
GRADATION ON FILL LESS GRAVEL:

SIEVE NO.	DRY PERCENT PASSING	WET PERCENT PASSING
NO. 4	100	100
NO. 10	70-100	70-100
NO. 40	10-75	10-50
NO. 100	0-5	0-20
NO. 200	0-2.5	0-5

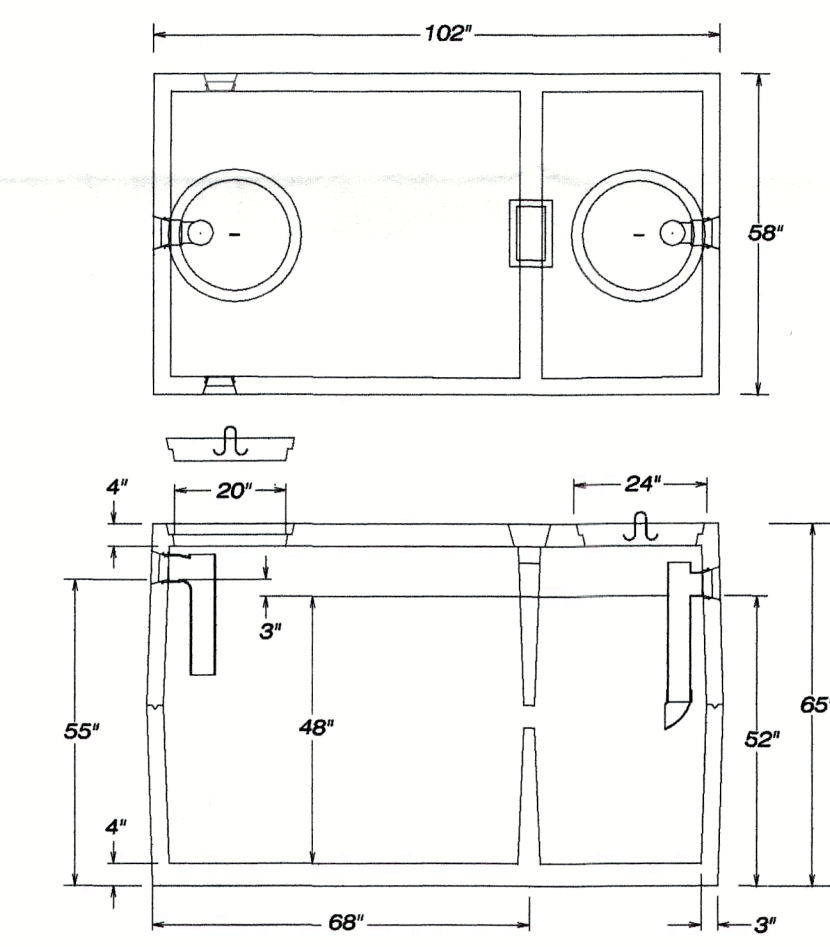
* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%

FILL MUST PERC AT A RATE EQUAL TO OR FASTER THAN THE UNDERLYING SOIL.

THE HOUSE, WELL, AND SEPTIC SYSTEM LOCATIONS SHALL BE STAKED IN THE FIELD BY A LAND SURVEYOR PRIOR TO THE START OF ANY CONSTRUCTION. THE SURVEYOR SHALL INSTALL A STABLE BENCHMARK DURING STAKEOUT IN AREA OF THE SYSTEM.

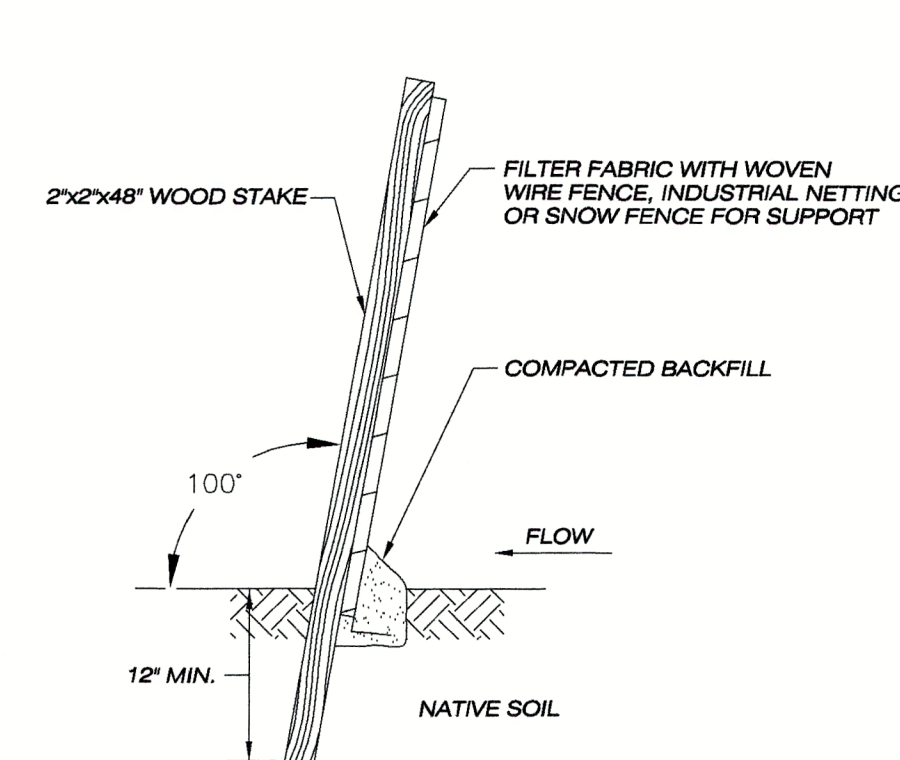


HAY BALE BARRIER DETAIL
NOT TO SCALE

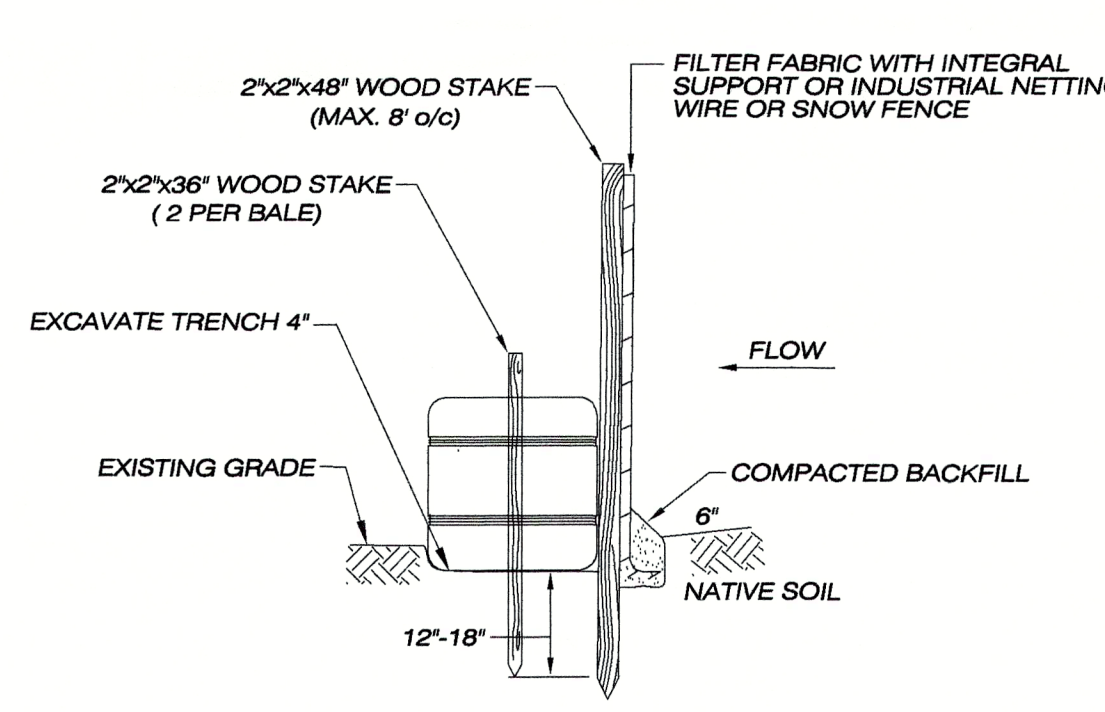


- DESIGN NOTES
- 1) JOINTS TO BE SEALED WITH BUTYL RUBBER SEALANT
 - 2) INLETS AND OUTLETS TO HAVE STATE-APPROVED SEALS.
 - 3) USE 8" HEAVY DUTY TOP IF SPECIFIED.
 - 4) MUST MEET ASTM C 1227-97A
 - 5) CONCRETE STRENGTH SHALL BE 5000 PSI. MIN. 28 DAYS

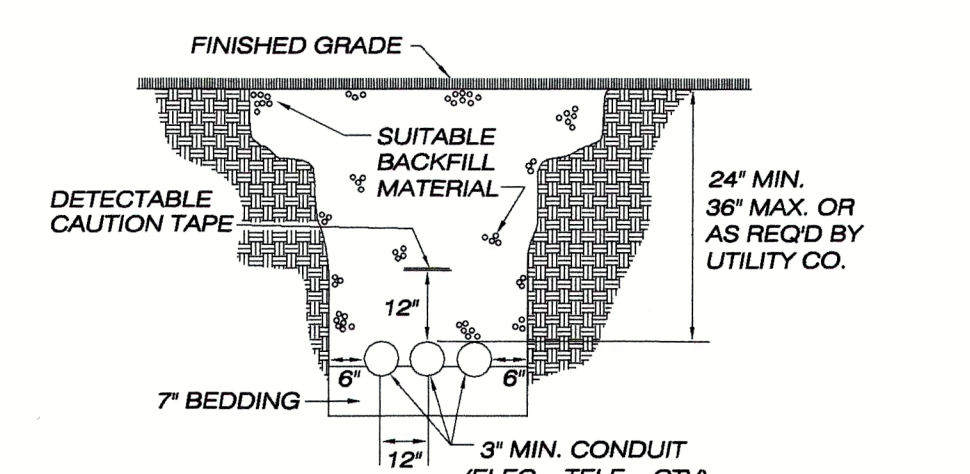
1000 GALLON TWO-COMPARTMENT SEPTIC TANK
N.T.S.



SILT FENCE SECTION
NOT TO SCALE

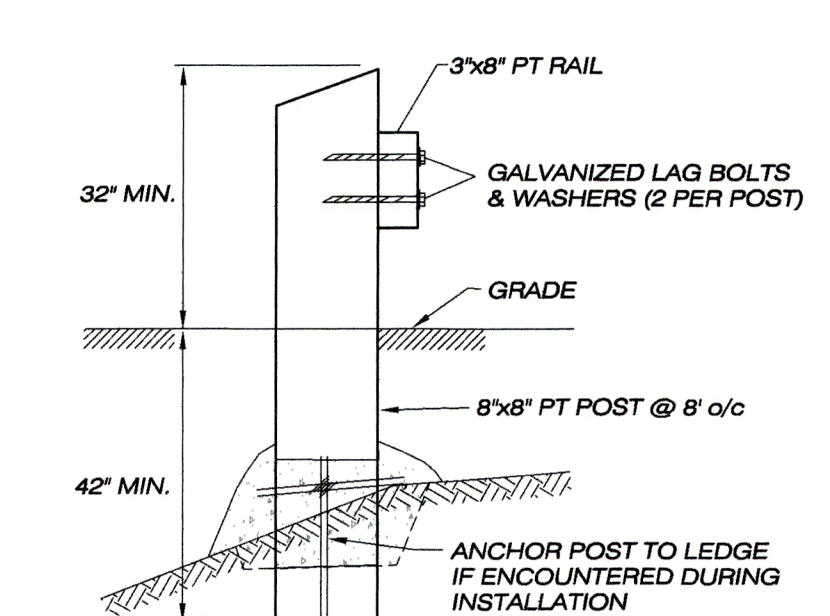


HAY BALE BACKED SILT FENCE DETAIL
NOT TO SCALE

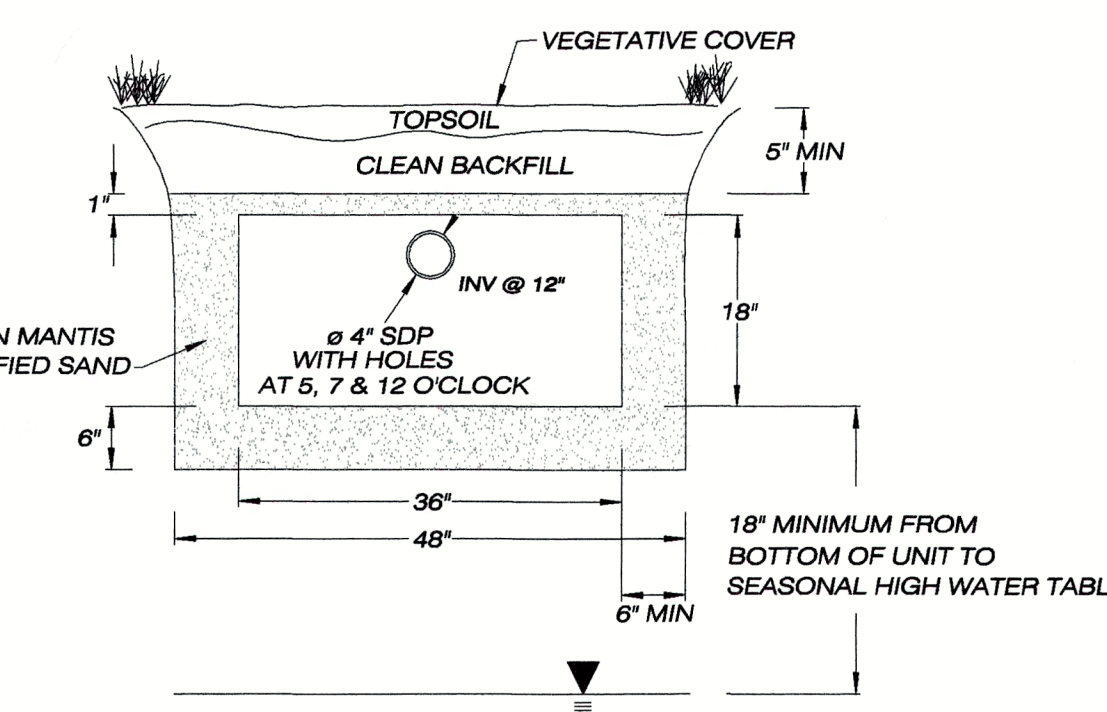


- NOTES:
1. OSHA STANDARDS REQUIRE THAT SPOILS BE PLACED 24" MIN. FROM EDGE OF TRENCH.
 2. SUITABLE BACKFILL SHALL NOT CONTAIN ASH, CINDER, SHELL, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" MAX. DIMENSION.
 3. FUEL OR WATER LINES SHALL BE NO CLOSER THAN 18" IN ANY DIRECTION.

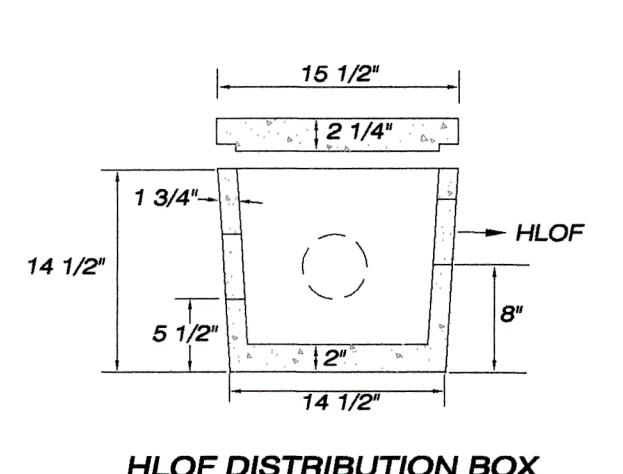
UTILITY TRENCH DETAIL
NOT TO SCALE



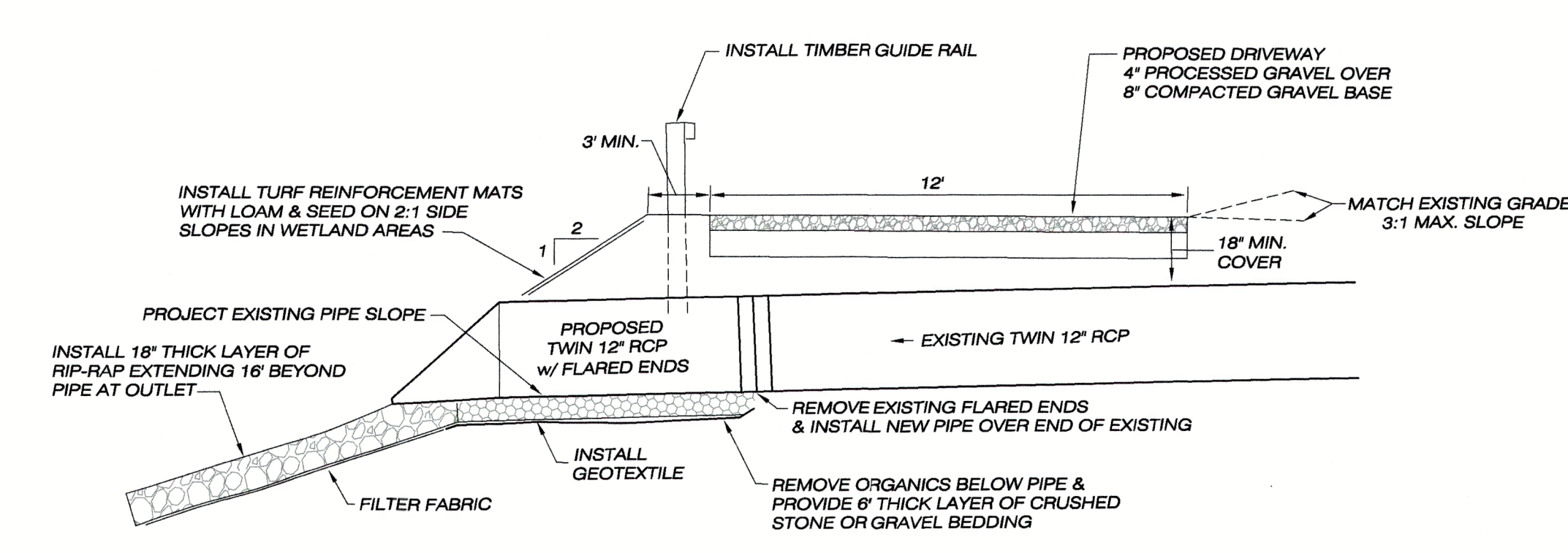
GUIDE RAIL DETAIL
NOT TO SCALE



ELJEN MANTIS 536-8 TRENCH DETAIL
NOT TO SCALE



HLOF DISTRIBUTION BOX
N.T.S.



DRIVEWAY CROSSING DETAIL
NOT TO SCALE



Killingly Engineering Associates
114 Westcott Road
P.O. Box 421
Dayville, Connecticut 06241
860 779 7299
DATE: 9/3/2022

COMPILATION MAP	
LOT 3	
EROSION & SEDIMENT CONTROL & CONSTRUCTION DETAILS	
PREPARED FOR PASAY DEVELOPMENT, LLC	
WOLF DEN ROAD BROOKLYN, CONNECTICUT	
DATE: JUNE 2021 SCALE: 1" = AS NOTED	
JOB NO: 20055 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO:	

83 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 2 OF 2
REVISED: 6/9/2022

APPROVAL TO CONSTRUCT OR REPAIR SEWAGE DISPOSAL SYSTEM

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET UNIT 4
BROOKLYN, CT
860-774-7350

Approval is hereby granted for the construction/repair of a sewage disposal system at the property described below:

FILE # 22000260

MAP #17 LOT #32-3

TOWN: BROOKLYN

INSTALLER: RONALD RACINE (SIG ON FILE)

STREET: 253 WOLF DEN ROAD

CT LIC #3990 EXPIRES: 07/31/2022

PROPERTY OWNER: PASAY DEVELOPMENT

APPRENTICE:

Residential: No. of Bedrooms: 3 Non-Residential: Design Flow: 0 Gallons Per Day (GPD)

INSTRUCTIONS FOR INSTALLER

1. Construction plot plan submitted and approved by this office must be adhered to.
2. This office must be contacted for approval if any change is going to be made in the system location, size or design, or any changes in house, well or property line locations.
3. Any *NEW* sewage disposal system must conform to *ALL* requirements of Section 19-13-BI03 of the CT Public Health Code.
4. *ALL* new construction to be under *DIRECT* supervision of a CT licensed installer under Section 20-341 of the CT General Statutes.
5. The installer is *RESPONSIBLE* for *VERIFYING LOCATIONS* of *PROPERTY LINES, WELLS, and BURIED UTILITY LINES* prior to construction.
6. Installer to notify N.D.D.H. 24 hours, in advance, prior to the start of construction.
7. Installer to have septic tank covers removed at the time of inspection.

SPECIFIC INSTRUCTIONS:

- Install per plot plan. (Drawn By: PC Survey Associates., Job #20055, Dated: 06/23/2021, Revised: 06/09/2022)
- CT licensed surveyor must stake house, well, benchmark, and septic system; offset stakes to include flow line or bottom of trench elevation.
- Install a 1,000-gallon two compartment septic tank with outlet baffle filter.
- Install 675 square feet of effective leaching area consisting of 1 65' row of 18" Eljen Mantis 536-8.
- Maximum depth into existing grade not to exceed 6 inches.
- A bottom of excavation inspection is required once the topsoil has been removed.
- A current sieve analysis of select fill material (within past 30 days) must be submitted to NDDH.
- Select fill is to be perced once in place.
- Installer to schedule and be present for final inspection with NDDH staff and have level set up so that elevations may be verified.
- Installer's as-built drawing (to include ties to the house) and completed checklist required.

GRANTED BY: 
Donovan Moe

DATE ISSUED: 08/05/2022
EXPIRES: 08/05/2023

ONE RENEWAL: / /
EXPIRES: / /


Steve Knauf

THIS PERMIT IS VALID FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE. IN ACCORDANCE WITH THE CT PUBLIC HEALTH CODE SECTION 19-13-BI03e(F)(l). ONE RENEWAL IS POSSIBLE PROVIDED NDDH IS NOTIFIED PRIOR TO THE EXPIRATION DATE NOTED ABOVE. IF PERMIT EXPIRES, INSTALLERS ARE CHANGED, OR ANY OTHER DEVIATION FROM THE ORIGINAL PERMIT, A NEW APPLICATION MUST BE COMPLETED AND ALL APPLICABLE FEES MUST BE PAID.