

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Wednesday, December 1, 2021 6:30 p.m.**

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

In-Person: Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT All attending in person are required to wear masks.	
Online: Click link below: https://townofbrooklyn.my.webex.com/townofbrooklyn.my/j.php?MTID=m03cff485e32a4158afe905fc971a3c27	Go to www.webex.com, click Sign In OR On the top right, click Join a Meeting Enter meeting ID: 126 815 8731 Enter meeting password: First
Phone: Dial 1-415-655-0001 Enter meeting number: 126 815 8731 Enter meeting password: 34778 You can bypass attendee number by pressing #	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Site Walk, November 1; Reg. Meeting November 3, 2021
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. Reading of Legal Notices:**
 - b. New Public Hearings:**
 - 1. **ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation. Applicant: PZC.
 - c. Staff Reports:** ZEO Margaret Washburn
 - d. Continued Public Hearings:**
 - 1. **SP 21-002:** Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack. ***Public Hearing continued to Special Meeting December 13, 2021.***
 - e. Other Unfinished Business:**
 - 1. **SP 21-002:** Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack. ***No action pending continued public hearing.***
 - 2. **ZRC 21-001:** Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held.
 - 3. **SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held.

VII. New Business:

a. Applications:

1. **SPR 21-005:** Site Plan Review application for roof-mounted solar panels visible from the road in the Village District at 17 Pierce Road. Applicant: J. Lisee.
2. **GBR 21-004:** Gravel Bank Renewal for Sansoucy Quarries, 248 Pomfret Road, Assessor's Map 26, Lots 19 & 19A, Applicant: Paul Sansoucy.
3. **GBR 21-005:** Gravel Bank Renewal for FCR Realty LLC, 200 acres north of Brickyard Road and west of Day Street (Assessor's Map 35, Lot 7; Map 41, Lot 6; Map 42, Lot 43; Map 42, Lot 43).

b. Other New Business:

1. Preliminary discussion for subdivision on South Street at Map 40 Lot 12 (Golf Course) KA&G Development LLC.

VIII. Reports of Officers and Committees:

- a. Approval of 2022 regular meeting dates
- b. Budget Update
- c. Correspondence.
- d. Chairman's Report

IX. Public Commentary

X. Adjourn

Michelle Sigfridson, Chairman

TOWN OF BROOKLYN PLANNING AND ZONING COMMISSION

Site Walk Minutes

Monday, November 1, 2021

Starting at Louise Berry Drive

5:00 p.m.

The Brooklyn Planning and Zoning Commission held a site walk for the purpose of viewing the following proposal:

SP 21-002: Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack.

Attendance

Commissioners: Carlene Kelleher, Austin Tanner, Allen Fitzgerald

Staff: Jana Roberson

For the Applicant: Norm Thibault

Others: Bill Purcell, Curt Hostman, Sondra Stone, Unknown Male

Individuals met at Louise Berry Drive at 5:00 p.m. and walked the site. They viewed proximity to nearby houses and the Town trail system. The site walk commenced at approximately 6:00 p.m.

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, November 3, 2021 6:30 p.m.**

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

In-Person: Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT All attending in person are required to wear masks.	
Online: Click link below: https://townofbrooklyn.my.webex.com/townofbrooklyn.my/j.php?MTID=m03cff485e32a4158afe905fc971a3c27	OR Go to www.webex.com , click Sign In On the top right, click Join a Meeting Enter meeting ID: 126 815 8731 Enter meeting password: First
Phone: Dial 1-415-655-0001 Enter meeting number: 126 815 8731 Enter meeting password: 34778 You can bypass attendee number by pressing #	

MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:33 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Earl Starks, Allen Fitzgerald, Seth Pember. Austin Tanner arrived at 6:35 p.m. (all were present in person). Charles Sczuroski and John Haefele were absent with notice. J.R. Thayer was absent.

Staff Present: Jana Roberson, Director of Community Development.

Also Present in Person: David Held, Provost & Rovero.

Present Via Webex: J.S. Perreault, Recording Secretary.

III. Seating of Alternates

Motion was made by C. Kelleher to seat Alternate S. Pember as a Voting Member for this meeting. Second by A. Fitzgerald. No discussion.
Motion carried unanimously by voice vote (4-0-0). A. Tanner was not present for this Motion.

IV. Adoption of Minutes: Regular Meeting October 19, 2021

Motion was made by A. Fitzgerald to approve the Minutes of the Regular Meeting of October 19, 2021, as presented.
Second by E. Starks. No discussion:
Motion carried unanimously by voice vote (5-0-0). A. Tanner was not present for this Motion.

V. Public Commentary – None.

VI. Unfinished Business:

- a. **Reading of Legal Notices:** Jana Roberson read aloud the Legal Notice for ZRC 21-001 and SRC 21-001 which was published in the Villager and posted on the Town website.

b. **New Public Hearings:**

1. **ZRC 21-001:** Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held.

David Held, Professional Engineer and Land Surveyor, was present (in person) and he explained that he finds that there are a lot of inconsistencies between the new Zoning Regulations and the old Subdivision Regulations. He feels that the changes would make the Zoning Regulations more user friendly and may encourage conservation subdivisions. Mr. Held reviewed his proposed amendments regarding Section 6G of the Zoning Regulations outlined in his letter to the PZC dated October 4, 2021 (included in packets to Commission Members):

6.G.2 OVERALL STANDARDS AND DESIGN PROCESS

- 6.G.2.1.b – Add duplexes as a use in conservation subdivisions as applicable technical and dimensional requirements would need to be met.
- 6.G.2.5 – Remove item “n” regarding trees (DBH).
- 6.G.2.6 – Regarding the word “shall.” This item to read as follows, “Areas of the site which are not considered Primary Conservation Areas or Secondary Conservation Areas will generally be the preferred potential development areas for the siting of buildings, streets and other improvements.”
- 6.G.2.7 – Regarding the word “shall.” This will give more flexibility when evaluating properties with one or more resources. First sentence of this item to read as follows, “Areas of the site which are considered Primary Conservation Areas or Secondary Conservation Areas will generally be the preferred potential areas considered for the permanent protection by one of the following means:”
- 6.G.2.8 – Delete. He explained that the density in a conservation subdivision is already spelled out in very strict terms (built-in density cap). He feels this would greatly encourage conservation subdivisions.
- 6.G.2.9 – Delete. He explained that the requirement to meet conventional setback standards at the perimeter of the property which he feels includes the street line (so it is already build-in). He asked, what is less aesthetic about development in a conservation subdivision vs a conventional subdivision? Why fifty additional feet?

6.G.3 DIMENSIONAL STANDARDS

- 6.G.3.5.a – Reduce access strip width from 50 feet to 25 feet. He said that it works well in other towns.
- 6.G.3.5.b – To read as follows, “There shall be no more than two access strips within 300 feet of frontage on the same side of the street.” He said some people don’t want a shared driveway and he explained how to allow some flexibility (front lot, rear lot, front lot, rear lot).
- 6.G.3.5.c – Delete maximum length of an access strip to allow more flexibility.

6.G.4 ROAD REQUIREMENTS

- 6.G.4.2.c – He no longer proposes to change “Town Counsel” to “Board of Selectmen” because Ms. Roberson had advised him that it is not a typographical error as it refers to the Town’s Legal Counsel.

COMMENTS FROM STAFF:

J. Roberson explained that it is very useful to get a proposal from someone like Mr. Held who is very familiar with the Regulations and how they work because it lets us see how others are interpreting them. She explained that her comments are

not meant to convince the Commission Members in one way or another, just to provide a different perspective. Ms. Roberson stated that she has consulted with Attorney Peter Alter regarding these proposed amendments and he is not ready with an opinion as of this time. Ms. Roberson reviewed each of the proposed amendments:

6.G.2 OVERALL STANDARDS AND DESIGN PROCESS

- 6.G.2.1.b – Ms. Roberson stated that there was recent legislation related to accessory dwelling units. She and Attorney Alter are trying to figure out how this impacts the Brooklyn Zoning Regulations as well as this proposal. There is a concern that any duplex could become a “four-plex.”
- 6.G.2.5 – Regarding trees, Ms. Roberson stated that this is a good point as trees are very hard to capture on a survey. It is a lot of extra work.
- 6.G.2.6 – Regarding Primary and Secondary Conservation Areas, Ms. Roberson stated that she has wondered why they need to be separated. She cautioned about changing “shall” to “generally preferred.”
- 6.G.2.8 – Regarding the requirement for open space to have the same qualities as the original parcel, Ms. Roberson explained about the equal ratio clause and she asked if the Commission would want all of the open space to be unusable. She said that the point behind the equal ratio clause, which she said she is not a fan of, is that some of the open space would be functional open space (e.g. to be used for passive recreation).
- 6.G.2.9 – Regarding the buffer from the road, Ms. Roberson explained that making the development essentially invisible from the road preserves the scenery from the road. On the other hand, the development eats up more habitat than it would if it were closer to the road.
- 6.G.3.5.a, 6.G.3.5.b and 6.G.3.5.c regarding access strips: Ms. Roberson said that she has no real comments regarding changing from 50 feet to 25 feet. She said that the section concerning access strips has been a regulation that has been worked on since her employment with the Town and the idea behind this regulation is that you would not want to see stacked driveways. She said that the proposed language would allow the stacking of driveways. Regarding length, Ms. Roberson stated that she thinks it is in there for public health, safety and welfare relating to access for emergency vehicles. So, if the Commission eliminates the length requirement, she suggests that they consider some regulations concerning fire truck access.
- 6.G.4.2.c – Ms. Roberson suggested the following language, “Review by the Planning and Zoning Commission’s attorney.”

COMMENTS FROM COMMISSION MEMBERS:

M. Sigfridson

- 6.G.2.1.b – M. Sigfridson explained that she is all for the proposal regarding duplexes.
There was discussion as S. Pember voiced concern regarding duplex/quad-plex. Mr. Held explained that it would be more of a concern in an area where there is public water and sewer. However, public water and sewer are not typically available in the RA Zone and you that have to meet the public health code.
There was discussion regarding the new legislation and Ms. Roberson stated that she does not think that it is going to have a huge impact on our Regulations because we already allow duplexes, however, the Town Attorney has concerns and is still reviewing it. C. Kelleher suggested that it could be allowed and then changed, if needed. M. Sigfridson

commented that all of the Regulations regarding duplexes would need to be changed, not just for conservation subdivisions. Discussion continued.

- 6.G.2.5 – No discussion regarding trees.
- 6.G.2.6 – Regarding Primary and Secondary Conservation Areas, Ms. Sigfridson stated that she appreciates having flexibility and discretion, but shares Ms. Roberson’s concern about how it would be implemented. She read aloud from the Regulation and said that it does not explicitly say that development areas cannot be sited in primary and secondary conservation areas.

There was discussion. Ms. Roberson explained that we have been building in some secondary conservation areas.

Mr. Held stated offered that we can forget about this one as he understands that zoning regulations are not supposed to be arbitrary and this does make it a little bit arbitrary. Ms. Roberson referred to the Purpose Section of Conservation Subdivisions where there is a list that she suggested could be used as preferences for the term “generally preferred.” She said that it is important to say whose preference it is. Ms. Sigfridson stated that you could say both. Ms. Kelleher suggested leaving it the way that it is. M. Sigfridson stated agreement with that also.

- 6.G.2.8 – Regarding the requirement for open space to have the same qualities as the original parcel, Ms. Sigfridson stated that it’s supposed to be a give and take and if you’re just setting aside unbuildable land as open space, the developer is not really giving up anything to earn the density bonus. There was discussion. Mr. Held explained that the old Subdivision Regulations (and probably the old Zoning Regulations) included a yield plan where you can’t increase the density beyond what you can get in a conventional subdivision. Discussion continued. Mr. Held explained the 0.6 acre method vs the yield-plan method and how the densities come out to be about the same as the 0.6 factor, which he stated that he feels should be the controlling thing rather than saying that we won’t give you credit for anything other than buildable lot land at the same ratio for the open space. He explained that he wouldn’t have a problem with it if the bulk of what you’re saying is important to you to conserve, is exactly those resources that nobody wants to give credit for. Ms. Sigfridson asked, why should you get credit for setting aside something that you can’t build on anyway? Mr. Held explained that he would understand that if there were no built-in density limitation. Ms. Sigfridson clarified that the Regulation does not say “shall,” it says that the Commission “has the right...” Ms. Roberson read the definition of buildable land from the Regulations.

Mr. Pember noted that there is no “shall” in either 6.G.2.8 or 6.G.2.9. He said they are both open to Commission option/discussion. He does not see the need to delete either. Ms. Sigfridson stated agreement noting that 6.G.2.9 is worded more strongly.

Ms. Roberson clarified and Mr. Held agreed that he was speaking of .6 lots per acre. Ms. Sigfridson stated that it works out to be 75,000 s.f. per lot.

Ms. Roberson explained that it is the overall density and that sets the yield. They would be clustered on smaller lots and the difference goes to the open space.

Mr. Fitzgerald stated that make him not want to get rid of the 100-foot buffer. Ms. Sigfridson stated disagreement and stated her preference that the houses belong on the road, not in the woods because she would not

want to further fragment the forest. There was discussion regarding the current language which states “where at all possible.”

Ms. Kelleher explained that she prefers to avoid things that come out looking like the way the subdivision on Day Street looks. Ms. Sigfridson suggested figuring out what is displeasing about it and try to fix the Subdivision Regulations. There was discussion. Mr. Held explained that, from a developer’s standpoint, it is a balancing act and that there would need to be some sort of compelling reason to choose to do a conservation subdivision over a conventional subdivision. There would need to be some kind of a savings to make it a viable choice. He feels it would come through flexibility and having to build less infrastructure.

Ms. Sigfridson commented about how some people move here because they want to live where they can see wildlife and with a conservation subdivision, you could. Discussion continued. Ms. Sigfridson asked whether the Conservation Commission should be asked for input on this and no one stated that they should be asked.

- 6.G.2.9 – Regarding the 100-foot buffer from the road. Ms. Sigfridson asked if there were any other opinions to removing the requirement of a buffer. There were no comments.
- 6.G.3.5.a, 6.G.3.5.b and 6.G.3.5.c – Ms. Sigfridson asked if there were any questions or comments regarding the request to change the access strip requirements. There was discussion regarding the number of driveways and garages. Mr. Pember commented that whether it is one access strip per 300 feet or two access strips per 300 feet is not a major concern. Ms. Roberson, again, voiced concern regarding driveways being stacked side-by-side. Mr. Held suggested driveway/front lot/driveway/front lot/driveway/front lot. Keeping trees and staggering the buildings also helps.
- 6.G.3.5.a – There was discussion regarding requirements for width of driveways/aprons/access strips. Mr. Held explained that access strip width varies between 25 feet and 50 feet from town to town. He said that 25 feet is a practical minimum and works fine, but, he does not recommend going any less than that. Ms. Sigfridson stated that she would be okay with reducing it to give more flexibility for design in a conservation subdivision. Mr. Fitzgerald stated that he thinks 30 feet is better and Ms. Sigfridson stated agreement with that.

Ms. Sigfridson suggested the following for 6.G.3.5.b, “There shall be no more than two access strips within 300 feet and no two access strips shall be adjacent.” Mr. Pember suggested that, for clarification, there be some kind of parameter of separation such as 50 feet between them. Ms. Sigfridson noted that they would be at least 100 feet apart due to the frontage requirement. Ms. Roberson voiced concern that someone could be creative and get around that (it could be open space/drainage easement/just part of some other lot). Mr. Held suggested that you could say that there must be at least 100 feet separating access strips. Mr. Tanner agreed with that and Ms. Roberson stated that she thinks that handles it. There was discussion regarding that it may need to be more where there is a safety concern.

- 6.G.3.5.c – There was discussion regarding maximum length of an access strip to allow more flexibility.

Mr. Pember stated that he feels it may be a benefit to delete this especially if we reduce the amount of usable land because you may have to go back further to get enough space. Fire safety was discussed and Mr.

Held stated that it would be the same as for a conventional subdivision (which has no such limit). Ms. Roberson read aloud Section 7.E.1.5 from the Regulations for driveways pertaining to public safety (“as determined by the Fire Marshal”), length and width. She suggested that the Commission may, at some point, want to look at the Regulations pertaining to driveways (in general). She said that fire access is definitely a concern.

Ms. Sigfridson commented that the Regulations internally conflict with each other. Ms. Kelleher suggested that we should get rid of it and, if it causes a problem, put it back in. Ms. Sigfridson stated agreement. Mr. Fitzgerald commented that instead of removing it from the Conservations Regulations, maybe it should be added to the Subdivision Regulations. Discussion continued. Mr. Fitzgerald commented that he thinks that a lot of the reason for these amendments has to do with duplexes, which is fine, as it creates housing that is more affordable for younger people to purchase. Ms. Kelleher commented that she likes the Brooklyn Commons concept for buffering. Discussion regarding buffers continued and Ms. Sigfridson suggested the following language be used, “the Commission has the right to require a buffer...” rather than “where at all possible” and then have the discretion to decide on a case-by-case basis whether to conserve the land in the back or preserve the view from the street. Ms. Kelleher suggested deleting the last sentence for the 100-foot buffer. Ms. Sigfridson agreed. There was no interest expressed in referring to the Conservation Commission.

There was no public comment.

Motion was made by A. Fitzgerald to close the public hearing for **ZRC 21-001**: Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held.

Second by C. Kelleher No discussion.

Motion carried unanimously by voice vote (5-0-0). S. Pember was not present for this Motion.

2. **SRC 21-001**: Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held.

David Held, Professional Engineer and Land Surveyor, was present (in person) and he explained that the Zoning Regulations had been recently updated which created inconsistencies between the new Zoning Regulations and the Subdivision Regulations. Mr. Held reviewed his proposed amendments regarding Section 5A of the Subdivision Regulations outlined in his letter to the PZC dated October 4, 2021 (included in packets to Commission Members):

ARTICLE 5A – CONSERVATION SUBDIVISION REGULATIONS:

5A.2 General Requirements: Conservation Subdivisions:

- 5A.2.3 – Add duplex buildings as an allowable use for conservation subdivisions.
- 5A.2.5 – To read as follows (to be consistent with the Zoning Regulations), “Density shall not exceed 0.6 lots per acre of buildable land.”
- Mr. Held stated that the Commission may want to add the definition for buildable land (taken from the Zoning Regulations).

5A.3 – Applicability Procedure: To read as follows, “It shall be at the discretion of an applicant whether an application for subdivision of land which

meets the criteria listed in Section 5A.2.1 and 5A.2.2 is proposed as a Conservation or Conventional Subdivision.”

Mr. Held feels that it is important to leave this decision up to the applicant because a lot of people would not want to live in a conservation subdivision and would rather have two acres of land because they want more space. He also feels that the applicant would want to provide a housing product that meets the demand of who they are trying to reach.

- 5A3.1 through 5A.3.5 – Delete because there is no consistency with the Zoning Regulations as written and replace with things that were taken verbatim out of the Zoning Regulations regarding site analysis map, and what that would show, your primary conservation areas, secondary conservation areas, prioritized for conservation and means and methods you would go about conserving them whether it be conservation easements or a simple dedication (this would be new Sections 5A3.1 through 5A.3.6).

5A.4 – Dimensional Standards:

- 5A.4.1 – Added the definition of buildable land as he feels that it belongs here since it only pertains to conservation subdivisions.
- 5A.4.5.a – Mr. Held stated to change to 30 feet wide to reflect the discussion above under Agenda Item VI.b.1 (ZRC 21-001).
- 5A.4.5.b – Mr. Held stated there must be at least 100 feet separating access strips as discussed above under Agenda Item VI.b.1 (ZRC 21-001).

5A.5 – Road Requirements: No changes proposed.

5A.6 – Legal Requirements: No changes proposed.

Old 5A.4 through old 5A.8.11 – Delete/Replace. Mr. Held said that the only thing the Commission may need to discuss would be Section 5A.6.9 regarding the percentage of buildable land for open space.

COMMENTS FROM STAFF:

J. Roberson again explained that a perspective from an actual user of the Subdivision Regulations is a wonderful insight to have and she stated that she would not try to convince the Commission one way or the other. She said that she has spoken with Land Use Attorney Peter Alter and the main thing regarding this proposal is who decides what kind of subdivision it is. Mr. Held suggests that it be the applicant and Attorney Alter said, “When you have no way to say no, you have to say yes.” Ms. Roberson cautioned that if you give up that authority, you would have to change the Regulations to get it back. She asked the Commission Members to consider if that is what they want.

- Regarding Primary and Secondary Conservation Areas – She said that pulling from the Zoning Regulations is great because when finishing up with the Zoning Regulations, it was the intent to also update the Subdivision Regulations (which has not been done yet).
- 5A.3.1 – Regarding landscape architect/civil engineer/surveyor. Mr. Roberson spoke of the need for qualified individuals such as soil scientist and wildlife biologist. There was discussion. Mr. Fitzgerald suggested adding “not limited to.” Ms. Sigfridson asked if these are, by default, requiring that the applicant hire these qualified individuals/experts. Ms. Roberson spoke of some of the concerns of Attorney Alter although he is not trying to influence the decision of the Commission:
 - Ms. Roberson spoke of preliminary sketch vs a more detailed delineation of primary and secondary conservation areas.

- Attorney Alter also asked why upland review areas are not on the list. Mr. Held stated 125 feet from a wetland and 175 from a watercourse.
- Ms. Roberson said that Attorney Alter was very concerned about the private roads because the natural inclination is for people to eventually petition for it to be a public road. There was discussion and Ms. Sigfridson asked how to address this concern. Ms. Kelleher suggested that private roads be left in. Mr. Pember referred to the Regulations and said that it would be stated in the original deed. Ms. Kelleher stated that she thinks that preliminary review and the preparation of two plans used to be in the Regulations, but it is no longer there. She said that if it is put into the Subdivision Regulations, it should also be put back into the Zoning Regulations.

Ms. Sigfridson explained that she agrees with Attorney Alter that the Commission should decide whether Conservation or Conventional Subdivision. Mr. Pember stated agreement. Mr. Tanner stated agreement and said that there should be incentive. Ms. Sigfridson stated that they should consider the suggestions to make the Regulations more user friendly to give the developers incentive and still maintain the ability to ask for Conservation Subdivision if the Commission feels it is a better use of that land for the Town. Ms. Kelleher suggested that it added that it be applied to subdivisions with at least four or five lots. Discussion continued.

Regarding 5A.3.1, Ms. Sigfridson asked if it is being suggested that it now be required that the application materials be prepared by a professional. Mr. Held explained that the Commission can use common sense discretion depending on the plan because sometimes you don't necessarily need the expert. Ms. Roberson said that it is in the Zoning Regulations and probably needs to be rephrased. There was discussion. Ms. Sigfridson asked the Commission if they want to adopt the language as presented or try to address the issue. Ms. Kelleher suggested that they could match the Zoning Regulations regarding landscape architect. Ms. Sigfridson stated agreement with Ms. Kelleher on that. Ms. Roberson asked if they wanted to lose that discretion. Mr. Pember asked about the preliminary plans in the Subdivision Regulations and Ms. Roberson explained what would be deleted and what would be added under this proposal.

COMMENTS FROM COMMISSION MEMBERS:

M. Sigfridson

- 5A.2.3 – Add duplexes. Ms. Sigfridson said it makes sense if it is going to be in the Zoning Regulations.
- 5A.2.5 – Delete the reference to density bonus and add 0.6 lots per acre of buildable land.
- 5A.3 – Commission to keep the discretion.
- Regarding Preliminary Design – If keeping the discretion, Ms. Sigfridson asked if the Commission wants to keep the language regarding the submission of a preliminary plan/preliminary design and maybe add it back in to the Zoning Regulations. Mr. Pember voiced his opinion to keep it. There was discussion and agreement among Commission Members regarding adding this to the Zoning Regulations. Ms. Sigfridson stated that she would like to accomplish this while it is fresh on their minds rather than putting it on a list for some time in the future.

Mr. Held asked if the Commission would be wanting to see the conservation layout and the conventional layout to make their decision or just to have a preliminary discussion with the applicant. Ms. Sigfridson stated, "I think so." Mr. Tanner stated a preliminary discussion would at least give a general layout of both plans. Ms. Kelleher and Mr. Pember voiced their opinions that not all of the current language is required. Mr. Held suggested that the specific requirements be eliminated and each situation stand on its own as the Commission has the right to ask for more information if needed. Discussion continued and it was decided to leave the language in Sections 5A.3.1, 5A.3.2 and 5A.3.3 in the Subdivision Regulations.

Discussion continued and there was agreement among Commission Members to eliminate Sections 5A.4.1, 5A.4.2, 5A.4.3 and 5A.4.4.

There was agreement among the Commission Members that this would be a separate Zone Text Change Proposal at a later date, since that public hearing for ZRC 21-001 has been closed.

- There was discussion regarding the new 5A.3 language Mr. Held asked if the Commission wants to change language regarding steep slopes (5A.3.2.c). There was discussion and it was suggested to change from 15 percent to 25 percent. There was no opposition expressed.

Ms. Sigfridson suggested, if this public hearing is also closed tonight, before taking action, giving Ms. Roberson time to make up a draft incorporating the proposed changes that the Commission chooses to accept. Ms. Roberson explained that she would also draft a sample motion including reference to the POCD.

There was more discussion regarding adding to the Zoning Regulations which will be done with another public hearing.

Motion was made by A. Fitzgerald to close the public hearing for **SRC 21-001**: Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held. Second by S. Pember. No discussion.
Motion carried unanimously by voice vote (6-0-0).

c. Continued Public Hearings:

1. **SP 21-002**: Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack. ***Public Hearing continued to November 16, 2021.*** No discussion.

d. Other Unfinished Business:

1. **ZRC 21-001**: Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held.

Motion was made by A. Tanner to table **ZRC 21-001**: Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held, to the regular meeting of the Planning and Zoning Commission to be held on December 1, 2021 at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (6-0-0).

2. **SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held.

Motion was made by A. Fitzgerald to table **SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held, to the regular meeting of the Planning and Zoning Commission to be held on December 1, 2021 at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT.

Second by A. Tanner. No discussion.

Motion carried unanimously by voice vote (6-0-0).

VII. New Business:

a. Applications:

1. **ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation.

J. Roberson explained that she had made this an application because she was concerned regarding the timeline. She thought something had to be in place by January 1, 2022. However, she found that people in Town who are interested in cultivating cannabis could start seeking local approval as soon as this Regulation took effect (July 1, 2021).

Draft language (dated 11-1-2021) was included in packets to Commission Members for their review and Ms. Roberson explained the proposed language for the Planned Commercial and Industrial Zones (per suggestion of the PZC in August 2021). Ms. Roberson explained that you would need a special permit to get to the Industrial Zone. Discussion ensued. Ms. Sigfridson will post it on Facebook.

Motion was made by S. Pember to schedule a public hearing for **ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation, Applicant: Planning and Zoning Commission for the regular meeting of the Planning and Zoning Commission to be held on December 1, 2021 at 6:30 p.m.

Second by A. Fitzgerald.

Discussion:

Mr. Pember amended his motion to include that the public hearing would be held in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT.

A. Fitzgerald seconded the amendment.

Motion, as amended, carried unanimously by voice vote (6-0-0).

b. Other New Business: None.

VIII. Reports of Officers and Committees:

a. Staff Reports

Margaret Washburn, ZEO, Report (dated 10/25/2021) included in packets to Commission Members. Ms. Roberson will ask Ms. Washburn to attend a meeting in December.

Mr. Fitzgerald asked about a metal building that is going up on Route 205. Ms. Roberson will speak with Ms. Washburn about this.

b. Budget Update (included in packets to Commission Members – dated 7/1/2021 thru 10/31/2021).

c. Correspondence

- Letter dated 10/27/2021 from Kenneth C. Baldwin, Robinson and Cole, regarding a modification at 159 Brown Road (included in packets to Commission Members). Ms. Roberson explained that they are swapping out antennas.

d. Chairman's Report

M. Sigfridson congratulated Mr. Tanner on his victory in the election which will leave a vacancy. There will possibly be another vacancy. There was discussion regarding vacancies. Ms. Sigfridson will post on Facebook.

IX. Public Commentary

There was discussion regarding the Ice Box. Ms. Roberson explained that all of the building and zoning code stuff has been resolved and now it is between them and the Fire Department regarding right-of-way.

There was discussion regarding possible future prevention regarding what happened at the green massage (Day Street).

X. Adjourn

M. Sigfridson adjourned the meeting at 9:39 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold a public hearing on Wednesday, December 1, 2021, at 6:30 p.m. via Webex and in-person (masks required) at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

ZRC 21-002: Request to change Zoning Regulations concerning adult cannabis. Applicant: PZC.

A copy of the application will be available for review on the Town of Brooklyn website, Land Use and Town Clerk offices.

All interested parties may attend the meeting, be heard and written correspondence received.

Dated this 4th day of November 2021.

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 11/1/2021 Check # N/A Application #ZRC 21-002

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant PLANNING AND ZONING COMMISSION Phone _____

Mailing Address 69 S. MAIN ST. SUITE 22 BROOKLYN, CT 06234

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 2, B,

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

4, D, 2.3.18,
4, E, 2.5.3

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

SEE ATTACHED

REASON FOR REQUEST:

COMPLIANCE WITH P.A. 21-1 RE: ADULT-USE CANNABIS

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

- 1) *Explanation: The purpose of this change is to introduce definitions for the retail sale of adult-use cannabis, hybrid retail (combined sale of adult-use cannabis and medical marijuana), as well as micro-cultivator in accordance with P.A. 21-1.*

2.B Definitions

Proposed: **CANNABIS RETAILER** - A person, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis to consumers and research programs.

Proposed: **HYBRID RETAILER** - A person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.

Proposed: **MICRO-CULTIVATOR** - A person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection or any designee of the commissioner.

.....

- 2) *Explanation: The purpose of this change is to provide for the retail sale of adult-use cannabis with or without medical marijuana in the Planned Commercial Zone as provided by Public Act 21-01. Pg. 71*

4.D.2.3.18 Permitted Principal Uses in the PC Zone – Business-Related Uses

Proposed: Retail sale of cannabis by a Cannabis Retailer, or
Retail sale of cannabis and medical marijuana by a Hybrid Retailer

Special Permit (PZC)

.....

- 3) *Explanation: The purpose of this change is to provide for the micro-cultivation of the cannabis plant in the Industrial Zone as provided by Public Act 21-01. Pg. 80*

4.E.2.5.3 Permitted Principal Uses in the I Zone – Business-Related Uses

Proposed: Cultivation, growing and propagation of cannabis by a Micro-cultivator

Special Permit (PZC)

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 11/1/2021 Check # N/A Application #ZRC 21-002

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant PLANNING AND ZONING COMMISSION Phone _____

Mailing Address 69 S. MAIN ST. SUITE 22 BROOKLYN, CT 06234

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 2.B,

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

4.D.2.3.18,
4.E.2.5.3

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

SEE ATTACHED

REASON FOR REQUEST:

COMPLIANCE WITH P.A. 21-1 RE: ADULT-USE CANNABIS

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

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-
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Proposed: Retail sale of cannabis by a Cannabis Retailer, or
Retail sale of cannabis and medical marijuana by a Hybrid Retailer

Special Permit (PZC)

-
- 3) *Explanation: The purpose of this change is to provide for the micro-cultivation of the cannabis plant in the Industrial Zone as provided by Public Act 21-01. Pg. 80*

4.E.2.5.3 Permitted Principal Uses in the I Zone – Business-Related Uses

Proposed: Cultivation, growing and propagation of cannabis by a Micro-cultivator

Special Permit (PZC)

Margaret's Report 11/22/2021

Zoning Permits issued:

40 Tripp Hollow Road – John Filchak. Reconstruct a 10' x 16' shed and enlarge it to 12' x 16' on a concrete pad in the same location. The original shed was destroyed by a falling tree.

106 Darby Road – Daryl Frink. 16' x 32' deck added onto existing deck; new stairs added onto existing deck. This is an after-the-fact permit issued for a deck and stairs constructed without a zoning permit or a building permit.

39 Canterbury Road – The Roseland LLC. Minor modification visible from the road in the VC Zone. Strip and re-roof portions of roof shown on sketch.

415 Stetson Road – Robert Lamothe. New 20' x 32' addition to existing garage.

324 Canterbury Road – David and Paula McNally. Strip and re-roof with grey shingles in the Scenic Route 169 Overlay Zone.

289 Day Street – Richard and Ann-Marie Davis. Construction of new 20' x 34' in-ground pool with patio and 4' safety fence with self-closing, self-latching gate.

231 South Street – Patrick Riley. New single family dwelling, 1400 sq. ft. with attached garage, 840 sq. ft., and side deck.

Final Certificates of Zoning Compliance issued:

207 South Street – Michael King. New single-family dwelling with basement garage, front landing with stairs and rear deck with stairs.

172 Brown Road – Arthur and Lynne Grenier. Replace and modify front porch and front deck.

343 Day Street – Jeffrey Weaver. New single-family dwelling with attached garage; wrap-around porch on one side and the rear.

349 Day Street – Jeffrey Weaver. New single-family dwelling with attached garage; front porch and rear deck.

93 Hartford Road – Historic Enterprises LLC. Minor modification visible from the road in the VC Zone: Paving.

324 Canterbury Road – David and Paula McNally. Strip and re-roof with grey shingles in the Scenic Route 169 Overlay Zone.

Home Office Permits Issued: None.

Sign Permits issued: None.

Zoning Issues:

215 Stetson Road – Gary and Sherry Greene.

When I inspected for the IWWC and Zoning Permits on 10/12/21 the Greenes had already moved a camping trailer to the front yard of a circa-1968 uninhabitable trailer on the subject property. I took photos and told the Greenes that they cannot use the camping trailer as a residence. They had already tied the camping trailer into the septic system of the circa-1968 trailer without any permits from NDDH. NDDH has since approved connecting the camping trailer to the septic system. On 10/13, I issued a Cease & Desist Order (C&DO), requiring them to remove the camping trailer, stop using it as a residence, and call me for a re-inspection within 21 days, which amounted to a deadline of 11/3. Ms. Greene asked me for an extension, which I granted. The revised C&DO extended the deadline to 11/24/21.

On 11/17, the Greenes applied for a variance from the Zoning Board of Appeals (ZBA) to be permitted to live in the camping trailer until the Certificate of Occupancy for their new permitted home has been issued.

Citation Hearing Officer – Brooklyn no longer has a Citation Hearing Officer. This situation makes conducting zoning, wetlands or blight enforcement actions extremely difficult until a new one is appointed. First Selectman, Austin Tanner, is looking into the Citation Hearing Officer appointment process.

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

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

RECEIVED

OCT 04 2021

October 4, 2021

Brooklyn Planning & Zoning Commission
C/O Jana Roberson, Director of Community Development & Town Planner
69 South Main Street
Suite 22
Brooklyn, CT 06234

RE: Proposed Zoning Text Amendment
P&R Job No. 213050

Dear Commissioners:

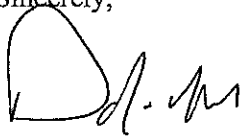
Attached, please find a completed application form, ^{\$615⁰⁰} ~~\$910.00~~ application fee and a proposed amendment to Section 6.G of the Brooklyn Zoning Regulations. The subject section outlines the requirements for the development of Conservation Subdivisions. The requested amendment is intended to better encourage the development of Conservation Subdivisions and to simplify the application of the regulation during the design and permitting of a Conservation Subdivision. The amendments and the reasoning for each specific request are summarized as follows:

1. Allow duplex buildings in Conservation Subdivisions. *There seems to be no technical or engineering related reason not to allow duplex buildings in Conservation Subdivisions. All septic system, well and building setback requirements would apply to duplex buildings in the same manner as single family buildings. Since duplex buildings are allowed by right in a Conventional Subdivision, it seems appropriate to allow duplex buildings in a Conservation Subdivision as long as the applicable technical and dimensional requirements can be met.*
2. Remove the requirement to show trees >18" DBH as Secondary Conservation resources. *Trees are a temporary site feature, particularly larger trees which may be over-mature and near the end of their natural life cycle. Unfortunately, we also live in a time when invasive pests threaten to destroy particular species of trees. Buildings, roads and infrastructure are permanent site features. It does not seem appropriate to require the design of permanent site features around particular trees or to require developers to bear the expense of detailed tree surveys to locate every large tree on a property.*
3. Revise language on Primary and Secondary Conservation Areas. *The current language utilizing the word "shall" will create conflicts on the majority of project sites. If an application is presented for a property on which the entire parcel qualifies as either Primary or Secondary Conservation Areas, the proposed amendment alleviates any potential regulatory conflict and recognizes that in almost all cases, the development of a Conservation Subdivision will involve a compromise over which areas should be conserved and which areas should be developed.*

4. Provide full credit for conservation of wetlands, watercourses and areas of steep slopes. *Since these areas are specifically identified as Primary and Secondary Conservation Areas which should be prioritized for conservation, it is not appropriate to exclude their areas from the required open space dedication. In some instances, such as a site with a large pond, wetlands, watercourses and surrounding steep slopes may very well represent the most noteworthy natural resources on the property and full credit should be given for these land areas in open space dedication.*
5. Removal of 100' buffer requirement along Town right of way. *The perimeter of a Conservation Subdivision must comply with conventional zoning setbacks. There is no reason that development in a Conservation Subdivision would be any different aesthetically from a Conventional Subdivision. This regulation requires the use of additional land and creates additional expense to developers, both of which discourage the development of Conservation Subdivisions with no perceptible benefit.*
6. Revised rear lot access strip requirements. *25 feet wide is adequate for the installation of a residential driveway and utilities in most situations. Wider access strips can be used where required. Allowing more flexibility for development of rear lots will allow for less land consumption for subdivision development, more orderly design and potentially less need for infrastructure, all of which are in keeping with the goals of Conservation Subdivision design.*
7. Remove reference to Town Counsel. *This appears to be a typographic error which was intended to be Board of Selectmen.*

Thank you for your consideration of this application. If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. J. Held', with a stylized flourish at the end.

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

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 10/4/21 Check # 1864 ^{\$910⁰⁰} ^{-300⁰⁰} ^{-SRC-21-001} Application #ZRC 21-001
Application Fee: \$250 \$250 State Fee: \$60 \$60 Publication Fee: \$~~000~~³ 300⁰⁰
Public Hearing Date 11/3/21 Commission Action _____ Effective Date _____
Name of Applicant KA&G Development LLC, c/o David Held Phone 860-234-3183
Mailing Address 15 Woodland Lane, Baltic, CT 06330

REQUEST TO AMEND ARTICLE(S) 6 SECTION(S) 6.G

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

PARAGRAPH TO CHANGE see attached OF THE ZONING REGULATIONS

REQUEST TO CHANGE: see attached

REASON FOR REQUEST: Easier implementation of and encouragement of conservation subdivisions.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

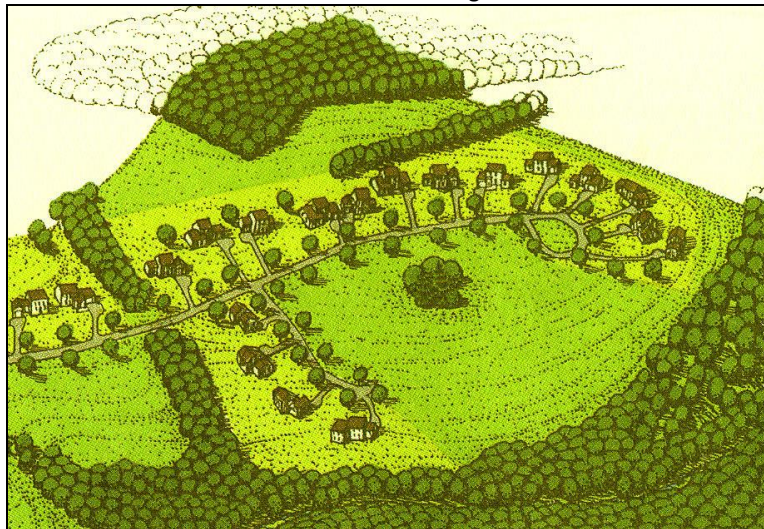
6.G. CONSERVATION SUBDIVISION

6.G.1. PURPOSE

This Section of the Regulations is intended to provide a method for development of land which permits a reduction in lot sizes without a significant increase in density of population or development, while at the same time providing for the protection of surrounding properties, persons and neighborhood value and allowing greater flexibility and creativity in the design and layout of residential and/or development in order to:

1. Protect the existing rural appearance and character of the Town of Brooklyn in accordance with the Town's Plan of Conservation and Development;
2. Minimize alteration of or damage to the natural, historic and scenic resources;
3. Avoid adverse impacts of new development on the value of existing homes and reduce sprawl;
4. Promote development that is compatible with existing neighborhoods;
5. Preserve open spaces, large unfragmented forests, wildlife habitat and other undeveloped open land particularly along Town roads;
6. Establish buffers for adjacent land uses such as agriculture and fragile ecosystems;
7. Reduce public costs for the maintenance of roads and other public infrastructure;
8. Protect water resources by reducing the amount of impervious surfaces, volume of runoff, and pollutant loads to streams and other water resources; and
9. Conserve energy resources.

Conservation Design



6.G.2. OVERALL STANDARDS AND DESIGN PROCESS

1. A Conservation subdivision shall:
 - a. only be permitted in the R-A zone.
 - b. only be used for detached single-family dwellings, duplex buildings, and permitted accessory uses.
 - c. require a minimum of forty (40) percent Open Space set aside.
2. Any application for a Conservation subdivision shall include the following materials prepared by a landscape architect, civil engineer, or surveyor licensed to practice in Connecticut:
 - a. a site inventory / analysis map as described below, and
 - b. an overall lot / roadway layout plan which responds to the site inventory / analysis map.
3. If the Commission is not satisfied with the quality of the analysis submitted with the application, it may hire another landscape architect, civil engineer, or surveyor licensed to practice in Connecticut to prepare such analysis and charge the applicant for the cost of such services.
4. The site inventory / analysis map shall identify Primary Conservation Areas:
 - c. wetlands and vernal pools,
 - d. watercourses,
 - e. steep slopes (15 percent or more), and
 - f. 100-year floodplain (FEMA Floodzone A).
5. The site inventory / analysis map shall also identify Secondary Conservation Areas and other environmental, scenic, and cultural resources such as:
 - g. Prime farmland soils and soils of statewide significance,
 - h. areas within 50 feet of a wetland,
 - i. areas within 100 feet of a watercourse or a vernal pool,
 - j. 500-year floodplain (FEMA Floodzone B),
 - k. Natural Diversity Database sites,
 - l. wildlife corridors,
 - m. mature woodlands,
 - ~~n.~~ n. ~~notable individual trees (>18" DBH),~~
 - ~~o.~~ n. ridgelines, scenic views and vistas,
 - ~~p.~~ o. stone walls and /or farm hedgerows,
 - ~~q.~~ p. key resources identified in the Plan of Conservation and Development or other natural / cultural resource inventory,
 - ~~r.~~ q. key open space and trail connections identified in the Plan of Conservation and Development,
 - ~~s.~~ r. possible connections between conservation areas on the site and adjacent protected and unprotected open space,
 - ~~t.~~ s. proposed open space areas, and
 - ~~u.~~ t. moderately well drained to excessively drained soils.
6. Areas of the site which are not considered Primary Conservation Areas or Secondary Conservation Areas shall be considered potential development areas and lots, streets, trails, and other improvements may be sited in these areas.

7. Areas of the site which are considered Primary Conservation Areas or Secondary Conservation Areas shall be considered for permanent protection by one of the following means:
 - a. creation of a Conservation Easement in favor of the Town of Brooklyn;
 - b. creation of a Conservation Easement in favor of the Town of Brooklyn reserving specific agricultural rights and uses by the Town, as approved by the Commission;
 - c. conveyance of fee simple ownership to a Tax Exempt Organization approved by the Commission;
 - d. creation of a Conservation Easement in favor of a Tax-Exempt Organization approved by the Commission;
 - e. conveyance of fee simple ownership to a Connecticut non-stock corporation of which all owners of land within the subdivision or resubdivision are members, along with a conservation easement over the entire open space area; or
 - f. any other method deemed appropriate by the Commission which accomplishes permanent dedication in accordance with the requirements set forth in this Section.
8. Where Open Space is required by the Commission, the land to be dedicated to meet Town requirements may include wetlands or watercourses as defined in the Connecticut General statutes, and slopes over twenty five (25) percent, but the Commission has the right to require that the percentage of the dedicated land within these wetland, watercourse and steep slope categories is not greater than the percentage of wetlands, watercourses and slopes over twenty five (25) percent within the property to be subdivided and, as applicable, within previous subdivision sections where dedications were not made.
9. ~~Where at all possible, The Commission has the right to require a maintained~~ buffer ~~shall be maintained~~ between the Town right-of-way and the subdivision houses to screen the development from the Town road in order to maintain the appearance of a single family residential driveway, rather than a multi-lot subdivision. ~~A buffer of 100' consisting of mixed deciduous and/or evergreen trees is desired.~~
10. A pre-application meeting with Town Staff and the Commission is strongly encouraged.

6.G.3. DIMENSIONAL STANDARDS

1. Density in the Conservation subdivision shall not exceed 0.6 lots per acre of buildable land.
2. There shall be no minimum lot size requirement in a Conservation Subdivision but all lots shall meet the requirements of the State Health code and the Northeast District Department of Health.
3. Within a Conservation subdivision, each lot for a building site shall have at least 100 feet of frontage on a private or public road or at least 100 feet at the building line if located on a cul-de-sac.
4. Within a Conservation subdivision, all structures shall be set back at least thirty (30) feet from any front lot line and twenty (20) feet from all side and rear lot lines except that all structures at the perimeter of the parcel shall conform to the setback requirements applicable to conventional development in the underlying zone.
5. Rear lots may be permitted within a Conservation subdivisions provided that:
 - a. the access strip serving such lot(s) shall be at least ~~5~~30 feet wide.
 - b. the access strip serving such lot(s) shall be located at least ~~three~~ one hundred (~~3~~100) feet from all ~~entrances or~~ access strips on the same side of the street.
 - ~~c. the access strip serving such lots shall not exceed 400 feet in length.~~
 - ~~d. c.~~ No more than three (3) rear lots may be accessed by any one access strip.
 - ~~e. d.~~ The access strip shall be owned by the owner of the rear lot or, in the case of multiple rear lots, by the owner of the rear lot located farthest from the public or private way.
 - ~~f. e.~~ The access strip shall be encumbered by an easement if another rear lot exists, granting access to such lot.

6.G.4. ROAD REQUIREMENTS

1. Roads created within a Conservation subdivision may be privately owned and maintained in perpetuity by a Homeowner's Association.
2. This arrangement shall be formalized as follows:
 - a. A note shall be placed on the final Conservation subdivision plan stating: "This subdivision is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."
 - b. A notation shall be placed in the deed to the property stating: "This subdivision development is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."
 - c. In such other form as is acceptable to the Commission which shall, at the Commission's discretion, be subject to review by the ~~Town Counsel~~Commission's attorney prior to filing of approved plan or other documents.
3. Private roads shall:
 - a. be identified on the subdivision plans,
 - b. have a right-of-way of 50'.
 - c. conform to the construction standards listed in the Town of Brooklyn Public Improvement Specifications including being paved with 3" bituminous concrete (1 ½" Class I and 1 ½" Class II) to a minimum width of eighteen 18 feet.
 - d. have a cross slope from center crown to gutter of at least 3/8" /foot.
 - e. not exceed 12% grade
 - f. not serve as a connecting road between two public streets.
 - g. have the final design be subject to the recommendation of the Town Engineer since the design may need to be site specific.
4. All dead end roads shall terminate in a cul-de-sac with an outside radius of travel way of fifty (50) feet and, if a center island is proposed, the width of the travel way around the island shall be at least twenty (20) feet.
5. Curbing and formal closed drainage systems are to be held to a minimum, except as provided below.
 - a. Curbing shall be required:
 - where a road is in a cut situation with surrounding land pitching toward the road;
 - at a low point in the road with catch basins to collect storm water runoff; and
 - where a closed drainage system is required.
 - b. Curbing is not required;
 - where the land generally has flat slopes;
 - where the road is in a fill situation and sheet flow away from the road is advantageous; and
 - where no closed drainage system is required.
 - c. A closed drainage system is required where drainage structures (e.g. catch basins) are necessitated by site conditions and subdivision design.
6. Any proposed public roads shall be constructed in accordance with Public Improvement Specifications for the Town of Brooklyn.

6.G.5. LEGAL ARRANGEMENTS

1. Appropriate Certificates of Incorporation, by-laws, rules and regulations of any association or corporation of the lot owners within the proposed Conservation subdivision shall be provided as part of the application.
2. Appropriate easements shall be provided as part of the application for travelways, utilities, snow storage, maintenance, storm water drainage and to accommodate any hammerhead turnaround and associated snow shelf.
3. Following approval, a Conservation subdivision and all parcels of land within it shall be subject to the following limitations:
 - a. No lot or parcel within a Conservation subdivision may be further subdivided and:
 - A notation to that effect shall be made on the Final Plan as to be endorsed by the Commission and recorded with the Town Clerk.
 - A perpetual development restriction, running with the land, and enforceable by the Town of Brooklyn, shall be recorded with respect to the land within the Conservation subdivision and such development restriction:
 - shall provide that no lot in the Conservation subdivision may be further subdivided into additional building lots.
 - shall be in such form and substance as the Commission shall prescribe, and
 - may contain such additional restrictions on development and use of the lots as the Commission may deem appropriate.
 - b. Home offices are allowed as a matter of right per Section 6.A.2 except that there shall be no non-resident employees.
 - c. Home enterprises and home businesses are not permitted in Conservation subdivisions.

Provost & Rovero, Inc.

SRC 21-001

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

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

Telephone (860) 230-0856
Fax (860) 230-0860
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RECEIVED

OCT 04 2021

October 4, 2021

Brooklyn Planning & Zoning Commission
C/O Jana Roberson, Director of Community Development & Town Planner
69 South Main Street
Suite 22
Brooklyn, CT 06234

RE: Proposed Subdivision Text Amendment
P&R Job No. 213050

Dear Commissioners:

\$610⁰⁰

Attached, please find a completed application form, ~~\$310.00~~ application fee and a proposed amendment to Section 5A of the Brooklyn Subdivision Regulations. The subject section outlines the requirements for the development of Conservation Subdivisions. The requested amendment is intended to better encourage the development of Conservation Subdivisions and to bring the Subdivision Regulations into alignment with the Zoning Regulations.

Thank you for your consideration of this application. If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

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

#1864 overpaid ZRC 21-001 by \$300⁰⁰
which was added to application SRC 21-001.

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

Date 10/4/21

+300 LEGALS

FEE \$250.00 _____

State Fee \$60.00 _____

Application # SRC 21-001

Check # 1863 \$310⁰²
1864 \$300⁰⁵

Public Hearing Date 11/3/21 Commission Action _____ Effective Date _____

Name of Applicant KA&G Development LLC, c/o David Held Phone 860-234-3183

Mailing Address 15 Woodland Lane, Baltic, CT 06330

REQUEST TO AMEND SECTION (S) 5A

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

PARAGRAPH TO CHANGE see attached OF THE SUBDIVISION REGULATIONS

REQUEST TO CHANGE TO: see attached

REASON FOR REQUEST: consistency with Zoning Regulations

Article 5A - Conservation Subdivision Regulations

5A.1 - Purpose: The purpose of this regulation is to provide a Conservation method for development of land which permits a reduction in lot sizes without a significant increase in density of population or development, while at the same time providing for the protection of surrounding properties, persons and neighborhood value and allowing greater flexibility and creativity in the design and layout of residential and/or development in order to:

5A.1.1 - Protect the existing rural appearance and character of the Town of Brooklyn in accordance with the Town's Plan of Conservation and Development;

5A.1.2- Minimize alteration of or damage to the natural, historic and scenic resources;

5A.1.3 - Avoid adverse impacts of new development on the value of existing homes and reduce sprawl;

5A.1.4 - Promote development that is compatible with existing neighborhoods;

5A.1.5 - Preserve open spaces, large unfragmented forests, wildlife habitat and other undeveloped open land particularly along Town roads;

5A.1.6- Establish buffers for adjacent land uses such as agriculture and fragile ecosystems;

5A.1.7 - Reduce public costs for the maintenance of roads and other public infrastructure;

5A.1.8 – Protect water resources by reducing the amount of impervious surfaces, volume of runoff, and pollutant loads to streams and other water resources; and

5A.1.9 – Conserve energy resources.

5A.2 - General Requirements: Conservation Subdivisions:

5A.2.1 - Shall only be permitted in the RA zone.

5A.2.2 - Shall lead to the creation of five (5) or more lots.

5A.2.3 - Shall be used only for detached single-family dwellings, duplex buildings, and permitted accessory uses.

5A.2.4 - Shall require a minimum of forty (40) percent Open Space set aside.

5A.2.5 – Density shall not exceed 0.6 lots per acre of buildable land ~~the number of lots that could be attained within a Conventional Subdivision unless a Density Bonus is granted in accordance with Section 5A.7.~~

5A.2.6 – Home enterprises and home businesses are not permitted in Conservation Subdivisions. Home offices are allowed as a matter of right per Section 6.2 with the exception that there shall be no non-resident employees. PAGE 23

5A.3 - Applicability/Procedure: Subdivision of land that meets the criteria listed in Section 5A.2.1 – 5A.2.3 shall be made according to the design; either Conservation or Conventional Subdivision that best promotes enhances and assists in the accomplishments of the objectives listed in Section 5A.1.

5A.3.1 –Prior to submission of a Preliminary Plan, an applicant is strongly encouraged to review with the Town Planner or other authorized agent any proposal for a Conservation Subdivision.

5A.3.2 – Prior to formal Subdivision application, any landowner/developer, whose property/proposed development or Subdivision Application meets the requirements listed in Section 5A.2.1 -5A.2.3 shall file a Preliminary Design for a Conservation Subdivision for review by the Commission.

5A.3.3 -The Preliminary Design shall follow the requirements set forth in Section 5A.4.

5A.3.4 - The Commission shall make a determination of the suitability of the Preliminary Design for a Conservation Subdivision based on the information provided in the Preliminary Plans and the objectives listed in Section 5A.2.

5A.3.5 - Formal Application for Conservation Subdivision shall conform to the applicable requirements for a Subdivision Plan as set forth in the Commission's Regulations for the Subdivision of Land, and the Conservation Subdivision requirements contained herein.

5A.4 – Preliminary Design Review:

~~5A.4.1 – Informal Review of Preliminary Plans The purpose of the informal review of preliminary plans is to provide guidance to the applicant and to identify areas of concern or further study, so as to minimize delay, expense and inconvenience to the public, the applicant, and the Commission upon the future receipt, if any, of a formal application for subdivision. The applicant shall submit preliminary plans for informal review, however, neither the applicant nor the Commission shall be bound by any statement made during such informal review, nor shall the statement of any Commission member be deemed to be an indication of prejudgment or prejudice, it being acknowledged by the applicant that the Commission response like the request itself are preliminary and subject to further refinement. After review, the Commission shall, provide informal, suggestions to the applicant regarding the overall layout and design of the proposed subdivision, and a determination whether to proceed with an application under this Section or to adhere to the Conventional Subdivision requirements of the applicable Sections of the Brooklyn Subdivision Regulations.~~

~~5A.4.2 – Preliminary Plans: Land Owners/Developers are required to submit two concept plans for the proposed subdivision. One of which shall depict how the parcel could be developed as a Conventional Subdivision (Yield Plan) consisting of lot and street layouts conforming to the Brooklyn Zoning and Subdivision Regulations governing Conventional Subdivision lots, and the Town of Brooklyn's Public Improvement Specifications, and another which shall depict how the parcel could be developed as a Conservation Subdivision. PAGE 24~~

~~Although such Plans shall be conceptual in nature, and are not intended to involve significant engineering costs, they must be realistic and must not show potential house sites or streets in areas that would not ordinarily be permitted in a Conventional Subdivision layout. Plans shall include the following elements as well as identify physical and other features that would limit or restrict the use of the parcel for development, including, but not limited to;~~

~~j) At Least a Class D Survey~~

~~k) North arrow~~

~~l) Scale 1"=100'~~

~~m) Location map (1"=1000')~~

~~n) Name of Applicant~~

~~f) Name of Subdivision~~

~~g) Date of Plan and plan number or identification~~

~~h) Existing Streets~~

~~i) Proposed streets, or private drives~~

~~j) Proposed lot lines~~

~~s) Proposed Open Space, including a narrative description of the characteristics of the proposed open space~~

~~t) Topographic contours, at a contour interval of no more than more than ten (10) feet;~~

~~u) Slopes greater than 25%~~

~~v) Inland wetlands and watercourses in areas of the property not being proposed for development (on either the Conventional Plan or the Conservation Subdivision Plan) may be depicted as they appear on various sources of other mapping, inland wetlands and watercourses in areas of proposed development shall be delineated by a Professional Soil Scientist;~~

~~w) Existing zoning on adjacent properties~~

~~x) Preliminary septic field and well location~~

~~y) 100-year floodplains (Flood Zones A, as shown on FEMA maps); and easements and rights-of-way affecting the parcel.~~

~~5A.4.3 The Commission shall require that the Preliminary Plans include a "Property Survey" prepared in accordance to the Standards for "Surveys and Maps in the State of Connecticut", as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, and as may be amended.~~

~~5A.4.4 On lots that would not be served by public sewage or a centralized private sewage treatment facility, soil suitability for individual septic systems shall be demonstrated. The Commission may select a small percentage of lots (10 to 15%) to be tested, in areas considered to be marginal. If all tests on the sample lots meet applicable Public Health Code requirements, the applicant's other lots shall be deemed suitable for septic systems, for the purpose of calculating total lot yield. However, if any of the sample~~

lots fail, several others (of the Commission's choosing) shall be tested, until all the lots in a given sample pass.

Nothing herein shall be construed to prevent an applicant from presenting plans and documentation in greater detail and containing more information to the Commission, its staff or other public agencies or officials. PAGE 25

5A.5—Dimensional Requirements: A Conservation Subdivision may authorize the creation and use of lots meeting the following dimensional requirements in lieu of the conventional dimensional requirements:

5A.5.1—Lot Area: Each lot shall contain at least 30,000 square feet of buildable area, exclusive of wetlands, ledge, and slopes in excess of 25% and must be able to support a septic system and well approved by the local health authority or serviced by public sewer and water.

5A.5.2—Frontage: The frontage of each lot for a building site created in a Conservation Subdivision shall not be less than 100 feet on a private or public road, or, on a cul-de-sac, not less than 100 feet at the building line.

5A.5.3—Setbacks: All structures shall be set back a minimum of thirty (30) feet from any front lot line and twenty (20) feet from all side and rear lot lines, provided, however, that with respect to lot lines which abut land outside the Conservation Subdivision, setbacks from said lot lines shall conform to the setback requirements applicable to conventional development in the underlying zoning district.

5A.5.4—Interior Lots: Are permitted within Conservation Subdivisions provided;

15.5.4.1—Lots shall have a minimum of three hundred (300) feet separating all entrances or access strips on the same side of the street.

15.5.4.2—Access strips have a maximum length of 400 feet.

15.5.4.3—No more than three (3) interior lots may be accessed by any one access strip with the ownership of the access strip resting with the lot farthest from the public or private way.

15.5.4.4—The access strip shall be encumbered by an easement if another interior lot exists, granting access to such lot.

5A.5.5—Restrictions Against Further Development: No Conservation Subdivision may be further subdivided. A notation to that effect shall be made on the Final Plan as to be endorsed by the Commission and recorded with the Town Clerk. In addition, a perpetual restriction, running with the land, and enforceable by the Town of Brooklyn, shall be recorded with respect to the land within the Conservation Subdivision. Such restriction shall provide that no lot in the Conservation Subdivision may be further subdivided into additional building lots. Said restriction shall be in such form and substance as the Commission shall prescribe and may contain such additional restrictions on development and use of the lots as the Commission may deem appropriate.

5A.6—Standards: In reviewing an Application for a Conservation Subdivision, the Commission shall consider the extent to which the Application meets the purposes of a Conservation Subdivision by satisfying the following standards:

~~5A.6.1—The developed areas, roads, storm drains, sewage disposal systems, and utilities shall work with the natural features of the parcel, minimizing changes to the topography and maximizing the amount of preserved wooded areas and other open space and shall, to the extent appropriate, use low impact development techniques. PAGE 26~~

~~5A.6.2—The amount of land to be disturbed for the construction of buildings, driveways, septic systems, utilities, storm drainage systems, and roads shall be minimized.~~

~~5A.6.3—Natural and historic features of the land, as determined by the Commission with recommendations from the Conservation Commission, shall be protected.~~

~~5A.6.4—The plans demonstrate that the impacts of road and utility installations for each dwelling unit served shall be less than those generated by a conventional development of the same land.~~

~~5A.6.5—The design, number, and location of curb cuts shall be such that any conflict with existing traffic flow is minimized. Combined driveways on private drives are encouraged to reduce the number of cuts.~~

~~5A.6.6—Provision, satisfactory to the Commission, shall be made with regard to the ownership and maintenance of any and all private roads, common driveways, common land, or other common facilities within a Conservation Subdivision.~~

~~5A.6.7—The design shall minimize the size of proposed Developed Areas.~~

~~5A.6.8—The balance of the land not contained in the building lots shall be in condition, size and shape as to be readily usable for recreation or conservation, and shall be preserved in perpetuity by one of the following means:~~

~~5A.6.8.1—creation of a Conservation Easement in favor of the Town of Brooklyn;~~

~~5A.6.8.2—creation of a Conservation Easement in favor of the Town of Brooklyn reserving specific agricultural rights and uses by the Town, as approved by the Commission;~~

~~5A.6.8.3—conveyance of fee simple ownership to a Tax-Exempt Organization approved by the Commission;~~

~~5A.6.8.4—creation of a Conservation Easement in favor of a Tax-Exempt Organization approved by the Commission;~~

~~5A.6.8.5—conveyance of fee simple ownership to a Connecticut non-stock corporation of which all owners of land within the subdivision or resubdivision are members, along with a conservation easement over the entire open space area; or~~

~~5A.6.8.6—any other method deemed appropriate by the Commission which accomplishes permanent dedication in accordance with the requirements set forth in this Section.~~

~~5A.6.9—Where Open Space is required by the Commission, the land to be dedicated to meet Town requirements may include wetlands or watercourses as defined in the Connecticut General Statutes, and slopes over twenty five (25) percent, but the Commission has the right to require that the percentage of the dedicated land within these wetland, watercourse and steep slope categories is not greater than the percentage of wetlands, watercourses and slopes over twenty five (25) percent within the property to~~

~~be subdivided and, as applicable, within previous subdivision sections where dedications were not made. PAGE 27~~

~~For example, consider a tract to be subdivided with 40% of the land to be divided consisting of wetlands, watercourses and slopes over 25 percent. and 60% of the land to be subdivided without these limitations. The Commission shall have the right to require 60 % of Open Space without any limitations and to allow 40% of the Open Space to include wetlands, watercourses or slopes over 25%.~~

~~5A.7 – Density Bonuses: The maximum number of building lots may, subject to Commission approval, be increased in only one of the following ways:~~

~~5A.7.1 – A density bonus may be granted for the provision of excess Open Space, meaning the amount of any open space acreage that is greater than the minimum amount that would be required under this Article. The additional Open Space may be within the parcel to be subdivided or elsewhere within the Town of Brooklyn in accordance with Section 8 of the Subdivision Regulations, as may be amended. For each five acres of excess Open Space accepted by the Commission, one additional building lot shall be allowed, up to a maximum of fifteen percent (15%) of the total number of lots that would otherwise be allowed under Article 5A of these regulations. The decision whether to accept an applicant's offer to dedicate excess Open Space shall be at the discretion of the Commission, which shall be guided by the recommendations contained in the Town's Plan of Conservation and Development and its determination as to the value of the excess land for any of the purposes described in Article 5A of these regulations.~~

~~5A.7.2 – Where a proposed subdivision contains soils defined as prime or important agricultural soils as defined by the USDA soil classification system, for each five acre tract preserved two additional lots shall be allowed up to 20% of the total number of lots allowed under Article 5A of these regulations.~~

~~5A.8 – Road Requirements~~

~~5A.8.1 – Proposed Public roads are to be constructed in accordance with Public Improvement Specifications for the Town of Brooklyn.~~

~~5A.8.2 – Private Roads created within a Conservation Subdivision shall be maintained by a Homeowner's Association, in a form acceptable to the Commission, which shall, at the Commission's discretion, be subject to review by the Town Counsel prior to filing of approved plan.~~

~~5A.8.2.1 – A note shall be placed on the final Conservation Subdivision plan, and in the deed to the property stating: **"This subdivision is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."**~~

~~5A.8.3 – Appropriate Certificates of Incorporation, by laws, rules and regulations of any association or corporation of the lot owners within the proposed Conservation Subdivision shall be provided.~~

~~5A.8.4 – Appropriate easements shall be provided for travel, utilities, snow storage, PAGE 28~~

~~maintenance, storm water drainage and to accommodate any hammerhead turnaround and associated snow shelf. All private lanes shall be identified on the subdivision plans.~~

~~5A.8.5 – A right-of-way of 50' shall be required.~~

~~5A.8.6—Private Roads shall not exceed 12 % grade~~

~~5A.8.7—Private roads shall not serve as a connecting road between two public streets.~~

~~5A.8.8—All private roads shall be paved with 3" bituminous concrete (1 ½" Class I and 1 ½" Class II) to a minimum width of eighteen (18) feet. Final design is site specific and subject to the recommendation of the Town Engineer.~~

~~5A.8.9—Curbing and formal closed drainage systems are to be held to a minimum, except as provided below.~~

~~5A.8.9.1—Curbing shall be required: where a road is in a cut situation with surrounding land pitching toward the road; at a low point in the road with catch basins to collect storm water runoff; and where a closed drainage system is required.~~

~~5A.8.9.2—Curbing is not required; where the land generally has flat slopes; where the road is in a fill situation and sheet flow away from the road is advantageous; and where no closed drainage system is required.~~

~~5A.8.9.3—A closed drainage system is required where drainage structures (e.g. catch basins) are necessitated by site conditions and subdivision design. The cross slope from center crown to gutter shall be no less than 3/8" /foot.~~

~~5A.8.10—All dead end private roads shall terminate in a cul de sac with an outside radius of travel way of fifty (50) feet. If a center island is proposed, the width of the travel way around the island shall be at least twenty (20) feet.~~

~~5A.8.11—Location of private roads: Where at all possible, a buffer shall be maintained between the Town right-of-way and the subdivision houses to screen the development from the Town road in order to maintain the appearance of a single family residential driveway, rather than a multi-lot subdivision. A buffer of 100' consisting of mixed deciduous and/or evergreen trees is desired.~~

~~Amended 1-5-11~~

~~Effective 1-26-11~~

5A.4 Overall Standards and Design Process

1. Any application for a Conservation subdivision shall include the following materials prepared by a landscape architect, civil engineer, or surveyor licensed to practice in Connecticut:
 - a. a site inventory / analysis map as described below, and
 - b. an overall lot / roadway layout plan which responds to the site inventory / analysis map.
2. If the Commission is not satisfied with the quality of the analysis submitted with the application, it may hire another landscape architect, civil engineer, or surveyor licensed to practice in Connecticut to prepare such analysis and charge the applicant for the cost of such services.
3. The site inventory / analysis map shall identify Primary Conservation Areas:
 - c. wetlands and vernal pools,
 - d. watercourses,
 - e. steep slopes (25 percent or more), and
 - f. 100-year floodplain (FEMA Floodzone A).

4. The site inventory / analysis map shall also identify Secondary Conservation Areas and other environmental, scenic, and cultural resources such as:
 - a. Prime farmland soils and soils of statewide significance,
 - b. areas within 50 feet of a wetland,
 - c. areas within 100 feet of a watercourse or a vernal pool,
 - d. 500-year floodplain (FEMA Floodzone B),
 - e. Natural Diversity Database sites,
 - f. wildlife corridors,
 - g. mature woodlands,
 - h. ridgelines, scenic views and vistas,
 - i. stone walls and /or farm hedgerows,
 - j. key resources identified in the Plan of Conservation and Development or other natural / cultural resource inventory,
 - k. key open space and trail connections identified in the Plan of Conservation and Development,
 - l. possible connections between conservation areas on the site and adjacent protected and unprotected open space,
 - m. proposed open space areas, and
 - n. moderately well drained to excessively drained soils.
5. Areas of the site which are not considered Primary Conservation Areas or Secondary Conservation Areas shall be considered potential development areas and lots, streets, trails, and other improvements may be sited in these areas.
6. Areas of the site which are considered Primary Conservation Areas or Secondary Conservation Areas shall be considered for permanent protection by one of the following means:
 - a. creation of a Conservation Easement in favor of the Town of Brooklyn;
 - b. creation of a Conservation Easement in favor of the Town of Brooklyn reserving specific agricultural rights and uses by the Town, as approved by the Commission;
 - c. conveyance of fee simple ownership to a Tax Exempt Organization approved by the Commission;
 - d. creation of a Conservation Easement in favor of a Tax-Exempt Organization approved by the Commission;
 - e. conveyance of fee simple ownership to a Connecticut non-stock corporation of which all owners of land within the subdivision or resubdivision are members, along with a conservation easement over the entire open space area; or
 - f. any other method deemed appropriate by the Commission which accomplishes permanent dedication in accordance with the requirements set forth in this Section.
7. Where Open Space is required by the Commission, the land to be dedicated to meet Town requirements may include wetlands or watercourses as defined in the Connecticut General statutes, and slopes over twenty five (25) percent, but the Commission has the right to require that the percentage of the dedicated land within these wetland, watercourse and steep slope categories is not greater than the percentage of wetlands, watercourses and slopes over twenty five (25) percent within the property to be subdivided and, as applicable, within previous subdivision sections where dedications were not made.
8. The Commission has the right to require a maintained buffer between the Town right-of-way and the subdivision houses to screen the development from the Town road in order to maintain the appearance of a single family residential driveway, rather than a multi-lot subdivision.
9. A pre-application meeting with Town Staff and the Commission is strongly encouraged.

5A.5 Dimensional Standards

1. Density in the Conservation subdivision shall not exceed 0.6 lots per acre of buildable land. Buildable land is the area of the parcel after subtracting any areas designated as wetlands, watercourses, slopes of 25% or greater, areas within the 100 year flood boundary, and areas encumbered by any rights-of-way or easements.
2. There shall be no minimum lot size requirement in a Conservation Subdivision but all lots shall meet the requirements of the State Health code and the Northeast District Department of Health.
3. Within a Conservation subdivision, each lot for a building site shall have at least 100 feet of frontage on a private or public road or at least 100 feet at the building line if located on a cul-de-sac.
4. Within a Conservation subdivision, all structures shall be set back at least thirty (30) feet from any front lot line and twenty (20) feet from all side and rear lot lines except that all structures at the perimeter of the parcel shall conform to the setback requirements applicable to conventional development in the underlying zone.
5. Rear lots may be permitted within a Conservation subdivisions provided that:
 - a. the access strip serving such lot(s) shall be at least 30 feet wide.
 - b. the access strip serving such lot(s) shall be located at least one hundred (100) feet from all access strips on the same side of the street.
 - c. No more than three (3) rear lots may be accessed by any one access strip.
 - d. The access strip shall be owned by the owner of the rear lot or, in the case of multiple rear lots, by the owner of the rear lot located farthest from the public or private way.
 - e. The access strip shall be encumbered by an easement if another rear lot exists, granting access to such lot.

5A.6 Road Requirements

1. Roads created within a Conservation subdivision may be privately owned and maintained in perpetuity by a Homeowner's Association.
2. This arrangement shall be formalized as follows:
 - a. A note shall be placed on the final Conservation subdivision plan stating: "This subdivision is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."
 - b. A notation shall be placed in the deed to the property stating: "This subdivision development is serviced by a private road (and/or common driveway) that is intended to remain private in perpetuity. The Town of Brooklyn will provide no maintenance, repair or school bus service along this private road (and/or common driveway)."
 - c. In such other form as is acceptable to the Commission which shall, at the Commission's discretion, be subject to review by the Commission's attorney prior to filing of approved plan or other documents.
3. Private roads shall:
 - a. be identified on the subdivision plans,
 - b. have a right-of-way of 50'.
 - c. conform to the construction standards listed in the Town of Brooklyn Public Improvement

- Specifications including being paved with 3" bituminous concrete (1 ½" Class I and 1 ½" Class II) to a minimum width of eighteen 18 feet.
- d. have a cross slope from center crown to gutter of at least 3/8" /foot.
 - e. not exceed 12% grade
 - f. not serve as a connecting road between two public streets.
 - g. have the final design be subject to the recommendation of the Town Engineer since the design may need to be site specific.
4. All dead end roads shall terminate in a cul-de-sac with an outside radius of travel way of fifty (50) feet and, if a center island is proposed, the width of the travel way around the island shall be at least twenty (20) feet.
5. Curbing and formal closed drainage systems are to be held to a minimum, except as provided below.
- a. Curbing shall be required:
 - where a road is in a cut situation with surrounding land pitching toward the road;
 - at a low point in the road with catch basins to collect storm water runoff; and
 - where a closed drainage system is required.
 - b. Curbing is not required:
 - where the land generally has flat slopes;
 - where the road is in a fill situation and sheet flow away from the road is advantageous; and
 - where no closed drainage system is required.
 - c. A closed drainage system is required where drainage structures (e.g. catch basins) are necessitated by site conditions and subdivision design.
6. Any proposed public roads shall be constructed in accordance with Public Improvement Specifications for the Town of Brooklyn.

5A.7 Legal Arrangements

1. Appropriate Certificates of Incorporation, by-laws, rules and regulations of any association or corporation of the lot owners within the proposed Conservation subdivision shall be provided as part of the application.
2. Appropriate easements shall be provided as part of the application for travelways, utilities, snow storage, maintenance, storm water drainage and to accommodate any hammerhead turnaround and associated snow shelf.
3. Following approval, a Conservation subdivision and all parcels of land within it shall be subject to the following limitations:
- a. No lot or parcel within a Conservation subdivision may be further subdivided and:
 - A notation to that effect shall be made on the Final Plan as to be endorsed by the Commission and recorded with the Town Clerk.
 - A perpetual development restriction, running with the land, and enforceable by the Town of Brooklyn, shall be recorded with respect to the land within the Conservation subdivision and such development restriction:
 - shall provide that no lot in the Conservation subdivision may be further subdivided into additional building lots.
 - shall be in such form and substance as the Commission shall prescribe, and
 - may contain such additional restrictions on development and use of the lots as the Commission may deem appropriate.
 - b. Home offices are allowed as a matter of right per Section 6.A.2 except that there shall be no

non-resident employees.

c. Home enterprises and home businesses are not permitted in Conservation Subdivisions.

RECEIVED

NOV 17 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Action Date _____

Application #SPR 21-005
Check# 1040

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant TRINITY SOLAR Phone 877-786-7283
Mailing Address 7 MCKEE PLACE CHESHIRE, CT 06410 Phone 860-933-1509 (c)

Name of Owner FELICIA BARTRUM - FOLLANSBEE Phone 860-377-2841
Mailing Address 17 PIERCE ROAD BROOKLYN, CT 06234 Phone _____

Name of Engineer/Surveyor TRINITY SOLAR
Address 7 MCKEE PLACE CHESHIRE, CT 06410
Contact Person HANNAH BIRCH Phone 203-701-3724 Fax 203-687-4205
EXT 1158

Property location/address 17 PIERCE ROAD BROOKLYN CT 06234
Map # 24 Lot # 84 Zone VCD Total Acres .26

Proposed Activity INSTALL SOLAR PANELS AT THE PROPERTY ON THE FRONT OF THE HOUSE IN THE VILLAGE CENTRAL DISTRICT

Change of Use: Yes _____ No X If Yes, Previous Use _____
Area of Proposed Structure(s) or Expansion ROOF MOUNT SOLAR

Utilities - Septic: On Site _____ Municipal _____ Existing _____ Proposed _____
Water: Private _____ Public _____ Existing _____ Proposed _____

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

Fee \$ 400 State Fee (\$60.00) 60 3 copies of plans ✓ Sanitary Report _____

4.5.5 Application/ Report of Decision from the Inland Wetlands Commission

4.5.5 Applications filed with other Agencies

12.1 Erosion and Sediment Control Plans

See also Site Plan Review Worksheet

Variances obtained _____ Date _____

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

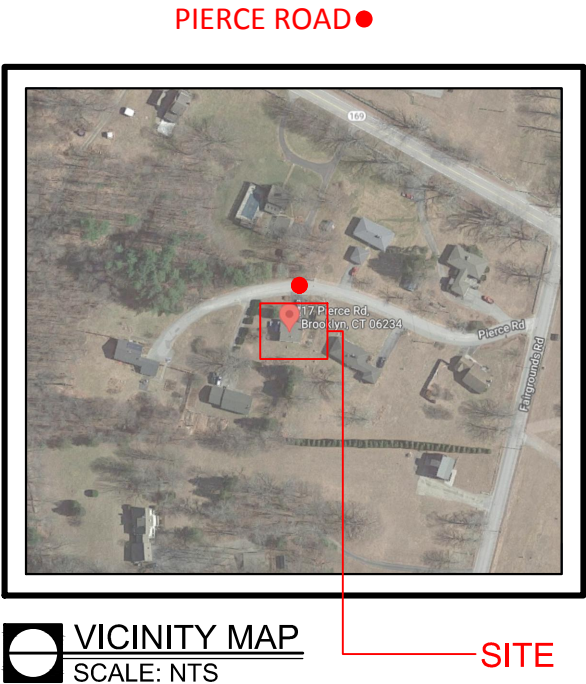
Applicant: JONATHAN LISEE [Signature] TRINITY SOLAR Date 10/20/2021

Owner: Felicia J Bartrum - Follansbee [Signature] Date 11/18/2021

* Note: Any consulting fees will be paid by the applicant

INSTALLATION OF NEW ROOF MOUNTED PV SOLAR SYSTEM

17 PIERCE ROAD
BROOKLYN, CT 06234



GENERAL NOTES

1. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND FOLLOWING ALL DIRECTIONS AND INSTRUCTIONS CONTAINED IN THE DRAWING PACKAGE AND INFORMATION RECEIVED FROM TRINITY.
2. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND FOLLOWING ALL DIRECTIONS AND INSTRUCTION CONTAINED IN THE COMPLETE MANUAL.
3. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR READING AND UNDERSTANDING ALL DRAWINGS, COMPONENT AND INVERTER MANUALS PRIOR TO INSTALLATION. THE INSTALLATION CONTRACTOR IS ALSO REQUIRED TO HAVE ALL COMPONENT SWITCHES IN THE OFF POSITION AND FUSES REMOVED PRIOR TO THE INSTALLATION OF ALL FUSE BEARING SYSTEM COMPONENTS.
4. ONCE THE PHOTOVOLTAIC MODULES ARE MOUNTED, THE INSTALLATION CONTRACTOR SHOULD HAVE A MINIMUM OF ONE ELECTRICIAN WHO HAS ATTENDED A SOLAR PHOTOVOLTAIC INSTALLATION COURSE ON SITE.
5. FOR SAFETY, IT IS RECOMMENDED THAT THE INSTALLATION CREW ALWAYS HAVE A MINIMUM OF TWO PERSONS WORKING TOGETHER AND THAT EACH OF THE INSTALLATION CREW MEMBERS BE TRAINED IN FIRST AID AND CPR.
6. THIS SOLAR PHOTOVOLTAIC SYSTEM IS TO BE INSTALLED FOLLOWING THE CONVENTIONS OF THE NATIONAL ELECTRICAL CODE. ANY LOCAL CODE WHICH MAY SUPERSEDE THE NEC SHALL GOVERN.
7. ALL SYSTEM COMPONENTS TO BE INSTALLED WITH THIS SYSTEM ARE TO BE "UL" LISTED. ALL EQUIPMENT WILL BE NEMA 3R OUTDOOR RATED UNLESS INDOORS.

GENERAL NOTES

IF ISSUED DRAWING IS MARKED WITH A REVISION CHARACTER OTHER THAN "A", PLEASE BE ADVISED THAT FINAL EQUIPMENT AND/OR SYSTEM CHARACTERISTICS ARE SUBJECT TO CHANGE DUE TO AVAILABILITY OF EQUIPMENT.

GENERAL NOTES CONTINUED

8. THE DC VOLTAGE FROM THE PANELS IS ALWAYS PRESENT AT THE DC DISCONNECT ENCLOSURE AND THE DC TERMINALS OF THE INVERTER DURING DAYLIGHT HOURS. ALL PERSONS WORKING ON OR INVOLVED WITH THE PHOTOVOLTAIC SYSTEM ARE WARNED THAT THE SOLAR MODULES ARE ENERGIZED WHENEVER THEY ARE EXPOSED TO LIGHT.
9. ALL PORTIONS OF THIS SOLAR PHOTOVOLTAIC SYSTEM SHALL BE MARKED CLEARLY IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 690 & 705.
10. PRIOR TO THE INSTALLATION OF THIS PHOTOVOLTAIC SYSTEM, THE INSTALLATION CONTRACTOR SHALL ATTEND A PRE-INSTALLTION MEETING FOR THE REVIEW OF THE INSTALLATION PROCEDURES, SCHEDULES, SAFETY AND COORDINATION.
11. PRIOR TO THE SYSTEM START UP THE INSTALLATION CONTRACTOR SHALL ASSIST IN PERFORMING ALL INITIAL HARDWARE CHECKS AND DC WIRING CONDUCTIVITY CHECKS.
12. FOR THE PROPER MAINTENANCE AND ISOLATION OF THE INVERTERS REFER TO THE ISOLATION PROCEDURES IN THE OPERATION MANUAL.
13. THE LOCATION OF PROPOSED ELECTRIC AND TELEPHONE UTILITIES ARE SUBJECT TO FINAL APPROVAL OF THE APPROPRIATE UTILITY COMPANIES AND OWNERS.
14. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREIN SHALL BE IN ACCORDANCE WITH:
 - A) CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS

GENERAL NOTES CONTINUED

14. B) CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
15. THIS SET OF PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. ONCE APPROVED, THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SYSTEM COMPONENTS AS DESCRIBED IN THE DRAWING PACKAGE.
16. ALL INFORMATION SHOWN MUST BE CERTIFIED PRIOR TO USE FOR CONSTRUCTION ACTIVITIES.

ABBREVIATIONS

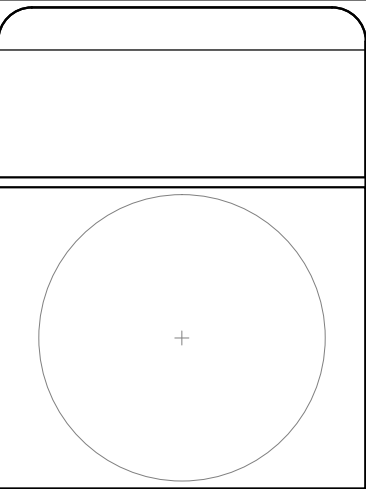
- | | |
|------|--|
| AMP | AMPERE |
| AC | ALTERNATING CURRENT |
| AL | ALUMINUM |
| AF | AMP. FRAME |
| AFF | ABOVE FINISHED FLOOR |
| AFG | ABOVE FINISHED GRADE |
| AWG | AMERICAN WIRE GAUGE |
| C | CONDUIT (GENERIC TERM OF RACEWAY, PROVIDE AS SPECIFIED) |
| CB | COMBINER BOX |
| CKT | CIRCUIT |
| CT | CURRENT TRANSFORMER |
| CU | COPPER |
| DC | DIRECT CURRENT |
| DISC | DISCONNECT SWITCH |
| DWG | DRAWING |
| EC | ELECTRICAL SYSTEM INSTALLER |
| EMT | ELECTRICAL METALLIC TUBING |
| FS | FUSIBLE SWITCH |
| FU | FUSE |
| GND | GROUND |
| GFI | GROUND FAULT INTERRUPTER |
| HZ | FREQUENCY (CYCLES PER SECOND) |

ABBREVIATIONS CONTINUED

- | | |
|--------|--|
| JB | JUNCTION BOX |
| KCMIL | THOUSAND CIRCULAR MILS |
| KVA | KILO-VOLT AMPERE |
| KW | KILO-WATT |
| KWH | KILO-WATT HOUR |
| L | LINE |
| MCB | MAIN CIRCUIT BREAKER |
| MDP | MAIN DISTRIBUTION PANEL |
| MLO | MAIN LUG ONLY |
| MTD | MOUNTED |
| MTG | MOUNTING |
| N | NEUTRAL |
| NEC | NATIONAL ELECTRICAL CODE |
| NIC | NOT IN CONTRACT |
| NO # | NUMBER |
| NTS | NOT TO SCALE |
| OCP | OVER CURRENT PROTECTION |
| P | POLE |
| PB | PULL BOX |
| PH ∅ | PHASE |
| PVC | POLY-VINYL CHLORIDE CONDUIT |
| PWR | POWER |
| QTY | QUANTITY |
| RGS | RIGID GALVANIZED STEEL |
| SN | SOLID NEUTRAL |
| JSWBD | SWITCHBOARD |
| TYP | TYPICAL |
| U.O.I. | UNLESS OTHERWISE INDICATED |
| WP | WEATHERPROOF |
| XFMR | TRANSFORMER |
| +72 | MOUNT 72 INCHES TO BOTTOM OF ABOVE FINISHED FLOOR OR GRADE |

SHEET INDEX

- | | |
|------|----------------------------------|
| PV-1 | COVER SHEET W/ SITE INFO & NOTES |
| PV-2 | ROOF PLAN W/ MODULE LOCATIONS |
| PV-3 | ELECTRICAL 3 LINE DIAGRAM |
| AP | APPENDIX |



Issued / Revisions		
R1	UTILITY TABLE ADDED	7/14/2021
P1	ISSUED TO TOWNSHIP FOR PERMIT	7/8/2021
NO.	DESCRIPTION	DATE

Project Title:	
BARTRUM-FOLLANSBEE, FELICIA-	
TRINITY ACCT #: 2021-06-599102	

Project Address:	
17 PIERCE ROAD	
BROOKLYN, CT 06234	
41.7824925,-71.9516432	

Drawing Title:	
PROPOSED PV SOLAR SYSTEM	

Drawing Information	
DRAWING DATE:	7/8/2021
DRAWN BY:	MD
REVISED BY:	DMR

System Information:	
DC SYSTEM SIZE:	9.86kW
AC SYSTEM SIZE:	7.6kW
MODULE COUNT:	29
MODULES USED:	HANWHA 340
MODULE SPEC #:	Q.PEAK DUO BLK-G6+ 340
UTILITY COMPANY:	EVERSOURCE
UTILITY ACCT #:	51374098077
UTILITY METER #:	033664502
DEAL TYPE:	SUNNOVA

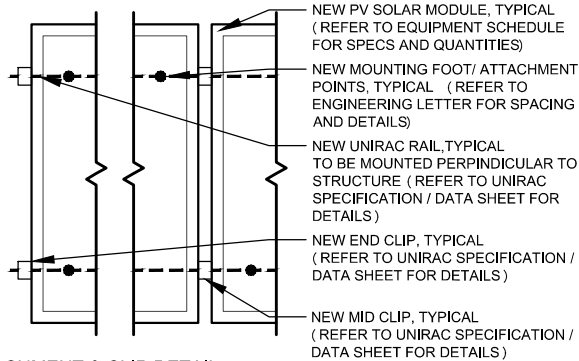
Rev. No.	Sheet
R1	PV - 1



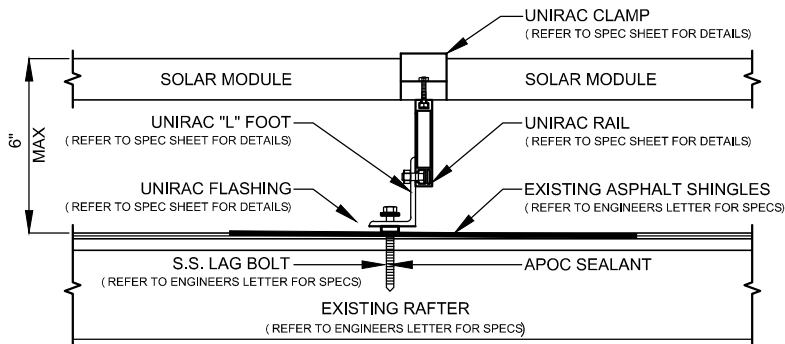
2211 Allenwood Road
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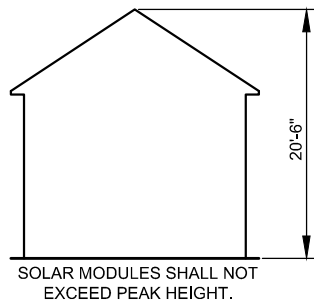
NOTES : *REFER TO MODULE SPECS FOR MODULE DIMENSIONS
*DEPICTED MODULES MAY BE PORTRAIT OR LANDSCAPE



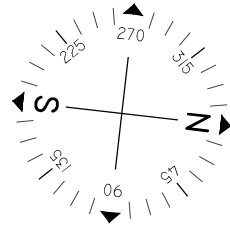
ATTACHMENT & CLIP DETAIL
SCALE: NOT TO SCALE



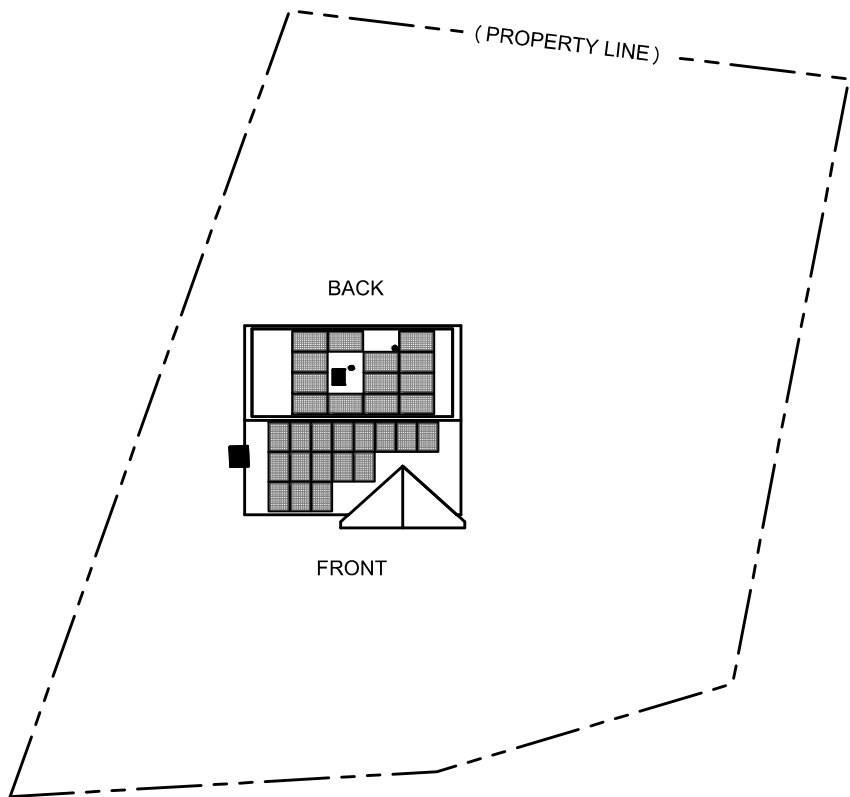
PV MODULE ATTACHMENT ON ASPHALT SHINGLE ROOF
SCALE: NOT TO SCALE



HEIGHT FROM GROUND LEVEL TO PEAK OF ROOF
SCALE: NOT TO SCALE



ARRAY SCHEDULE



NOTES:

- 1.) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2.) ARRAY BONDING TO COMPLY WITH MANUFACTURER SPECIFICATION.
- 3.) ALL LOCATIONS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.
- 4.) AN AC DISCONNECT SHALL BE GROUPED WITH INVERTER (S) NEC 690.13 (E) .
- 5.) ALL OUTDOOR EQUIPMENT SHALL BE RAIN TIGHT WITH MINIMUM NEMA 3R RATING.
- 6.) ROOFTOP SOLAR INSTALLATION ONLY PV ARRAY SHALL NOT EXTEND BEYOND THE EXISTING ROOF EDGE.

ROOF 1
MODULES: 16
PITCH: 33°
ORIENTATION: 83°

ROOF 2
MODULES: 13
PITCH: 11°
ORIENTATION: 263°

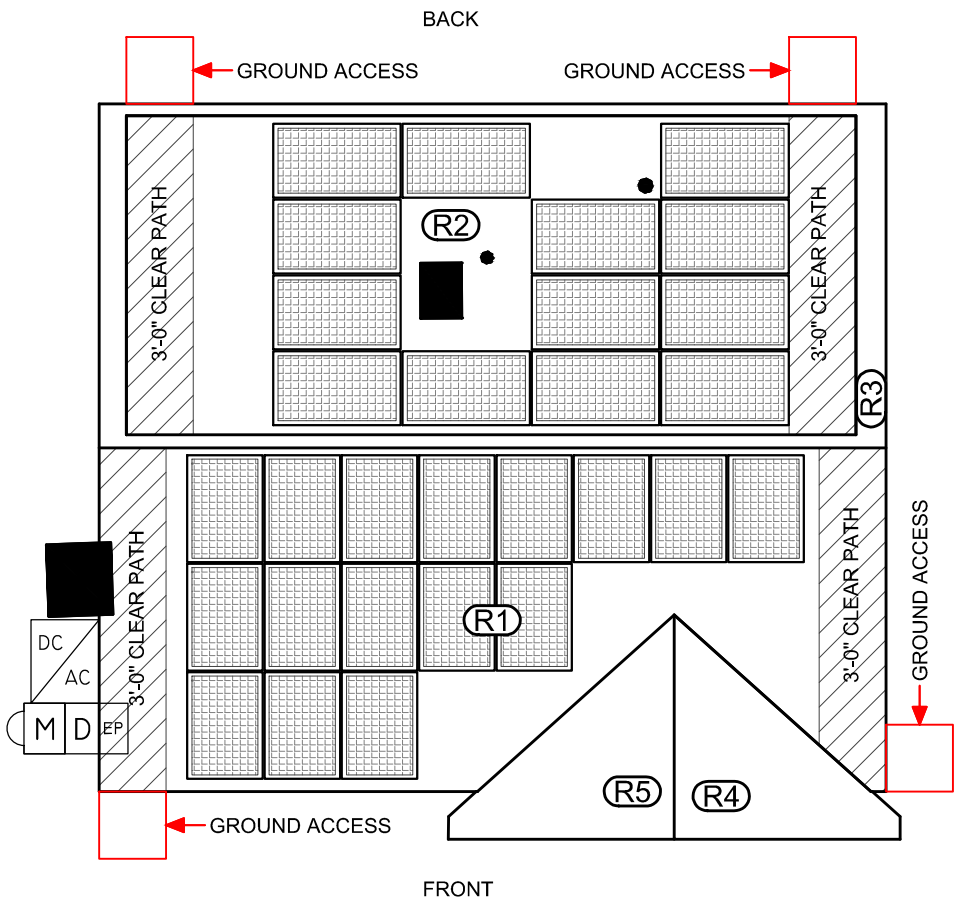
ROOF 3
MODULES: 0
PITCH: 33°
ORIENTATION: 263°

ROOF 4
MODULES: 0
PITCH: 30°
ORIENTATION: 353°

ROOF 5
MODULES: 0
PITCH: 30°
ORIENTATION: 173°

SYMBOL LEGEND

(R1)	INDICATES ROOF DESIGNATION . REFER TO ARRAY SCHEDULE FOR MORE INFORMATION	(UD)	INDICATES NEW UNFUSED PV DISCONNECT TO BE INSTALLED OUTSIDE (UTILITY ACCESSIBLE)	(SP)	INDICATES NEW PV ONLY SUBPANEL TO BE INSTALLED
(M)	INDICATES EXISTING METER LOCATION		INDICATES NEW PV SOLAR MODULE. RED MODULES INDICATE PANELS THAT USE MICRO INVERTERS. REFER TO EQUIPMENT SCHEDULE FOR SPECS.	(DC)	INDICATES NEW DC DISCONNECT
(EP)	INDICATES EXISTING ELECTRICAL PANEL LOCATION: INSIDE	(P)	INDICATES NEW PRODUCTION METER TO BE INSTALLED OUTSIDE.	(SD)	INDICATES EXISTING SERVICE DISCONNECT
(D)	INDICATES NEW FUSED PV DISCONNECT TO BE INSTALLED OUTSIDE (UTILITY ACCESSIBLE)	(DC/AC)	INDICATES NEW INVERTER TO BE INSTALLED OUTSIDE. REFER TO EQUIPMENT SCHEDULE FOR SPECS	(TS)	INDICATES EXISTING TRANSFER SWITCH



UTILITY CUSTOMER INFORMATION	
NAME	JACOB THURLOW
ADDRESS	17 PIERCE RD, BROOKLYN, CT 06234

PLUMBING SCHEDULE

OTHER OBSTRUCTIONS	

EQUIPMENT SCHEDULE

QTY	SPEC #
29	HANWHA 340 (Q.PEAK DUO BLK-G6+ 340)
1	SE7600H-US000BNC4

Issued / Revisions

NO.	DESCRIPTION	DATE
R1	UTILITY TABLE ADDED	7/14/2021
P1	ISSUED TO TOWNSHIP FOR PERMIT	7/8/2021

Project Title:

BARTRUM-FOLLANSBEE, FELICIA-
TRINITY ACCT #: 2021-06-599102

Project Address:

17 PIERCE ROAD
BROOKLYN, CT 06234
41.7824925,-71.9516432

Drawing Title:

PROPOSED PV SOLAR SYSTEM

Drawing Information

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DRAWN BY:	MD
REVISED BY:	DMR

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AC SYSTEM SIZE:	7.6kW
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MODULES USED:	HANWHA 340
MODULE SPEC #:	Q.PEAK DUO BLK-G6+ 340
UTILITY COMPANY:	EVERSOURCE
UTILITY ACCT #:	51374098077
UTILITY METER #:	033664502
DEAL TYPE:	SUNNOVA

Rev. No.

R1

Sheet

PV - 2



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1.) LICENSED ELECTRICIAN ASSUMES ALL RESPONSIBILITY FOR DETERMINING ONSITE CONDITIONS AND EXECUTING INSTALLATION IN ACCORDANCE WITH

— *Journal of the American Medical Association*

3.) HIGHEST CONTINUOUS AMBIENT TEMPERATURE BASED ON ASHRAE HIGHEST MONTH 2% DRY BULB TEMPERATURE FOR ASHRAE LOCATION MOST SIMILAR TO INSTALLATION LOCATION. HIGHEST CONTINUOUS TEMP = **33°C**

5.) PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION THAT CONTROLS SPECIFIC CONDUCTORS IN ACCORDANCE WITH NEC 690.12(A) THROUGH (D)

7.) UNGROUNDED DC CIRCUIT CONDUCTORS SHALL BE IDENTIFIED WITH THE FOLLOWING OUTER FINISH:
POSITIVE CONDUCTORS = RED
NEGATIVE CONDUCTORS = BLACK
NEC 210.5(C)(2)

9.) ALL WIRE LENGTHS SHALL BE LESS THAN 100' UNLESS OTHERWISE NOTED

11.)OVERCURRENT PROTECTION FOR CONDUCTORS
CONNECTED TO THE SUPPLY SIDE OF A SERVICE SHALL BE
LOCATED WITHIN 10' OF THE POINT OF CONNECTION NEC
705.31

13.) ALL SOLAR SYSTEM LOAD CENTERS TO CONTAIN ONLY GENERATION CIRCUITS AND NO UNUSED POSITIONS OR LOADS

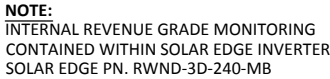
CALCULATIONS FOR CURRENT CARRYING CONDUCTORS
REQUIRED CONDUCTOR AMPACITY PER STRING
[NEC 690.8(B)(1)]: $(15.00 \times 1.25)1 = 18.75A$

30.72A \geq 18.75A, THEREFORE WIRE SIZE IS VALID

AWG #8, DERATED AMPACITY
 AMBIENT TEMP: 30°C, TEMP DERATING: 1.0
 RACEWAY DERATING ≤ 3 CCC: N/A
 55A*1.0 = 55A

CALCULATION FOR PV OVERCURRENT PROTECTION

TOTAL INVERTER CURRENT: 32.00A
 $32.00A \times 1.25 = 40.00A$
 --> 40A OVERCURRENT PROTECTION IS VALID



INVERTER #1 - SE7600H-US000BNC4			
DC		AC	
Imp	20	Pout	7600
Vmp	400	Imax	32
Voc	480	OC PDmin	40
Isc	30	Vnom	240

A	#6 THWN-2 GEC TO EXISTING GROUND ROD
B	1" CONDUIT W/ 2-#8 THWN-2, 1-#10 THWN-2, 1-#10 THWN-2 GROUND
C	1" CONDUIT W/ 4-#10 THWN-2, 1-#10 THWN-2 GROUND
D	1" CONDUIT W/ 4-#10 THWN-2, 1-#10 THWN-2 GROUND
E	1" CONDUIT W/ 2-#8 THWN-2, 1-#10 THWN-2, 1-#10 THWN-2 GROUND
F	#10 PV WIRE (FREE AIR) W/ #8 BARE COPPER BOND TO ARRAY
G	1" CONDUIT W/ 2-#6 THWN-2, 1-#6 THWN-2, 1-#8 THWN-2 GROUND

NOTE: CONDUIT TYPE SHALL BE CHOSEN BY THE INSTALLATION CONTRACTOR TO MEET OR EXCEED NEC AND LOCAL AHJD REQUIREMENTS

Project Title:
BARTRUM-FOLLANSBEE, FELICIA- TRINITY ACCT #: 2021-06-599102

Project Address:
17 PIERCE ROAD BROOKLYN, CT 06234 41.7824925,-71.9516432

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PROPOSED PV SOLAR SYSTEM

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DEAL TYPE:	SUNNOVA

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R1	PV - 3



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MATERIAL LIST

(FOR INTERNAL USE ONLY)

JOB NAME: BARTRUM-FOLLANSBEE, FELICIA-

ADDRESS: 17 Pierce Road

Brooklyn, CT 06234

41.7824925,-71.9516432



2211 Allenwood Road
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55.244 ESTIMATED MAN HOURS

2.3 DAYS (3
MEN)

1.73 DAYS (4
MEN)

1.15 DAYS
(6 MEN)

- 29 HANWHA 340's (9.86KW)
- 2 SEPARATE ARRAYS
- 20' PEAK TO GROUND
- 16 PORTRAIT & 13 LANDSCAPED
- 1 INVERTERS INSTALLED OUTSIDE
- NO TRENCH

	<u>ESTIMATED</u>	<u>SENT TO JOB</u>	<u>USED</u>
<input type="checkbox"/> HANWHA 340 (Q.PEAK DUO BLK-G6+ 340) --- P340 SE OPTIMIZERS	29	—	—
<input type="checkbox"/> SE7600H-US000BNC4	1	—	—
<input type="checkbox"/> 60A OUTDOOR FUSED DISCONNECT W/ (2) 40A FUSES	1	—	—
<input type="checkbox"/> 60A OUTDOOR NON-FUSED DISCONNECT	1	—	—
<input type="checkbox"/> SOLADECK BOX(ES) & HAYCO CONNECTOR(S)	2	—	—
<input type="checkbox"/> 14' SECTIONS OF RAIL	20	—	—
<input type="checkbox"/> INSULATED BUG BITES (LINE TAPS)	2	—	—
<input type="checkbox"/> FLASHINGS	58	—	—
<input type="checkbox"/> CASE(S) OF BLACK SPRAY PAINT	1	—	—
<input type="checkbox"/> CASE(S) OF TAR	1	—	—
<input type="checkbox"/> PV LEAD WIRE	100'	—	—
<input type="checkbox"/> T-BOLTS	—	—	—
<input type="checkbox"/> MID CLIPS	—	—	—
<input type="checkbox"/> END CLIPS	—	—	—
<input type="checkbox"/> SPLICE KITS	—	—	—
<input type="checkbox"/> GROUND LUGS	—	—	—



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INSTALLATION OF NEW ROOF MOUNTED PV SOLAR SYSTEM

BARTRUM-FOLLANSBEE, FELICIA-
17 PIERCE ROAD
BROOKLYN, CT 06234
41.7824925,-71.9516432

APPENDIX

CONTENTS
LABELS, STICKERS, AND PLACARDS
EQUIPMENT DATA SHEETS

- NOTES:**
1.) COMPLIES WITH NEC 2017
2.) REFER TO SHEET PV-3 FOR SITE SPECIFIC VALUES REQUIRED BY NEC 690
3.) STICKERS, LABELS, AND PLACKARDS SHALL BE OF SUFFICIENT DURRABILITY TO WITHSTAND THE ENVIROMENT INVOLVED

To be located on all DC junction boxes
and every 10' on DC conduit

**WARNING: PHOTOVOLTAIC
POWER SOURCE**
NEC 690.31(G)



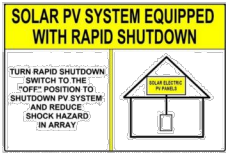
DC Junction Box



Soladeck



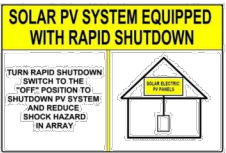
DC Conduit



NEC 690.56(C)(1)(A)



Service Disconnect



NEC 690.56(C)(1)(A)

If System is Backfed Breaker

WARNING
INVERTER OUTPUT CONNECTION. DO NOT
MISWIRE THIS OVERCURRENT DEVICE!
NEC 705.12(B)(2)

PHOTOVOLTAIC AC DISCONNECT
MAXIMUM AC OPERATING CURRENT: _____
MAXIMUM AC OPERATING VOLTAGE: _____
NEC 690.54



Main Service Panel

WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM
Utility



Utility Meter
Socket

WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION
NEC 690.13(B)



Solar Meter Socket

**RAPID SHUTDOWN
SWITCH FOR
SOLAR PV SYSTEM**
690.56(C)(3)

WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION
NEC 690.13(B)

PHOTOVOLTAIC AC DISCONNECT
MAXIMUM AC OPERATING CURRENT: _____
MAXIMUM AC OPERATING VOLTAGE: _____
NEC 690.54



Photovoltaic
AC Disconnect

PHOTOVOLTAIC AC DISCONNECT
MAXIMUM AC OPERATING CURRENT: _____
MAXIMUM AC OPERATING VOLTAGE: _____
NEC 690.54



Load Center
(To Combine Inverters)

**RAPID SHUTDOWN
SWITCH FOR
SOLAR PV SYSTEM**
690.56(C)(3)

WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION
NEC 690.13(B)

**PHOTOVOLTAIC
DC DISCONNECT**
NEC 690.4(B)

MAXIMUM VOLTAGE _____
MAXIMUM CIRCUIT CURRENT _____
MAX RATED OUTPUT CURRENT OF
THE CHARGE CONTROLLER OR
DC-TO-DC CONVERTER
(IF INSTALLED) _____
NEC 690.53



Inverter(s)

**PHOTOVOLTAIC
DC DISCONNECT**
NEC 690.4(B)

MAXIMUM VOLTAGE _____
MAXIMUM CIRCUIT CURRENT _____
MAX RATED OUTPUT CURRENT OF
THE CHARGE CONTROLLER OR
DC-TO-DC CONVERTER
(IF INSTALLED) _____
NEC 690.53



DC Disconnect

WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION
NEC 690.13(B)



Enphase Envoy Box



Q.PEAK DUO BLK-G6+

330-345

ENDURING HIGH PERFORMANCE



Q.ANTUM TECHNOLOGY: LOW LEVELIZED COST OF ELECTRICITY

Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 19.5%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID and Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500 V, 168h)
² See data sheet on rear for further information

THE IDEAL SOLUTION FOR:



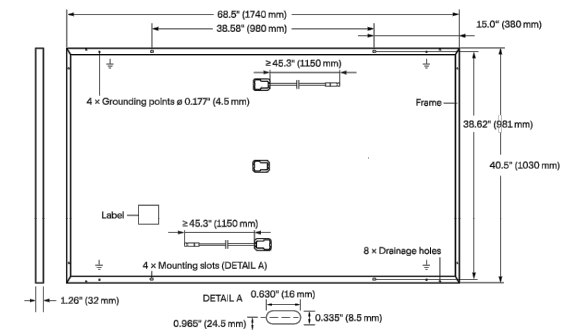
Rooftop arrays on residential buildings

Q CELLS

Engineered in Germany

MECHANICAL SPECIFICATION

Format	68.5 × 40.6 × 1.26 in (including frame) (1740 × 1030 × 32 mm)
Weight	43.9 lbs (19.9 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 20 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 × 1.26-2.36 × 0.59-0.71 in (53-101 × 32-60 × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 45.3 in (1150 mm), (-) ≥ 45.3 in (1150 mm)
Connector	Stäubli MC4; IP68

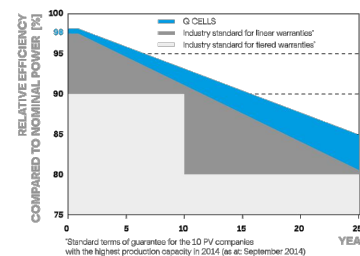


ELECTRICAL CHARACTERISTICS

POWER CLASS		330	335	340	345
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)					
Minimum	Power at MPP ¹	P _{MPP} [W]	330	335	340
	Short Circuit Current ¹	I _{SC} [A]	10.41	10.47	10.52
	Open Circuit Voltage ¹	V _{OC} [V]	40.15	40.41	40.66
	Current at MPP	I _{MPP} [A]	9.91	9.97	10.02
	Voltage at MPP	V _{MPP} [V]	33.29	33.62	33.94
	Efficiency ¹	η [%]	≥ 18.4	≥ 18.7	≥ 19.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²					
Minimum	Power at MPP	P _{MPP} [W]	247.0	250.7	254.5
	Short Circuit Current	I _{SC} [A]	8.39	8.43	8.48
	Open Circuit Voltage	V _{OC} [V]	37.86	38.10	38.34
	Current at MPP	I _{MPP} [A]	7.80	7.84	7.89
	Voltage at MPP	V _{MPP} [V]	31.66	31.97	32.27

¹ Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3 • 2800 W/m², NMOT, spectrum AM 1.5

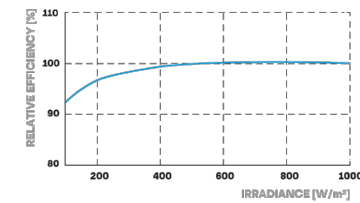
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 93.1% of nominal power up to 10 years. At least 85% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{SC}	α	[% / K]	+0.04	Temperature Coefficient of V _{OC}	β	[% / K]	-0.27
Temperature Coefficient of P _{MPP}	γ	[% / K]	-0.36	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V _{sys}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull ³	[lbs / ft ²]	75 (3600 Pa) / 55 (2667 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull ³	[lbs / ft ²]	113 (5400 Pa) / 84 (4000 Pa)		

³ See Installation Manual

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant,
IEC 61215:2016,
IEC 61730:2016,
U.S. Patent No. 9,893,215
(solar cells)



	Horizontal packaging	70.1 in 1780 mm	42.5 in 1080 mm	47.6 in 1208 mm	1485 lbs 674 kg	28 pallets	26 pallets	32 modules
	Vertical packaging	71.5 in 1815 mm	45.3 in 1150 mm	48.0 in 1220 mm	1514 lbs 687 kg	28 pallets	24 pallets	32 modules

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product. Q CELLS supplies solar modules in two different stacking methods, depending on the location of manufacture (modules are packed horizontally or vertically). You can find more detailed information in the document "Packaging and Transport Information", available from Q CELLS.

Hanwha Q CELLS America Inc.

400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US



12-25
YEAR
WARRANTY

INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014, NEC 2017 and NEC 2020 per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

solaredge.com



Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXBXX4							
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5 ⁽¹⁾							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
Power Factor	1, Adjustable - 0.85 to 0.85							
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380				400			Vdc
Maximum Input Current @240V ⁽²⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V ⁽²⁾	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600kΩ Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)							
Revenue Grade Metering, ANSI C12.20	Optional ⁽³⁾							
Consumption metering								
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection							
Rapid Shutdown - NEC 2014, NEC 2017 and NEC 2020, 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07							
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H1)							
Emissions	FCC Part 15 Class B							
INSTALLATION SPECIFICATIONS								
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG					1" Maximum /14-4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG					1" Maximum / 1-3 strings / 14-6 AWG		
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174					21.3 x 14.6 x 7.3 / 540 x 370 x 185		in / mm
Weight with Safety Switch	22 / 10		25.1 / 11.4		26.2 / 11.9		38.8 / 17.6	lb / kg
Noise	< 25				< 50			dBA
Cooling	Natural Convection							
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽⁴⁾							°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)							

(1) For other regional settings please contact SolarEdge support
(2) A higher current source may be used; the inverter will limit its input current to the values stated
(3) Inverter with Revenue Grade Meter P/N: SExxxxH-US000BNC4; Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BN14 . For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box
(4) Full power up to at least 50°C / 122°F; for power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>
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Power Optimizer

For North America

P320 / P340 / P370 / P400 / P401 / P405 / P485 / P505



POWER OPTIMIZER

PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

solaredge.com



Power Optimizer For North America

P320 / P340 / P370 / P400 / P401 / P405 / P485 / P505

Optimizer model (typical module compatibility)	P320 (for 60-cell modules)	P340 (for high-power 60-cell modules)	P370 (for higher-power 60 and 72-cell modules)	P400 (for 72 & 96-cell modules)	P401 (for high power 60 and 72 cell modules)	P405 (for high-voltage modules)	P485 (for high-voltage modules)	P505 (for higher current modules)	
INPUT									
Rated Input DC Power ⁽¹⁾	320	350	370	400		405	485	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		60	80	60	125 ⁽²⁾		83 ⁽²⁾	Vdc
MPPT Operating Range	8 - 48		8 - 60	8 - 80	8-60	12.5 - 105		12.5 - 83	Vdc
Maximum Short Circuit Current (Isc)	11			10.1	11.75	11		14	Adc
Maximum DC Input Current	13.75			12.5	14.65	12.5		17.5	Adc
Maximum Efficiency	99.5								%
Weighted Efficiency	98.8							98.6	%
Overvoltage Category	II								
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)									
Maximum Output Current	15								Adc
Maximum Output Voltage	60					85			Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)									
Safety Output Voltage per Power Optimizer	1 ± 0.1								Vdc
STANDARD COMPLIANCE									
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3								
Safety	IEC62109-1 (class II safety), UL1741								
Material	UL94 V-0 , UV Resistant								
RoHS	Yes								
INSTALLATION SPECIFICATIONS									
Maximum Allowed System Voltage	1000								Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters								
Dimensions (W x L x H)	129 x 153 x 27.5 / 5.1 x 6 x 1.1			129 x 153 x 33.5 / 5.1 x 6 x 1.3	129 x 153 x 29.5 / 5.1 x 6 x 1.16	129 x 159 x 49.5 / 5.1 x 6.3 x 1.9		129 x 162 x 59 / 5.1 x 6.4 x 2.3	mm / in
Weight (including cables)	630 / 1.4			750 / 1.7	655 / 1.5	845 / 1.9		1064 / 2.3	gr / lb
Input Connector	MC4 ⁽³⁾						Single or dual MC4 ⁽³⁾⁽⁴⁾	MC4 ⁽³⁾	
Input Wire Length	0.16 / 0.52				0.16 or 0.9 / 0.52 or 2.95 ⁽⁵⁾	0.16 / 0.52			m / ft
Output Wire Type / Connector	Double Insulated / MC4								
Output Wire Length	0.9 / 2.95		1.2 / 3.9						m / ft
Operating Temperature Range ⁽⁶⁾	-40 - +85 / -40 - +185								°C / °F
Protection Rating	IP68 / NEMA6P								
Relative Humidity	0 - 100								%

(1) Rated power of the module at STC will not exceed the optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed
(2) NEC 2017 requires max input voltage be not more than 80V
(3) For other connector types please contact SolarEdge
(4) For dual version for parallel connection of two modules use P485-4NMDMRM. In the case of an odd number of PV modules in one string, installing one P485 dual version power optimizer connected to one PV module. When connecting a single module seal the unused input connectors with the supplied pair of seals.
(5) Longer inputs wire length are available for use. For 0.9m input wire length order P401-xxxxxx.
(6) For ambient temperature above +85°C / +185°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details.

PV System Design Using a SolarEdge Inverter ⁽⁷⁾⁽⁸⁾		Single Phase HD-Wave	Single phase	Three Phase for 208V grid	Three Phase for 277/480V grid	
Minimum String Length (Power Optimizers)	P320, P340, P370, P400, P401	8		10	18	
	P405, P485, P505	6		8	14	
Maximum String Length (Power Optimizers)		25		25	50 ⁽⁹⁾	
Maximum Power per String		5700 (6000 with SE7600-US - SE11400-US)	5250	6000 ⁽¹⁰⁾	12750 ⁽¹¹⁾	W
Parallel Strings of Different Lengths or Orientations		Yes				

(7) For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_na.pdf
(8) It is not allowed to mix P405/P485/P505 with P320/P340/P370/P400/P401 in one string
(9) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement
(10) For 208V grid: it is allowed to install up to 6,500W per string when the maximum power difference between each string is 1,000W
(11) For 277/480V grid: it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W



KUP-L-TAP® (IPC) Insulation Piercing (Dual Rated)



- Kup-L-Tap(R) insulation piercing connector.
- Body is molded from tough, resilient glass-filled nylon.
- UL 486A/B 90° C Listed and is CSA Certified.
- For use with stranded conductor Class B or C
- Compact design.
- Tin Plated copper contact teeth and pre-filled with silicone lubricant.
- Removable end tabs.
- Dual Rated for Copper and Aluminum Conductor.
- UL File E6207

Item ID	Figure Number	Conductor Range Main	Conductor Range Tap	Voltage	Hex Size	Standard Package Quantity	NAED/UPC Number
IPC-4/0-6	2	4/0-4 AWG	6-14 AWG	600	1/2	12	0783669532692

ILSCO
4730 MADISON ROAD
CINCINNATI, OH 45227
513-533-6200
800-776-8775

Grounding Connectors

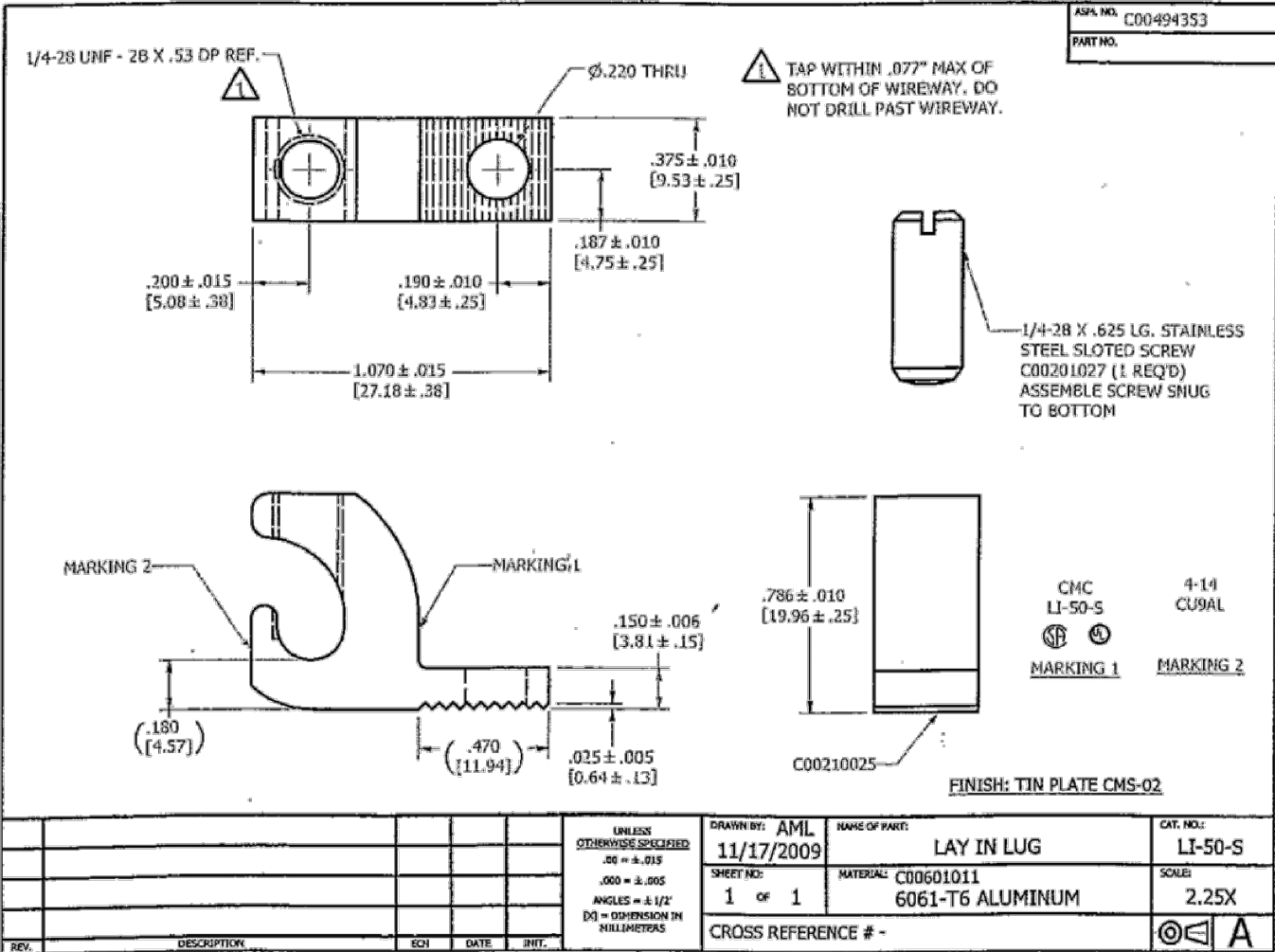
TYPE: LI Lay-In Connector



90°C RATING (486B LISTED)

CMC® LI-S ground connectors are manufactured from high strength 6061-T6 aluminum alloy to insure both maximum strength and conductivity. They are dual rated for both copper and aluminum conductors and are electro tin plated to provide low contact resistance and protection against corrosion. They are designed for use on conduit grounding bushings. The open-faced design allows the installer to quickly lay-in the grounding conductor as a jumper to multiple conduits with no break in the ground conductor.

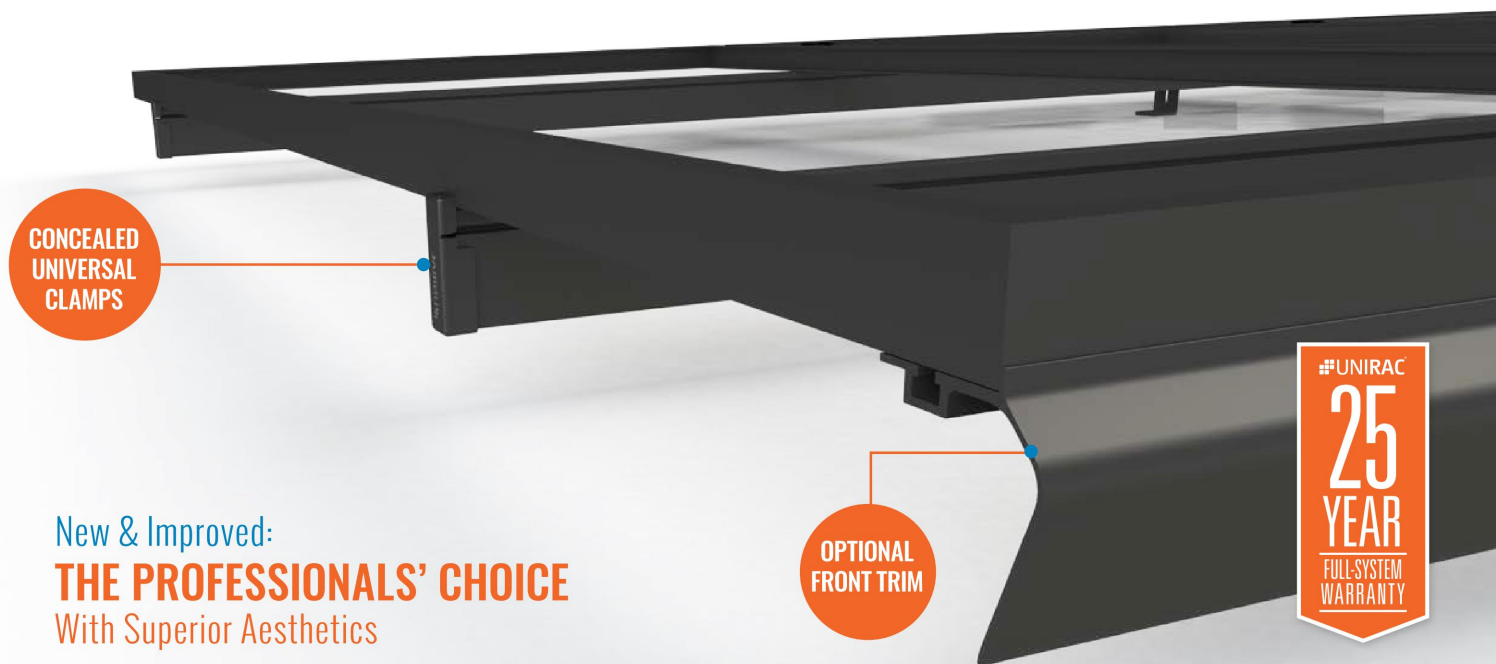
Catalog Number	Fig. No.	Cond. Range AWG	Stud Size*	Dimensions, Inches		
				H	W	L
LI-50S	1	4 - 14	0.22	0.78	0.38	1.07
LI-112S	1	1/0 - 14	0.27	1.17	0.6	1.5
LI-200S	2	3/0 - 6	0.33	1.56	0.8	2
LI-252S	2	250 - 6	0.33	1.79	0.8	2.2



SOLARMOUNT



SOLARMOUNT is the professionals' choice for residential PV mounting applications. Every aspect of the system is designed for an easier, faster installation experience. SOLARMOUNT is a complete solution with revolutionary universal clamps, FLASHKIT PRO, full system UL 2703 certification and 25-year warranty. Not only is SOLARMOUNT easy to install, but best-in-class aesthetics make it the most attractive on any block!



New & Improved:
THE PROFESSIONALS' CHOICE
With Superior Aesthetics



NOW FEATURING FLASHKIT PRO
The Complete Roof Attachment Solution
FEATURING **EcoFasten Solar** TECHNOLOGY



NOW WITH UNIVERSAL MIDCLAMPS
Accommodates 30mm-51mm module frames
One tool, one-person installs are here!



REVOLUTIONARY NEW ENDCLAMPS
Concealed design and included End Caps

THE PROFESSIONALS' CHOICE FOR RESIDENTIAL RACKING

BEST INSTALLATION EXPERIENCE • CURB APPEAL • COMPLETE SOLUTION • UNIRAC SUPPORT

SOLARMOUNT



BETTER DESIGNS

TRUST THE INDUSTRY'S BEST DESIGN TOOL

Start the design process for every project in our U-Builder on-line design tool. It's a great way to save time and money.

BETTER SYSTEMS

ONE SYSTEM - MANY APPLICATIONS

Quickly set modules flush to the roof on steep pitched roofs. Orient a large variety of modules in Portrait or Landscape. Tilt the system up on flat or low slow roofs. Components available in mill, clear, and dark finishes to optimize your design financials and aesthetics.

BETTER RESULTS

MAXIMIZE PROFITABILITY ON EVERY JOB

Trust Unirac to help you minimize both system and labor costs from the time the job is quoted to the time your teams get off the roof. Faster installs. Less Waste. More Profits.

BETTER SUPPORT

WORK WITH THE INDUSTRIES MOST EXPERIENCED TEAM

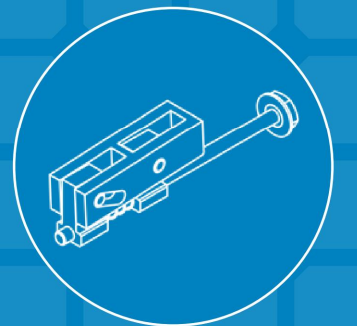
Professional support for professional installers and designers. You have access to our technical support and training groups. Whatever your support needs, we've got you covered. Visit Unirac.com/solarmount for more information.



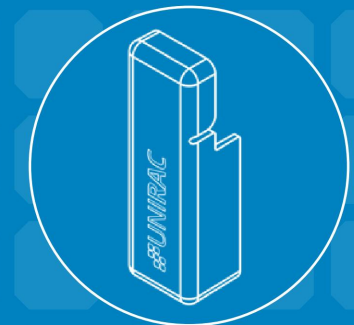
UL2703

BONDING & GROUNDING
MECHANICAL LOADING
SYSTEM FIRE CLASSIFICATION

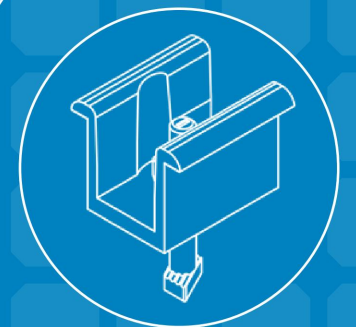
CONCEALED UNIVERSAL
ENDCLAMPS



END CAPS INCLUDED
WITH EVERY ENDCLAMP



UNIVERSAL SELF
STANDING MIDCLAMPS



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TOOL SAVES TIME & MONEY
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UNIRAC CUSTOMER SERVICE MEANS THE HIGHEST LEVEL OF PRODUCT SUPPORT



UNMATCHED
EXPERIENCE



CERTIFIED
QUALITY



ENGINEERING
EXCELLENCE



BANKABLE
WARRANTY



DESIGN
TOOLS



PERMIT
DOCUMENTATION

TECHNICAL SUPPORT

Unirac's technical support team is dedicated to answering questions & addressing issues in real time. An online library of documents including engineering reports, stamped letters and technical data sheets greatly simplifies your permitting and project planning process.

CERTIFIED QUALITY PROVIDER

Unirac is the only PV mounting vendor with ISO certifications for 9001:2008, 14001:2004 and OHSAS 18001:2007, which means we deliver the highest standards for fit, form, and function. These certifications demonstrate our excellence and commitment to first class business practices.

BANKABLE WARRANTY

Dont leave your project to chance. Unirac has the financial strength to back our products and reduce your risk. Have peace of mind knowing you are providing products of exceptional quality. SOLARMOUNT is covered by a 25 year limited product warranty and a 5 year limited finish warranty.

ENHANCE YOUR REPUTATION WITH QUALITY RACKING SOLUTIONS BACKED BY ENGINEERING EXCELLENCE AND A SUPERIOR SUPPLY CHAIN

PUB2016MAY16 - PRINTED UPDATE

FLASHKIT PRO



FLASHKIT PRO is the complete attachment solution for composition shingle roofs. Featuring Unirac's patented **SHED & SEAL** technology, a weather proof system which provides the ultimate protection against roof leaks. Kitted in 10 packs for maximum convenience, flashings and hardware are available in Mill or Dark finishes. With **FLASHKIT pro**, you have everything you need for a quick, professional installation.



TRUSTED WATER SEAL FLASHINGS
FEATURING **SHED & SEAL** TECHNOLOGY



YOUR COMPLETE SOLUTION
Flashings, lags, continuous slot L-Feet and hardware



CONVENIENT 10 PACKS
Packaged for speed and ease of handling

THE COMPLETE ROOF ATTACHMENT SOLUTION

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702

FLASHKIT PRO

INSTALLATION GUIDE



FLASHKIT PRO IS THE COMPLETE FLASHING AND ATTACHMENT SOLUTION FOR COMPOSITION ROOFS.



STEP 1
INSTALL **FLASHKIT PRO** FLASHING



STEP 2
INSTALL L-FOOT



STEP 3
ATTACH L-FOOT TO RAIL

PRE-INSTALL

- Locate roof rafters and snap chalk lines to mark the installation point for each roof attachment.
- Drill a 7/32" pilot hole at each roof attachment. Fill each pilot hole with sealant.

STEP 1 INSTALL FLASHKIT PRO FLASHING

- Add a U-shaped bead of roof sealant to the underside of the flashing with the open side of the U pointing down the roof slope. Slide the aluminum flashing underneath the row of shingles directly up slope from the pilot hole as shown. Align the indicator marks on the lower end of the flashing with the chalk lines on the roof to center the raised hole in the flashing over the pilot hole in the roof. When installed correctly, the flashing will extend under the two courses of shingles above the pilot hole.

STEP 2 INSTALL L-FOOT

- Fasten L-foot and Flashing into place by passing the included lag bolt and pre-installed stainless steel-backed EPDM washer through the L-foot EPDM grommet, and the raised hole in the flashing, into the pilot hole in the roof rafter.

- Drive the lag bolt down until the L-foot is held firmly in place. It is normal for the EPDM on the underside of the stainless steel backed EPDM washer to compress and expand beyond the outside edge of the steel washer when the proper torque is applied.

TIP:

- Use caution to avoid over-torqueing the lag bolt if using an impact driver.
- Repeat Steps 1 and 2 at each roof attachment point.

STEP 3 ATTACH L-FOOT TO RAIL

- Insert the included 3/8"-16 T-bolts into the lower slot on the Rail (sold separately), spacing the bolts to match the spacing between the roof attachments.
- Position the Rail against the L-Foot and insert the threaded end of the T-Bolt through the continuous slot in the L-Foot. Apply anti-seize to bolt threads to prevent galling of the T-bolt and included 3/8" serrated flange nut. Place the 3/8" flange nut on the T-bolt and finger tighten. Repeat STEP 3 until all L-Feet are secured to the Rail with a T-bolt. Adjust the level and height of the Rail and torque each bolt to 30ft-lbs.

FASTER INSTALLATION. 25-YEAR WARRANTY.

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702





RECEIVED

NOV 22 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Fee \$ 250 ☒ State Fee (\$60.00) ☒

Application # SPG GBR-21-004
Check # 18589

\$310.00

APPLICATION FOR GRAVEL BANK
SPECIAL PERMIT

Name of Applicant Sansoucy Quarries Phone 978-219-1199
Mailing Address _____
Relation _____

Property Owner Paul Sansoucy Phone _____
Mailing Address _____

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

Name of Attorney _____
Address _____
Phone _____ Fax _____

Property address _____
Property Location _____
Map # _____ Lot # _____ Zone _____ Total Acres _____

Maximum Area :
Acres of Gravel Removal _____ Cubic Yards of Gravel Removal _____

Is Application for Renewal? Yes ☐ No ☐ If Yes, Amount Removed Last Year _____
Original Date of Issuance of Permit _____ Issued To: _____

Compliance with Article 13, Gravel Banks
Compliance with Article 5, Special Permit Requirements

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: Paul Sansoucy Date 11/10/21

Owner: _____ Date _____

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

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

RECEIVED

Received Date NOV 23 2021

Fee \$ 100 ✓ State Fee (\$60.00) ✓ \$150 pub

Application # GBR 21-005

Check # 14206

APPLICATION FOR GRAVEL BANK RENEWAL
SPECIAL PERMIT

Name of Applicant FCR Reality LLC Phone 860-774-6431
Mailing Address P.O. Box 873 Wallingford CT 06490
Relation _____

Property Owner same Phone _____
Mailing Address _____

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

Name of Attorney _____
Address _____
Phone _____ Fax _____

Property address Brickyard Rd.
Property Location Northern of Brickyard Rd. and Western of Bay St
Map # 35 Lot # 7 Zone RA Total Acres 200

Maximum Area : 43 (HAUL RD.)
Acres of Gravel Removal _____ Cubic Yards of Gravel Removal 57,000

Is Application for Renewal? Yes X No _____
Original Date of Issuance of Permit _____ If Yes, Amount Removed Last Year 2000
Issued To: _____

Compliance with Article 13, Gravel Banks

Compliance with Article 5, Special Permit Requirements

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

Applicant: [Signature] Date 11/23/21

Owner: _____ Date _____

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

TO: Kate Bisson, Town Clerk
FROM: Planning and Zoning Commission/Chairman Michelle Sigfridson
RE: 2022 Meeting Schedule
DATE: November 2021

The Brooklyn Planning and Zoning Commission regular meeting schedule for 2022 will be held on the first Wednesday of the month at 6:30 p.m. and the third Tuesday of the month at 6:30 p.m. via WebEx meetings until COVID-19 restrictions are lifted on the following dates:

January 5, 2022	September 7, 2022
January 18, 2022	September 20, 2022
February 2, 2022	October 5, 2022
February 15, 2022	October 18, 2022
March 2, 2022	November 2, 2022
March 15, 2022	November 15, 2022
April 6, 2022	December 7, 2022
April 19, 2022	December 20, 2022
May 4, 2022	
May 17, 2022	
June 1, 2022	
June 21, 2022	
July 6, 2022	
July 19, 2022	
August 3, 2022	
August 16, 2022	