

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date \_\_\_\_\_

Application # SD \_\_\_\_\_

Check # \_\_\_\_\_

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant David & Nancy Bell Phone 860 774 3838

Mailing Address PO Box 358, Brooklyn, CT 06234

Applicants Interest in the Property owner

Property Owner SAME Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Name of Engineer/Surveyor pc survey associates, llc / Killingly Engineering Associates

Address 63 Snake Meadow Road, Killingly, CT 06239

Contact Person Paul A. Terwilliger, LS Phone 860 774 6230 Fax \_\_\_\_\_

Name of Attorney \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Subdivision \_\_\_\_\_ Re subdivision \_\_\_\_\_

Property location 131 Prince Hill Road

Map # 34 Lot # 52 Zone RA Total Acres 6 Acres to be Divided 6

Number of Proposed Lots 3 Length of New Road Proposed n/a

Sewage Disposal: Private  Public \_\_\_\_\_

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary n/a Storm n/a

Water: Private  Public \_\_\_\_\_

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

The following shall accompany the application when required:

4.2.2 Fee \$ \_\_\_\_\_ State (\$60.00) \_\_\_\_\_ 4.2.3 Sanitary Report \_\_\_\_\_ 4.2.5, 3 copies of plans \_\_\_\_\_

4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.

4.2.6 Erosion & Sediment Control Plans

4.2.7 Certificate of Public Convenience and Necessity

4.2.8 Applications filed with other Agencies

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

Applicant: x David P. Bell Date 7/6/20

Owner: x David P. Bell Date 7/6/20

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



Northeast District Department of Health
69 South Main Street, Unit 4
Brooklyn, CT 06234

Phone: 860-774-7350 / Fax: 860-774-1308 / web: www.nddh.org
OFFICE HOURS: Monday - Friday, 7:00 a.m. - 4:00 p.m.

FILE APPLICATION "B"
(Site Investigation, Septic Plan Review & Permit Application)

PROPERTY LOCATION

TOWN: BROOKLYN STREET #: 131 STREET: PRINCE HILL ROAD
ASSESSOR'S MAP# 34 BLOCK# LOT# 52 DEV.LOT# UTILITY POLE#

PURPOSE OF APPLICATION: (Check all that apply)

SITE INVESTIGATION: PLAN REVIEW: [X] PERMIT:
NO. OF LOTS: 3 SIZE OF LOT(S): 2 AC NO. OF BEDROOMS: 4 WATER SUPPLY: [Well] or City
RESIDENTIAL [X] or COMMERCIAL: SUBDIVISION: [Yes] No If yes, is it: [NEW] or EXISTING
NEW CONST: [X] or REPAIR: SUBDIVISION NAME:
LOT SPLIT: Yes No Are there any easements?
YEAR BUILT:

OWNER INFORMATION

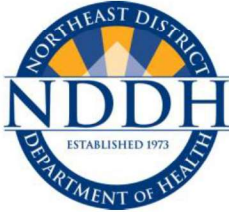
LEGAL OWNER: DAVID & NANCY BELL
MAILING ADDRESS: PO BOX 358
TOWN: BROOKLYN STATE: CT ZIP: 06234 EMAIL:
HOME PHONE: 860 774 3838 WORK PHONE: CELL PHONE:
APPOINTED AGENT FOR OWNER: PC SURVEY ASSOCIATES AGENT ADDRESS 63 SNAKE MEADOW RD
TOWN: KILLINGLY STATE: CT ZIP: 06239 AGENTS PHONE: 860 774 6230
SIGNATURE OF AGENT: DATE:
INSTALLER: INSTALLER ADDRESS:
SIGNATURE OF LEGAL PROPERTY OWNER: DATE:
PERSON TO CONTACT TO SCHEDULE FIELD TESTING: PHONE:

Any misrepresentation by the applicant on this form will cause this application to become void and render any fees paid non-refundable. In the event of application withdrawal by the applicant, NDDH reserves the right to retain a non-refundable processing fee. No services will be rendered until payment is received. Do not fax, return by mail.

Approval to Construct Permits are issued to a specific homeowner and installer, if either were to change, the permit will be voided and re-issued with the new licensed installer or home owner. Applicable permit fee will be assessed for re-issuance of the permit.

NDDH USE ONLY - FILE#

Table with 4 columns: Fee Name, Receipt#, Check#, Date. Rows include Site Investigation Fee, Add'l Testing Fee, Plan Rev. Fee, 1st Revision Fee, 2nd Revision Fee, Septic Permit Fee, Standpipe Monitoring, Consultation Fee, Other Fee.



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69 South Main Street, Unit 4  
Brooklyn, CT 06234  
Phone - 860-774-7350 / Fax – 860-774-1308  
[www.nddh.org](http://www.nddh.org)

**LETTER OF CONSENT**

\_\_\_\_\_ (DATE)

To Whom It May Concern:

I, DAVID BELL, legal property owner of:

Street: 131 PRINCE HILL ROAD, Town: BROOKLYN

Map #: 34, Block #: \_\_\_\_\_, Lot #: 52, Dev Lot N#: \_\_\_\_\_,

As recorded in the Town Assessor's Office, do hereby authorize :

PC SURVEY ASSOCIATES, LLC

to act as my agent and grant permission to apply for:

- 1.   X   Soil Testing
- 2. \_\_\_\_\_ Permit to Construct or Repair a Septic System
- 3.   X   Other: PLAN REVIEW

In evaluating this application, I realize that the Northeast District Department of Health has relied on information provided by the applicant or agent. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, service will be suspended and any permits issued will be revoked. I understand that a permit to construct is issued to a specific CT Licensed Installer, is the property of the installer, and is not transferable.

The undersigned swears that the information supplied in the completed application is accurate to the best of his/her knowledge and belief.

\_\_\_\_\_  
Signature of Legal Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Telephone #

\_\_\_\_\_  
Signature of Appointed Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Telephone #

# B100a / Change in Use Application INSTRUCTIONS

This form is used to conform to the State of Connecticut Public Health Code, Section 19-13-B100a, which governs building conversions and/or changes in use to existing structures, building additions, garages/accessory structures, swimming pools and sewage disposal area preservation.

You are filling out this form to provide the local health department with important information to assure that you:

- Do not build any structures on top of an existing septic system
- Conform to the required separating distances and maintain your property according to the Connecticut Public Health Code

## In addition to filling out this form, you will also have to submit the following with your application:

- If your home was built prior to 1985, please have your **deed or the previous owners name** available. This information can be obtained from your Town Clerk.
- A **plot plan** drawn to scale (Example: 1 inch = 20 feet) which shows the location of the house, well, sewer line, and closest property lines. Be sure to indicate distances between each item.
- A **written description** of the proposed addition, accessory structure or pool.
- If proposing an addition to an existing structure, please provide a **sketch** of the **existing** floor plan **and** a **sketch** of the **proposed floor plan** change.

### Exemptions

You **are not** required to file a B100a Application for the following:

- Accessory buildings or small sheds which will sit directly on pressure treated plywood or concrete blocks and do not require the pouring of a concrete slab, frost protected footings, sonar tubes or any other foundation that would disturb the soil.
- Anchoring kits that prevent uplift due to winds which are used for temporary structures like removable carports. Anchors should not penetrate the septic system. (Please note, anchoring kits that require the pouring of a concrete slab or permanent footings **do** require a B100a application.)

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**In the event of application withdrawal by the applicant, NDDH reserves the right to retain a non-refundable processing fee.**

**In order to avoid unnecessary delays, please be sure to complete the form in its entirety and submit all required information and fees. Do not fax, return by mail.**

**For additional assistance, please contact us:**

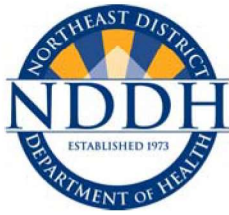


## Northeast District Department of Health

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Office Hours: Monday - Friday 7:00 am – 4:00 pm

### B100a /Change in Use Application

To conform to PHC 19-13-B100a – Building Conversions/Changes in Use, Building Additions, Garages/Accessory Structures, Swimming Pools, Sewage Disposal Area Preservation  
(See Reverse Side for Instructions.)

Town: BROOKLYN Street #: 131 Street: PRINCE HILL ROAD

Assessor's Map: 34 Block:      Lot: 52 Dev. Lot :      Lot Size: 8 AC

Legal Owner: DAVID & NANCY BELL

Mailing Address: PO BOX 358

Town: BROOKLYN State: CT Zip: 06234

Work Phone:      Home Phone: 860 774 3838 Cell Phone:     

Email Address:     

Year Built: 1800's No. of Bedrooms: 3

Proposal for Change: SUBDIVISION

Agent for Owner: PC SURVEY ASSOCIATES, LLC

Agent's Mailing Address: 63 SNAKE MEADOW ROAD

Town: KILLINGLY State: CT Zip: 06239

Agent's Phone Number: 860 774 6230

**Signature of Legal Property Owner:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**PROPERTY OWNER:** By signing above, you certify that the information provided is a true and accurate description of the addition, accessory structure, or pool.

No services will be rendered until payment is received. Do not fax, return by mail. In the event of application withdrawal by the applicant, NDDH reserves the right to retain a non-refundable processing fee.

#### NDDH Use Only

File #: \_\_\_\_\_ B100a/Change in Use Fee: \_\_\_\_\_

Name ID #: \_\_\_\_\_ Receipt # \_\_\_\_\_ Check # \_\_\_\_\_ Date: \_\_\_\_\_

# ABUTTERS WITHIN 200' OF SUBDIVISION - BELL , PRINCE HILL ROAD

MAP 34, LOT 2  
RZEZNIKIEWICZ RUDOLPH  
12 GORMAN RD  
BROOKLYN CT 06234-1804

MAP 34, LOT 2A  
PERRY BRITTANY L  
158 MAIN ST - PO BOX 682  
PUTNAM CT 06260-0682

MAP 34, LOT 3A  
SIMONZI MARK  
25 TOWER HILL RD  
BRIMFIELD MA 01010-9756

MAP 34, LOT 3B  
148 PRINCE HILL LLC  
59 SOUTH ST  
BROOKLYN CT 6234

MAP 34, LOT 4  
ENNIS JOHN F & EGGERS FREDERICK S  
289 PROVIDENCE RD  
BROOKLYN CT 06234-1818

SUBJECT PROPERTY MAP 34, LOT 52  
BELL DAVID P & NANCY M  
P.O. BOX 358  
BROOKLYN CT 06234-1521

MAP 34, LOT 51  
RZEZNIKIEWICZ RUDOLPH & RITA N (TIC)  
12 GORMAN RD  
BROOKLYN CT 06234-1804

MAP 34, LOT 53  
ENNIS JOHN F & EGGERS FREDERICK S  
289 PROVIDENCE RD  
BROOKLYN CT 06234-1818

MAP 34, LOT 3  
CIL REALTY INCORPORATED  
157 CHARTER OAK AVE 3RD FLOOR  
HARTFORD CT 6106

## COMMON DRIVEWAY AND MAINTENANCE AGREEMENT

WHEREAS, David P. Bell and Nancy M. Bell are the owners of two parcels or lots of land (the "Lots") situated in the Town of Brooklyn, County of Windham and State of Connecticut, shown and designated as Lots 1 and 2 on a map entitled, "SUBDIVISION MAP PREPARED FOR DAVID P. BELL AND NANCY M. BELL – PRINCE HILL ROAD - BROOKLYN, CONNECTICUT – SCALE: 1"=40' – DATE: JUNE 2020 – SHEET 2 OF 4 – PC SURVEY ASSOCIATES, LLC – 63 SNAKE MEADOW RD, KILLINGLY, CT 06239", filed in the office of the Brooklyn Town Clerk, to which map reference is hereby made for a more particular description and location of said premises; and

WHEREAS, the above Lots are to be served by a single common driveway to be located within a Right-of-Way located on Lot 1 as depicted on the above referenced map, and more particularly bounded and described as follows:

Commencing at a point in the southeasterly line of Prince Hill Road at the southwesterly corner of the herein described Right-of-Way and the northwesterly corner of other land now or formerly of David P. & Nancy M. Bell;

Thence N 38° 41' 45" E, 67.81 feet along the southeasterly line of Prince Hill Road to a point;

Thence S 63° 08' 54" E, 75.00 feet to a point;

Thence N 43° 03' 27" E, 89.23 feet to a point in the southerly line of Lot 2;

Thence S 63° 08' 54" E, 52.07 feet along the southerly line of Lot 2 to a point;

Thence S 43° 03' 27" W, 158.35 feet to a point in the northerly line of other land now or formerly of David P. & Nancy M. Bell;

Thence N 63° 08' 54" W, 121.70 feet to the point of beginning, bounded southerly by other land now or formerly of David P. & Nancy M. Bell; and

WHEREAS, said David P. Bell & Nancy M. Bell wish to set forth the respective rights and obligations of all current and future owners of said Lots;

NOW THEREFORE, it is hereby resolved that:

(1) The owners of the Lots shall share in the costs of constructing, repairing and maintaining the driveway in good condition and repair in the following percentages: **Lot 1: 50% and Lot 2: 50%**. Maintenance and repair shall include but not be limited to, replacement, restoration and repair of the driveway surface including but not limited to bituminous concrete, concrete, tar, asphalt, stone and gravel, snow and ice removal, removal of fallen trees and other obstructions, etc. Each Lot owner agrees to provide the owners of the other Lot with copies of bills, invoices or statements relating to the costs of repairing and maintaining the driveway.

(2) Items of repair and/or maintenance to be performed shall be determined as agreed upon by the owners of the Lots, provided however, that neither Lot owner may unreasonably withhold his or her consent of agreement to items of repair or maintenance reasonably necessary to keep the driveway in good and passable condition and repair and repair of public utilities if required.

(3) Each Lot owner shall be liable to contribute to the cost in the percentages set forth in paragraph number one (1) above, such amounts to be paid promptly upon completion of such repair or maintenance item, and after presentment of a copy of the invoice from the contractor performing the work.

(4) Notwithstanding the foregoing obligation to share equally in maintenance and repair expenses, in the event that the owner of either Lot, or such owner's agents, contractors, employees or guests shall damage the driveway by construction activities related to such owner's Lot or by negligence, reckless or intentional act, then such owner shall promptly repair such damage and restore the driveway to its prior condition, at his/her sole expense.

(5) It is mutually agreed that the owners of Lots 1 and 2 shall have the right to install underground public utilities along said driveway at their sole expense, and the owners of Lots 1 and 2 are hereby granted ingress and egress over said driveway and access is hereby granted over said driveway to any utility company (including, but not limited to electric, telephone, gas, water, sewer, cable TV) for installation / maintenance / repair of such services to any Lot. Any land disturbed by the exercise of these rights shall be restored, by the party exercising the right, to the condition it was prior to such entry.

(6) No owners of the Lots, or an owner's agent(s) or guest(s) shall in any way at any time obstruct the driveway, park vehicles or allow any to be parked on the driveway or in any other way prevent or hinder free passage by an owner, or an owner's agent(s) or guest(s) over such portion of the driveway Right-of-Way which serves each owners' property.

(7) The owners of Lots 1 and 2 and such future owners of Lots 1 and 2, covenant and agree to indemnify, defend and hold each other harmless against all claims, demands, loss, damage, liabilities and expenses and all suits, actions and judgments (including, but not limited to costs and reasonable attorneys' fees) arising out of or in any way related to their failure to maintain in a safe condition the easements granted and created hereunder. The owners of Lots 1 and 2 shall give prompt and timely notice of any claim or suit or action commenced against the other party which in any way would result in indemnification hereunder.

(8) In the event of failure by any owner of Lots 1 and 2 to perform, fulfill or observe any agreement herein performed, fulfilled or observed by it, which failure shall continue for thirty (30) days, or in situations involving potential danger to the health and safety of persons in, on or about Lots 1 and 2 or any portion or part thereof, in each case after written notice specifying such, the other party may, at its election, cure such failure or breach for and on behalf of the defaulting party, and any amount which the party so electing shall expend for such purpose, or which shall otherwise be due by either party to the other hereunder, shall be paid to the party to whom due upon demand, without contest upon delivery of its invoice, together with interest thereon at the lower of (i) the rate of 10% per annum, or (ii) the maximum rate permissible from time to time under applicable law, from the date of expenditure or the date when same shall have become due to the date of payment thereof in full.

(9) This agreement shall be binding on the owners of the Lots, their heirs, successors and assigns and inure to their respective benefit, shall be appurtenant to, run with, and benefit Lots 1 and 2 as shown on the aforementioned map.

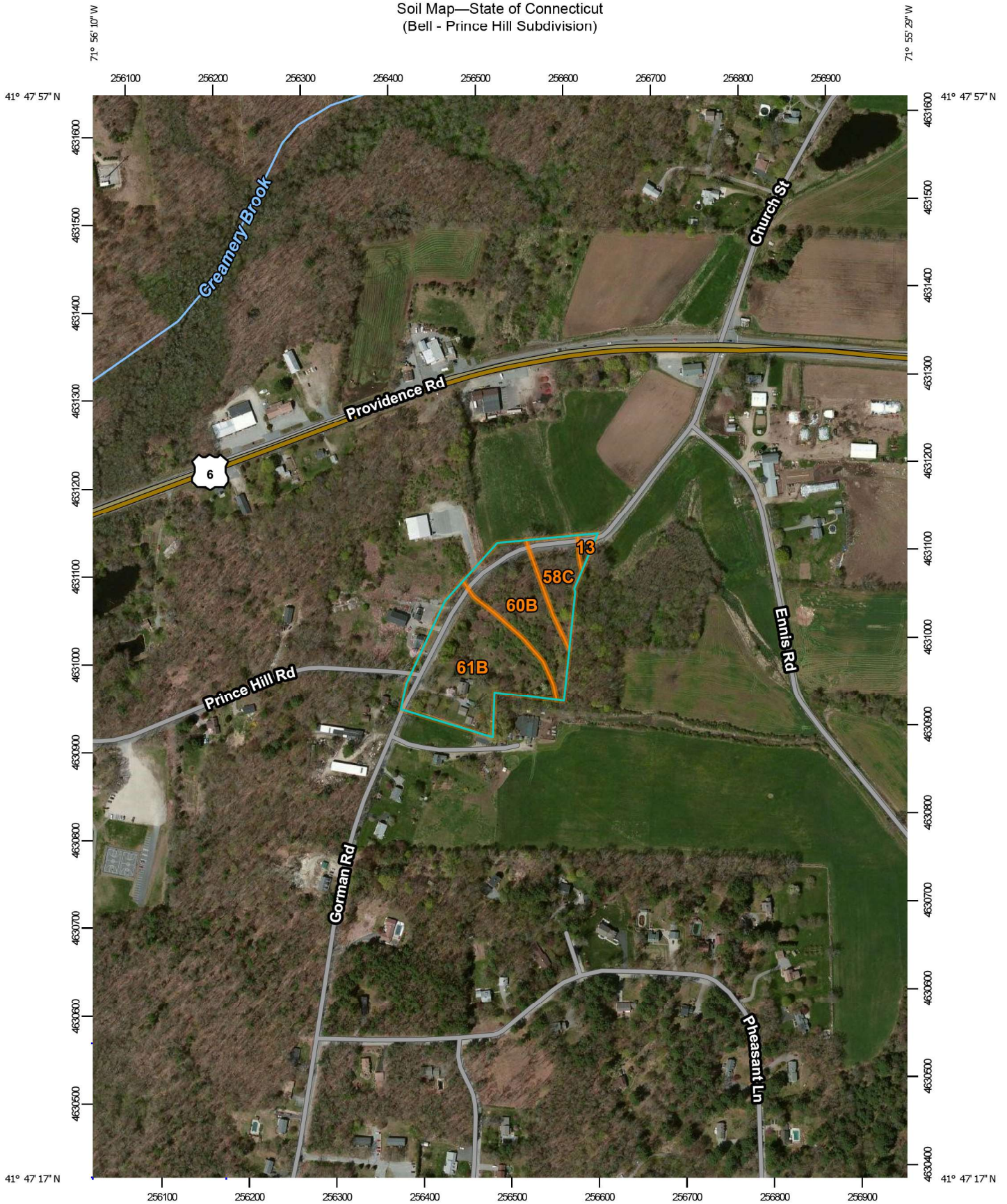
(10) Any disagreement between any owner of Lot 1 and/or Lot 2 delineated on the subdivision map referred to in the first recital paragraph of this Declaration with respect to the interpretation or application of these covenants and their obligations hereunder shall be determined by arbitration. Such arbitration shall be conducted upon the request of any land owner of Lot 1 and/or Lot 2 delineated on the subdivision map referred to in the first recital paragraph of this Declaration. Any such arbitration proceeding shall be conducted in accordance with the rules of the American Arbitration Association or as may be mutually agreed. The decision of the arbitrator in any such proceeding shall be final, and judgment upon the arbitration award may be entered in any court of competent jurisdiction. The expense of arbitration proceedings conducted hereunder shall be borne



equally by the parties. Notwithstanding the foregoing, the parties agree that any and all disputes less than \$5,000.00 (or the then monetary limit of Small Claims Court) shall be heard in Small Claims Court. In any event, the successful party shall be entitled to recover all costs and expenses incurred including reasonable attorneys' fees to be fixed as a result of Arbitration or by Small Claims Court.

IN WITNESS WHEREOF, David Bell and Nancy M. Bell have hereunto set their hands and seals  
this            day of

Soil Map—State of Connecticut  
(Bell - Prince Hill Subdivision)



Map Scale: 1:6,000 if printed on A portrait (8.5" x 11") sheet.







































0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 19N WGS84



## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	<b>Water Features</b>
 Borrow Pit	 Streams and Canals
 Clay Spot	<b>Transportation</b>
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	<b>Background</b>
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
Survey Area Data: Version 19, Sep 13, 2019

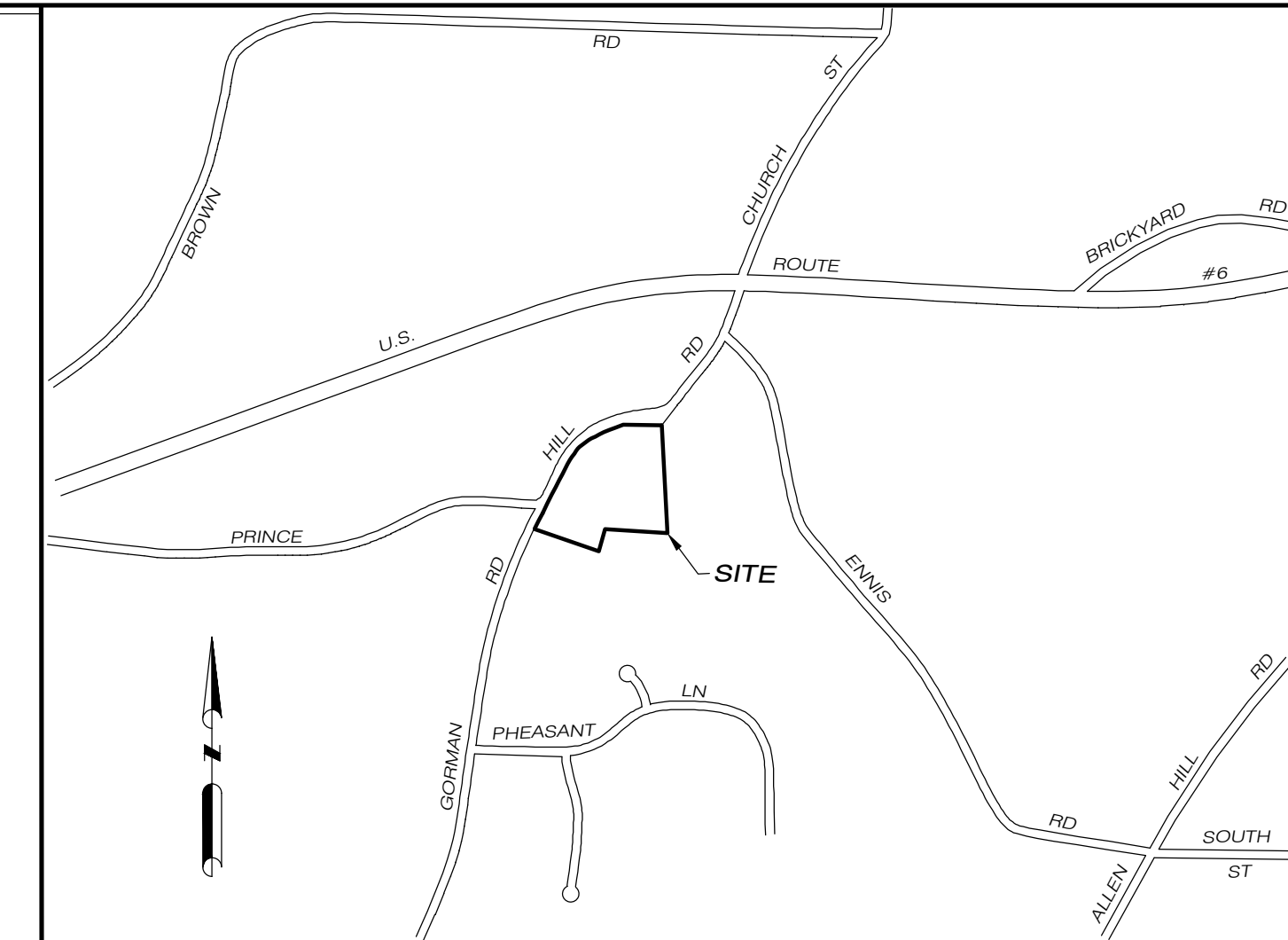
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 14, 2011—Aug 27, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Walpole sandy loam, 0 to 3 percent slopes	0.1	1.6%
58C	Gloucester gravelly sandy loam, 8 to 15 percent slopes, very stony	1.1	14.1%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	2.2	29.6%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	4.1	54.6%
<b>Totals for Area of Interest</b>		<b>7.5</b>	<b>100.0%</b>



LOCATION MAP SCALE: 1" = 1000'

- NOTES:
1. 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 COMPILATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS "D". THIS MAP HAS BEEN COMPILED FROM OTHER MAPS, DEED DIMENSIONS, AND OTHER SOURCES, IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
  2. PROPERTY LINES SHOWN BASED ON BROOKLYN ASSESSOR'S MAPPING.
  3. ZONING DISTRICT: RA
  4. TOTAL AREA OF SUBDIVISION = 6.00± ACRES.
  5. SUBDIVIDED PARCEL IS SHOWN AS MAP 34, LOT 52 OF THE TOWN OF BROOKLYN ASSESSOR'S MAPS.

PARCEL HISTORY

GRANTOR	GRANTEE	VOL.	PG.	DATE	ACRES
WILLIAM COOKE, TRUSTEE	DAVID P. & NANCY M. BELL	165	217	6/9/1988	8 ACRES, MORE OR LESS
ROBERT A. DUMAINE	WILLIAM COOKE, TRUSTEE	91	559	6/8/1988	8 ACRES, MORE OR LESS
GEORGE I. & SARA H. JOHNSON	ROBERT A. DUMAINE	91	1	4/29/1988	8 ACRES, MORE OR LESS
PAUL B. & RUTH Y. KERR	GEORGE I. & SARA H. JOHNSON	29	425	7/22/1948	8 ACRES, MORE OR LESS

**SURVEYOR:** PAUL A. TERWILLIGER, L.S.  
PC SURVEY ASSOCIATES, LLC  
KILLINGLY, CT 06239

**ENGINEER:** NORMAND THIBEAULT, P.E.  
KILLINGLY ENGINEERING ASSOCIATES  
KILLINGLY, CT 06239

**OWNER/APPLICANT:** DAVID & NANCY BELL  
PO BOX 358  
BROOKLYN, CT 06234

APPROVED BY THE BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

THE SUBDIVISION REGULATIONS OF THE TOWN OF BROOKLYN ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ANY VARIANCE OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PER SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES \_\_\_\_\_ IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

SHEET INDEX	
SHEET 1	SUBDIVISION COVER SHEET
SHEET 2	SUBDIVISION BOUNDARY MAP
SHEET 3	LOT DEVELOPMENT PLAN
SHEET 4	EROSION & SEDIMENT CONTROL PLAN & DETAILS

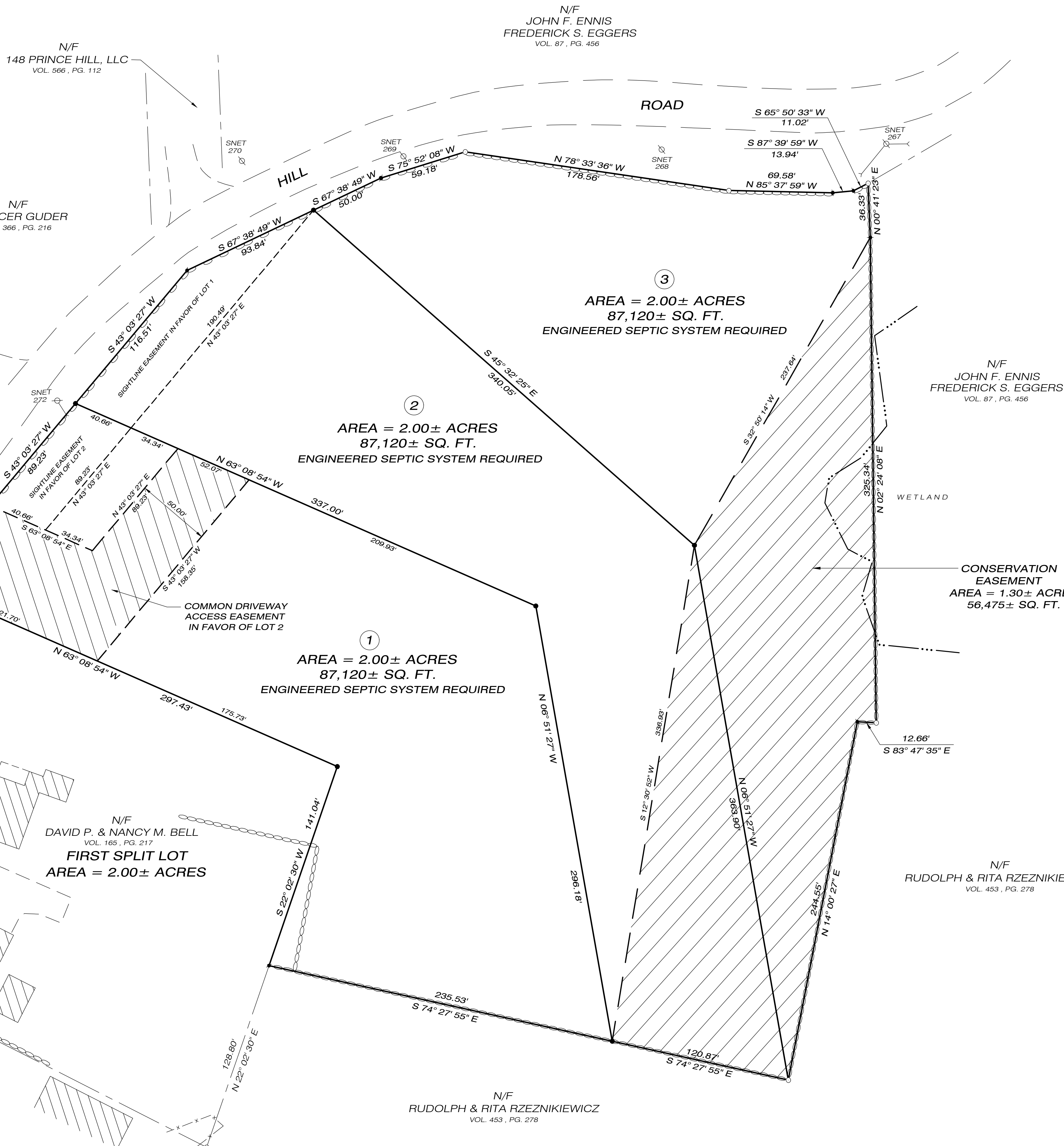
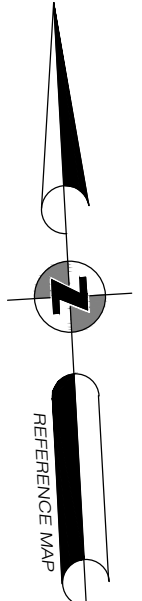


TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Paul A. Terwilliger*  
PAUL A. TERWILLIGER, L.S., NO. 70155  
DATE 7/6/2020

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

COMPILATION MAP SUBDIVISION OF LAND PREPARED FOR <b>DAVID P. BELL</b> AND <b>NANCY M. BELL</b>		
PRINCE HILL ROAD BROOKLYN, CONNECTICUT		
DATE: JUNE 2020 SCALE: 1" = 100' 	SHEET NO: 1 OF 4 REVISED: 7/6/2020 - OPEN SPACE	63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230 email: pterwilliger@pcsurvey.net
JOB NO: 18015	F.B. NO: N/A	DRAWN BY: P.A.T.   MAP NO:



- NOTES:**
1. 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 SUBDIVISION MAP BASED ON A DEPENDENT RESURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
  2. REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - A. SUBDIVISION PLAN PREPARED FOR DAVID BELL - PRINCE HILL ROAD & GORMAN ROAD, BROOKLYN, CONNECTICUT - SCALE: 1"=40' - DATE: 1/15/1990 - REVISED 7/15/1991 - SHEET 1 OF 4 - BY: KWP ASSOCIATES
    - B. PERIMETER SURVEY PREPARED FOR DAVID P. BELL AND NANCY M. BELL - PRINCE HILL ROAD - BROOKLYN, CONNECTICUT - DATE: JANUARY 2020 - SCALE: 1"=40' - BY: PC SURVEY ASSOCIATES, LLC
  3. TOTAL AREA OF SUBDIVISION = 6.00± ACRES.
  4. ZONING DISTRICT: RA
  5. THIS SUBDIVISION DOES NOT CONTAIN LAND AREAS WITHIN F.E.M.A.'S 100-YEAR FLOOD HAZARD ZONE.
  6. ALL LOTS REQUIRE ENGINEER DESIGNED SEPTIC SYSTEMS.
  7. WETLANDS SHOWN AS FIELD DELINEATED BY JOSEPH THEROUX, CPSS, NOVEMBER, 2019.
  8. BEARING SYSTEM IS BASED ON REFERENCE MAP "A".
  9. OPEN SPACE REQUIREMENTS ARE TO BE MET BY AN OPEN SPACE CONSERVATION EASEMENT COVENANT. AREA OF CONSERVATION EASEMENT = 22% OF SUBDIVIDED AREA.
  10. A COMMON DRIVEWAY USE AND MAINTENANCE AGREEMENT IS TO BE RECORDED IN THE BROOKLYN LAND RECORDS FOR THAT PORTION OF THE ACCESS EASEMENT USED IN COMMON BY LOTS 1 AND 2.

N/F  
MARK SIMONZI  
VOL. 530, PG. 192

N/F  
SPENCER GUDER  
VOL. 366, PG. 216

N/F  
JOHN F. ENNIS  
FREDERICK S. EGGERS  
VOL. 87, PG. 456

N/F  
DAVID P. & NANCY M. BELL  
VOL. 165, PG. 217  
**FIRST SPLIT LOT**  
AREA = 2.00± ACRES

①  
AREA = 2.00± ACRES  
87,120± SQ. FT.  
ENGINEERED SEPTIC SYSTEM REQUIRED

②  
AREA = 2.00± ACRES  
87,120± SQ. FT.  
ENGINEERED SEPTIC SYSTEM REQUIRED

③  
AREA = 2.00± ACRES  
87,120± SQ. FT.  
ENGINEERED SEPTIC SYSTEM REQUIRED

N/F  
JOHN F. ENNIS  
FREDERICK S. EGGERS  
VOL. 87, PG. 456

CONSERVATION  
EASEMENT  
AREA = 1.30± ACRES  
56,475± SQ. FT.

N/F  
RUDOLPH & RITA RZEZNIKIEWICZ  
VOL. 453, PG. 278

N/F  
RUDOLPH & RITA RZEZNIKIEWICZ  
VOL. 453, PG. 278

THE SUBDIVISION REGULATIONS OF THE TOWN OF BROOKLYN ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ANY VARIANCE OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES \_\_\_\_\_ IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

- LEGEND**
- IRON PIN FOUND
  - ✕ ANGLE POINT
  - IRON ROD TO BE SET
  - STONE WALL
  - EDGE OF WETLAND



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

*Paul A. Terwilliger*  
PAUL A. TERWILLIGER L.S. NO. 70155 DATE 6/16/2020

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

<b>SUBDIVISION MAP</b>		SURVEYING • MAPPING • PLOT PLANS LAND RECORD RESEARCH  LAND RECORD RESEARCH
PREPARED FOR <b>DAVID P. BELL</b> AND <b>NANCY M. BELL</b>		
PRINCE HILL ROAD BROOKLYN, CONNECTICUT		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230
DATE: JUNE 2020	SCALE: 1" = 40'	SHEET NO: 2 OF 4
REVISOR: 7/6/2020 - OPEN SPACE		
JOB NO: 18015		F.B. NO: N/A
DRAWN BY: P.A.T.		MAP NO:



**REFERENCE IS MADE TO:**

- CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.
- SOIL SURVEY OF WINDHAM COUNTY CONNECTICUT, U.S.D.A. SOIL CONSERVATION SERVICE 1983.

**DEVELOPMENT**

PROPOSED DEVELOPMENT WILL CREATE THREE 2 ACRE BUILDING LOTS.

**CONSTRUCTION SEQUENCE:**

- INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES ALONG THE PROPOSED LIMITS OF DISTURBANCE.
- PROVIDE ANTI TRACKING PAD AND TEMPORARY POWER TO THE SITE.
- REMOVE AND STOCKPILE TOPSOIL AND INSTALL SEDIMENT BARRIER.
- EXCAVATE FOUNDATION AND BEGIN HOUSE CONSTRUCTION.
- INSTALL SEPTIC SYSTEM AND WELL.
- INSTALL DRIVEWAY AND UTILITIES TO THE RESIDENCE.
- LOAM, SEED & MULCH 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 PLANNING AND ZONING COMMISSION, 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, RESEEDED 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:**

- DIG A 6" DEEP TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
- POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POSTS 1.5 FEET INTO THE GROUND.
- LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
- INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
- 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.
- 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.
- 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:**

- BALES SHALL BE PLACED AS SHOWN ON THE PLANS WITH THE ENDS OF THE BALES TIGHTLY ABUTTING EACH OTHER.
- 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.
- 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.
- 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.
- 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.

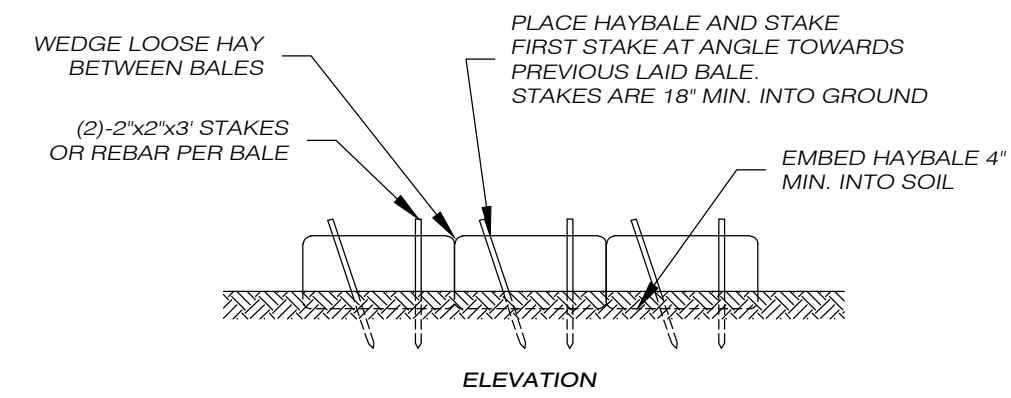
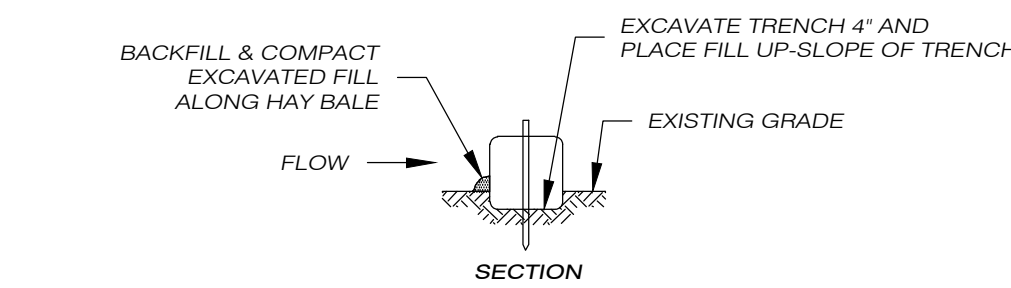
**PERMANENT VEGETATIVE COVER**

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:

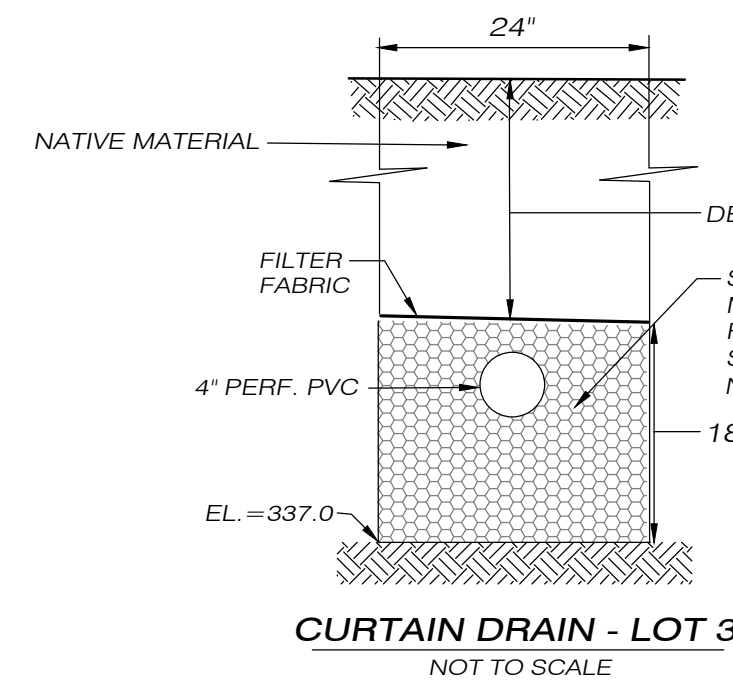
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

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

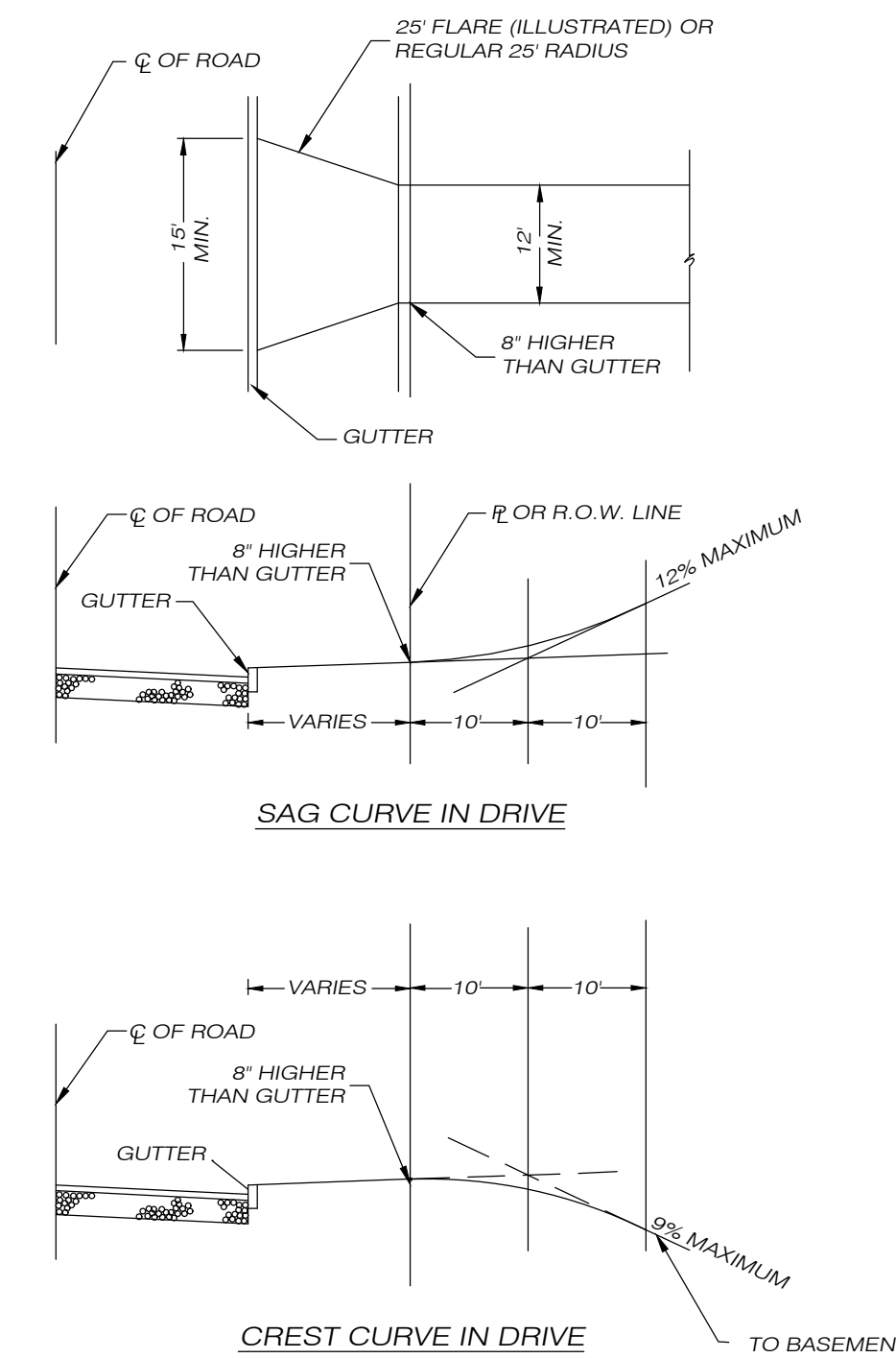
FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE



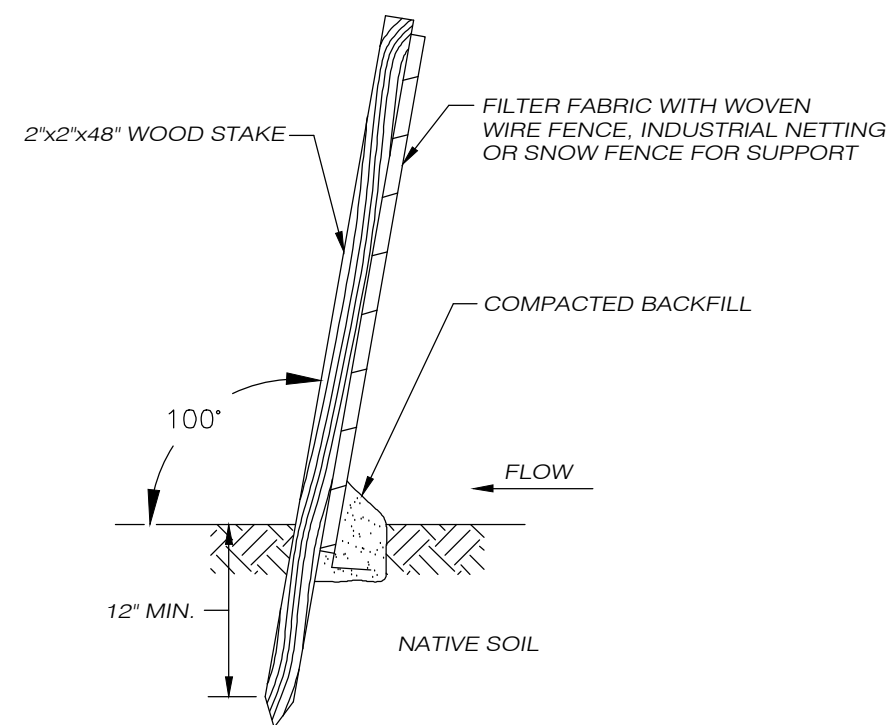
**HAY BALE BARRIER DETAIL**  
NOT TO SCALE



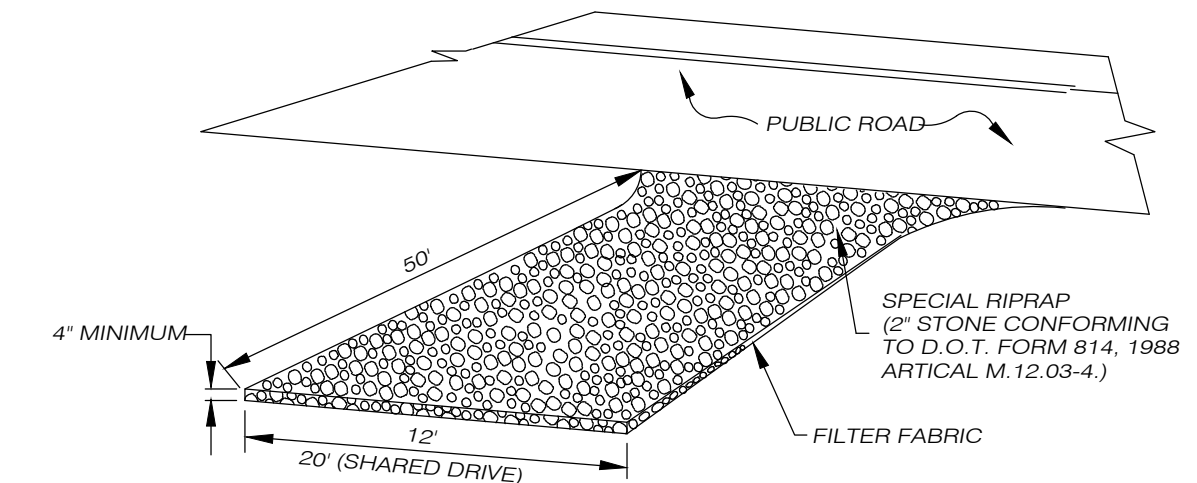
**CURTAIN DRAIN - LOT 3**  
NOT TO SCALE



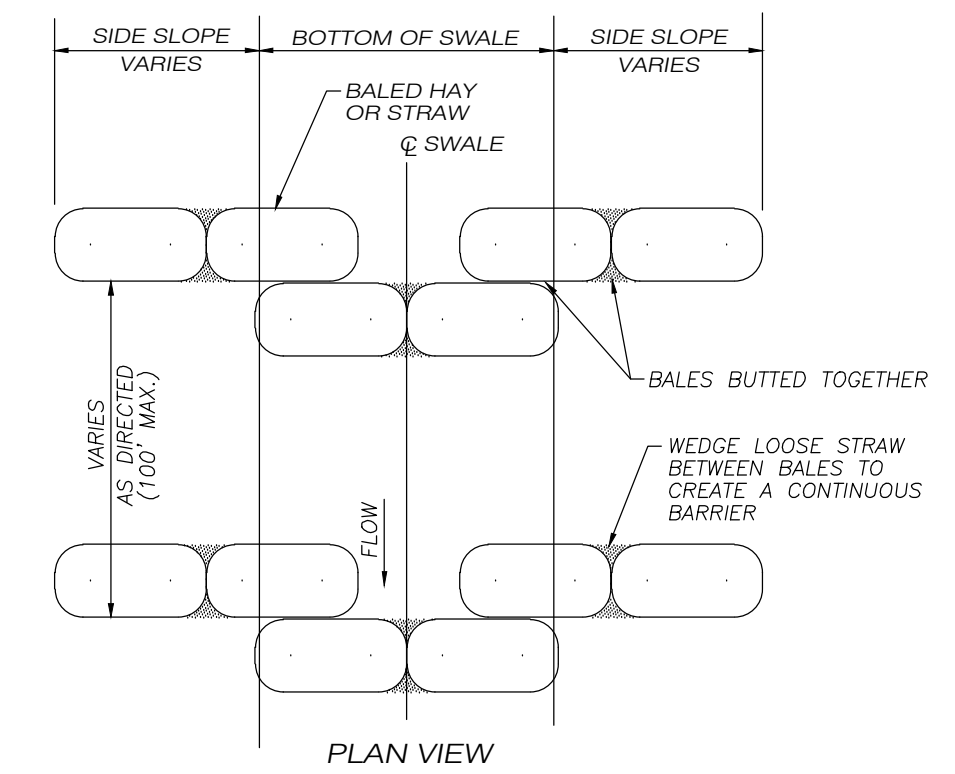
**RESIDENTIAL DRIVEWAY DETAIL**  
NOT TO SCALE



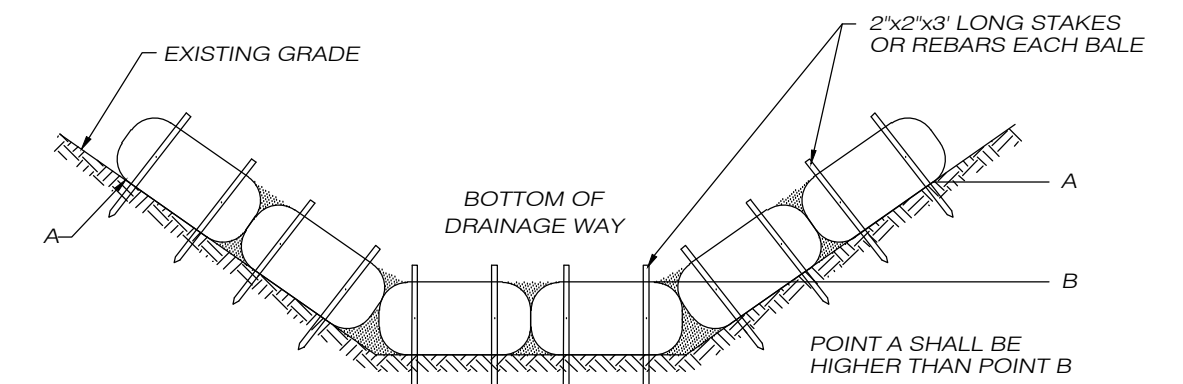
**SILT FENCE SECTION**  
NOT TO SCALE



**ANTI-TRACKING PAD**  
NOT TO SCALE



**PLAN VIEW**



**HAYBALE CHECK DAM**  
NOT TO SCALE

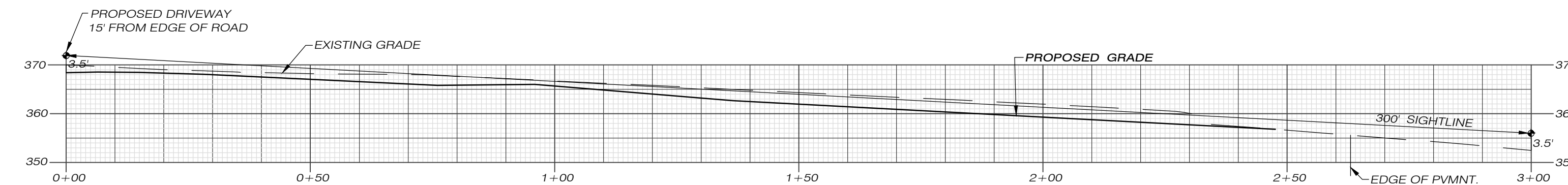
APPROVED BY THE BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION.

CHAIRMAN DATE

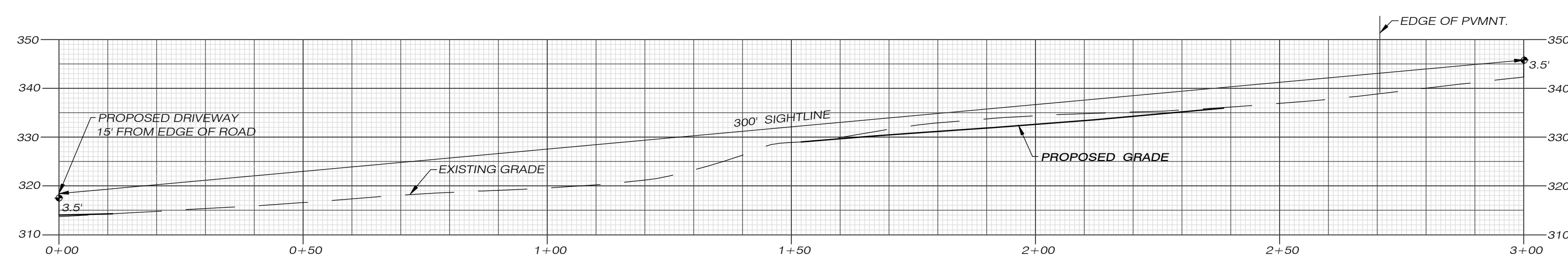
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN DATE

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



**LOT 1 & 2 DRIVEWAY SIGHTLINE EAST**  
1" = 20'



**LOT 3 DRIVEWAY SIGHTLINE WEST**  
1" = 20'

**Killingly Engineering Associates**  
114 Westcott Road  
P.O. Box 421  
Dayville, Connecticut 06241  
860 779 7299



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

<b>SUBDIVISION OF LAND</b> <b>E&amp;S CONTROL / DETAILS</b> PREPARED FOR <b>DAVID P. BELL</b> AND <b>NANCY M. BELL</b>		SURVEYING • MAPPING • PLOT PLANS  LAND RECORD RESEARCH www.surassoc.com P.O. Box 421 Dayville, Connecticut 06241 860 779 7299
PRINCE HILL ROAD BROOKLYN, CONNECTICUT DATE: JUNE 2020 SCALE: 1" = AS NOTED		
63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230		SHEET NO: 4 OF 4 REVISED:
JOB NO: 18015 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO:		



**NOTES:**

1. 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 PERIMETER SURVEY BASED ON A DEPENDENT RESURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. REFERENCE IS MADE TO THE FOLLOWING MAP:  
SUBDIVISION PLAN PREPARED FOR DAVID BELL - PRINCE HILL ROAD & GORMAN ROAD, BROOKLYN, CONNECTICUT - SCALE: 1"=40' - DATE: 1/15/1990 - REVISED 7/15/1991 - SHEET 1 OF 4 - BY: KWP ASSOCIATES
3. SURVEYED PARCEL IS A PORTION OF BROOKLYN ASSESSOR'S MAP #34 , LOT #52.
4. ZONING DISTRICT: RA
5. BEARING SYSTEM IS BASED ON REFERENCE MAP.
6. THIS LOT IS THE FIRST LOT CUT SINCE THE ADOPTION OF SUBDIVISION REGULATIONS BY THE TOWN OF BROOKLYN FROM A PARCEL OF LAND CONTAINING 8 ACRES AS CONVEYED TO DAVID P. & NANCY M. BELL BY DEED DATED JUNE 9, 1988, RECORDED IN VOL. 165, PG. 217 OF THE BROOKLYN LAND RECORDS.

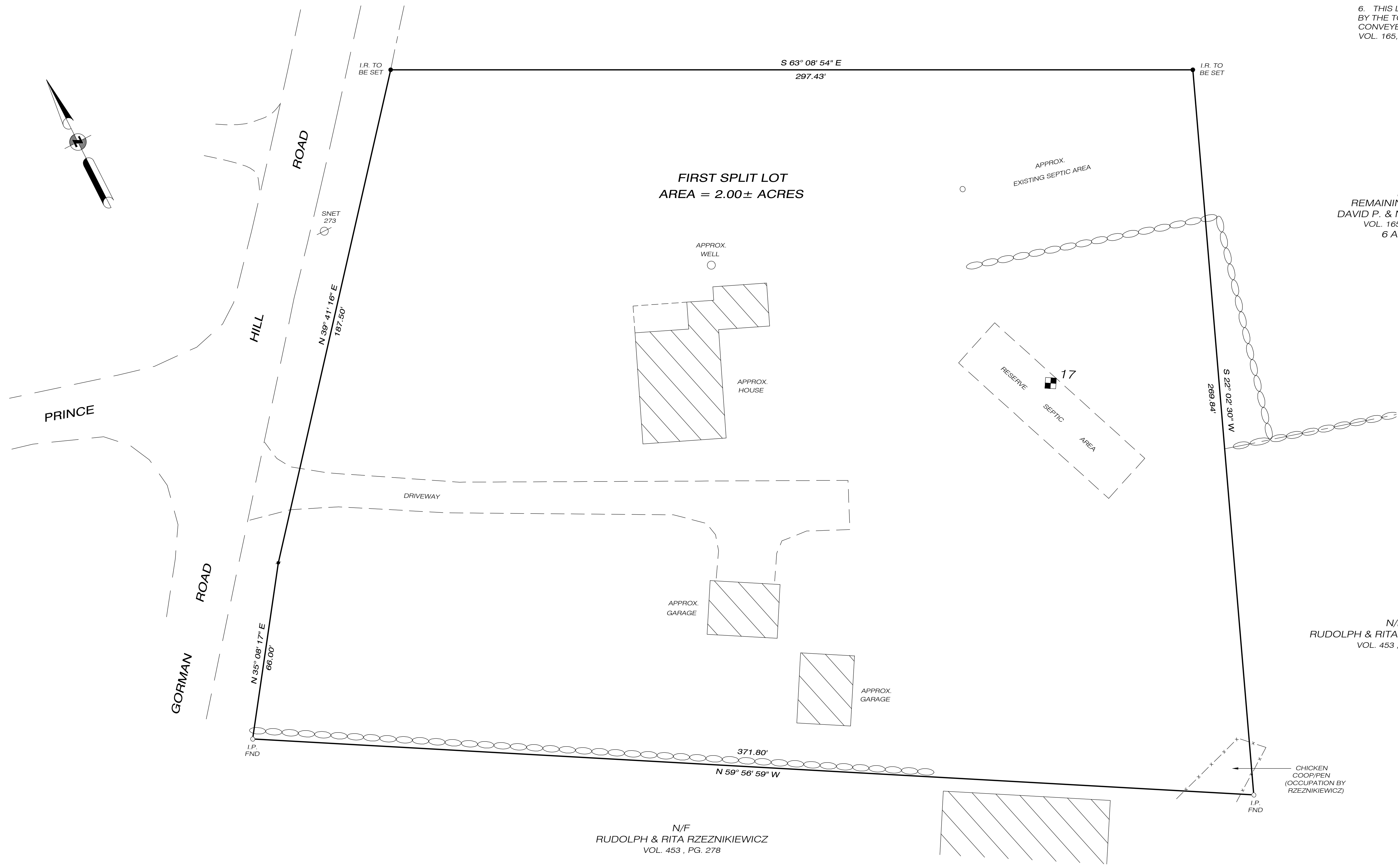
N/F  
REMAINING LAND OF  
DAVID P. & NANCY M. BELL  
VOL. 165 , PG. 217  
6 ACRES

N/F  
REMAINING LAND OF  
DAVID P. & NANCY M. BELL  
VOL. 165 , PG. 217  
6 ACRES

N/F  
RUDOLPH & RITA RZEZNIKIEWICZ  
VOL. 453 , PG. 278

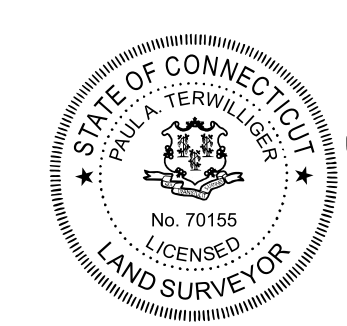
N/F  
RUDOLPH & RITA RZEZNIKIEWICZ  
VOL. 453 , PG. 278

SOIL TESTING PERFORMED 1/16/2020 BY NDDH  
TEST HOLE 17  
0-8" TOPSOIL  
8'-27" FINE SANDY LOAM  
27'-80" MOD. COMPACT GRAVELLY LOAMY SAND,  
SANDY LOAM w/ COBBLES  
WATER AT 54"  
MOTTLING AT 48"  
NO LEDGE  
PERCOLATION RATE: 11.4 MIN./INCH



**PARCEL HISTORY**

GRANTOR	GRANTEE	VOL.	PG.	DATE	ACRES
WILLIAM COOKE, TRUSTEE	DAVID P. & NANCY M. BELL	165	217	6/9/1988	8 ACRES, MORE OR LESS
ROBERT A. DUMAINE	WILLIAM COOKE, TRUSTEE	91	559	6/8/1988	8 ACRES, MORE OR LESS
GEORGE I. & SARA H. JOHNSON	ROBERT A. DUMAINE	91	1	4/29/1988	8 ACRES, MORE OR LESS
PAUL B. & RUTH Y. KERR	GEORGE I. & SARA H. JOHNSON	29	425	7/22/1948	8 ACRES, MORE OR LESS



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

*Paul A. Terwilliger*  
PAUL A. TERWILLIGER, L.S. NO. 70155  
DATE: 1/30/2020

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

<b>PERIMETER SURVEY</b>		 SURVEYING • MAPPING • PLOT PLANS LAND RECORD RESEARCH
PREPARED FOR <b>DAVID P. BELL</b> AND <b>NANCY M. BELL</b>		
<b>PRINCE HILL ROAD</b> <b>BROOKLYN , CONNECTICUT</b>		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230
DATE: JANUARY 2020 SCALE: 1" = 40'		SHEET NO: 1 OF 1 REVISED:
		JOB NO: 18015    F.B. NO: N/A    DRAWN BY: P.A.T.    MAP NO:

## **PERMANENT CONSERVATION EASEMENT COVENANT**

**WHEREAS, David P. Bell and Nancy M. Bell** are the owners of two parcels or lots of land (the “Lots”) situated in the Town of Brooklyn, County of Windham and State of Connecticut, shown and designated as Lots 2 and 3 on a map entitled, “SUBDIVISION MAP PREPARED FOR DAVID P. BELL AND NANCY M. BELL – PRINCE HILL ROAD, BROOKLYN, CONNECTICUT – SCALE: 1”=40’ – DATE: JUNE 2020 – REVISED 7/6/2020 – SHEET 2 OF 4 - PC SURVEY ASSOCIATES, LLC – 63 SNAKE MEADOW RD, KILLINGLY, CT 06239”, as filed in the office of the Brooklyn Town Clerk, to which map reference is hereby made for a more particular description and location of said premises; and

**WHEREAS**, the above Lots are to be SUBJECT TO a Conservation Easement as depicted on the above referenced map, and more particularly bounded and described as follows:

A certain Conservation Easement over Lot 2 and Lot 3 bounded and described as follows:

Beginning at a point in a stone wall in the easterly line of Lot 3 and the westerly line of land now or formerly of John F. Ennis and Frederick S. Eggers, being S 00° 41’ 25” E, 36.33 feet from a T-Bar at a wall corner in the southerly line of Prince Hill Road at the northeasterly corner of said Lot 3 and the northwesterly corner of land of said Ennis and Eggers;  
Thence S 32° 50’ 14” W, 237.64 feet to a point at an angle in the northeasterly line of Lot 2;  
Thence S 12° 30’ 52” W, 336.93 feet to a point in a stone wall in the northerly line of land now or formerly Rudolph & Rita Rzeznikiewicz at the southeasterly corner of Lot 1;  
Thence S 74° 27’ 55” E, 120.87 feet along a stone wall to a T-Bar in a wall corner;  
Thence N 14° 00’ 27” E, 244.55 feet along a stone wall to a point in a wall corner;  
Thence S 83° 47’ 35” E, 12.66 feet to a T-bar in a wall corner, the last three courses bounded southerly and easterly by land now or formerly Rudolph & Rita Rzeznikiewicz;  
Thence N 02° 24’ 08” E, 325.34 feet along a stone wall to the point of beginning, bounded easterly by land now or formerly of John F. Ennis and Frederick S. Eggers; and

**WHEREAS**, said David P. Bell and Nancy M. Bell wish to set forth the respective rights, restrictions and obligations of all current and future owners of said Lots;

**NOW THEREFORE**, it is hereby resolved that:

Lots 2 and 3 shall be conveyed subject to said Conservation Easements and restrictions and covenants set forth in the various paragraphs of this document.

This Conservation Easement (“Easement”) shall be deemed to be a covenant that runs with the land and shall be binding upon David P. & Nancy M. Bell, their successors and assigns and all persons claiming through the Grantor in perpetuity.

If the Grantor, its successors and assigns, or any person claiming under them shall violate or attempt to violate any of the covenants herein, it shall be lawful for the Town of Brooklyn, through its Planning and Zoning Commission, to take any and all steps necessary to enforce this Conservation Easement, to prosecute any proceedings at law or in equity against the person or

persons violating or attempting to violate any such covenant and either to prevent him or them from so doing and to recover damages incurred, to recover all attorney's fees and costs or any other expenses incurred in enforcing this Conservation Easement or in correcting the results of any violation of said Easement.

The Grantor shall include in the conveyance of Lots 2 & 3 the right to enforce this Open Space Easement against any party in violation of any provision of this Conservation Easement. Said conveyance shall contain the language:

“Said premises are conveyed together with the right to enforce the Conservation Easement for purposes of preserving and protecting Open Space that is conveyed as a part of said property, all as provided in said Conservation Easement as of record appears.”

To preserve and protect the Easement in perpetuity, the following restrictions on use and activities shall be enforced in perpetuity with respect to said Easement:

1. No structure of any kind may be built on said Easement.
2. No motorized vehicles shall enter upon or travel across the Easement.
3. No dumping shall occur on said Easement.
4. No fires shall occur on said Easement.
5. No mining or natural resource extraction shall occur on said Easement.
6. No harvesting of timber or firewood except as part of a long term management plan prepared by a professional forester and approved in advance by the Brooklyn Conservation Commission shall occur in the easement. No liquidation cuts or clear-cutting are allowed on said Easement.
7. The Lot owners shall have the right to use the easement areas located on their respective Lots for passive recreational activities.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

**TO HAVE AND TO HOLD** the above granted Open Space Easement unto the said Grantee, its successors and assigns forever, to it and its own proper use and behoof.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal on  
this      day of                      20



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