

Brooklyn Conservation Commission  
Special Meeting  
Thursday July 2, 2020  
Virtual Meeting  
7:00 pm

To join this meeting via the web or phone, follow the below instructions:

**Web**

[www.webex.com](http://www.webex.com)

On the top right, click Join

Enter meeting information: 129 120 6776

Enter meeting password: MaLL591739POh

Click join meeting

**Phone**

Dial 1-408-418-9388

Enter meeting number 129 120 6776

You can bypass attendee number by pressing #

1. Call to order
2. Minutes of March
3. New Business
  - a) Subdivision Review
4. Old Business
  - a) Stastainabilty project
5. Public Comment
6. Next Meeting
7. Adjournment.

Diane Wimmer  
Co-Chair

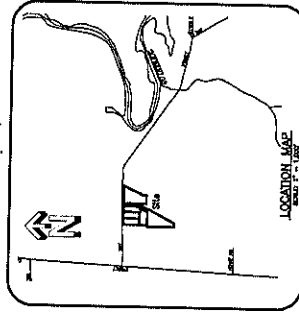
# 6 LOT SUBDIVISION

PREPARED FOR

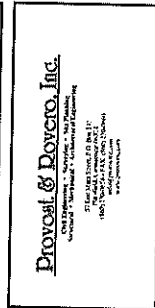
## Jeffrey Weaver

Day Street  
Brooklyn, Connecticut

February 7, 2020



PREPARED BY



### INDEX OF DRAWINGS

COVER SHEET	SHEET 1 OF 6
SUBDIVISION	SHEET 2 OF 6
SITE DEVELOPMENT PLAN	SHEET 3 OF 6
DETAIL SHEET #1	SHEET 4 OF 6
DETAIL SHEET #2	SHEET 5 OF 6
HISTORY & PARCEL MAP	SHEET 6 OF 6

APPROVED BY THE BROOKLYN  
BOARD OF ZONING COMMISSION

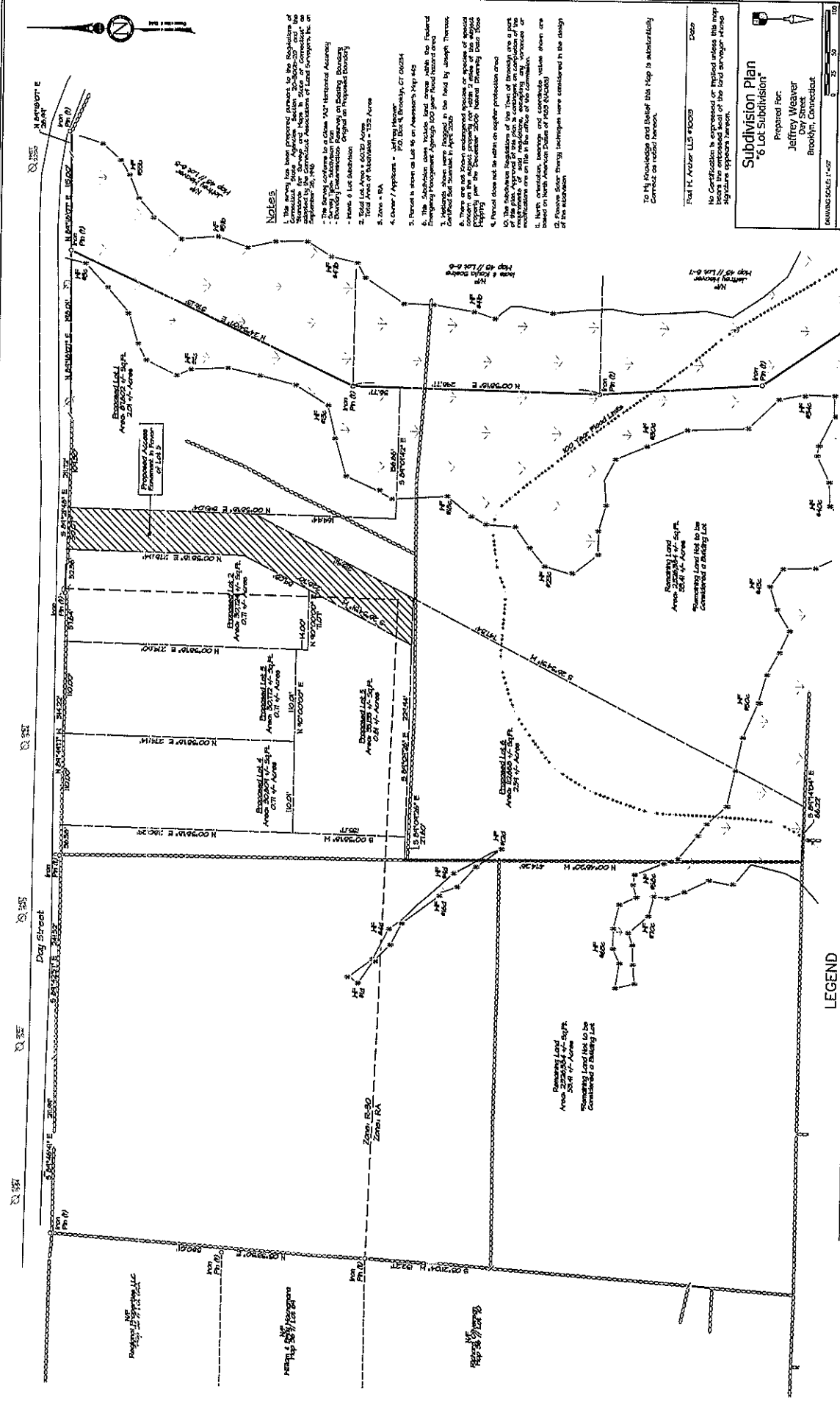
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
Expiration date per section 22A-43A of the Connecticut  
General Statutes. Date \_\_\_\_\_

APPROVED BY THE BROOKLYN  
PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
Expiration date per section 22A-43C of the Connecticut  
General Statutes. Date \_\_\_\_\_

I have reviewed the handwritten notes on the plan  
and find them to be in conformity with the same as those  
shown on the plan. I hereby certify the same as true  
and correct.

Certified Soil Scientist



**Notes**

- 1. This plan has been prepared in accordance with the Regulations of the State of Connecticut, Chapter 207B, Section 207B-110, and the Regulations of the State of Connecticut, Chapter 207B, Section 207B-111, as amended.
- 2. The drawing conforms to a class 'A' Improved Accuracy.
- 3. Surveyed from an approved benchmark.
- 4. Surveyed from an approved benchmark.
- 5. Surveyed from an approved benchmark.
- 6. Total Lot Area = 6,023 Acres
- 7. Total Area of Subdivision = 1,252 Acres
- 8. Zone = RA
- 9. Owner / Applicant = Jeffrey Weaver
- 10. P.O. Box 1, Brooklyn, CT 06244
- 11. The subdivision area, including the proposed roads, is bounded by the Eastern side of Day Street, the Eastern side of North Main Street, the Eastern side of Washington Street, and the Eastern side of Washington Street.
- 12. There are no known underground pipelines or utilities of record within the subdivision area.
- 13. There are no known utility lines of record within the subdivision area.
- 14. The proposed roads are shown on a separate subdivision plan.
- 15. The proposed roads are shown on a separate subdivision plan.
- 16. The proposed roads are shown on a separate subdivision plan.

To Mr. Wickert and his firm in testimony of the truth of the above.

Noted by: L.L.S. #1003

No Certification is expressed or implied unless the map shows the enclosed lot of the land surveyed. Any signature appears therein.

Subdivision Plan  
16 Lot Subdivision  
Prepared For:  
Jeffrey Weaver  
Day Street  
Brooklyn, Connecticut

ARCHER Surveying LLC  
18 Providence Street, Brooklyn, CT  
(860) 479-2242



**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- EXISTING EASEMENT LINE
- ZONE LINE
- STOREHALL
- UTILITY POLE
- 100 YEAR FLOOD LIMIT
- EXISTING WATER NETWORK
- RETAINING FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- PROPERTY POINT

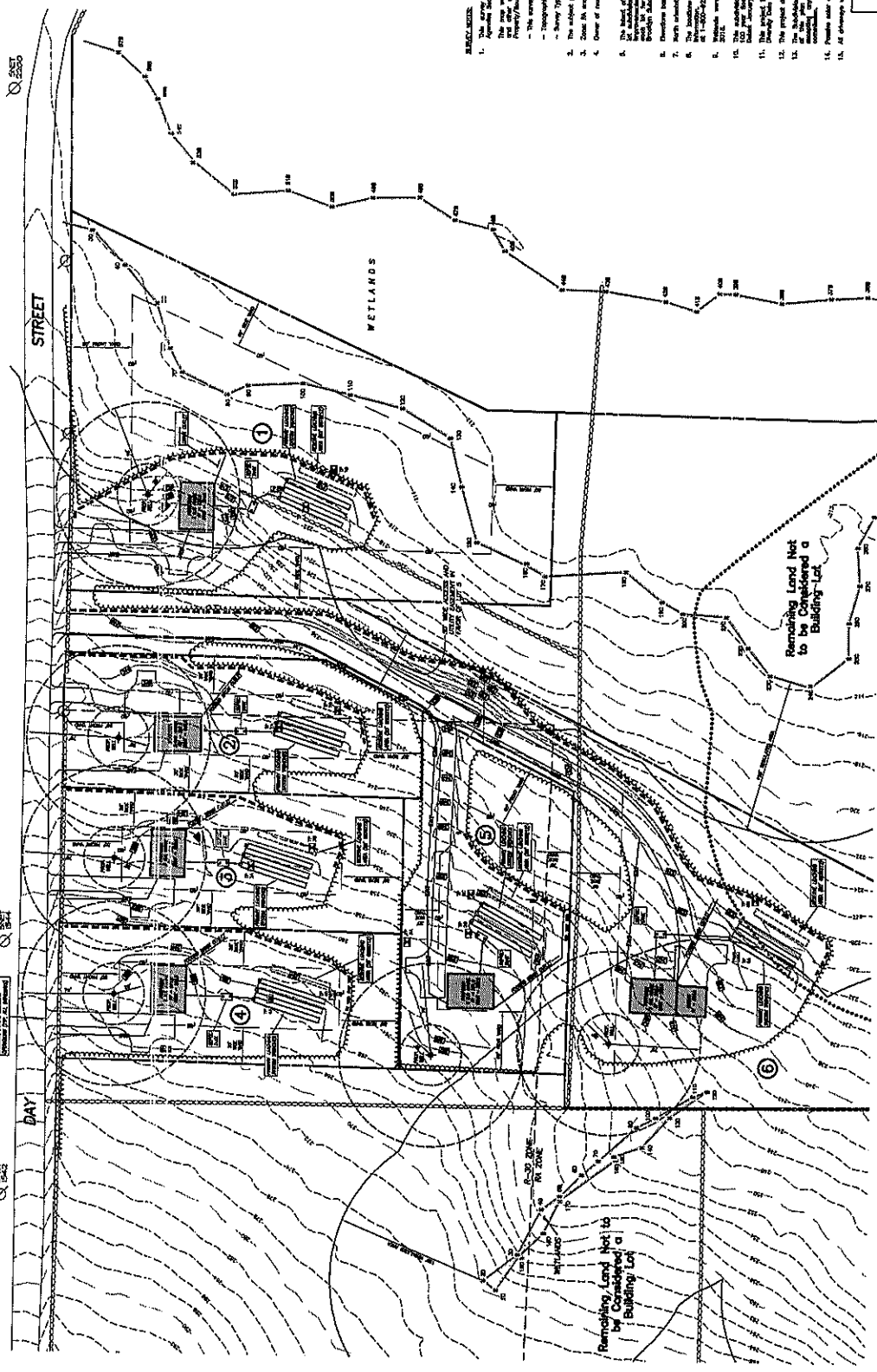
Sheet No. 2104 Project No. 208 Date 10-16-13

DATE	DESCRIPTION
10/16/13	Issue Set of Plan

ARCHER Surveying LLC

**LEGEND**

- EXIST. PAV. ROAD
- EXIST. INDEX CONTOUR
- EXIST. STONE WALL
- PROPOSED CONTOUR
- PROPOSED UTILITY
- PROPOSED ELEVATION LIMITS
- PROPOSED RETAINMENT WALL
- BUILDING SETBACK LINE
- 100 YEAR FLOOD ZONE



- NOTES:**
- The survey has been prepared pursuant to the regulations of Connecticut, State Surveyors' Board, and was completed on October 28, 2010.
  - The data was obtained from several sources including:
    - The existing site plan as shown on the Survey/Map of the Property of the State of Connecticut, dated 1984.
    - The existing site plan as shown on the Survey/Map of the Property of the State of Connecticut, dated 1984.
    - Topographic features obtained from a 1" = 100' contour.
    - Aerial Photo, General Location, 1984.
  - State of Connecticut, Department of Environmental Protection, 100 Water Street, Hartford, CT 06103.
  - Owner of record: Jeffrey W. Wapner, Brooklyn, Connecticut.
  - The location of the survey is as shown on the Survey/Map of the Property of the State of Connecticut, dated 1984, and as shown on the Survey/Map of the Property of the State of Connecticut, dated 1984.
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**Site Development Plan  
"g" Lot Subdivision**

Prepared For:  
Jeffrey Wapner  
Day Street  
Brooklyn, Connecticut

PROJECT NO: 10-04  
DATE: 10/28/10



**Project & Dwyer, Inc.**

111 Main Street, Suite 100  
Hartford, Connecticut 06103  
475-2222

DATE	DESCRIPTION

TO BE FORWARDED AND ROLLED THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.

PAUL M. ARCHER, L.S. #2043  
DATE: 3/12/2010  
DRAWN BY: [Signature]  
NO CONTINUATIONS OR EXPANSIONS OF THIS MAP  
UNLESS THEY ARE APPROVED BY THE STATE SURVEYOR.



**Detail Sheet No. 1**  
 "6 Lot Subdivision"  
 Prepared For:  
 Jeffrey Wheeler  
 Day Street  
 Brooklyn, Connecticut

DATE: 01/24/02 PROJECT NO.: 03-0331 SHEET: PLOT SHEET 1 OF 2

**ARCHER SURVEYING, INC.**  
 1101 Main Street, Suite 100  
 Westport, CT 06890  
 Telephone: (203) 795-3300  
 Fax: (203) 795-3301  
 www.archer-surveying.com

**PROVOCT & DOWCO, INC.**  
 1114 E. Main Street, Suite 100  
 Westport, CT 06890  
 Telephone: (203) 795-3300  
 Fax: (203) 795-3301  
 www.provotanddowco.com

NO.	DESCRIPTION	DATE

PERCOLATION DATA PERC-1 (SEPT)-20"	PERCOLATION DATA PERC-2 (SEPT)-20"
TIME (HOURS)	TIME (HOURS)
11:00	11:00
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DEEP TEST PIT DATA / SOIL DESCRIPTIONS	DATE: 1/27/02
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**GENERAL NOTES:**

1. All work shall be in accordance with the specifications and details shown on the drawings.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. All work shall be completed within the specified time frame.
4. The contractor shall maintain access to all existing utilities and structures on the site.
5. All work shall be completed in accordance with the applicable codes and regulations.
6. The contractor shall be responsible for the safety of all workers and the public.
7. All work shall be completed in accordance with the applicable codes and regulations.
8. The contractor shall be responsible for the safety of all workers and the public.
9. All work shall be completed in accordance with the applicable codes and regulations.
10. The contractor shall be responsible for the safety of all workers and the public.

**PERMITS AND APPROVALS:**

The contractor shall obtain all necessary permits and approvals from the appropriate authorities before commencing work.

**UTILITY LOCATIONS:**

The contractor shall verify the locations of all existing utilities and structures on the site before commencing work.

**SOIL TESTING:**

The contractor shall conduct soil testing in accordance with the applicable codes and regulations.

**CONSTRUCTION SCHEDULE:**

The contractor shall submit a construction schedule to the appropriate authorities for review and approval.

**SAFETY:**

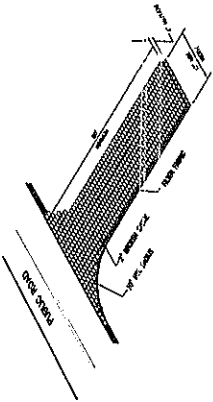
The contractor shall implement a safety program to protect all workers and the public during the construction process.

**ARCHER SURVEYING, INC.**  
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 Westport, CT 06890  
 Telephone: (203) 795-3300  
 Fax: (203) 795-3301  
 www.archer-surveying.com

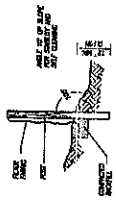
**PROVOCT & DOWCO, INC.**  
 1114 E. Main Street, Suite 100  
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DATE: 01/27/02

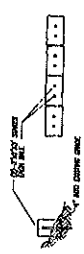
31/2020



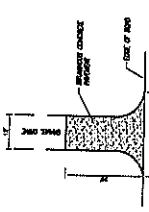
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NOT TO SCALE



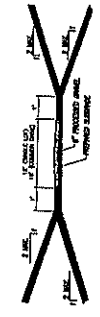
**SILT FENCE**  
NOT TO SCALE



**HAYBALE BARRIER**  
NOT TO SCALE



**PAVED APRON**  
NOT TO SCALE



**GRAVEL DRIVE DETAIL**  
NOT TO SCALE

**Detail Sheet No. 2**  
"6 Lot Subdivision"  
Prepared For:  
Jeffrey Weaver  
155 Spring Street  
Brooklyn, Connecticut

PRINTING SCALE AS SHOWN

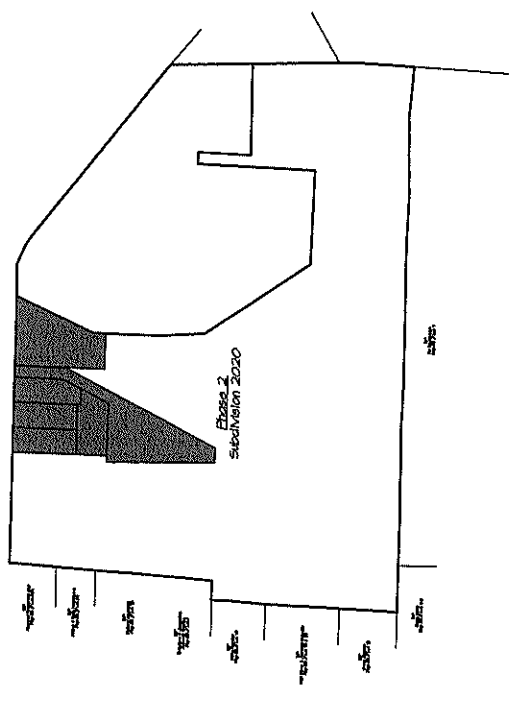
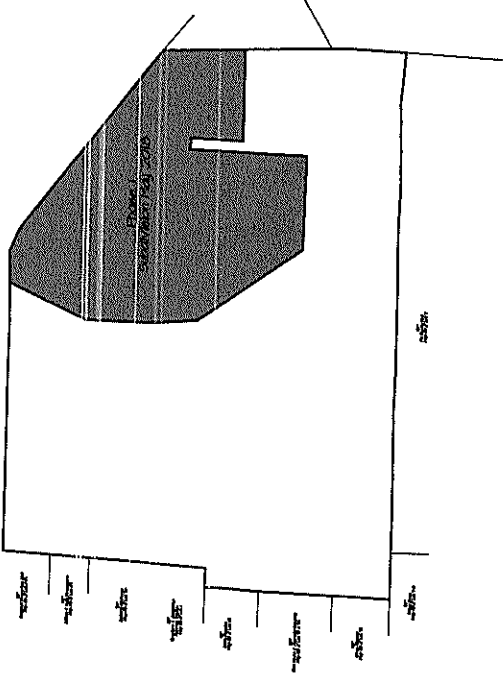
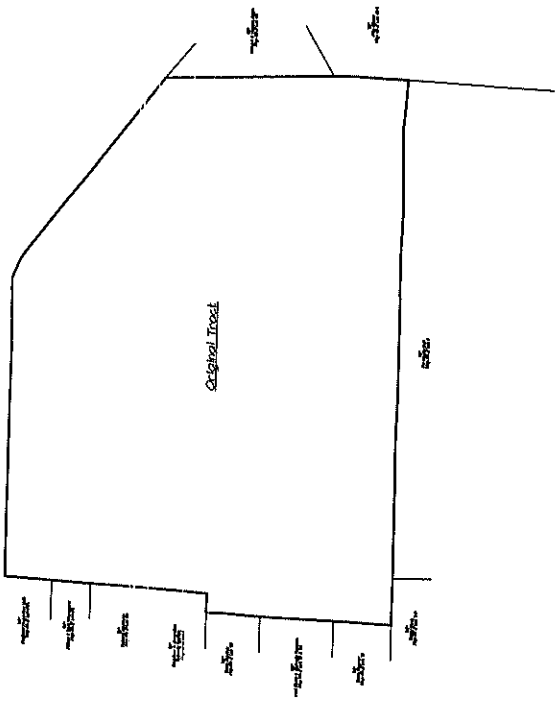
Sheet No. 2 of 2 | Project No. 15133 | Date: February 2020

**Provost & Doyere, Inc.**  
Civil Engineers, Surveyors, and Environmental Engineers  
100 Main Street, Suite 101  
Westport, Connecticut 06880  
Tel: (203) 261-5500  
Fax: (203) 261-5501  
www.provostandoyere.com

DATE	DESCRIPTION

3/12/2020  
DATE  
DRAWN





Grantor	Grantee	Date	Vol. / Pg.
Michael & Sara Lerner	Michael & Sara Lerner	October 1984	48 / 200
Harold Lerner	Harold Lerner	July 1984	46 / 297
Harold Lerner	Harold Lerner Trustee	July 1987	104 / 294
Harold Lerner Trustee	Jeffrey Weaver	April 2010	608 / 204

**History Plan**  
 "6 Lot Subdivision"  
 Prepared For:  
 Jeffrey Weaver  
 Day Street  
 Brooklyn, Connecticut

DATE	DESCRIPTION



## Brooklyn Conservation

### Commission

P. O. Box 356

Brooklyn, CT 06234

#### AMENDED RECOMMENDATION

September 5, 2018

Attn: Planning and Zoning Commission, Town Planner

Re: SD18-002 Jeff Weaver, Day Street, Map #43, Lot #6-1, Zone RA, 10-Lot Conventional Subdivision, Total Acres 23.7

The Brooklyn Conservation Commission reviewed the above application on August 6, 2018 and September 4, 2018, based on the Brooklyn Natural Resource Inventory maps and the Plan of Conservation and Development (POCD).

Per the Land Use Policy Map in the POCD, this property is located in a key agriculture cluster. It falls within a Conservation Corridor and has moderate co-occurring critical resource value. It is adjacent to property that has high co-occurring critical resource value. The property is bisected north to south by the CL&P power lines which provide a corridor for wildlife to travel.

The property contains one hundred-percent prime farmland soils including statewide farmland soils. "As one of the Key Priorities of the POCD is to promote agriculture, this topic is of major importance to the Town of Brooklyn. Surveyed residents consistently cited farmland preservation, the rural quality of the Town, and agricultural heritage as very important priorities." (POCD, page 18) There are stone walls present along the northern edge of the property.

Wetlands are present along the outer edge of the proposed subdivision lots. Per the Natural Resource Inventory maps, wetlands make up thirty-percent of the property.

Heritage Consultants conducted a Phase 1B Cultural Resources Reconnaissance Survey of the property. Their finds were insignificant. (Report Attached)

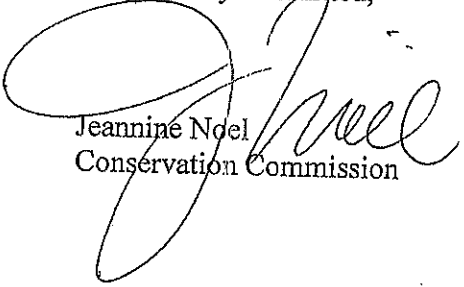
The proposal is for a Conventional Subdivision. "Per the POCD, the Planning and Zoning Commission should encourage cluster subdivisions in areas identified as hosting high-priority natural resources." (POCD, pages 42 & 43) Due to the location of this property, it does meet the criteria for a cluster subdivision to maintain the historic and rural character of the town and to preserve our natural resources. It is our understanding that a cluster subdivision has been rejected.



Bald Eagles are present in the area, but not on the property. There is also a nesting pair of Osprey directly across the street from the property.

The Brooklyn Conservation Commission recommends Fee-in-Lieu of Open Space due to the fact that there is no adjacent town owned open space and the open space proposed would only be three acres which consists of wetlands.

Respectfully Submitted,

  
Jeannine Noel  
Conservation Commission