

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Special Meeting Agenda
Tuesday, January 18, 2022 6:30 p.m.**

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

Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT Masks are optional for vaccinated individuals.	
Click link below: https://us06web.zoom.us/j/84765564828	Go to https://www.zoom.us/join Enter meeting ID: 847 6556 4828
Dial: 1-646-558-8656	
Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting	

- I. Call to Order**
 - II. Roll Call**
 - III. Seating/Appointment 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: None.**
 - b. New Public Hearings: None.**
 - c. Continued Public Hearings: None.**
 - d. Other Unfinished Business:**
 - 1. ZRC 21-001:** Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held.
 - 2. SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held.
 - 3. ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation, Applicant: PZC ***No action until after Public Hearing rescheduled to 2-2-2022***
- 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), Applicant: FCR Realty, LLC.
 - 4. SP 21-003:** Special Permit for Adaptive Reuse of an Agricultural Building at 330 Day Street, Applicant: Jesse Trinque.
 - 5. SP 21-004:** Special Permit for Accessory Apartment at 26 Herrick Road, Applicant: Michael Bunning.
 - 6. ZRC 21-003:** Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC.

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. Staff Reports
- c. Budget Update
- d. Correspondence.
- e. 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.

- 5A.3.1 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 5A.3.1 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**

**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

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

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

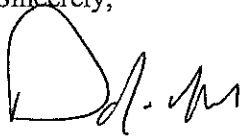
Attached, please find a completed application form, ^{\$615⁰⁰} \$910.00 application fee and a proposed amendment to Section 6.G of the Brooklyn Zoning Regulations. The subject section outlines the requirements for the development of Conservation Subdivisions. The requested amendment is intended to better 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.

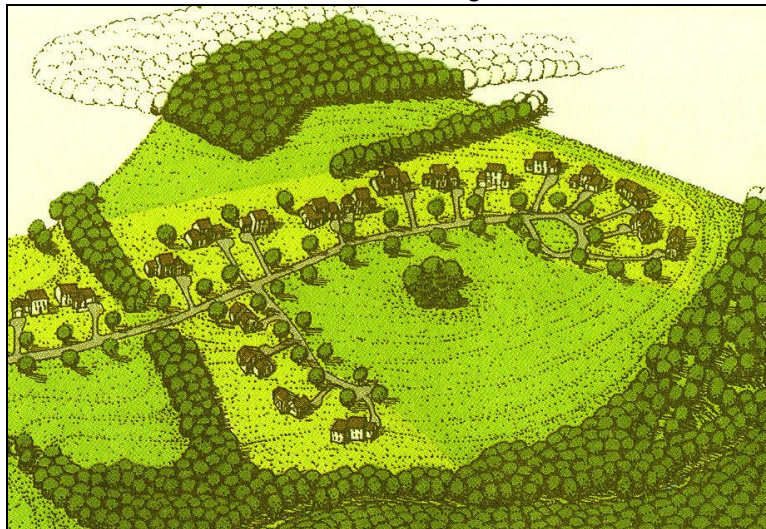
6.G. CONSERVATION SUBDIVISION

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.~~ o. ridgelines, scenic views and vistas,
 - ~~p.~~ p. stone walls and /or farm hedgerows,
 - ~~q.~~ q. key resources identified in the Plan of Conservation and Development or other natural / cultural resource inventory,
 - ~~r.~~ r. key open space and trail connections identified in the Plan of Conservation and Development,
 - ~~s.~~ s. possible connections between conservation areas on the site and adjacent protected and unprotected open space,
 - ~~t.~~ t. proposed open space areas, and
 - ~~u.~~ u. 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 (3100) 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 1/2" Class I and 1 1/2" 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.

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 \$300⁰²

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

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

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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 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.

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 817-786-7283
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

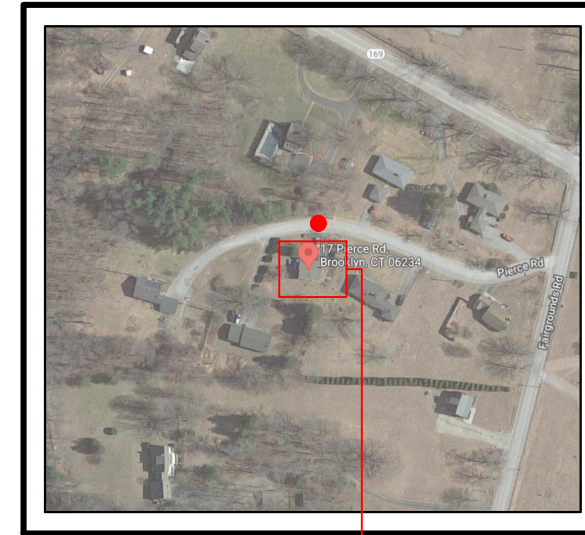
Applicant: JONATHAN LISEE [Signature] TRINITY SOLAR Date 10/20/2021
Owner: Felicia J Bartrum - follansbee [Signature] Date 11/18/2021

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

INSTALLATION OF NEW ROOF MOUNTED PV SOLAR SYSTEM

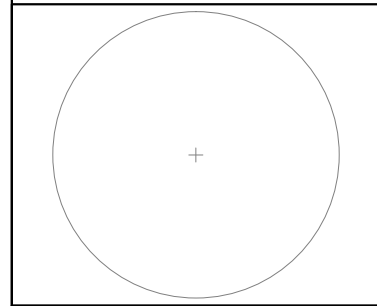
17 PIERCE ROAD BROOKLYN, CT 06234

PIERCE ROAD ●



VICINITY MAP
SCALE: NTS

SITE



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

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 Wall, New Jersey 07719 877-786-7283 www.Trinity-Solar.com

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 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

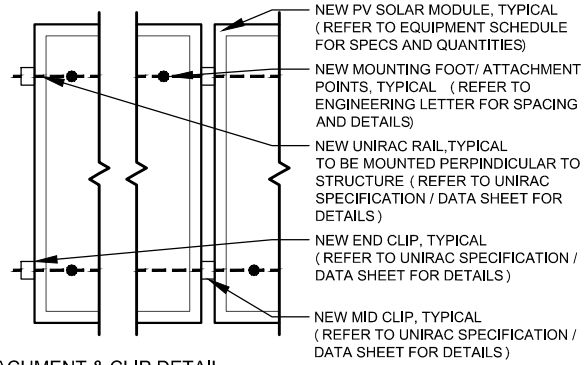
SHEET INDEX

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

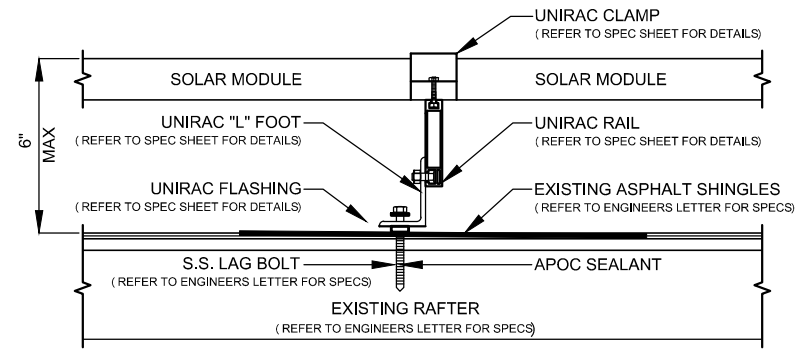
GENERAL NOTES

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.

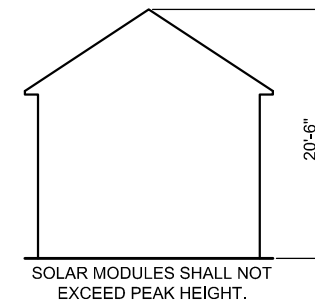
NOTES : *REFER TO MODULE SPECS FOR MODULE DIMENSIONS
 *DEPICTED MODULES MAY BE PORTRAIT OR LANDSCAPE



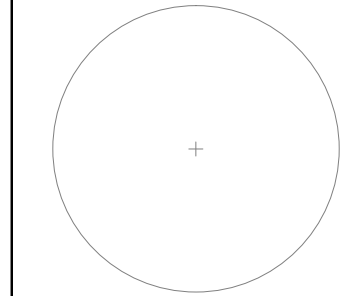
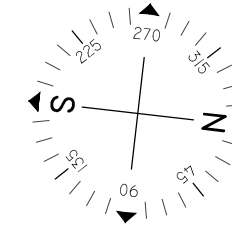
ATTACHMENT & CLIP DETAIL
 SCALE: NOT TO SCALE



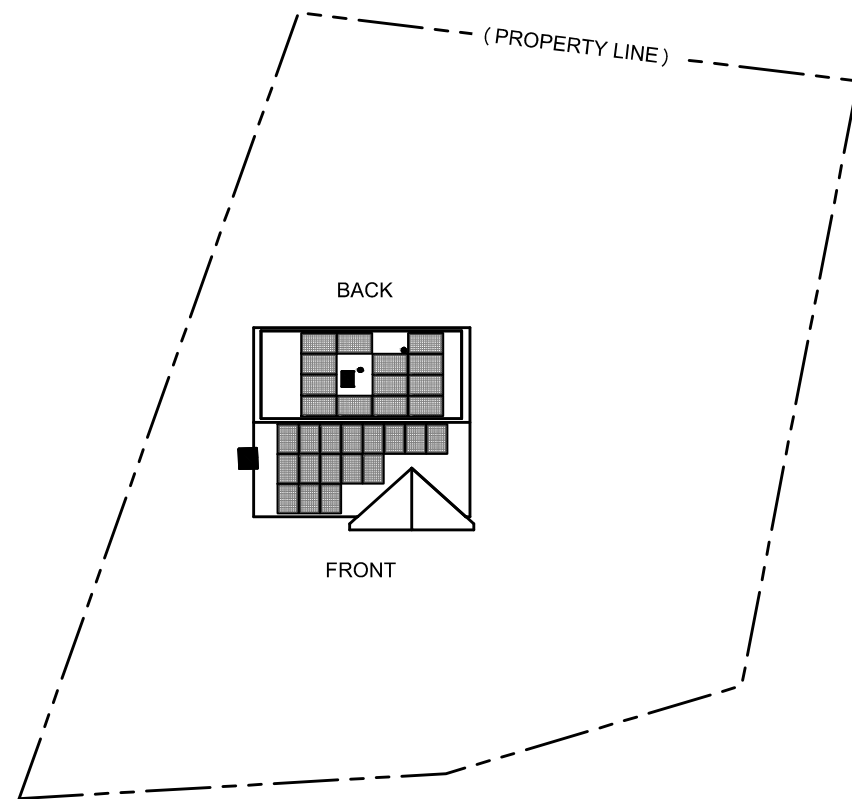
PV MODULE ATTACHMENT ON ASPHALT SHINGLE ROOF
 SCALE: NOT TO SCALE



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.

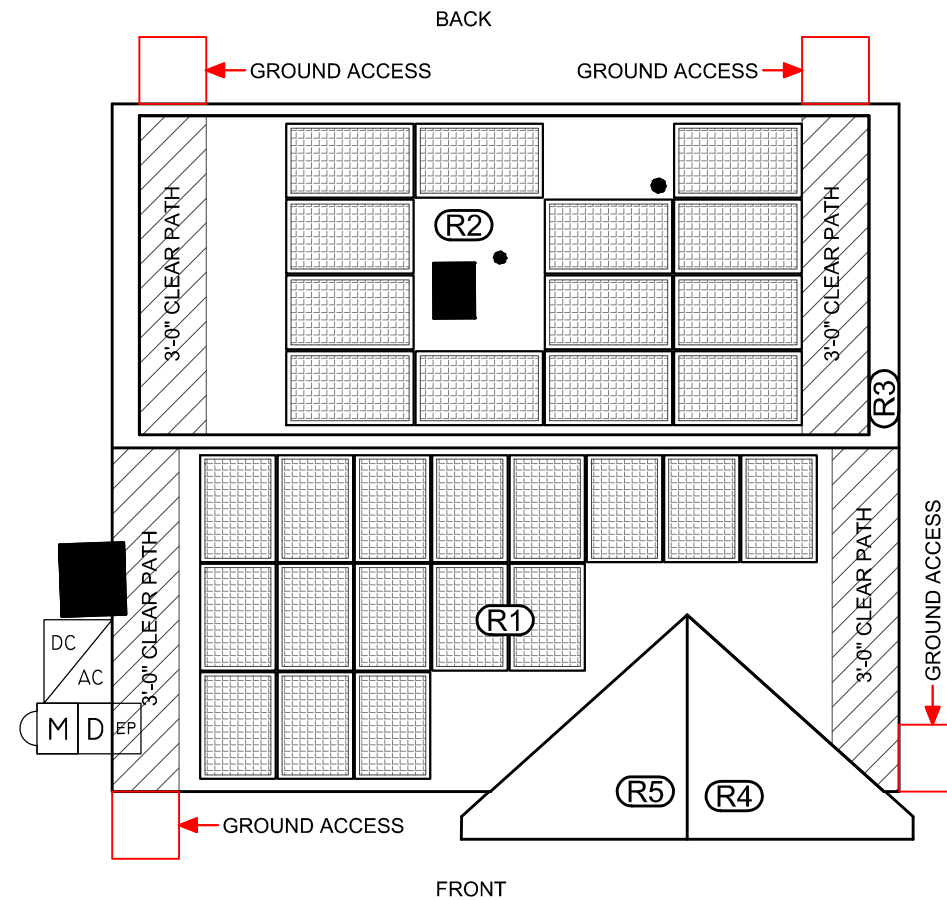
ROOF 1
 MODULES: 16
 PITCH: 33°
 ORIENTATION: 83°

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°



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

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	(P)	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

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

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 - 2



ARRAY CIRCUIT WIRING NOTES

1.) LICENSED ELECTRICIAN ASSUMES ALL RESPONSIBILITY FOR DETERMINING ONSITE CONDITIONS AND EXECUTING INSTALLATION IN ACCORDANCE WITH **NEC 2017**

2.) LOWEST EXPECTED AMBIENT TEMPERATURE BASED ON ASHRAE MINIMUM MEAN EXTREME DRY BULB TEMPERATURE FOR ASHRAE LOCATION MOST SIMILAR TO INSTALLATION LOCATION. LOWEST EXPECTED AMBIENT TEMP = -16°C

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

4.) 2005 ASHRAE FUNDAMENTALS 2% DESIGN TEMPERATURES DO NOT EXCEED 47°C IN THE UNITED STATES (PALM SPRINGS, CA IS 44.1°C). FOR LESS THAN 9 CURRENT-CARRYING CONDUCTORS IN A ROOF-MOUNTED SUNLIT CONDUIT AT LEAST 0.5" ABOVE ROOF AND USING THE OUTDOOR DESIGN TEMPERATURE OF 47°C OR LESS (ALL OF UNITED STATES)

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)

6.) PHOTOVOLTAIC POWER SYSTEMS SHALL BE PERMITTED TO OPERATE WITH UNGROUNDED PHOTOVOLTAIC SOURCE AND OUTPUT CIRCUIT AS PER **NEC 690.41 (A)(4)**

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

8.) ARRAY AND SUB ARRAY CONDUCTORS SHALL BE #10 PV WIRE TYPE RHW-2 OR EQUIVELANT AND SHALL BE PROTECTED BY CONDUIT WHERE EXPOSED TO DIRECT SUNLIGHT. SUB ARRAY CONDUIT LONGER THAN 24" SHALL CONTAIN ≤ 20 CURRENT CARRYING CONDUCTORS AND WHERE EXPOSED TO DIRECT SUNLIGHT SHALL CONTAIN ≤ 9 CURRENT CARRYING CONDUCTORS.

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

10.) FLEXIBLE CONDUIT SHALL NOT BE INSTALLED ON ROOFTOP AND SHALL BE LIMITED TO 12" IF USED OUTDOORS

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**

12.) WHERE TWO SOURCES FEED A BUSSBAR, ONE A UTILITY AND THE OTHER AN INVERTER, PV BACKFEED BREAKER(S) SHALL BE LOCATED OPPOSITE FROM UTILITY **NEC 705.12(B)(2)(3)(b)**

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

14.) ALL EQUIPMENT INSTALLED OUTDOORS SHALL HAVE A **NEMA 3R** RATING

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

AWG #10, DERATED AMPACITY
AMBIENT TEMP: 33°C, TEMP DERATING FACTOR: .96
RACEWAY DERATING = 4 CCC: 0.80
 $(40 * .96)0.80 = 30.72A$

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

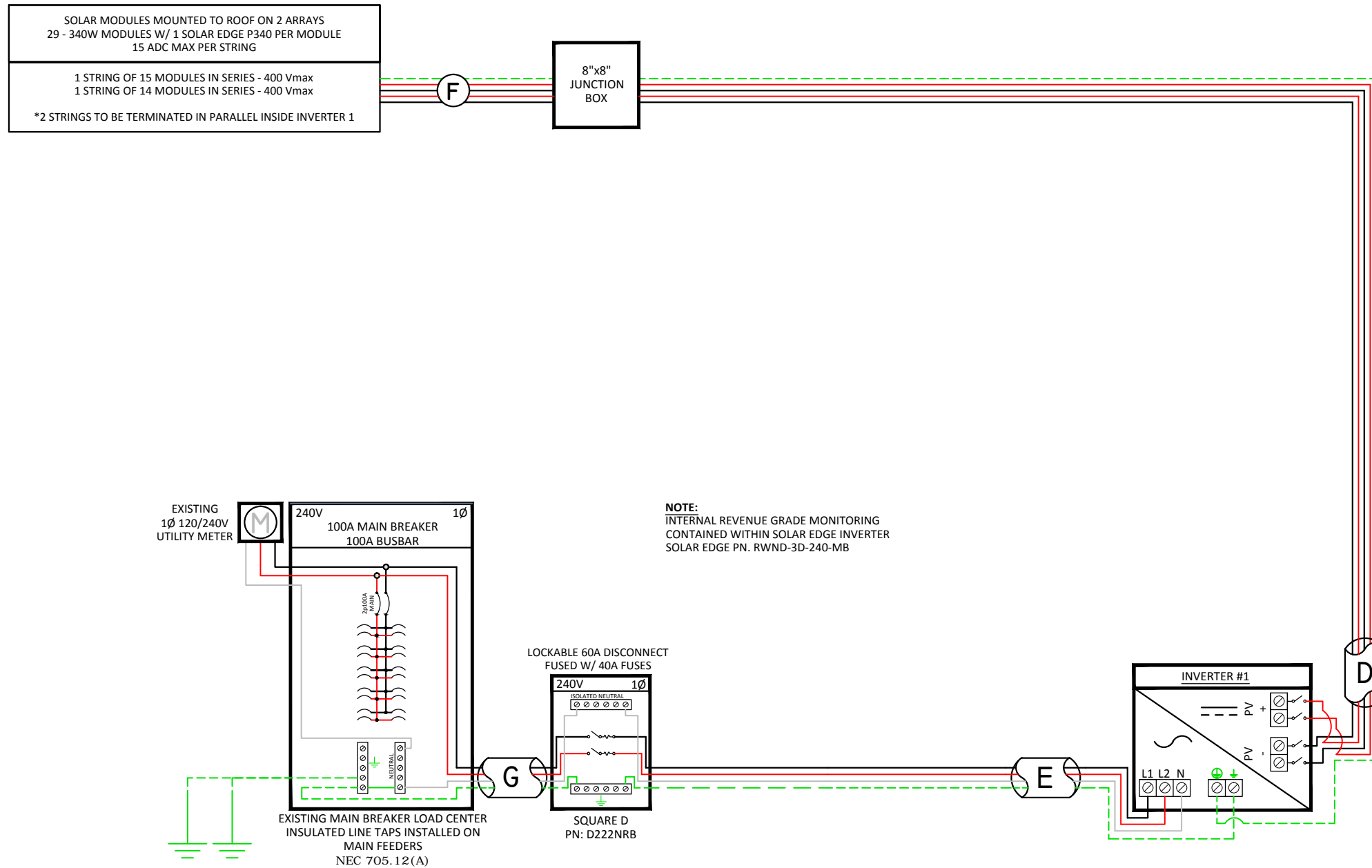
TOTAL AC REQUIRED CONDUCTOR AMPACITY
 $32.00A * 1.25 = 40.00A$

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

$55A \geq 40.00A$, THEREFORE AC WIRE SIZE IS VALID

CALCULATION FOR PV OVERCURRENT PROTECTION

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



PV MODULE SPECIFICATIONS	
HANWHA 340 (Q.PEAK DUO BLK-G6+ 340)	
Imp	10.2
Vmp	33.94
Voc	40.66
Isc	10.52

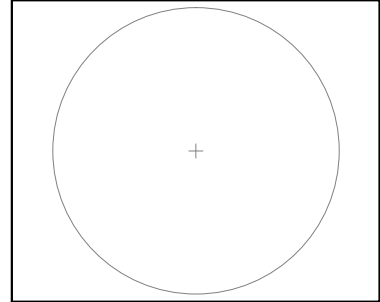
INVERTER #1 - SE7600H-US000BNC4			
DC		AC	
Imp	20	Pout	7600
Vmp	400	Imax	32
Voc	480	OCpDmin	40
Isc	30	Vnom	240

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

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

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

Engineer / License Holder:



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:
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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 - 3**



2211 Allenwood Road Wall, New Jersey 07719 877-786-7283 www.Trinity-Solar.com

MATERIAL LIST

(FOR INTERNAL USE ONLY)



2211 Allenwood Road
Wall, New Jersey 07719
877-786-7283
www.Trinity-Solar.com

JOB NAME: BARTRUM-FOLLANSBEE, FELICIA-

ADDRESS: 17 Pierce Road
Brooklyn, CT 06234
41.7824925,-71.9516432

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	---	---	---



2211 Allenwood Road
Wall, New Jersey 07719

877-786-7283
www.Trinity-Solar.com

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)



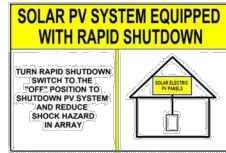
DC Junction Box



Soladeck



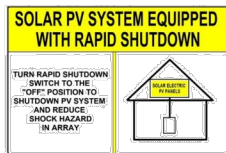
DC Conduit



NEC 690.56(C)(1)(A)



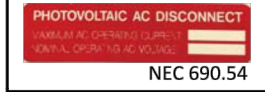
Service Disconnect



NEC 690.56(C)(1)(A)



If System is Backfed Breaker
 NEC 705.12(B)(2)



PHOTOVOLTAIC AC DISCONNECT
 NEC 690.54



Main Service Panel



Utility



Utility Meter Socket



NEC 690.13(B)



Solar Meter Socket



690.56(C)(3)



NEC 690.13(B)



NEC 690.54



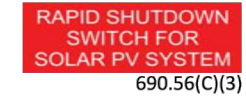
Photovoltaic AC Disconnect



NEC 690.54



Load Center (To Combine Inverters)



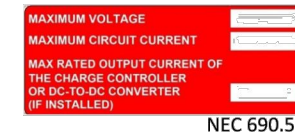
690.56(C)(3)



NEC 690.13(B)



NEC 690.4(B)



NEC 690.53



Inverter(s)



NEC 690.4(B)



NEC 690.53



DC Disconnect



NEC 690.13(B)



Enphase Envoy Box



powered by
Q.ANTUM DUO

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 (-1500V, 168h)
² See data sheet on rear for further information

THE IDEAL SOLUTION FOR:



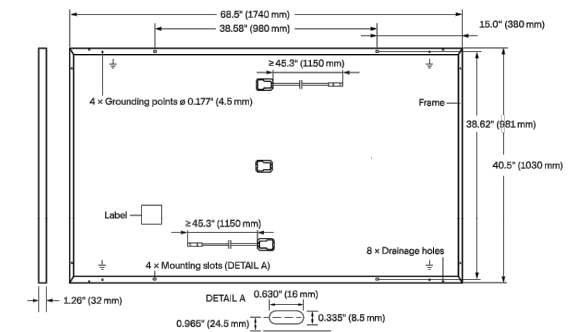
Rooftop arrays on residential buildings

Engineered in Germany

Q CELLS

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

MECHANICAL SPECIFICATION

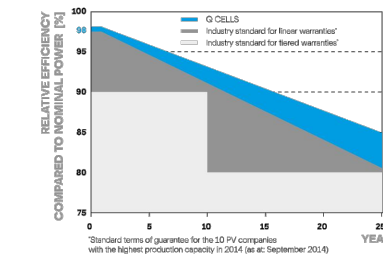


ELECTRICAL CHARACTERISTICS

POWER CLASS		330	335	340	345	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC¹ (POWER TOLERANCE +5W / -0W)						
Minimum	Power at MPP ¹	P _{MPP} [W]	330	335	340	345
	Short Circuit Current ¹	I _{SC} [A]	10.41	10.47	10.52	10.58
	Open Circuit Voltage ¹	V _{OC} [V]	40.15	40.41	40.66	40.92
	Current at MPP	I _{MPP} [A]	9.91	9.97	10.02	10.07
	Voltage at MPP	V _{MPP} [V]	33.29	33.62	33.94	34.25
	Efficiency ¹	η [%]	≥ 18.4	≥ 18.7	≥ 19.0	≥ 19.3
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT²						
Minimum	Power at MPP	P _{MPP} [W]	247.0	250.7	254.5	258.2
	Short Circuit Current	I _{SC} [A]	8.39	8.43	8.48	8.52
	Open Circuit Voltage	V _{OC} [V]	37.86	38.10	38.34	38.59
	Current at MPP	I _{MPP} [A]	7.80	7.84	7.89	7.93
	Voltage at MPP	V _{MPP} [V]	31.66	31.97	32.27	32.57

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 • 800 W/m², NMOT, spectrum AM 1.5

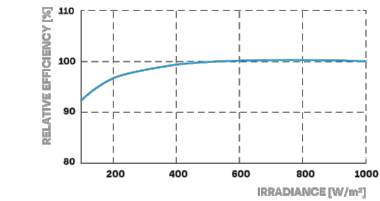
Q CELLS PERFORMANCE WARRANTY



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)



PACKAGING INFORMATION

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



INVERTERS

Optimized installation with HD-Wave technology

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

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	600k Ω 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 (HI)								
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-US000BNI4. 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									
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									
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									
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									
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-xxxLxxx.
 (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 P405, P485, P505	8	10	18	
Maximum String Length (Power Optimizers)		6	8	14	
		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
4780 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

1/4-28 UNF - 2B X .53 DP REF.

Ø.220 THRU

.375 ± .010 [9.53 ± .25]

.187 ± .010 [4.75 ± .25]

.200 ± .015 [5.08 ± .38]

.190 ± .010 [4.83 ± .25]

1.070 ± .015 [27.18 ± .38]

MARKING 2

MARKING 1

.150 ± .006 [3.81 ± .15]

.786 ± .010 [19.96 ± .25]

.180 [4.57]

.470 [11.94]

.025 ± .005 [0.64 ± .13]

C00210025

FINISH: TIN PLATE CMS-02

ASPL NO. C00494353

PART NO.

⚠ TAP WITHIN .077" MAX OF BOTTOM OF WIREWAY. DO NOT DRILL PAST WIREWAY.

1/4-28 X .625 LG. STAINLESS STEEL SLOTTED SCREW C00201027 (1 REQ'D) ASSEMBLE SCREW SNUG TO BOTTOM

CMC 4-14 LI-50-S CU9AL

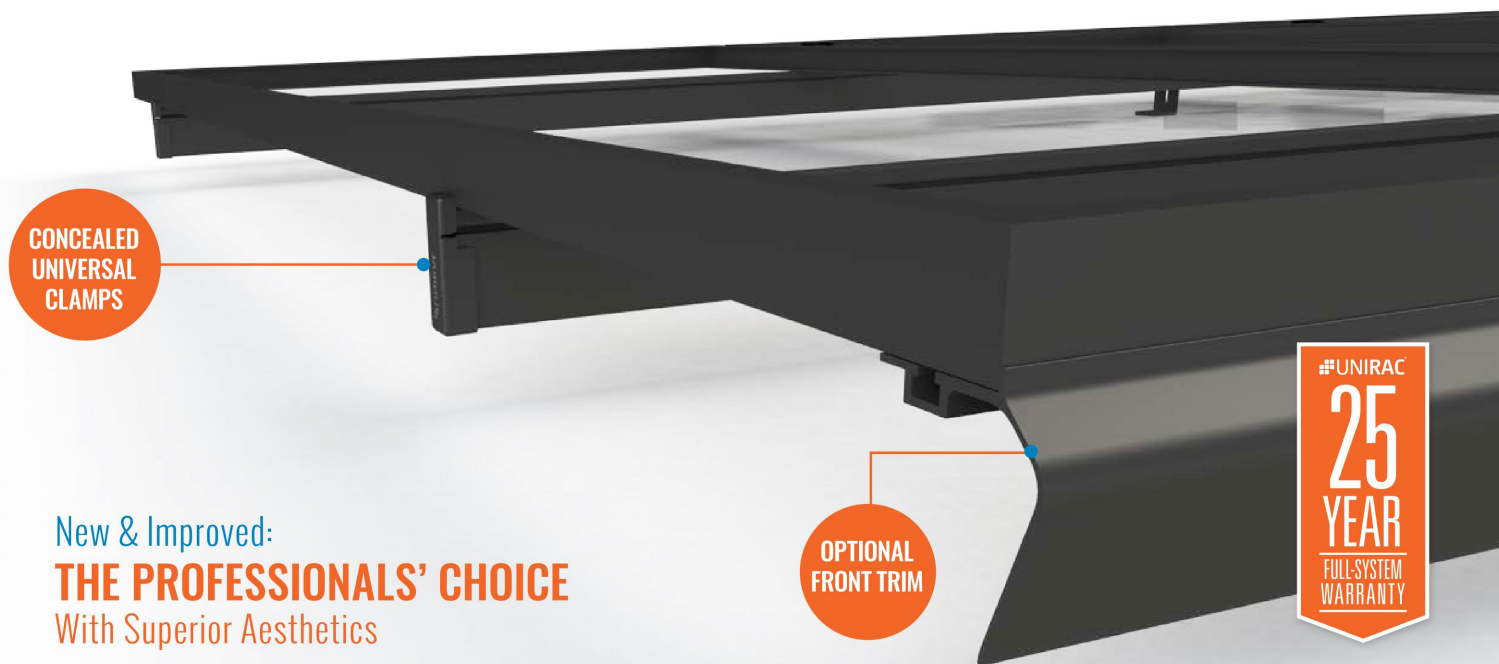
MARKING 1 MARKING 2

	UNLESS OTHERWISE SPECIFIED .06 = ± .015 .000 = ± .005 ANGLES = ± 1/2° Ø = DIMENSION IN MILLIMETERS	DRAWN BY: AML 11/17/2009	NAME OF PART: LAY IN LUG	CAT. NO.: LI-50-S
		SHEET NO: 1 of 1	MATERIAL: C00601011 6061-T6 ALUMINUM	SOLE: 2.25X
CROSS REFERENCE # -				⊙ ⊞ A

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 slope 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.

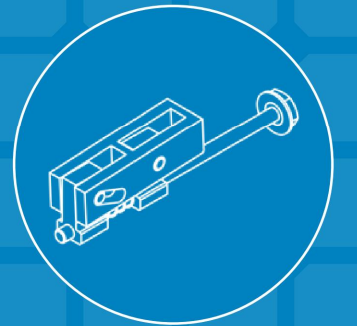
BETTER SUPPORT

WORK WITH THE INDUSTRIES MOST EXPERIENCED TEAM

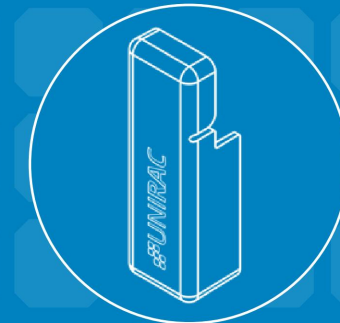
Professional support for professional installers and designers. You have access to our technical support and training groups. Whatever your support needs, we've got you covered. Visit Unirac.com/solarmount for more information.



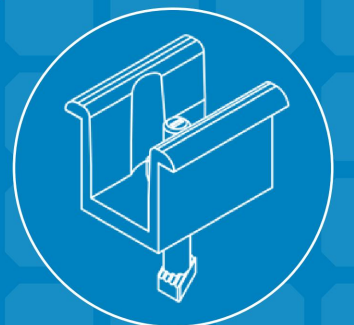
CONCEALED UNIVERSAL ENDCLAMPS



END CAPS INCLUDED WITH EVERY ENDCLAMP



UNIVERSAL SELF-STANDING MIDCLAMPS



U-BUILDER ONLINE DESIGN TOOL SAVES TIME & MONEY
Visit design.unirac.com

UNIRAC CUSTOMER SERVICE MEANS THE HIGHEST LEVEL OF PRODUCT SUPPORT



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

Don't 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.



INSTALL FLASHKIT PRO FLASHING



INSTALL L-FOOT



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-torquing 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





PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

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

Application #SPG _____
Check # 18589

\$310.00

APPLICATION FOR GRAVEL BANK
SPECIAL PERMIT RENEWAL

Name of Applicant PAUL SANSOUCY Phone (860) 779-9099
Mailing Address PO BOX 917 DAYVILLE, CT 06241
Relation SANSOUY QUARTERS
Property Owner SAME Phone _____
Mailing Address _____

Name of Engineer/Surveyor Archer Surveying
Address 18 Providence Rd Brooklyn
Contact Person Bruce Woods Phone 860-179-2240 Fax _____

Name of Attorney N/A
Address _____
Phone _____ Fax _____

Property address 248 Pomfret Rd Rte 169
Property Location EAST of Rte 169 South of BARTON Hill Rd
Map # 26 Lot # 19A Zone RA Total Acres 4.5

Maximum Area :
Acres of Gravel Removal 5-4.5 Cubic Yards of Gravel Removal 96,000

Is Application for Renewal? Yes No _____
Original Date of Issuance of Permit 12/22/2007 If Yes, Amount Removed Last Year 2,100
Issued To: PAUL SANSOUCY

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 11/19/21
Owner: Paul Sansoucy 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 110 DAY ST. BROOKLYN, CT 06234
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 westerly of Day St
Map # 35 Lot # 7 Zone RA Total Acres 200

Maximum Area : 43 (HAUL RD.)
Acres of Gravel Removal _____ Cubic Yards of Gravel Removal 5,000

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

Provost & Rovero, Inc.

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
www.prorovinc.com

November 29, 2021



Jana Butts Roberson, AICP
Town of Brooklyn
69 South Main Street, Suite 22
Brooklyn, CT 06234

**RE: FCR Realty LLC – Excavation Renewal Application
P&R Job No. 213100**

Dear Ms. Roberson:

This report accompanies a topographic survey prepared by Provost & Rovero, Inc. dated 11/26/2021 which shows the existing elevations on the subject excavation site as of 11/25/2021. Based on a comparison of the prior topographic survey (“Gravel Removal Plan – Prepared for – FCR Realty LLC – Westerly of Day Street and Northerly of Brickyard Road – Brooklyn, Connecticut – Scale: 1” = 50’ – Dated: 4/4/2018, Revised: 9/26/2018 – Sheet 2 of 3) prepared by KWP Associates with the current topographic data, approximately 65,000 cubic yards of earth have been removed from the site.

Please note that in the easterly portion of the site which was apparently wooded at the time of the previous KWP survey, the elevations which were determined by photogrammetry per the notes on the referenced plan appear to have been in error by as much as 10 feet. The determination of excavated volume in this area was based on 2016 LIDAR data which is generally extremely accurate, even in densely wooded areas.

If you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. J. Held".

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



GRAVEL BANK EXCAVATING/RESTORATION PERFORMANCE BOND
BOND NUMBER: GM201301

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned FCR Realty, LLC
110 Day Street, Brooklyn, CT 06234 as Principal, and Great Midwest Insurance Company with its principal
office and place of business at 800 Gessner Rd., Suite 600, Houston, TX 77024 and duly authorized to do business in the
State of Connecticut, as Surety, are held and firmly bound unto the **Town of Brooklyn, acting herein by its Planning & Zoning
Commission**, 69 South Main Street, Brooklyn, CT 06234 in the sum of Fifty Five Thousand and 00/100
Dollars (\$55,000.00) for payment of which sum well and truly to be made, we hereby jointly and severally bind
ourselves, our heirs, executors, administrators,, successors and assigns.

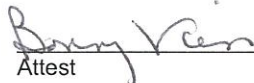
WHEREAS, FCR Realty, LLC as Principal entered into an agreement with the
Town of Brooklyn, for Remove 97,650 Cubic Yards of Gravel over 8.8 Acres on 200 Acres North of Brickyard Road and West of
Day Street - Brooklyn, CT in accordance with all applicable rules, regulations
and specifications of the Town of Brooklyn for such improvements.

NOW, THEREFORE, the condition of this obligation is such that if the above bounden, FCR Realty, LLC
shall well and truly commence, make and complete the aforesaid improvements in strict accordance with the regulations and
specifications of the Town of Brooklyn then this obligation shall be null and void, otherwise to remain in full force and effect.

No Right of Action shall accrue on this bond to or for the use of any person or corporation other than the Obligee
named herein or the heirs, executors, administrators, or successors of Obligee.

This bond is for the term beginning January 15, 2020 and ending January 15, 2021. The bond may be extended for
additional terms at the option of the surety, by continuation certificate executed by the surety.

SIGNED AND SEALED this 15th day of January, 2020


Attest


Attest William J. Nemecek, Attorney-In-Fact

FCR Realty, LLC
Principal

By: 
Frederick Green, Member

Great Midwest Insurance Company
Surety

By: 
Jeremy Crawford, Attorney-In-Fact



POWER OF ATTORNEY

GM-205535

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Ethan Baker, Jeremy Crawford, Brad Quiri, Michael D. Williams

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Four Million dollars (\$4,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 15th day of October, 2018.



GREAT MIDWEST INSURANCE COMPANY

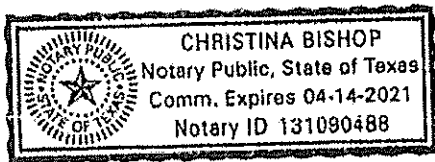
BY

[Signature of Peter B. Smith]

Peter B. Smith
President

ACKNOWLEDGEMENT

On this 15th day of October, 2018, before me, personally came Peter B. Smith to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY

[Signature of Christina Bishop]

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 15th Day of January, 2020.



BY

[Signature of Leslie K. Shaunty]

Leslie K. Shaunty
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

CONTINUATION CERTIFICATE

In consideration of premium charged, **Great Midwest Insurance Company** hereby continues in force Bond

No. **GM201301** briefly described as **Remove 97,650 Cubic Yards of Gravel over 8.8 Acres on 200 Acres North of Brickyard Road and West of Day Street - Brooklyn, CT**
in favor of **Town of Brooklyn** for

FCR Realty, LLC, as Principal,
in the sum of **55,000.00**, for the

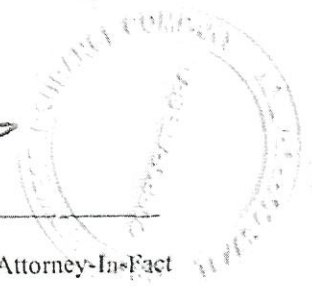
term beginning **01/15/2021** and ending **01/15/2022**,

subject to all the covenants and conditions of the original bond referenced above.

This certificate is designed to extend only the term of the bond. It does not increase the amount which may be payable thereunder. The aggregate liability of the Company under the said bond together with this certificate shall be exactly the same as, and no greater than it would have been, if the said bond had originally been written to expire on the date to which it is now being extended.

Dated this **18th** day of **December**, **2020**.

By 
Jeremy Crawford, Attorney-In-Fact



POWER OF ATTORNEY

GM-205548

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Ethan Baker, Jeremy Crawford, Brad Quiri, Michael D. Williams

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surely, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Four Million dollars (\$4,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 15th day of October, 2018.

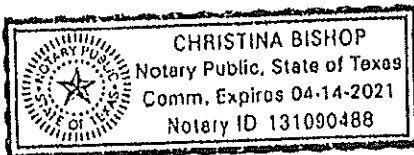


GREAT MIDWEST INSURANCE COMPANY

BY [Signature] Peter B. Smith President

ACKNOWLEDGEMENT

On this 15th day of October, 2018, before me, personally came Peter B. Smith to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY [Signature] Christina Bishop Notary Public

CERTIFICATE

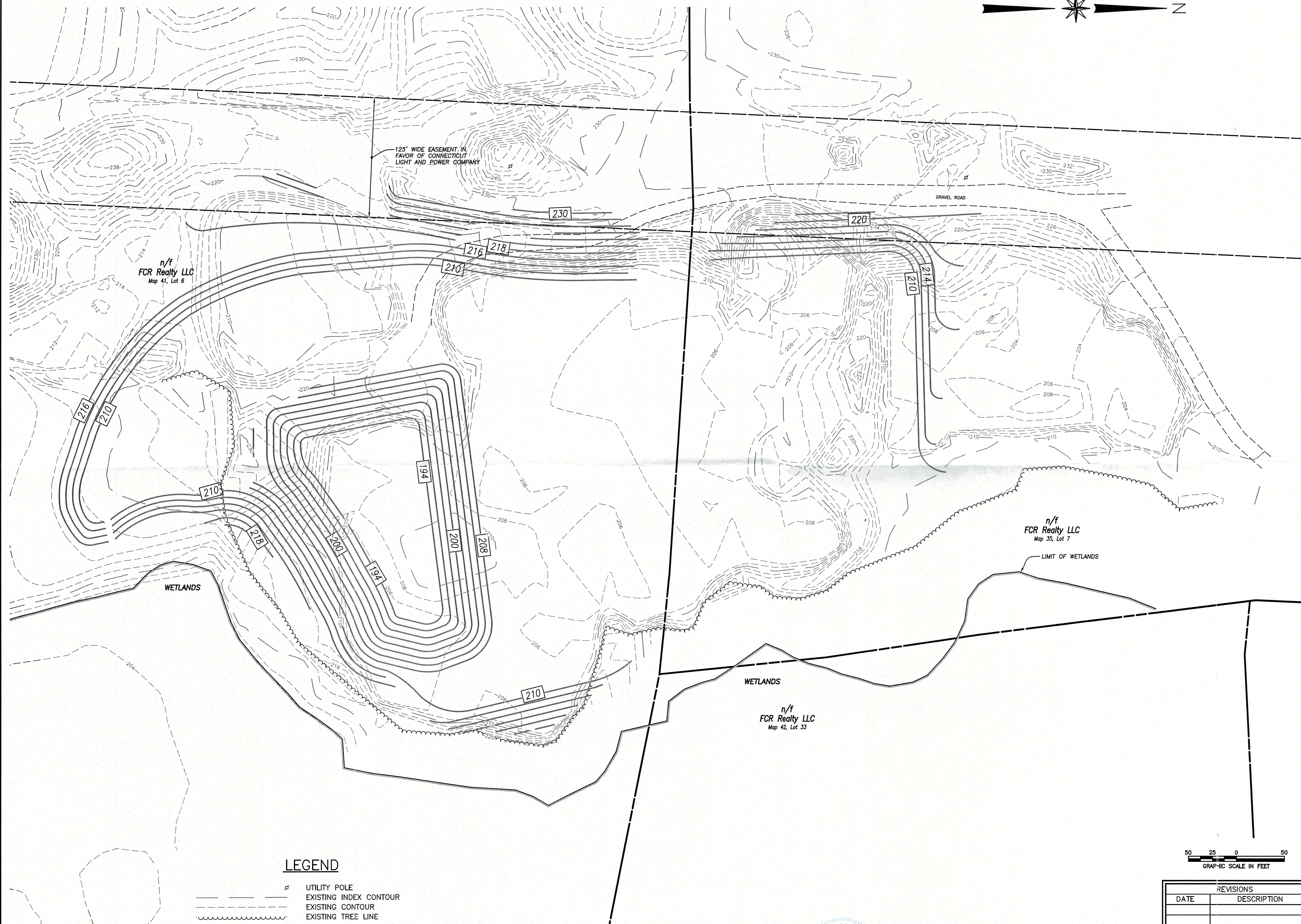
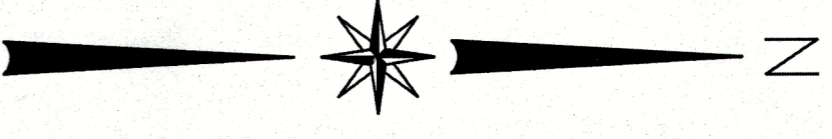
I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 18th Day of December, 2020.



BY [Signature] Leslie K. Shaunty Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



125' WIDE EASEMENT IN FAVOR OF CONNECTICUT LIGHT AND POWER COMPANY

n/f FCR Realty LLC Map 41, Lot 6

n/f FCR Realty LLC Map 35, Lot 7

n/f FCR Realty LLC Map 42, Lot 33

WETLANDS

WETLANDS

LIMIT OF WETLANDS

SURVEY NOTES:

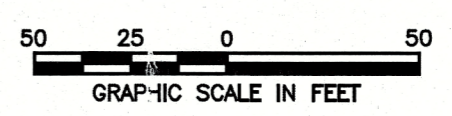
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as amended on October 26, 2018.
 - Topographic features conform to a Class T-2 and T-D accuracy.
 - Survey Type: Topographic Survey.
- North orientation is referenced to Connecticut State Plane Coordinates, NAD83(2011), Epoch 2010.0000.
- Elevations are referenced NGVD 1929. Contours within the active excavation area are taken from actual field survey and conform to Class T-2 accuracy. Contours outside of the area of active excavation are taken from the Map Reference below and conform to Class T-D accuracy. Contour interval = 2'.
- The intent of this survey is to show current elevations for renewal of a gravel excavation permit.
- Property lines are based on the Map Reference below and are shown for reference only and do not constitute a property boundary opinion.
- Wetlands were flagged in the field by Joseph Theroux, certified soil scientist and are taken from the Map Reference below.
- Proposed grading is taken from the Map Reference below and is shown for reference.

MAP REFERENCE:

"Gravel Removal Plan - Prepared for - F C R Realty LLC - Westerly of Day Street and Northerly of Brickyard Road - Brooklyn, Connecticut - Scale: 1" = 50' - Dated: 4/4/2018, Revised: 9/26/2018 - Sheet 2 of 3 - KWP Associates"

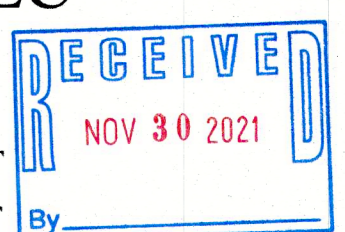
LEGEND

- UTILITY POLE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING TREE LINE
- PROPOSED CONTOUR



TOPOGRAPHIC SURVEY
AS OF 11/25/2021
PREPARED FOR
FCR REALTY LLC

WESTERLY OF DAY STREET
BROOKLYN, CONNECTICUT



Provost & Rovero, Inc.

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

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

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

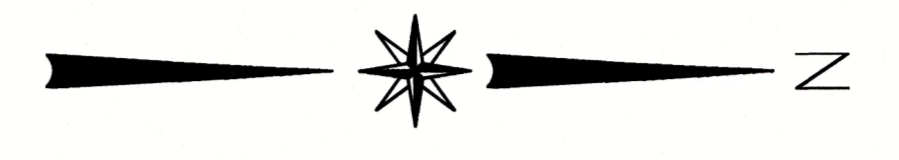
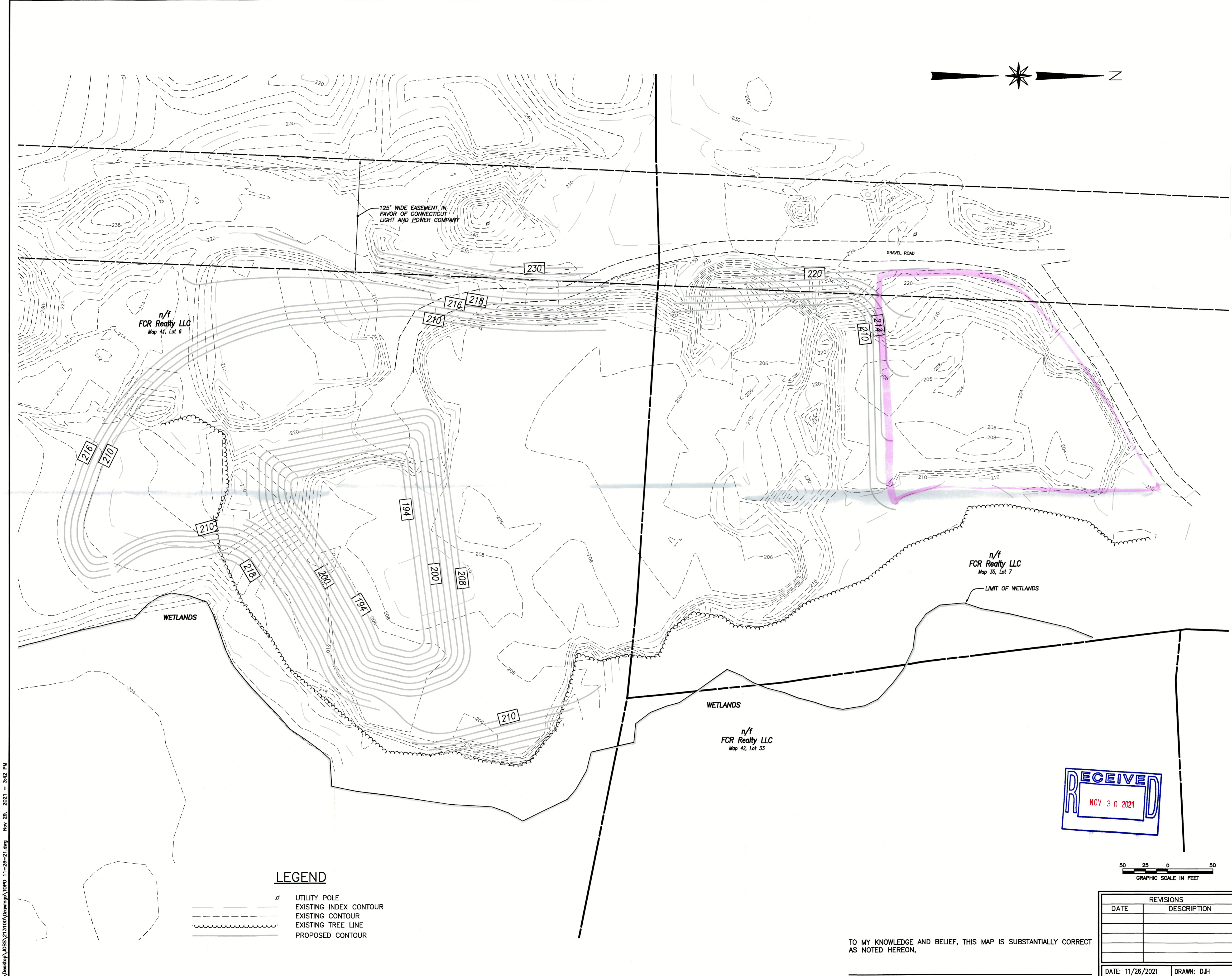
[Signature]
DAVID J. HELD, L.S. LIC. NO. 24267 DATE 11/29/21

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

REVISIONS	
DATE	DESCRIPTION

DATE: 11/26/2021
SCALE: 1" = 50'
SHEET: 1 OF 1
DWG. No: Client File

DRAWN: DJH
DESIGN: ---
CHK BY: ---
JOB No: 213100

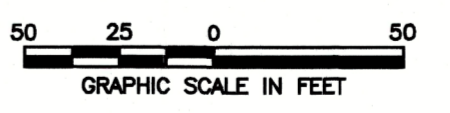


SURVEY NOTES:

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 - Topographic features conform to a Class T-2 and T-D accuracy.
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7. Proposed grading is taken from the Map Reference below and is shown for reference.

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LEGEND

- UTILITY POLE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING TREE LINE
- PROPOSED CONTOUR

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

DAVID J. HELD, L.S. LIC. NO. 24267 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

REVISIONS	
DATE	DESCRIPTION

DATE: 11/26/2021 DRAWN: DJH
 SCALE: 1" = 50' DESIGN: ---
 SHEET: 1 OF 1 CHK BY: ---
 DWG. No: Client File JOB No: 213100

TOPOGRAPHIC SURVEY
 AS OF 11/25/2021
 PREPARED FOR
FCR REALTY LLC
 WESTERLY OF DAY STREET
 BROOKLYN, CONNECTICUT

Provost & Rovero, Inc.

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

57 East Main Street, P.O. Box 191
 Plainfield, Connecticut 06374
 (860) 230-0856 - FAX: (860) 230-0860
 info@prorovinc.com
 www.prorovinc.com



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application #SP 21-003

Check # 411

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Jesse Tringue Phone 860-558-8773

Mailing Address 105 Stickney Hill Rd Union CT 06076 Phone 860-604-3413

Name of Engineer/Surveyor Andrew Bushnell Associates LLC

Address 563 Woodbridge St Manchester CT 06042

Contact Person Andrew Bushnell Phone 860-643-7875 Fax 860-643-7875

Name of Attorney _____

Address _____

Phone _____ Fax _____

Property location/address 332 Day St Brooklyn CT 06234

Map# 43 Lot# 5 Zone RA Total Acres 3.26

Sewage Disposal: Private Public _____ Existing Proposed _____

Water: Private Public _____ Existing Proposed _____

Proposed Activity Re-use of existing agricultural buildings.
See statement of Use document

Compliance with Article 4, Site Plan Requirements

Is parcel located within 500 feet of an adjoining Town? _____

The following shall accompany the application when required:

Fee \$ 445.00 State Fee (\$60.00) \$60.00 3 copies of plans 1 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

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 12/7/21

Owner: [Signature] Date 12/7/21

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

Handwritten notes:
#414
#655
\$150 publication

Jesse Trinque
105 Stickney Hill Rd
Union, CT 06076
860.558.8773
Jesse.trinque@gmail.com



Residential Agricultural Re-use Application
Property: 330 Day Street, Brooklyn CT 06234
Owner of Record: Jesse Trinque
Application prepared by: Jesse Trinque & Rachel Trinque

Statement(s) of Use

Building #1

Morton Steel Building (36 x 98) Previous uses include Green Stuff Greenhouse Offices & Sales Floor, Koi Pond Supply Store, EASTCONN Alternative High School

Statement of Current/Proposed Use:

This building is occupied by Peregrine Manufacturing, Inc, a business owned by David Singer. Peregrine Manufacturing Inc. is a sewing facility with one owner/operator and 1-3 part-time employees. The company manufactures parachute container systems for sky divers. The process consists of several industrial sewing stations and laser cutting of fabric during the production process. The facility is operated as a purely manufacturing location and does not have a customer facing component. The operating hours of the facility are 6AM – 3PM. During these hours the processes of the business are contained to the interior of the building where David Singer (business owner) and employees construct the parachute deployment rigs. The business is subject to FAA approvals and licensing, of which Peregrine Manufacturing is compliant. This business has minimal but regular vehicle traffic. There are regular Federal Express and UPS deliveries. David Singer and his employee(s) have one vehicle each that are parked on-site in designated parking areas during business hours. The parking area for this business is located on the right-most side of the property consisting of three parking spots and the upper loading dock on the right side of the building consisting of two parking spots.

Building #2

Morton Steel Building (30 x 46) Previous uses include Green Stuff Greenhouse Equipment/Bulk Material Storage, Koi Pond Supply Store Storage Facility, Farm Equipment Storage, Laser Cutting/Manufacturing Storage Facility, Office Space/Online Retailer Warehouse

Statement of Current/Proposed Use:

This building is occupied by Show Shine Solutions, LLC, a business owned by Jason Williamson. Show Shine Solutions, LLC is a licensed and insured premier auto detailing and ceramic coating business. The company provides services in detailing, reconditioning, paint corrections and ceramic coatings and has been in business for over 15 years. Jason's business operates on an appointment only basis. Each customer requests a detailing service on his webpage or via phone and is scheduled for a drop off time.

Once the vehicle is dropped the customer parks in the right-side rear of the building and places their key in a secure key drop. The vehicle is then moved inside by a Show Shine team member until detailing/coating services are complete. The business consists of one owner, Jason, his wife, and contracted laborers (depending on workload). All laborers/owners park their personal vehicles on the right rear side of the building in a gravel parking area. There are also two overflow parking spaces between the 36x98 building and this one. These spots are not generally occupied.

Building #3

Post & Beam Carriage House (27x27) Previous uses include Farm Stand Retail Store, Carpentry Shop, Residential Use Garage Bays

Statement of Proposed Use:

This building would be remodeled with appropriate building code/permits to include HVAC, Insulation & retrofits. The upstairs space would be set up as an office with a ½ bath, the main floor would include two garage bays for trade supply storage and interior parking of service vehicles. It is our intention to lease this space to a craftsperson in the industry of plumbing, carpentry, electric etc. There would be no exterior storage permitted and one exterior parking space in the existing parking area.

Special Permit Criteria (Section 9.D.5.)

1. Zoning Purposes

Each proposed use is consistent with adaptive re-use of an agricultural building.

- Building #1 - Peregrine Manufacturing (sewing facility) can be classified as light industry or craftsperson.
- Building #2 - Show Shine Solutions, LLC (premium auto detailer) can be classified a craftsperson. This classification will be supported in a presentation where photographs will show the artistic nature and skilled execution of the trade. An example of classes and a certification process of the trade can be found here:
<https://www.detailking.com/auto-detailing-training/auto-detailing-training-seminar-craftsman-program-3-day-class/>
- Building #3 – Proposed office and tradesperson (Carpenter, Electrician, Plumber) is listed as an approved use.

2. Environmental Protection and Conservation

When we purchased the property in 2012 it was dilapidated. There was a partially collapsed greenhouse that was no longer in use and had brush overgrown around and inside it. There was a pressured treated retaining wall along the right side of Building #1 that was failing. The entry steps to Building #1 were falling apart and dangerous. The rear Building #2 was in generally fair condition, but vegetation was severely overgrown. The front carriage house, Building #3 was in fair condition but was not maintained. The siding was chipping and rotting, porticos over the doors were falling down and the windows were broken. Overall, the property had not been maintained on a regular basis and resulted in an overgrown eyesore. Neighboring owners became so fed up with its overgrown space that the owner of house located at 336 Day Street used to periodically mow to keep the brush down. Since our purchase of this property, we have put in significant time and money into beautifying it. We took great efforts to preserve existing landscaping remaining from days as a landscape supply and green house. We repaired the failing retaining wall, with an attractive concrete stone face formed wall that would last for many years to come. We also repaired the entry steps to Building #1 with a concrete ramp and decorative white PVC deck safety railing. We have also added property enhancements that we feel are appealing to a classic New England style such as the split rail fencing. We believe that every effort has been made to preserve the natural environment and great consideration has been given to the community's interests.

3. Overall Compatibility

- Building #1 – Peregrine Manufacturing (sewing facility) serves a community need in regards to the proximity to Danielson Airport. This airport is a large skydiving hub and one of the main reasons Peregrine Manufacturing sought to lease our space. We do not believe that this use has a detrimental effect on neighboring properties or development of the zone, as this business is contained to the interior of the building and produces virtually no noise.

- Building #2 – Show Shine Solutions, LLC (premium auto detailer) serves a community need to property owners in Brooklyn CT and surrounding areas to maintain personal vehicles and personal property value. We do not believe that this use has a detrimental effect on neighboring properties or development of the as the business is contained to the interior of the building, produces minimal noise, and serves a clientele that takes pride in the beatification and maintenance of their personal property.
- Building #3 – The proposed use of this building, hopefully being a tradesperson will serve a community need of Plumbing, Electric, HVAC etc. In the current economy there is a large need for these types of businesses and will have a positive impact being in the town. We do not believe that any of these uses will have a detrimental effect on neighboring properties or development of the as the nature of the businesses are self-contained and fully licensed and insured.

4. Suitable Location and Lot for Use

The lot 330 & 332 Day St meets the minimum lot requirements to be zoned RA and agricultural re-use per 3.C and 6.B.3.3. The property has direct access to Day Street through a designated driveway to the far right of the lot. The total acreage of the lot is 3.26, greater than the required three acres. The total lot frontage is 165ft, greater than the required 150ft.

5. Appropriate Improvements

Each Morton building (Building #1 & #2) is sided with red metal siding and white trim that was put in place when the buildings were constructed in 1989. This siding has been maintained and taken care of to preserve the New England styling. Building #3 was resided by us in 2014 to match the existing buildings with a barn red clapboard vinyl siding and white trim. The shape and architecture of the carriage house was preserved keeping its early New England charm. This building looks very residential and appears as a two-car detached garage.

The areas of the property that abut residentially zoned land have been meticulously maintained and every effort has been made to provide an attractive screening buffer. On the left side of the property there is an existing tree line that was planted by previous owners, to extend this screening buffer we have planted three large evergreen trees 6ft on center. These trees will mature to a size sufficient to block material views of the businesses to the rear. Past this point along the left property line there is a forest tree line that screens the property from view. This forest line extends from the left side around to the rear of Building #2, shielding the gravel parking area in the rear. The right side of the property is abutted by commercially zoned land. The front of the property is abutted by newly constructed homes on the other side of Day Street. We have planted (3) giant arborvitaes that when mature will substantially block all views of parked cars and Building #2 from view for these homes. The remaining views of the buildings are screened by the home located on the lot (address 332 Day Street). Building #3 is screened from view by existing plantings including a large evergreen tree, two smaller evergreen trees and a large red maple.

6. Suitable Transportation Conditions

We do not believe this requirement applies to any of the uses proposed. Each business does not have frequent traffic associated.

7. Adequate Public Utilities and Services

The property does not have public sewer or waste management. Each business is responsible for their own waste disposal at the Brooklyn Transfer Station. The property has a drilled well (noted on the location survey) that provides ample water for all Buildings. Building #1 has single-phase 200amp electrical service with a meter on the exterior of the building. There is a professionally installed subpanel with a meter located on the interior of Building #1 that provides service to Building #2. Building #3 will have its own electrical service from the pole located on Day Street. This service was pre-existing in 2012 when we initially purchased the property. We cancelled this service and had the lines uninstalled to avoid paying un-needed delivery charges. We do not believe that any of these uses burden the capacity of available public utilities.

8. Long Term Viability

The property is maintained by a professional lawn care service and a professional plow company at the property owners' expense to ensure a pleasing aesthetic. Any necessary improvements or repairs are done in a timely manner to ensure the tenants have adequate and appropriate spaces to conduct business.

9. Nuisance Avoidance

There are no current water or drainage issues with the property nor do we expect any. There are existing yard drains and water management systems that predate our ownership.

- Building #1 – Peregrine Manufacturing, Inc. (sewing facility) hours of operation are 6AM – 3PM during these hours there are two- three vehicles on site. The parking visibility has been screened as noted in section 5. The team members conduct business inside the building only and produce no outside noise. The building is well insulated and any activity inside the building cannot be heard outside. The noise and light pollution with this use are materially consistent with that of a typical residence. We don't believe that odors, unsightly appearance, or water contamination issues apply to this use.
- Building #2 – Show Shine Solutions, LLC (premium auto detailer) hours of operation are by appointment only. Generally, these hours are 9AM – 6PM. Occasional weekend hours are a possibility. This building is extremely well-insulated, and any noise cannot be heard on outside of the building. The meticulous process by which cars are detailed with waterless washing (see video) that is contained to the interior of the building with no exterior presence, we don't expect any impact to neighboring properties.

- Building #3 – Proposed Tradesman, hours of operation would generally be 8AM – 5PM. All operations would be contained to the interior of the building and would not disturb surrounding property owners. We don't believe that odors, unsightly appearance, or water contamination issues apply to this use.

10. Plan of Conservation and Development

We believe that all the proposed uses are in accordance with the goals and objectives of the Plan of Conservation and Development.

11. Mitigation

We do not believe this section applies as the buildings have been in place since 1989 and have been materially kept in original condition. The current uses are consistent with or less than the traffic and use patterns since this property was originally developed in 1989.



330 Day Street Agricultural Re-Use

Presentation of Historical, Current and Proposed Use of Agricultural Buildings
Located at 330 Day Street, Brooklyn, CT 06234

Presented by: Jesse & Rachel Trinque

330 & 332 Day Street Current Aerial View

This image was obtained from Google Earth Satellite imagery and overlaid with plot points from the location survey prepared by Bushnell Associates to depict the 3.26 acre lot.



Historical Use of Property





Earliest known owner of the property was Frederick Heckel, records obtained from NDDH. Heckel owned this property in 1989 where it was only referred to as Lot#5 Map 43 Day Street. It had not been assigned an address. Upon further research it was found that Heckel built both Morton Buildings and the carriage house as a part of his business "Green Stuff Greenhouse and Nursery". Heckel also planned to construct four greenhouses, a septic system and well. The end result varied quite a bit from this hand drawing but was never catalogued that we could find. We can infer that Building #2 was built in place of the noted 12x48 shed as there was no evidence of this shed in further records. We can also assume that the carriage house (Building #3) was also built by Heckel during his ownership, though the exact date of this construction is unknown. However, upon clean up of overgrowth evidence was found of each of the greenhouses shown here.

NDDH Septic System Applications and As-Built Plans Locations of Building #1 and Building #3 Noted

11-1000-3

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
 ROUTE 100, BOX 200
 BRIDGEVILLE, CONNECTICUT 06405
 ENTERED JUN 14 1989

APPROVAL TO CONSTRUCT OR REPAIR SEWAGE DISPOSAL SYSTEM

Approval is hereby granted for the construction/repair of a sewage disposal system.
 Located at: 1015 Maple St., Day St. in the town of: Branford
 Owner: Fred [unclear] Installer: [unclear]
 Residential, No. of Bedrooms: 1000 Non-Residential; Design Flow: 100 G.P.D.

INSTRUCTIONS TO INSTALLER

- (1) This office to be contacted before any change is made in the system location, size or design.
- (2) Any new sewage disposal system must conform to all requirements of section 19-137a of the Public Health Code, State of Connecticut.
- (3) All construction to be under the direct supervision of an installer licensed under section 20-31 of the Connecticut General Statutes.
- (4) The installer is responsible for verifying locations of property lines, wells and buried utility lines prior to construction.

Specific Instructions: 1. 50' trench
located in area of lot #1-A
maximum depth 30' at a 10' grade

Construction Sketch

APPROVAL GRANTED BY: [Signature] DATE: 6-6-89 REVISED: _____
 FEE PAID: 100.00 HOLD FOR PAYMENT: _____
6/6/89

11-1000-3

INSPECTION OF SEWAGE DISPOSAL SYSTEM
 NORTHEAST DISTRICT DEPARTMENT OF HEALTH

TOWN: Branford
 ROAD: Day St.

OWNER: Fred [unclear] LOCATION: Day St. lot 5 map 43
 INSPECTED BY: R.A. McLaughlin DATE: 7/28/89 INSTALLER: _____
 RESIDENTIAL; NO. OF BEDROOMS: 1000 NON-RESIDENTIAL; DESIGN FLOW: 100 G.P.D.

Building #1

Building #3

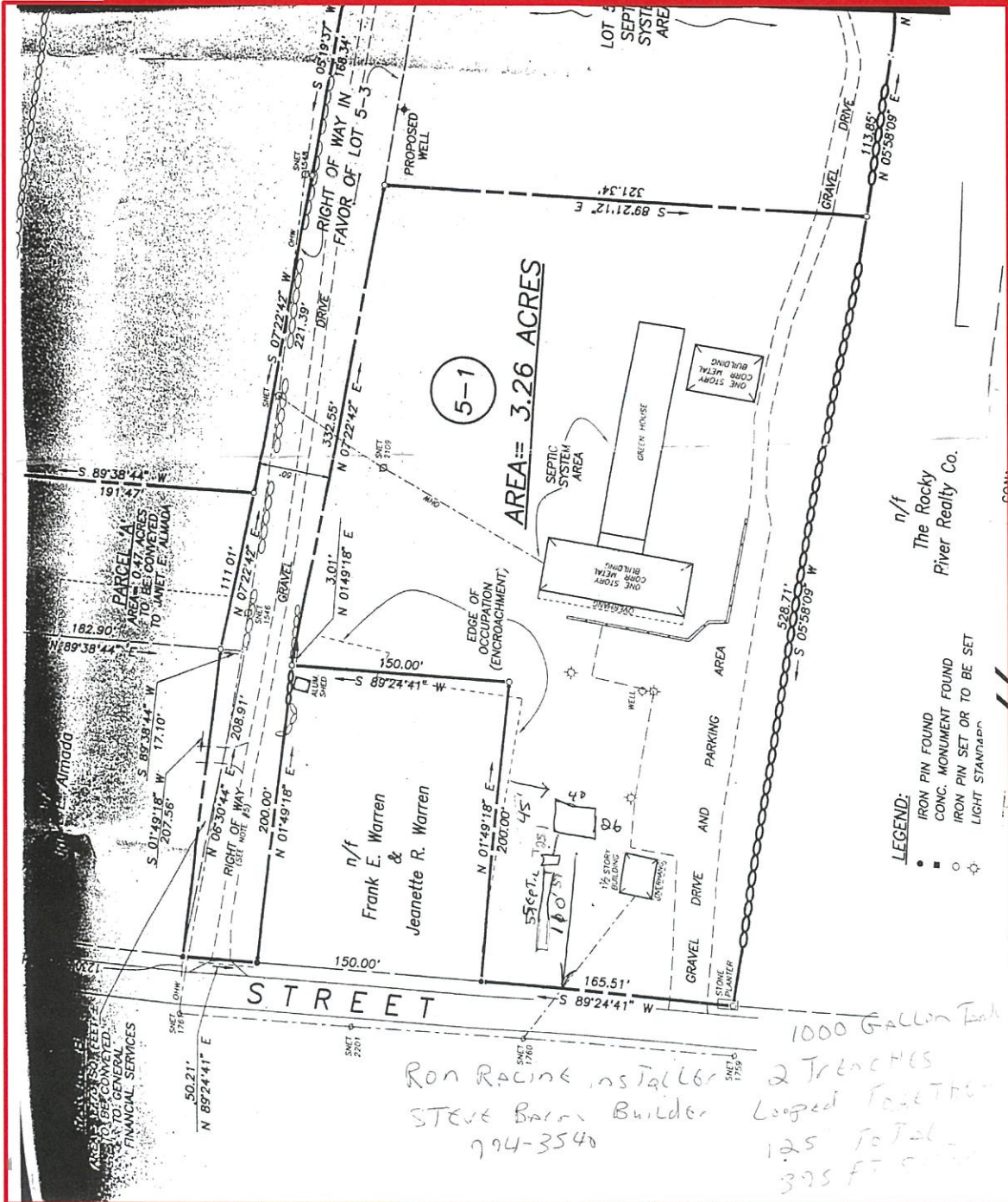
A	B	C	D
E	18.8	40	
F			28.6
			32

Day Street
 SYSTEM SKETCH NOT TO SCALE

DEPTH FROM: 1000 DATE: _____
 LEAKING SYSTEM: NO SO. FT.: _____
 DEPTH TO TOP: 6-12 IN. _____
 APPROVAL RECOMMENDED: Y

REMARKS: Complete final and
submit to state for final
governmental inspection

This is the next site plan that was drawn on the property. We can infer that this was drawn around the year 2000, as the certificate of occupancy for the house was issued in 2001 and this plan notes a builder and septic installer. This plan accurately depicts the locations and sizes of the re-used agricultural structures on the premises. Because of these plans it would be reasonable to infer that these buildings were built soon after the 1989 proposal.





This is an image that depicts the property when EASTCONN operated an alternative high school facility in Building #1. The parking from this use is has a much larger presence than proposed uses addressed in this application. We can assume that this picture was taken between 2001 (when the house was built) and mid-to-late 2000's when EASTCONN terminated their lease.

Property Location: 330 & 332 DAY ST
 Vision ID: 1298
 29 HUNTINGTON DRIVE, MALARKEY LINDA
 PLAINFIELD, CT 06374
 Additional Owners:

Other ID: 43005-01
 OTHER RESTRICTIONS
 EASEMENT
 FUTURE DISTRICT
 SUBDIVISION
 SURVEY # 12/41
 DEV LOT #

UTILITIES
 TOPO.
 CURRENT OWNER
 MALARKEY LINDA
 6019 BROOKLYN, CT

STRT./ROAD LOCATION
 DWELLING 1-3
 RES OUTBL 1-4
 COM LAND 2-1
 COM BLDG 2-2

ASSESSMENT
 Assessed Value: 77,600
 Appraised Value: 110,800
 18,900
 96,800
 228,100

VISION

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Code	Assessed Value
2011	1-3	74,700	2010	1-3	74,700	1-3	74,700
2011	1-4	13,200	2010	1-4	13,200	1-4	13,200
2011	2-1	67,700	2010	2-1	67,700	2-1	67,700
2011	2-2	159,700	2010	2-2	159,700	2-2	159,700
Total:		315,300	Total:		315,300	Total:	

PREVIOUS ASSESSMENTS (HISTORY)
 Total: 318,200

CURRENT ASSESSMENT
 Total: 454,600

Yr.	Type	Description	Code	Amount	Number	Amount	Comm. Int.
498/209	BK-VOL/PAGE	SALE DATE 10/1/01	SALE PRICE	0	V.C.		
388/244	RECORD OF OWNERSHIP						
315/162	EXEMPTIONS						
202/272	OTHER ASSESSMENTS						
184/185	OTHER ASSESSMENTS						

Permit ID	Issue Date	Type	Description	Amount	Disc.	Disp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CA	Purpose/Result
8975	08/08/2012	RS	Residential	1,000			100	08/08/2012	CHANGE USE TO RES	12/15/2009	JL	41	Hiring Change		
6079	04/23/2002	RS	Residential	3,000			100	10/01/2002	DISMANTLE GREEN	03/30/2009	DK	00	Measur-Listed		
6080	04/23/2002	RP	Repairs	3,000			100	10/01/2002	REPAIRS TO EXIST G						
5829	04/27/2001	NC	New Construct	85,000			100	10/01/2001	26 X 40 RANCH						

Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	ST	ST Area	L. Factor	S.A.	Disc	C. Factor	Itz.	Adj.	Notes-Adj.	Special Pricing	S. Adj. Fact	Adj.	Unit Price	Land Value				
1	3510 EDUC BLDG	RA		2.07	AC	75,000.00			1.00000	5	1.00000	1.00000	1.00	200	0.60			1.00		1.00	93,200				
1	3510 EDUC BLDG	RA		1.19	AC	3,000.00			1.00000	0	1.00000	1.00000	1.00	0.00	EXCESS			1.00		1.00	3,600				
Total Card Land Units:																					3.26 AC	Parcel Total Land Area:	3.26 AC	Total Land Value:	96,800

To the best of our knowledge EASTCONN ran an alternative educational facility out of Building #1 and used Building #3 as auxiliary space. The alternative school had an agricultural aspect to their curriculum. From word of mouth we understand that EASTCONN utilized the greenhouse on the property and carriage house (Building #3) as a farm stand. This use is noted here.

During this period, by word of mouth, we gather that Building #2 was rented out as a storage facility for an auction house.

APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 228,100
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 96,800
 Special Land Value 454,600
 Total Appraised Parcel Value 454,600
 Valuation Method:
 -Adjustment: 0
 Net Total Appraised Parcel Value 454,600

OTHER ASSESSMENTS
 This signature acknowledges a visit by a Data Collector or Assessor

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2011	1-3	74,700	2010	1-3	74,700
2011	1-4	13,200	2010	1-4	13,200
2011	2-1	67,700	2010	2-1	67,700
2011	2-2	159,700	2010	2-2	159,700
Total:		315,300	Total:		315,300

- ▶ Proposed and Current Use of the Property



Building #2 – Front View



Building #2 – Property Line View



Property View to Show Buffers



Building #3 – Road View



Road view of Building #3, #1, & #2



Buffer trees on 336 property line

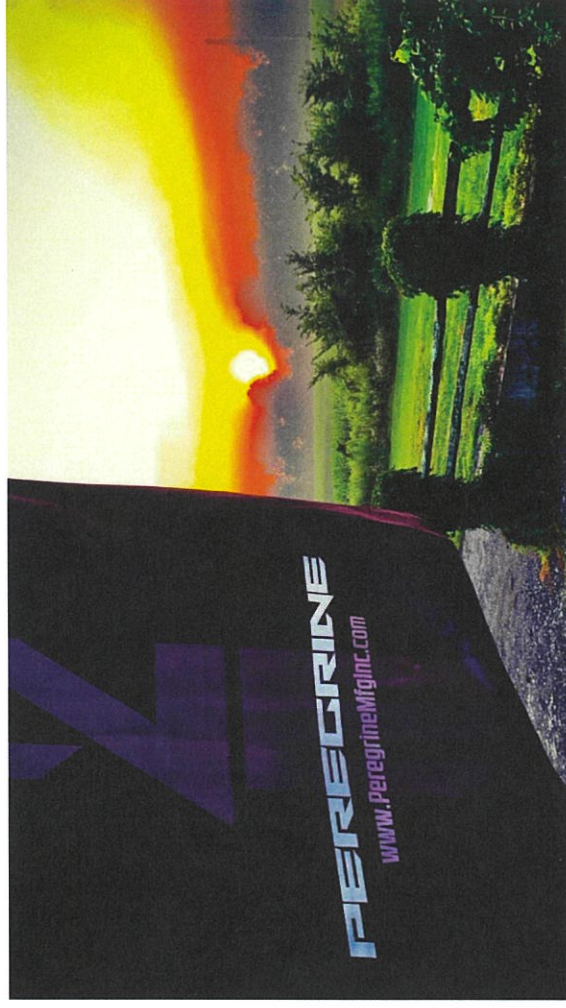


Property view during business hours for both tenants. View from back corner of lot



Peregrine Manufacturing, Inc. Building #1

- This business has been operating with FAA approval in this facility since December 1, 2014.



Building #1 - Interior
Peregrine Manufacturing, Inc.
Business Facilities

Video Created By: David Singer, Business Owner



Peregrine Factory Tour – Building #1. David Singer gives a detailed tour of the interior of the building and day to day operations in his industry.

Light Industry

the production of small goods that will be sold to the people who use them rather than to another manufacturer

- Peregrine Manufacturing, Inc, designs and produces parachute container systems for recreational skydiving professionals.
- The business operates on a direct-to-consumer sales model. Each container system is designed to customer specifications. Peregrine's container systems are used worldwide.
- Peregrine Manufacturing, Inc., operates on a small scale with capabilities to produce and ship a few containment "rigs" per week.



Building #2 Historical Uses under current ownership

- Building permit applied in March 2019
final inspection May 2019
- Peregrine moved in June 2019 in hopes
to expand, tax assessor visits at this
time and revalues based on
improvements.
- Due to COVID economic impacts
Peregrine was not able to expand their
business efforts and terminated lease,
moved out June 2020.
- Building listed for lease, new tenant, an
online retailer, Furtees, (producer of
custom pet accessories) moved in July
2020
- Furtees defaulted on rent September
2020, lease terminated November,
Tenant given 30 days to vacate
premises.
- Building is once again listed for lease,
Show Shine Solutions moves in January
20, 2021

DISPLAY PERMIT IN A CONSPICUOUS PLACE ON THE PREMISES

Town of Brooklyn
Building Department
P.O. Box 356, Brooklyn, CT 06224
Tel: (860) 779-3411 Ext 12

PERMIT TO BUILD

Permit No. **B-19-54**
Parent PIN

This certifies that **TRINQUE JESSE A**
has permission to erect, alter, or demolish a building on: **330 & DAY ST**
as follows: **Insulation of existing barn; installing new electrical panel and re-wire barn**
provided that the person accepting this permit shall in every respect conform to the terms of the application therefore on file in this office, and to the provisions of
regulations or ordinances relating to the Localities, Inspection, Alteration and Construction of Buildings in the Town of Brooklyn.

NOTE: The recipient of this permit accepts the condition that the contractor agrees to comply with all Building & Zoning
Regulations of the Town of Brooklyn & the State Statutes relating to buildings. The contractor shall be held responsible for the building to be located the proper distance from all lots, lines, streets, and other buildings, and shall be held responsible for the building to be located the proper distance from all other zones & is located in a zone in which the building to be erected is allowed or has been approved. Additional conditions listed below.

Construction Cost: **\$20,000.00**
Fee Paid: **\$200.00**
Date Issued: **3/20/2019**
MBL: 43 5-1
No. of Units: **0**

Comments:
Current Use Group: **U: Utility and miscellaneous**
Contractor Name: **KEVIN B GOTTIER**
Address: **6 GEM DR**

Proposed Use Group: **MISCELLANEOUS**
Phone: **(860) 802-4499**
ELLINGTON CT 060330006

U: Utility and miscellaneous
Construction Type: **TRINQUE JESSE A**
Owner Name: **TRINQUE JESSE A**
Address: **656 BUCKLEY HWY**
Phone: **(860) 656-8773**
Occupant Load: **0**

Building Official: *[Signature]* 3/20/2019
All Other Work and MEPs Require Separate Permits
Call (860) 779-3411 Ext 12 For Inspection

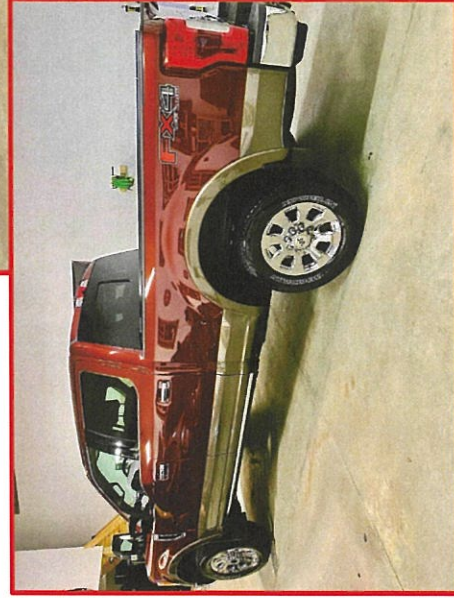
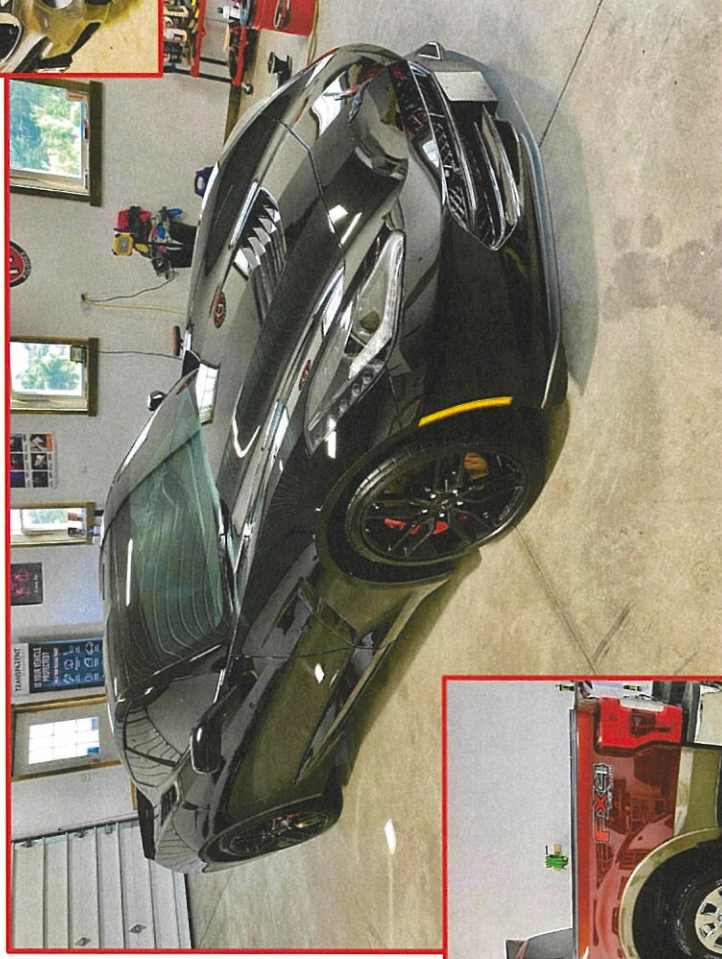
Show Shine Solutions, LLC Building #2



Show Shine Solutions, LLC Building #2



This is an example of vehicles that are brought to Show Shine Solutions for services. Many of the vehicles are brand-new off the showroom floor but enthusiasts seek a better than brand new finish quality and protection on their investment.



Show Shine Solutions, LLC

Waterless Wash Example—
Video obtained from a youtube
subscribed highend auto
detailer similar to Show Shine

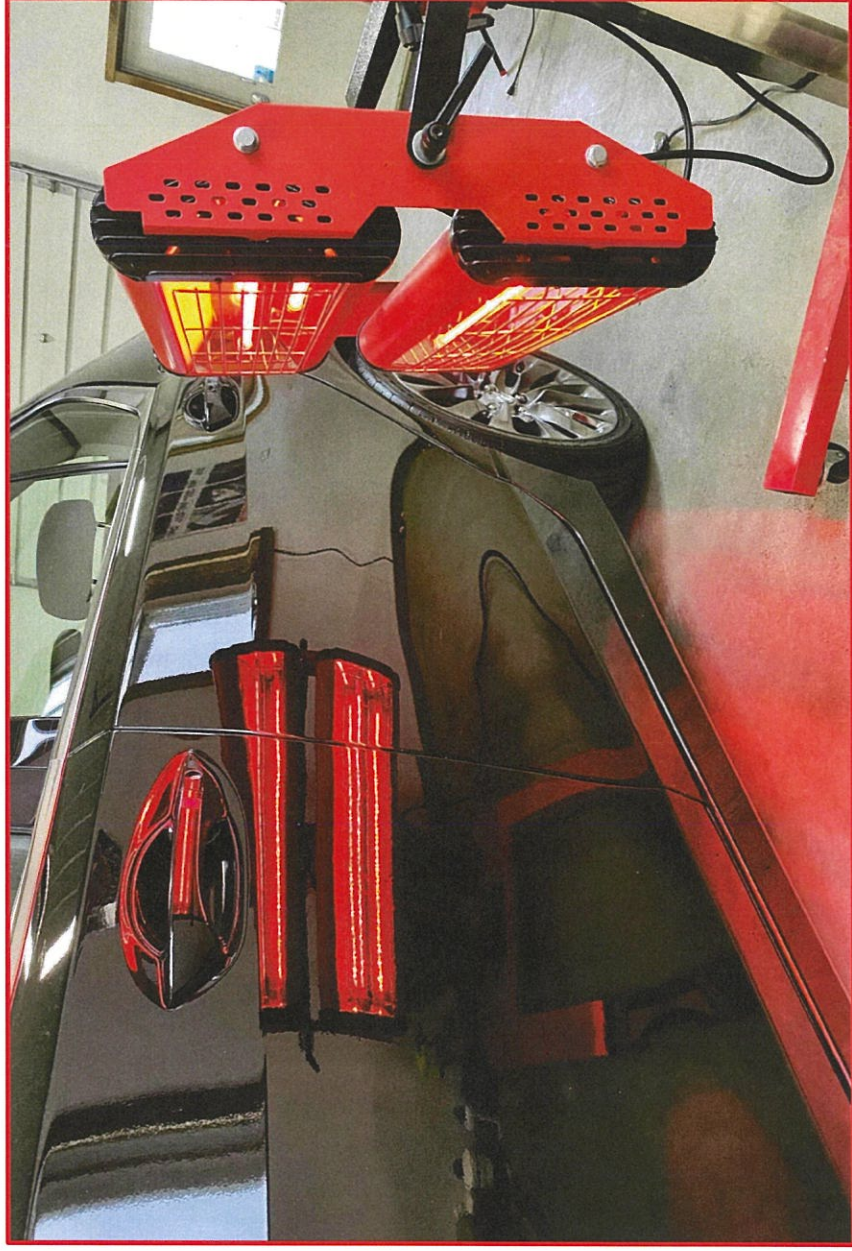
This video shows a similar
process of how Show Shine
Solutions, LLC washes vehicles
inside the building without
excess water or overspray.



- Premium auto detailing typically has at least three main phases, with multiple steps to each phase. The first phase is a hand wash (described in the previous slide). The second phase is paint correction or restoration. This is where the artwork happens; where a car with swirl-marks, streaks, and water spots returns to showroom shine. The third phase is paint protection. This means applying a protective wax or sealant. For this step Show Shine Solutions offers a Ceramic Coating (pictured below). This step can only be performed by a licensed professional trained in the craft.

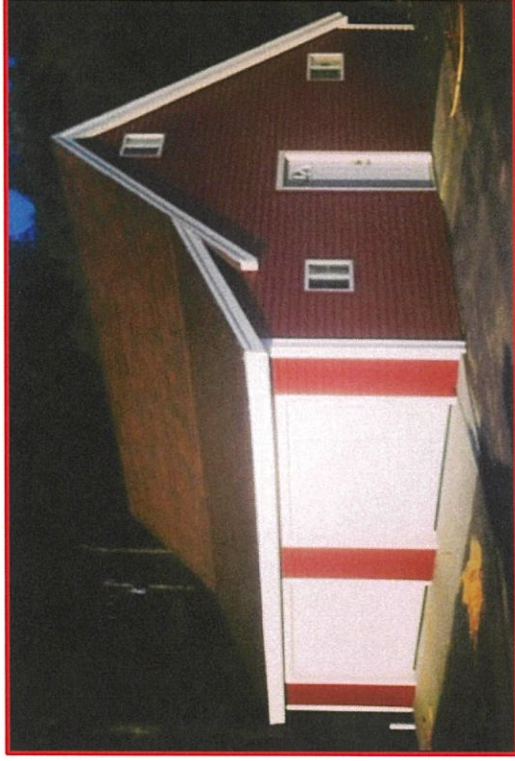
Craftsperson
1: a person who practices a trade or handicraft as a job
2: a person who is skilled in a craft

This photo is of a ceramic coating cured by infrared, taken inside Show Shine Solutions.



Proposed Craftsperson/Tradesperson Building #3

- This building would be the perfect space for a tradesperson in the area of Electric, HVAC or plumbing. It is our hope that we can renovate this space to accommodate a business here.
- Plans are to renovate and revive the space in a similar fashion to Building #2, with a high efficiency ductless HVAC system and insulation. We would also add a dormer to accommodate a small office space upstairs. Below is the current state of the building (left) and a generic rendering (right) of what we would hope to achieve.

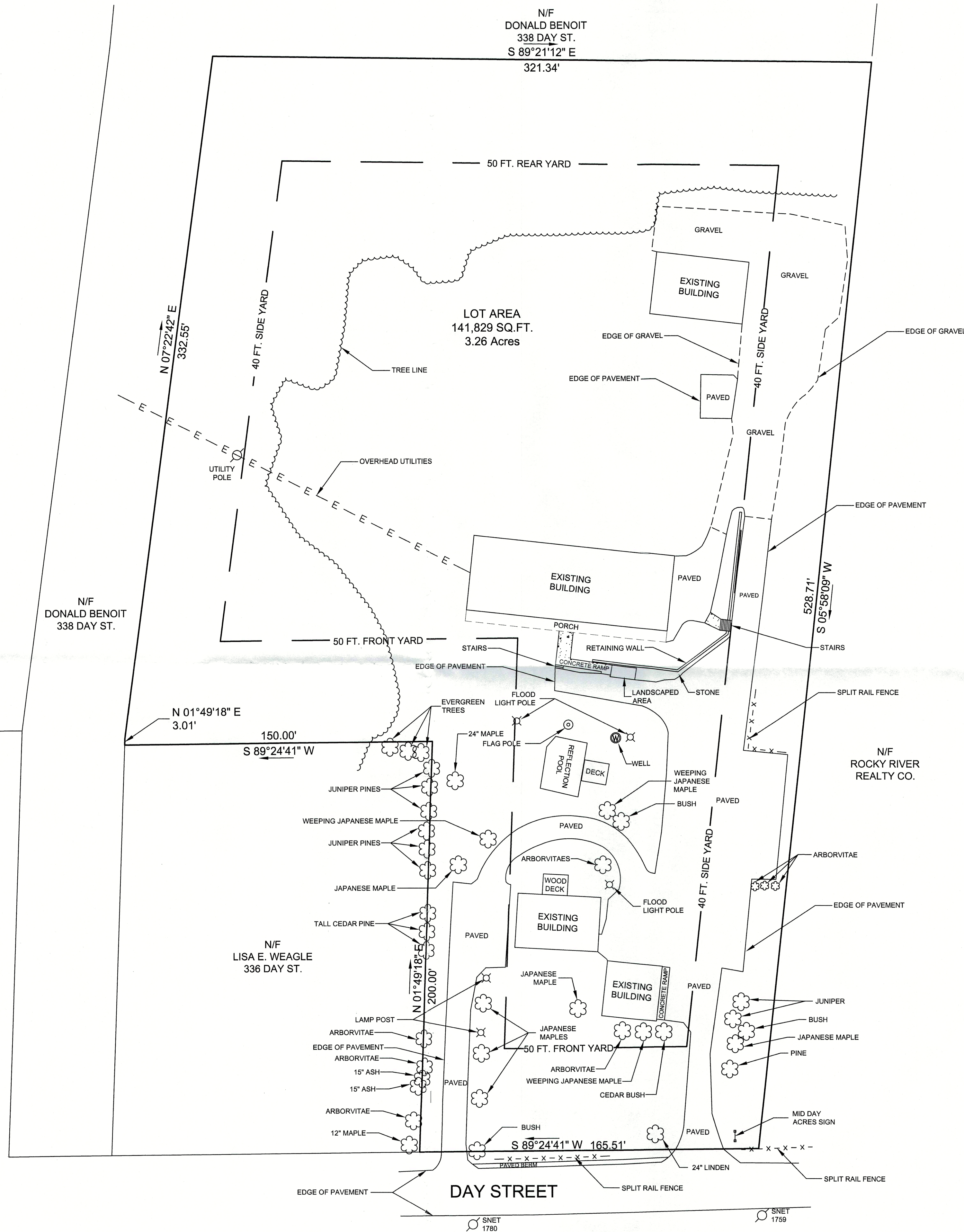


SURVEY NOTES:

- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- 2.) PROPERTY IS LOCATED IN A RA (RESIDENTIAL AGRICULTURAL) ZONE.
- 3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 0901640003A EFFECTIVE JANUARY 3, 1985.

MAP REFERENCES:

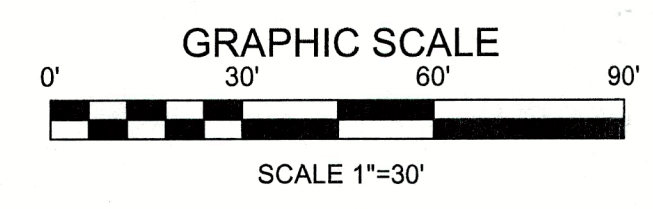
- 1.) SUBDIVISION PLAN PREPARED FOR GENERAL FINANCIAL SERVICES DAY STREET BROOKLYN, CONNECTICUT SCALE: 1"=60' DATE: 5/28/97 SHEET: 1 OF 1 PROJ # 97022 FB: 444 DWN: RAG CHK: BW KWP ASSOCIATES SURVEYING ENGINEERING SITE PLANNING 250 KILLINGLY ROAD POMFRET CENTER, CT 06259-0106



LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ WELL
- ⊕ UTILITY POLE

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."



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

ANDREW F. BUSHNELL P.E., L.S. 24591
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

 By _____	PLAN PREPARED FOR JESSE TRINQUE	
	330 DAY STREET BROOKLYN, CT.	
	ZONING LOCATION SURVEY	
	SCALE: 1"=30'	DATE: 10/21/2021
	FILE NO. 2021-109	SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875		
REVISIONS: 11/09/2021		

Killingly Engineering Associates

Civil Engineering & Surveying



P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglengineering.com

RECEIVED

December 7, 2021 **DEC 15 2021**

Proposed In-Law Apartment

Michael J. Bunning
26 Herrick Road
Brooklyn, CT

APPLICATION PACKAGE CONTENTS – Special Permit

Application fee:

\$300.00 (Site Plan Review Fee)
\$100.00 (Special Permit Fee)
\$ 60.00 (State Fee)
\$460.00 Total Fee

1. 4- full sized sets of plans– Dated: 11/30/2021
2. Special Permit Application
3. Site Plan Review Application
4. List of adjacent land owners including across the street
5. Environmental Impact Statement
6. Statement of Use
7. Sanitary Report
8. Copy of (A-2) Re-Subdivision Map
9. Floor Plan

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

RECEIVED

DEC 15 2021

Received Date _____

Application #SP 21-004
Check # 9712

APPLICATION FOR SPECIAL PERMIT

Name of Applicant MICHAEL BUNNING Phone 860-428-5333
Mailing Address 26 HERRICK ROAD BROOKLYN CT 06234 Phone _____

Name of Engineer/Surveyor KILLINGLY ENGINEERING ASSOCIATES
Address PO BOX 421 KILLINGLY CT 06241
Contact Person NORMAN THIBEAULT Phone 779-7299 Fax _____

Name of Attorney N/A
Address _____
Phone _____ Fax _____

Property location/address 26 HERRICK ROAD
Map# 26 Lot# 3-1 Zone RA Total Acres 9.037
Sewage Disposal: Private Public _____ Existing _____ Proposed
Water: Private Public _____ Existing Proposed _____

Proposed Activity PROPOSED 10-LOW APARTMENT IN EXISTING LOFT AREA OF GARAGE & ASSOCIATED SEPTIC SYSTEM

Compliance with Article 4, Site Plan Requirements

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

The following shall accompany the application when required:

- Fee \$ _____ State Fee (\$60.00) _____ 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

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: Michael Bunning Date 12/8/21
Owner: Michael Bunning Date 12/8/21

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

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Action Date _____

Application #SPR _____
Check# _____

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant MICHAEL BUNNING Phone 860-428-5333
Mailing Address 26 HERRICK ROAD BROOKLYN CT 06234 Phone _____

Name of Owner SAME Phone _____
Mailing Address _____ Phone _____

Name of Engineer/Surveyor KILLINGBY ENGINEERING ASSOCIATES
Address PO BOX 421 KILLINGBY CT 06241
Contact Person NORMAN TRIBESGALT Phone 779-7299 Fax _____

Property location/address 26 HERRICK ROAD
Map # 26 Lot # 3-1 Zone RA Total Acres 9.037

Proposed Activity PROPOSED IN-LAW APARTMENT OVER GARAGE (IN EXISTING WFT AREA) & ASSOCIATED SEPTIC SYSTEM

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

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

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

Fee\$ _____ State Fee (\$60.00) _____ 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 N/A 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: Michael Bunning Date 12/8/21
Owner: Michael Bunning Date 12/8/21

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

LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET as of 12/07/2021 NECCOG

***Michael J. Bunning
26 Herrick Road
Brooklyn, CT***

MAP/LOT	NAME
26 / 3-2	BUNNING MICHAEL 26 HERRICK RD BROOKLYN, CT 06234
26 / 3F	CREDIT SCOTT M & DANA L 46 HERRICK RD BROOKLYN, CT 06234
26 / 3A	VALENTE MICHAEL 38 HERRICK RD BROOKLYN, CT 06234
26 / 4	WHITE KIM M 32 HERRICK RD BROOKLYN, CT 06234
25 / 36-1	BOGERT KATIE LYN 19 HERRICK RD BROOKLYN, CT 06234
25 / 34	NIELSEN BOYD B 9 HERRICK RD BROOKLYN, CT 06234
25 / 41	SOKOLOWSKI RONALD A & MILDRED A P O BOX 217 BROOKLYN, CT 06234
26 / 20-1	SANSOUCY PAUL R PO BOX 917 DAYVILLE, CT 06241
26 / 20	BLAKE LORRAINE M 208 POMFRET RD BROOKLYN, CT 06234

Killingly Engineering Associates

Civil Engineering & Surveying



P.O. Box 421 Dayville, CT 06241
Phone: 860-779-7299
Fax: 860-774-3703

Michael Bunning - 26 Herrick Road Proposed In-law Apartment

Sanitary Report

Soils on the subject property are suitable for installation of on-site septic systems. Deep test holes indicate restrictive soils at 32" to 34" with percolation rates less than 10 minutes per inch. These conditions combined the moderate slope allow for the design of a minimally sized system designed in accordance with state health code. The system footprint depicted on the plans is for a 2-bedroom in-law apartment and is currently under review by the Northeast District Department of Health.

Water Supply Report

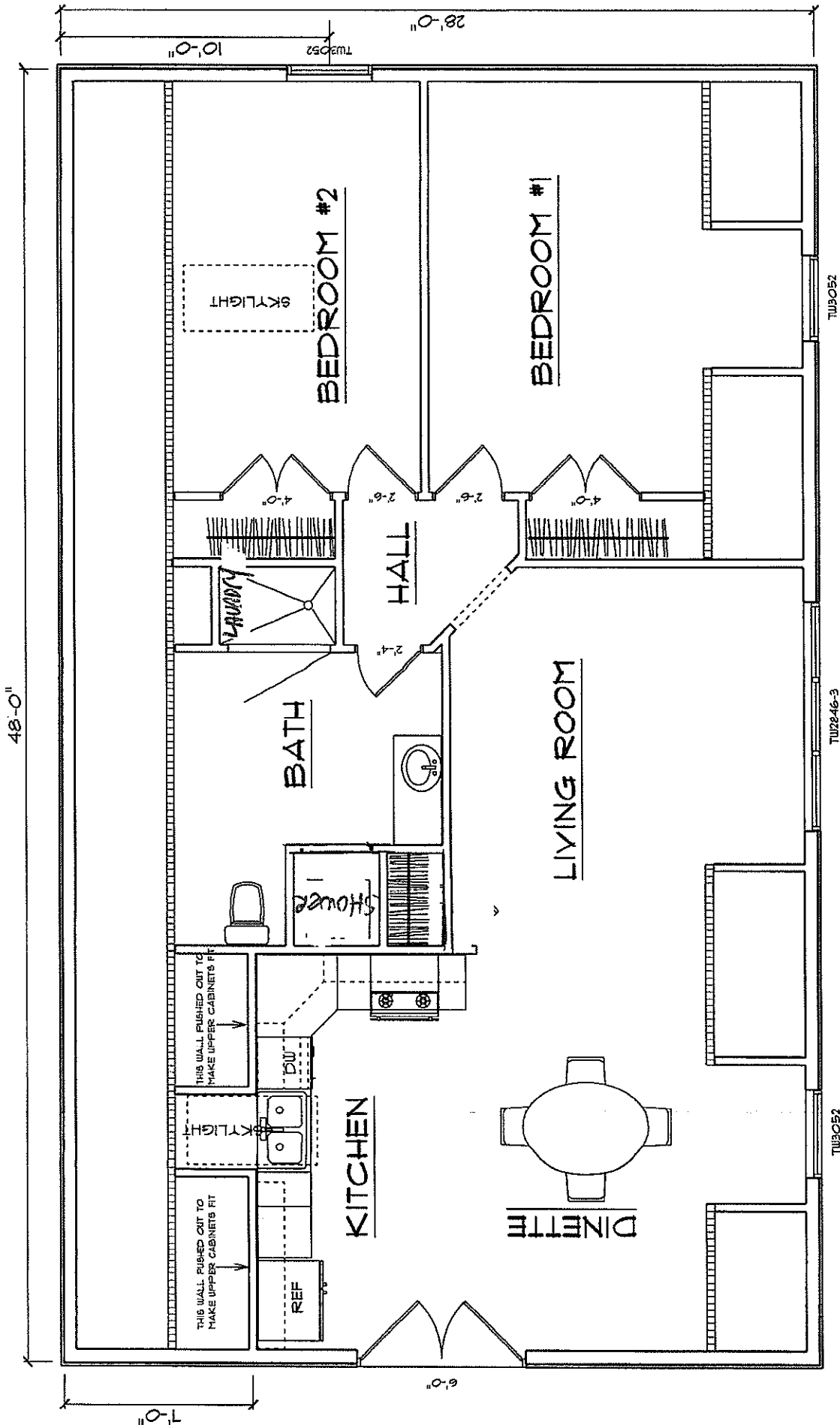
The existing building is served with a drilled well and location depicted on the design plans provide sufficient separation distances from the proposed on-site septic system in accordance with state health code requirements. Well yields in the area have historically been very good. The existing well on the property for Mr. Bunning's home yields 25 gallons per minute and wells drilled for two single-family homes on the south side of Herrick Road yield in excess of 20 gallons per minute.

Statement of Use

The proposed in-law apartment will be constructed in a space above the existing 3-car garage that is currently vacant. A floor plan layout for the apartment is enclosed with the application.

Impact Statement

The proposed use will not have any impacts to the surrounding properties. The on-site septic system will be positioned in an area that has been previously disturbed and no additional impervious surfaces will be constructed. All improvements and modifications will be within an existing structure.



BUNNING IN-LAW APARTMENT



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

December 21, 2021

Mike Bunning
26 Herrick Road
Brooklyn, CT 06234

SUBJECT: FILE #96000206 -- HERRICK ROAD #26, MAP #26, LOT #3, BROOKLYN, CT

Dear Mike Bunning:

The subject plan (KILLINGLY ENGINEERING ASSOCIATES, JOB# 10049, DRAWN 11/30/2021) submitted on 12/21/2021 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 2 bedroom house based on the following:

1. CT licensed surveyor must stake house, well, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil and fill material have been removed.
4. A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
5. A set of house plans must be submitted prior to an Approval to Construct Permit being issued.
6. An engineer/surveyor's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
7. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations OR an Engineer's As Built will be required.
8. Septic tank must be located 5 feet from deck (field adjust) plan shows 4 feet.

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

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

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

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

Sincerely,

Donovan Moe, EHS
Environmental Health Specialist-NDDH

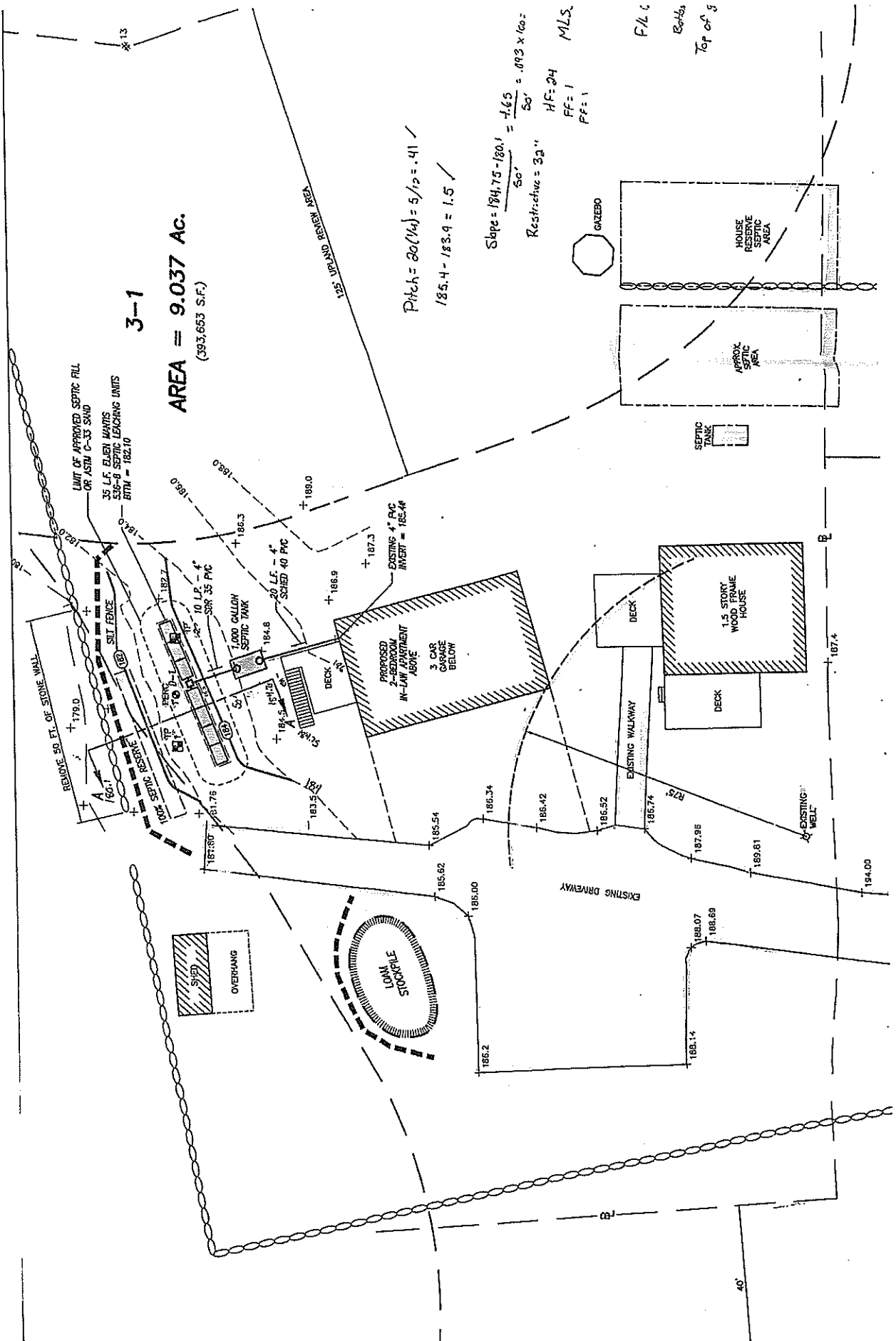
cc: Brooklyn Building Official; Killingly Engineering Associates

3-1
 AREA = 9.037 AC.
 (393,653 S.F.)

Pitch = $20(1/4) = 5/12 = .41$
 $185.4 - 183.9 = 1.5$

Slope = $\frac{184.75 - 180.1}{50'} = \frac{4.65}{50'} = .093 \times 100 = 9.3\%$
 Restraint = $3.2''$
 HF = 24
 FF = 1
 PFF = 1

F/L/C
 B/b/b/b
 TOP OF S



Certified Soil Scientist, in December 2010.

- 7. Soil test data taken from Northeast District Department of Health file number: 9600206.
- 8. Elevations based on an Assumed Datum. Contours taken from actual field survey. Contour interval = 2'.
- 9. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.

MAP REFERENCE:


"Resubdivision Map - Prepared For - Michael J. Bunning - Herrick Road & Pomfret Road (169) Brooklyn, Connecticut - Scale: 1" = 60' - Date: 5/24/2011 Revised To: 9/25/2012 - Sheet 2 Of 8 - Prepared By: Killingly Engineering Associates." On File In The Brooklyn Land Records.

DATE	DESCRIPTION
REVISIONS	

GENERAL LOCATION SURVEY
SEPTIC SYSTEM DESIGN PLAN
PROPOSED IN-LAW APARTMENT
PREPARED FOR
MICHAEL J. BUNNING

26 HERRICK ROAD
BROOKLYN, CONNECTICUT

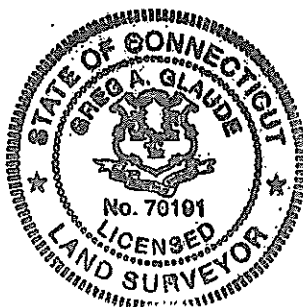
Killingly Engineering Associates
Civil Engineering & Surveying



 114 Westcott Road
 P.O. Box 421
 Killingly, Connecticut 06241
 (860) 779-7299
 www.killinglyengineering.com

DATE: 11/30/2021	DRAWN: RGS	2021 DEC 14 A 10:43 NORTHEAST DISTRICT DEPT OF HEALTH
SCALE: 1" = 20'	DESIGN: NET	
SHEET: 1 OF 2	CHK BY: GG	
DWG. No: CLIENT FILE	JOB No: 10049	

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
 FILE # 9600206 REV # PLAN RECD DATE 12/14/21
 SITE PLAN: A-2 SURVEY T-2 REDLINE # OF COPIES 3
 REVIEWED BY: [Signature] DATE: 12/21/21
 SENT TO STATE CO: _____ DATE: _____
 _____ APPROVED _____
 _____ REJECTED _____
 _____ RELEASE TO ENGINEER ONLY _____ PREPARED BY: [Signature]



SUBSTANTIALLY CORRECT
 12-03-2021
 70191 DATE

UNLESS THIS MAP BEARS THE LAND SURVEYOR.



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

December 21, 2021

Mike Bunning
26 Herrick Road
Brooklyn, CT 06234

B100/APPLICATION

SUBJECT: FILE #96000206 -- HERRICK ROAD #26, MAP #26, LOT #3, BROOKLYN, CT

Dear Mike Bunning:

On September 13, 2021 this department received an application proposing the addition of a 2 bedroom in-law apartment in the upper level of the existing garage to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. Once addition is completed, a water analysis must be submitted to this office. The water sample is to be taken from the new faucet in the new in-law apartment kitchen. This is to ensure that the new plumbing has been properly disinfected prior to use of the water for drinking
2. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

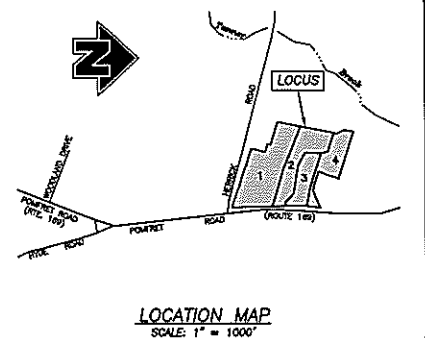
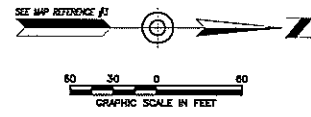
THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

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

Sincerely,

Donovan Moe, EHS
Environmental Health Specialist-NDDH

cc: Brooklyn Building Official; Killingly Engineering Associates



- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-23 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1998;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Survey Type: Resubdivision Map.
 - Boundary Determination Category: Along existing lot lines = Dependent Resurvey. Along proposed lot lines = Original Survey.
 - Total area of subdivision = 20.907 Acres.
 - Zone = RA.
 - Owner of record: Michael J. Bunning, 26 Herrick Road, Brooklyn, CT 06234
 - Applicant: Michael J. Bunning, 26 Herrick Road, Brooklyn, CT 06234
 - Parcel is shown as Lot #3 on Assessors Map #26.
 - Parcel is not within 500 feet of an adjacent municipality.
 - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FEMA Map #090164 Panel 002A Effective Date: January 3, 1985. This subdivision does not include land areas within the federal Emergency Management Agency's 100-year flood hazard area.
 - Wetlands shown were flagged in the field by Ian Cole, Certified Soil Scientist, in December 2010.
 - The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations excepting any variances or modifications made by the Commission. Any such variances or modifications are on file in the office of the Commission.
 - The applicant agrees to convey a \$4,000.00 fee in lieu of open space to the Town of Brooklyn, divided equally by each lot, payable at the time of sale of each individual Lot. A zoning or building permit shall not be issued for any Lot until this fee has been paid and the Brooklyn Planning and Zoning Department have received proof of payment.

- MAP REFERENCES:**
- "Subdivision Plan - of Land of - Lester B. Williams - Route #169 - Brooklyn, Connecticut - Scale: 1" = 40' - Date: 10/21/1979 - Prepared by: Kaeliya, Woodis & Pike". On file in the Town of Brooklyn Land Records as Map Book #5 Map #48.
 - "Property Survey / Subdivision Plan - Prepared for - Howard B. & Virginia P. Denslow - Herrick Road, Brooklyn, Connecticut - Scale: 1" = 40' - Date: December 1993 - Revised to: 2/1/94 Prepared by: Normandin & Associates". On file in the Town of Brooklyn Land Records as Map Book #11 Map #65.
 - "Monumented Perimeter Survey Map - Prepared for - Frances W. Leach - Conn. Route #169 & Herrick Road, Brooklyn, Connecticut - Scale: 1" = 60' - Date: October 1985 - Prepared by: Normandin & Associates". Not on file.

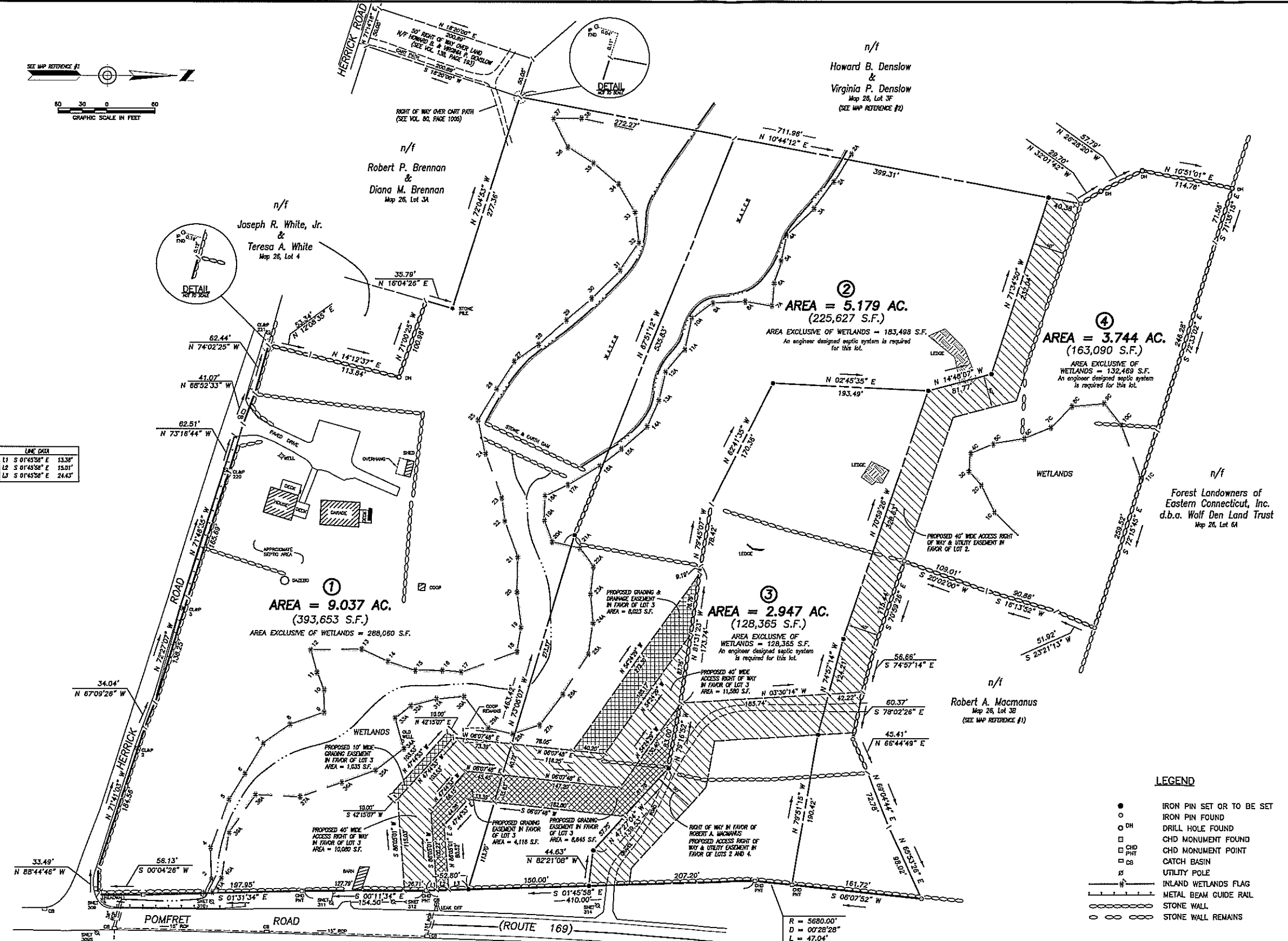
DATE	REVISIONS	CONDITIONS OF APPROVAL
9/25/2012		CONDITIONS OF APPROVAL
3/27/2012		DRIVEWAY - LOT 3
10/20/2011		CITOT COMMENTS
9/21/2011		NOAH COMMENTS
6/22/2011		FINAL PLAN REVIEW

LEGEND

- IRON PIN SET OR TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CHD CHD MONUMENT FOUND
- PNT CHD MONUMENT POINT
- CB CATCH BASIN
- UTILITY POLE
- INLAND WETLANDS FLAG
- METAL BEAM GUIDE RAIL
- STONE WALL
- STONE WALL REMAINS

LINE DATA

L1	S 01°45'58" E	13.30'
L2	S 01°45'58" E	15.01'
L3	S 01°45'58" E	24.45'



APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION
 FINAL APPROVAL DATE: _____
 CHAIRMAN: _____ DATE: _____
 EXPIRATION DATE: _____
 Per Sec. 8.25c of the Connecticut General Statutes, as amended, approval automatically expires if all public improvements required by this plan are not completed by that date.

ANY CHANGES TO THESE PLANS WITHIN 200' OF WETLANDS OR WATERCOURSES MUST BE RESUBMITTED TO THE BROOKLYN INLAND WETLANDS COMMISSION.
 THE APPLICANT WILL CONTACT THE BROOKLYN INLAND WETLANDS COMMISSION OR ITS AGENT AFTER ALL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED, PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON THE PROPERTY.

ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION
 CHAIRMAN: _____ DATE: _____

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.
 Certified Soil Scientist: _____ Date: _____

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE: _____
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

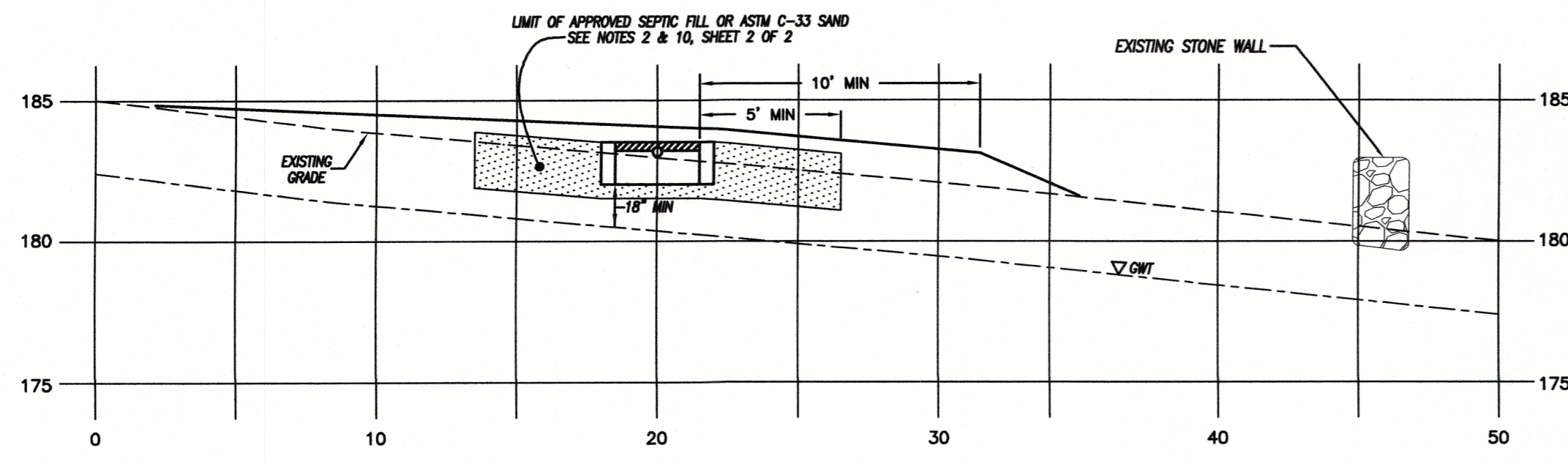
RESUBDIVISION MAP
 PREPARED FOR
MICHAEL J. BUNNING
 HERRICK ROAD & POMFRET ROAD (ROUTE 169)
 BROOKLYN, CONNECTICUT

Killingly Engineering Associates
 Civil Engineering & Surveying

94 Wetlands Road
 P.O. Box 421
 Derby, Connecticut 06411
 (860) 759-7291 - FAX: (860) 774-3703

DATE: 5/21/2011	DRAWN: AMR
SCALE: 1" = 60'	DESIGN: —
SHEET: 2 OF 8	CHK BY: GG
DWG. No: HF 106	JOB No: 10049

K:\10049\Drawings\10049_10049_SUB.dwg Date: 07/20/11 10:51 AM



PERCOLATION TEST RESULT - October 27, 2021
NORTHEAST DISTRICT DEPARTMENT OF HEALTH.

HOLE 1
Depth = 24" Rate = 10.0 min./in.

Time	Reading
10:45	1"
10:50	1.75"
10:55	2.25"
11:00	2.75"
11:05	3.25"
11:10	3.75"
11:15	4.5"
11:20	5"

TEST HOLE DATA - October 27, 2021
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1	0" - 5" 5" - 18" 18" - 32" 32" - 72" 72" - 78" Mottling Roots Restrictive Area	Fill Material Top Soil Very Fine To A Fine Sandy Loam Mottled Compact Fine Sandy Loam Rotten Rock With Loamy Very Fine Sand 32" 32" 32"
2	0" - 7" 7" - 17" 17" - 34" 34" - 60" Mottling Ledge Roots Restrictive	Fill Material Top Soil Very Fine To Fine Sandy Loam Highly Mottled Loamy Very Fine Sand 34" 60" 38" 34"

SEPTIC SYSTEM DESIGN DATA

Percolation Rate	= 10 min. / in.
2 bedroom in-law requires	= 375 s.f. effective leaching area
Effective Leaching area	= 11 s.f. / l.f. of Eljen Mantis 536-8
Length Required	= 375/11 = 34.1 l.f.
Length Provided	= 35 l.f.
Min. Leaching System Spread (MLSS)	= 20 x 1.0 x 1.0 = 20'
MLSS Provided	= 35'

LEACHING FIELD
One 35' row (7 sections) Eljen Mantis 536-8 Septic Leaching Units
Maximum depth into existing grade = 14'

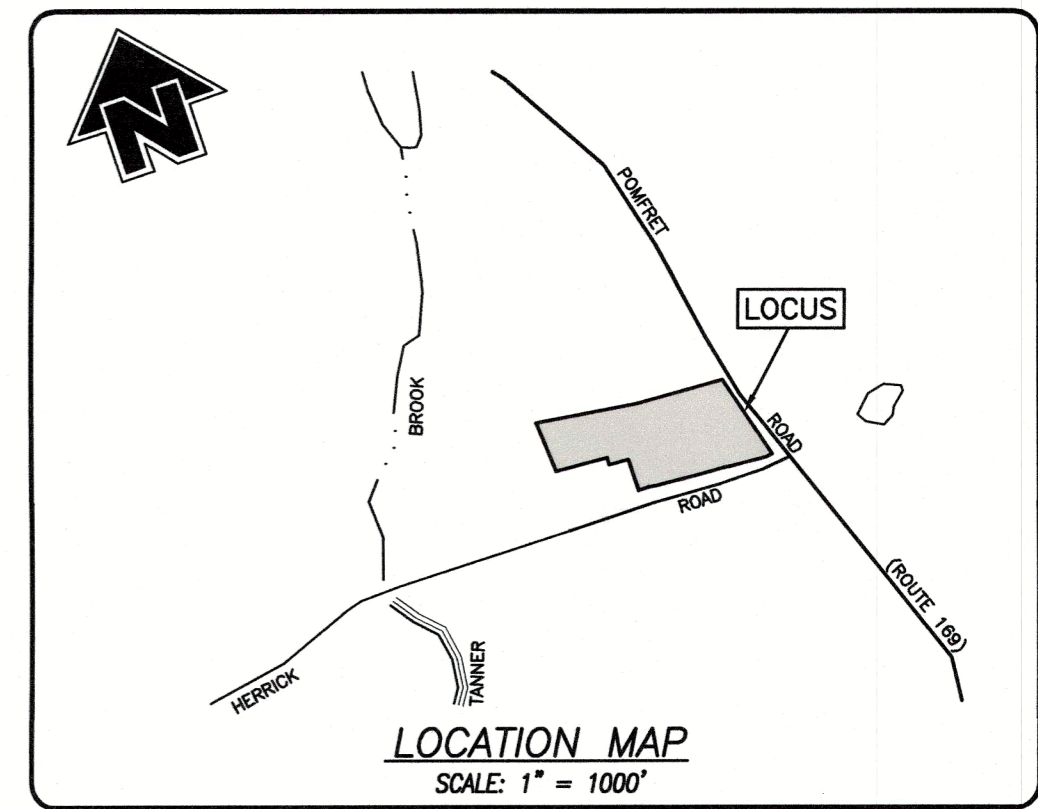
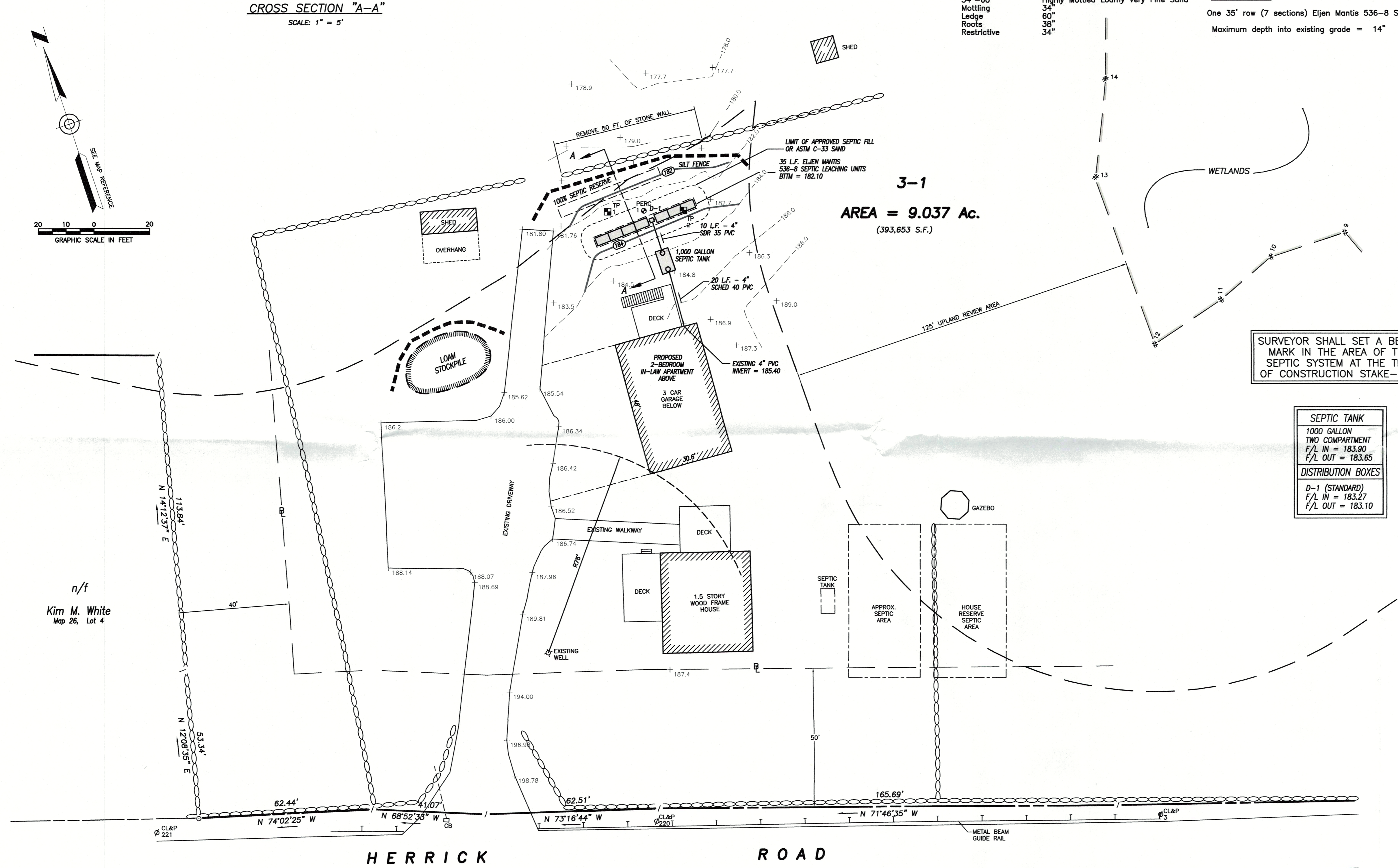
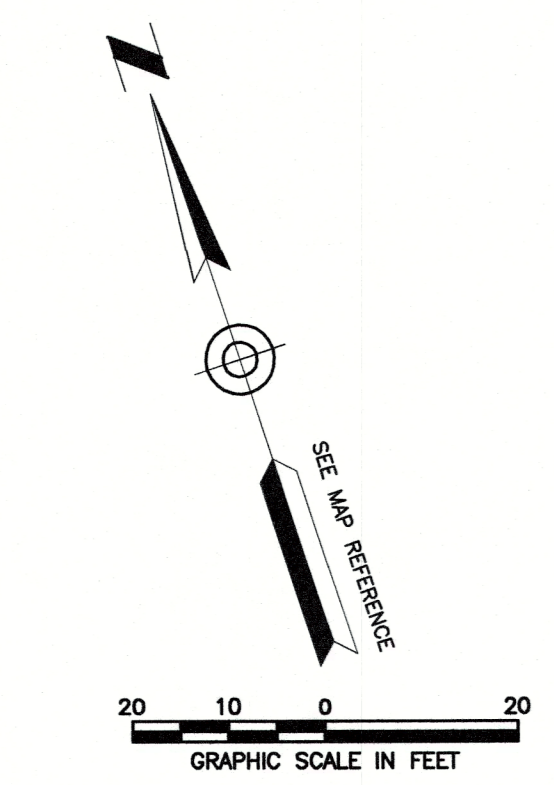


TABLE OF ZONING REQUIREMENTS

Lot Area	ZONE = RA	
	REQUIRED	PROVIDED
Lot Area	2 Acres	9.037 Acres
Lot Frontage	150'	1183.48'
Front Yard Setback	50'	120.3*
Side Yard Setback	40'	164.6*
Rear Yard Setback	50'	260.6*
Building Height	35' Max.	27'

* Proposed In-Law Apartment



3-1
AREA = 9.037 Ac.
(393,653 S.F.)

SURVEYOR SHALL SET A BENCH MARK IN THE AREA OF THE SEPTIC SYSTEM AT THE TIME OF CONSTRUCTION STAKE-OUT.

SEPTIC TANK

1000 GALLON
TWO COMPARTMENT
F/L IN = 183.90
F/L OUT = 183.65

DISTRIBUTION BOXES

D-1 (STANDARD)
F/L IN = 183.27
F/L OUT = 183.10

- NOTES
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and 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;
This map was prepared from record research, other maps, limited field measurements and other sources, it is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.
- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
- Survey Type: General Location Survey.
 - Zone = RA.
 - Owner of record: Michael J. Bunning
26 Herrick Road, Brooklyn, CT 06234
 - Parcel is shown as Lot #3-1 on Assessors Map #26.
 - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map #090164 Panel 0002A Effective Date: January 3, 1985. This subdivision does not include land areas within the federal Emergency Management Agency's 100-year flood hazard area.
 - Wetlands shown were flagged in the field by Ian Cole, Certified Soil Scientist, in December 2010.
 - Soil test data taken from Northeast District Department of Health file number: 9600206.
 - Elevations based on an Assumed Datum. Contours taken from actual field survey. Contour interval = 2'.
 - Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
- MAP REFERENCE:
"Resubdivision Map - Prepared For - Michael J. Bunning - Herrick Road & Pamfret Road (169) Brooklyn, Connecticut - Scale: 1" = 60' - Date: 5/24/2011 Revised To: 9/25/2012 - Sheet 2 of 8 - Prepared By: Killingly Engineering Associates." On File In The Brooklyn Land Records.

DATE	DESCRIPTION

GENERAL LOCATION SURVEY
SEPTIC SYSTEM DESIGN PLAN
PROPOSED IN-LAW APARTMENT
PREPARED FOR
MICHAEL J. BUNNING
26 HERRICK ROAD
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 11/30/2021	DRAWN: RGS
SCALE: 1" = 20'	DESIGN: NET
SHEET: 1 OF 2	CHK BY: GGG
DWG. No: CLIENT FILE	JOB No: 10049

- LEGEND
- IRON PIN FOUND
 - F.F. FINISHED FLOOR
 - UTILITY POLE
 - CATCH BASIN
 - - - 100 - - - EXISTING CONTOURS
 - - - 10 - - - PROPOSED CONTOURS
 - WETLANDS FLAG INLAND WETLANDS FLAG
 - BUILDING SETBACK LINE
 - PERCOLATION TEST HOLE
 - TEST HOLE
 - STONE WALL
 - SILT FENCE

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE

Expiration date per Sec. 8.26C, Connecticut General Statutes: _____



Norman Thibault, Jr., P.E. No. 22834 DATE 12/07/2021

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

Greg A. Glaupe
GREG A. GLAUPE, L.S. LIC. NO. 70191 DATE 12-07-2021

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

- Segregate construction waters from clean water.
- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off-site damage that it can cause is reduced. It is generally more expensive to correct off-site damage than it is to install proper internal controls.

- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off-site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.

SEPTIC SYSTEM CONSTRUCTION NOTES

- The building, septic system and well shall be accurately staked in the field by a licensed Land Surveyor in the State of Connecticut, prior to construction.
- Topsoil shall be removed and in the area of the primary leaching field scarified, prior to placement of septic fill. Septic fill specifications are as follows:
 - Max. percent of gravel (material between No. 4 & 3 inch sieves) = 45%

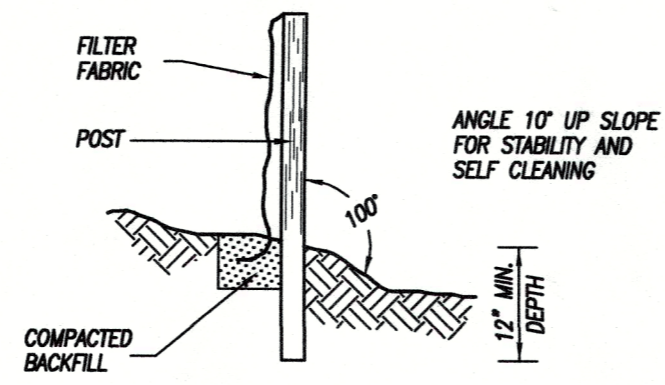
GRADATION OF FILL (MINUS GRAVEL)

SIEVE SIZE	PERCENT PASSING (WET SIEVE)	PERCENT PASSING (DRY SIEVE)
No. 4	100%	100%
No. 10	70% - 100%	70% - 100%
No. 40	10% - 50%	10% - 75%
No. 100	0% - 20%	0% - 5%
No. 200	0% - 5%	0% - 2.5%

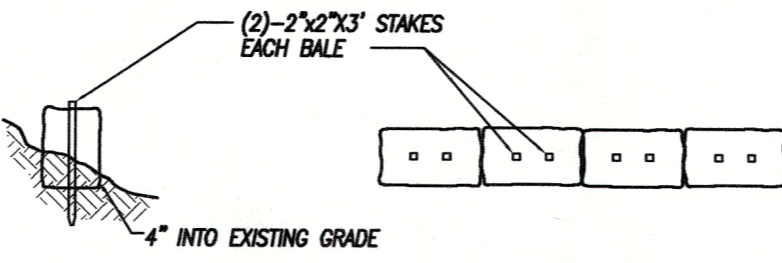
Fill material shall be approved by the sanitarian prior to placement. It shall be compacted in 6" lifts and shall extend a minimum of five feet (5') around the perimeter of the system. Common fill shall extend an additional five feet (5') down gradient of the system (10' total) before tapering off at a maximum slope of 2H:1V.

- Septic tank shall be two compartment precast 1000 gallon tank with gas deflector and outlet filter as manufactured by Jolley Precast, Inc. or equal.
- Distribution boxes shall be 4 hole precast concrete as manufactured by Jolley Precast, Inc. or equal.
- All precast structures such as septic tanks, distribution boxes, etc. shall be set level on six inches (6") of compacted gravel base at the elevations specified on the plans.
- Solid distribution pipe shall be 4" diameter PVC meeting ASTM D-3034 SDR 35 with compression gasket joints. It shall be laid true to the lines and grades shown on the plans and in no case have a slope less than 0.125 inches per foot.
- Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D-3034 or ASTM F1760 for SDR 35, or ASTM F810 for SDR 38.
- Sewer pipe from the foundation wall to the septic tank shall be schedule 40 PVC meeting ASTM D 1785. It shall be laid true to the grades shown on the plans and in no case shall have a slope less than 0.25 inches per foot.
- Solid footing drain outlet pipe shall be 4" Diameter PVC meeting ASTM D 3034, SDR 35 with compression gasketed joints. Footing drain outlet pipe shall not be backfilled with free draining material, such as gravel, broken stone, rock fragments, etc.
- Septic sand shall meet the requirements of ASTM C-33 with less than 10% passing a 100 sieve and less than 5% passing a 200 sieve

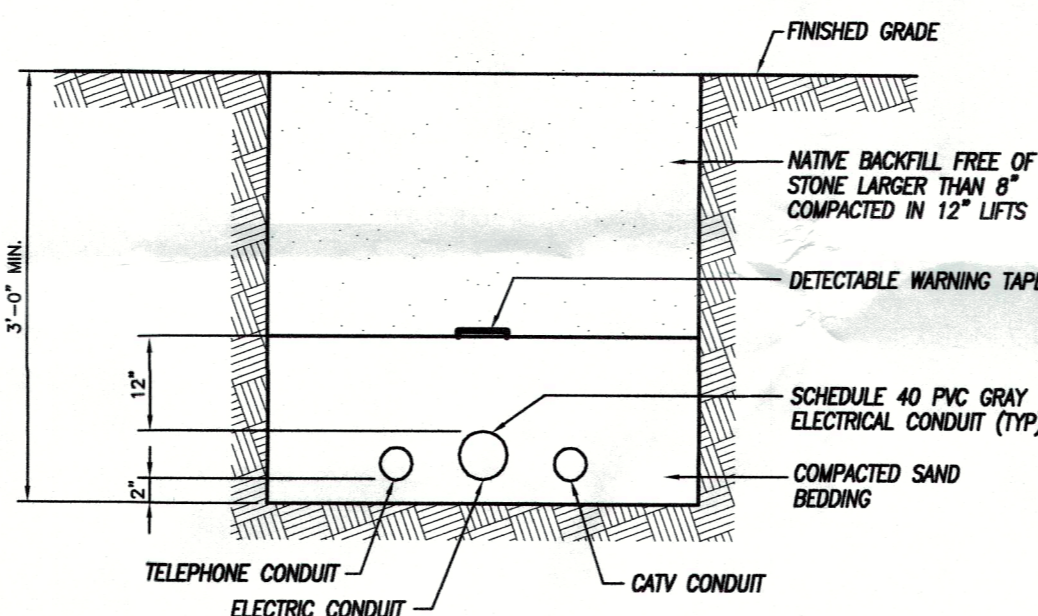
SIEVE SIZE	% PASSING
0.375	100
#4	95-100
#8	80-100
#16	60-85
#30	25-50
#50	10-30
#100	<10
#200	<5



SILT FENCE
NOT TO SCALE

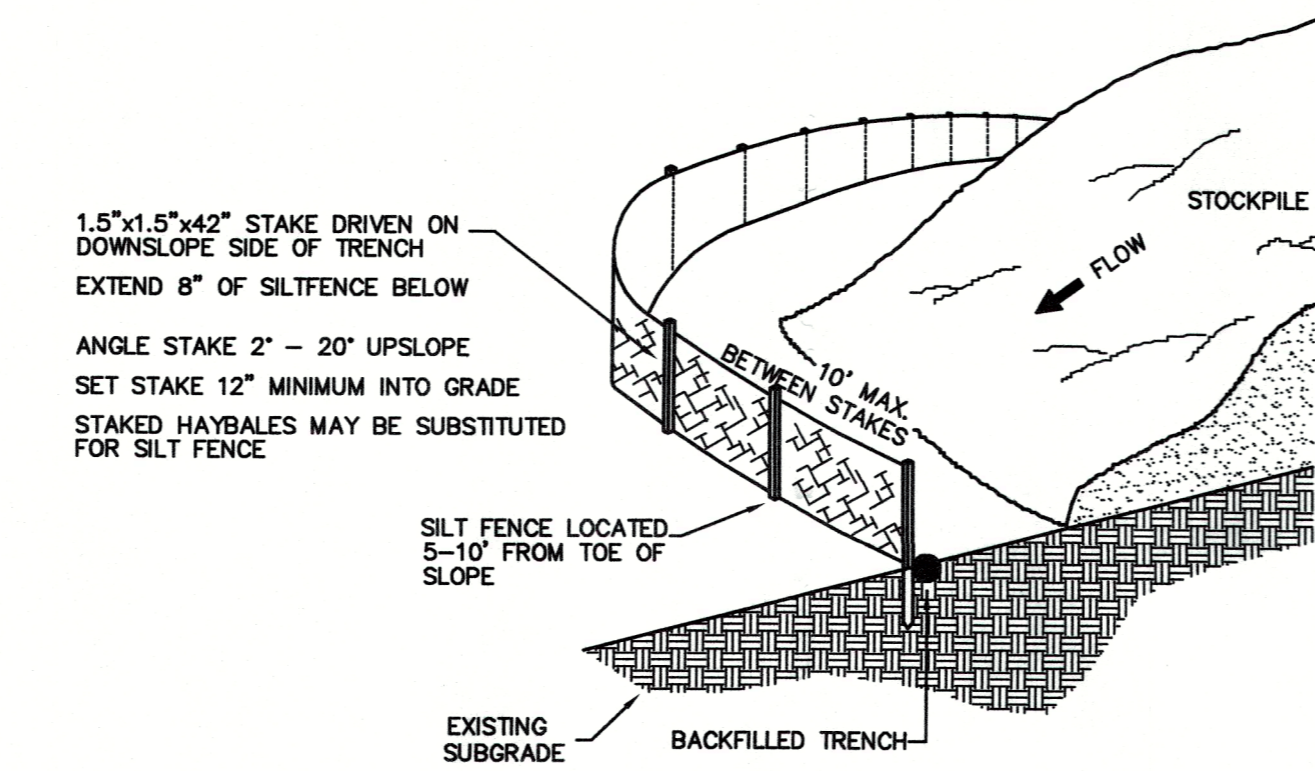


HAYBALE BARRIER
NOT TO SCALE

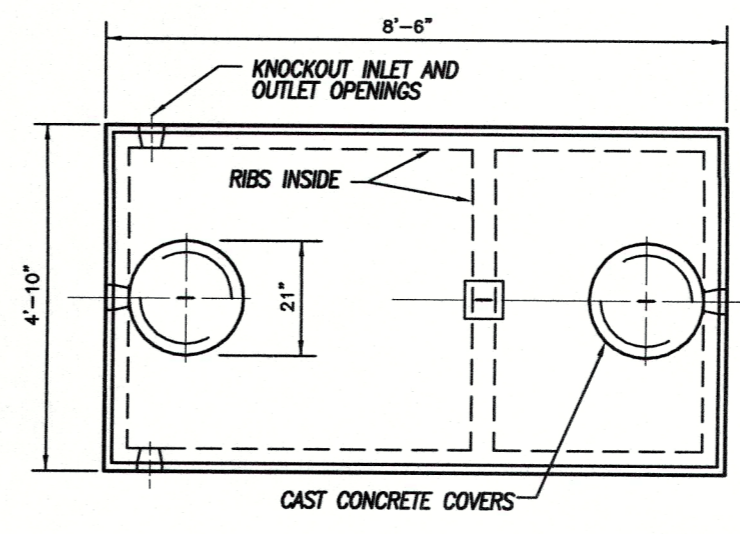


NOTE: CONTRACTOR SHALL PROVIDE SILT/CLAY DAMS AT 100' INTERVALS ALONG PROPOSED UTILITY TRENCH TO AVOID TRANSPORTING INTERCEPTED WATER.

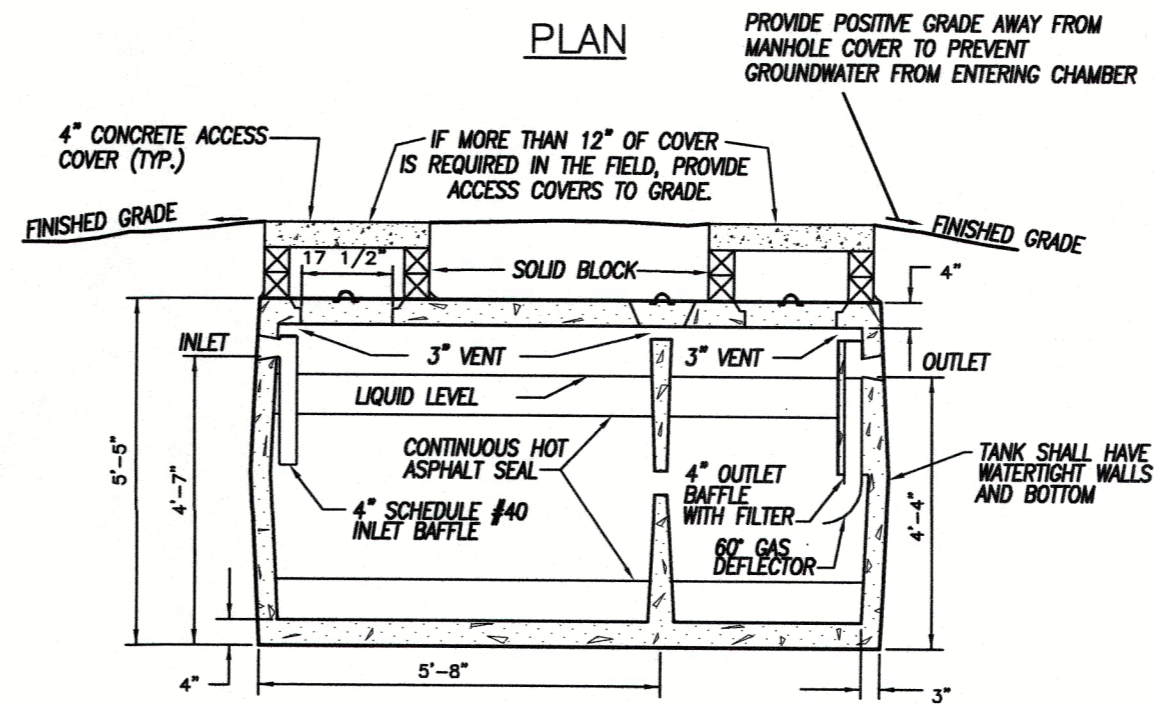
UNDERGROUND UTILITY TRENCH
NOT TO SCALE



SILT FENCE @ TOE OF SLOPE APPLICATION
NOT TO SCALE

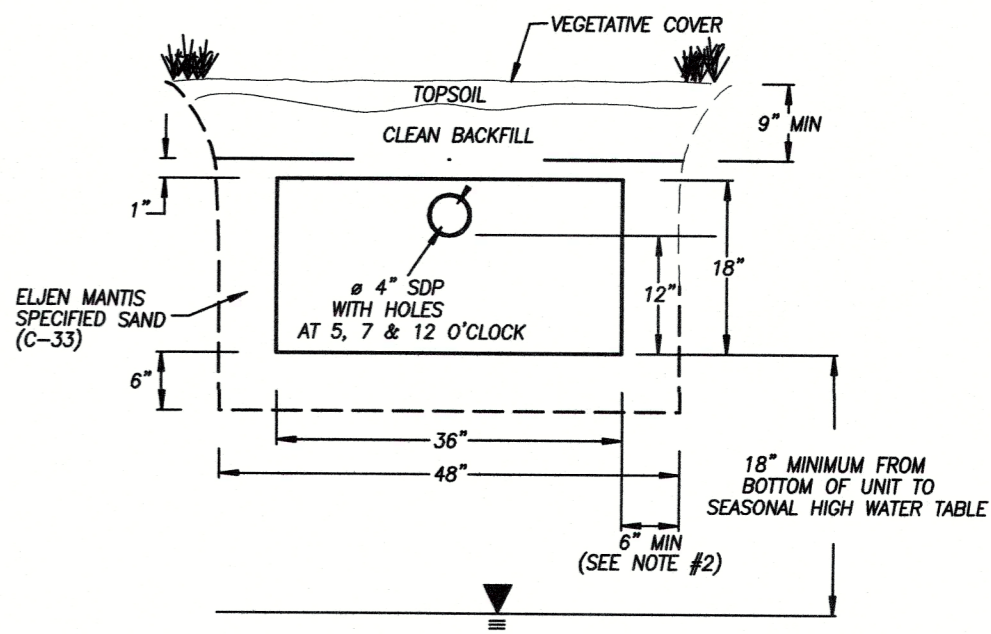
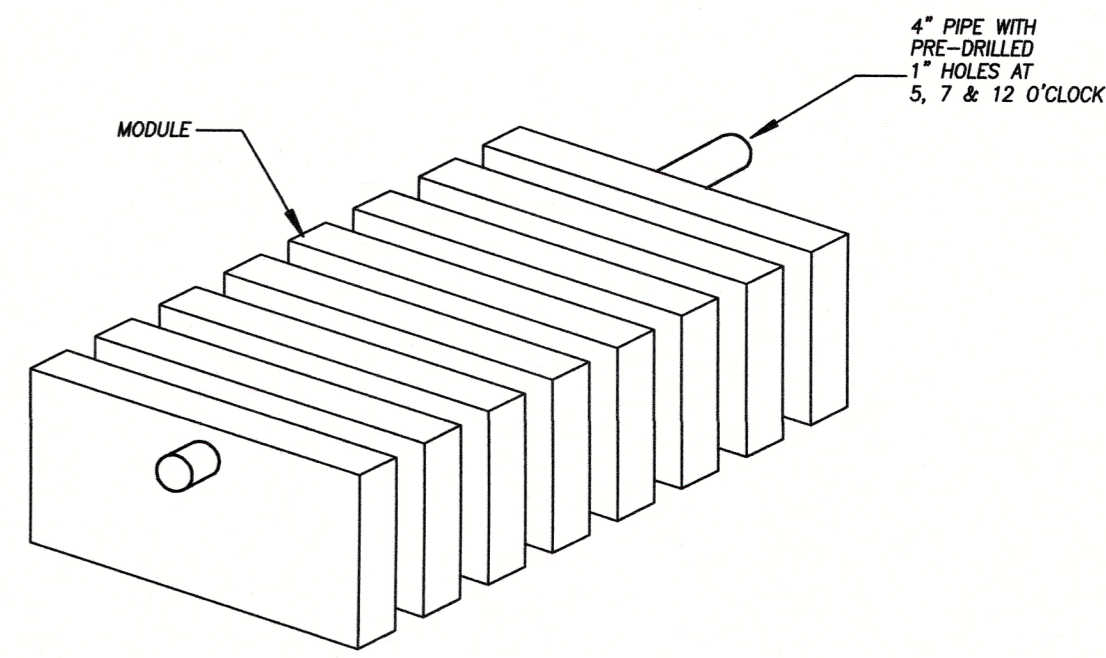


PLAN



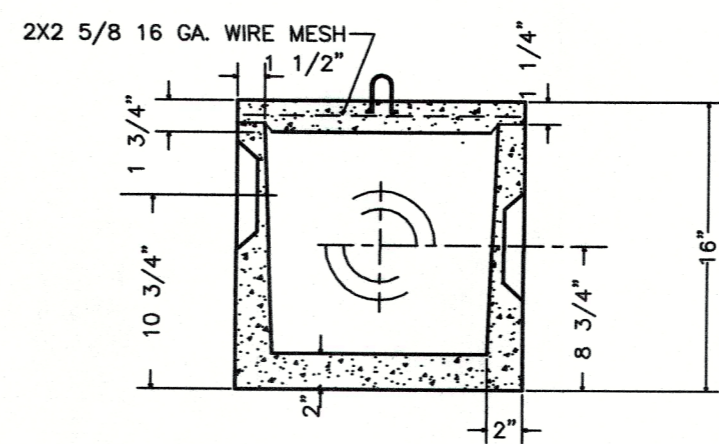
CROSS SECTION

1000 GALLON 2 COMPARTMENT SEPTIC TANK
NOT TO SCALE



- NOTES:
- VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE.
 - FOR SYSTEMS INSTALLED IN FILL, CONTRACTOR SHALL PROVIDE 5" OF SELECT FILL OR ASTM C-33 SAND 5" AROUND PERIMETER OF SYSTEM.

ELJEN 536-8 WASTEWATER LEACHING SYSTEM



STANDARD D-BOX
NOT TO SCALE

DATE	DESCRIPTION

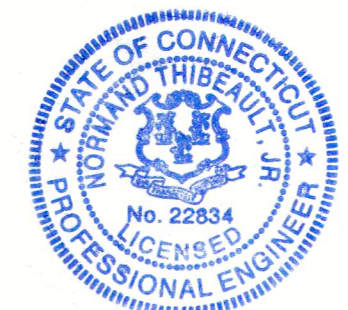
DETAIL SHEET
PREPARED FOR

MICHAEL J. BUNNING

26 HERRICK ROAD
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 11/30/2021	DRAWN: RGS
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 2 OF 2	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 10049



Norman Thibault, Jr. 12/16/2021
NORMAN THIBAUT, JR., P.E. No. 2884 DATE



TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING REGULATIONS

Date 12/17/21 Check # 1121 Application #ZRC 21-003
Application Fee: \$250 250 State Fee: \$60 60 Publication Fee: ~~\$600~~ ¹⁵⁰ \$460 ck # 1121
Public Hearing Date _____ Commission Action _____ Effective Date _____
Name of Applicant BROOKLYN SELF STORAGE LLC Phone 860-933-5693
Mailing Address 1651 THOMAS ST. ENGLEWOOD, FL 39223
REQUEST TO AMEND ARTICLE(S) 6.B.3 SECTION(S) 1

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

PARAGRAPH TO CHANGE 6.B.3. OF THE ZONING REGULATIONS

REQUEST TO CHANGE: SEE ATTACHED PROPOSED AMENDMENT

REASON FOR REQUEST: PROVIDE FOR REPLACEMENT/ADDITIONS OF SELF STORAGE BUILDINGS AS SHOWN ON THE SITE PLAN.

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

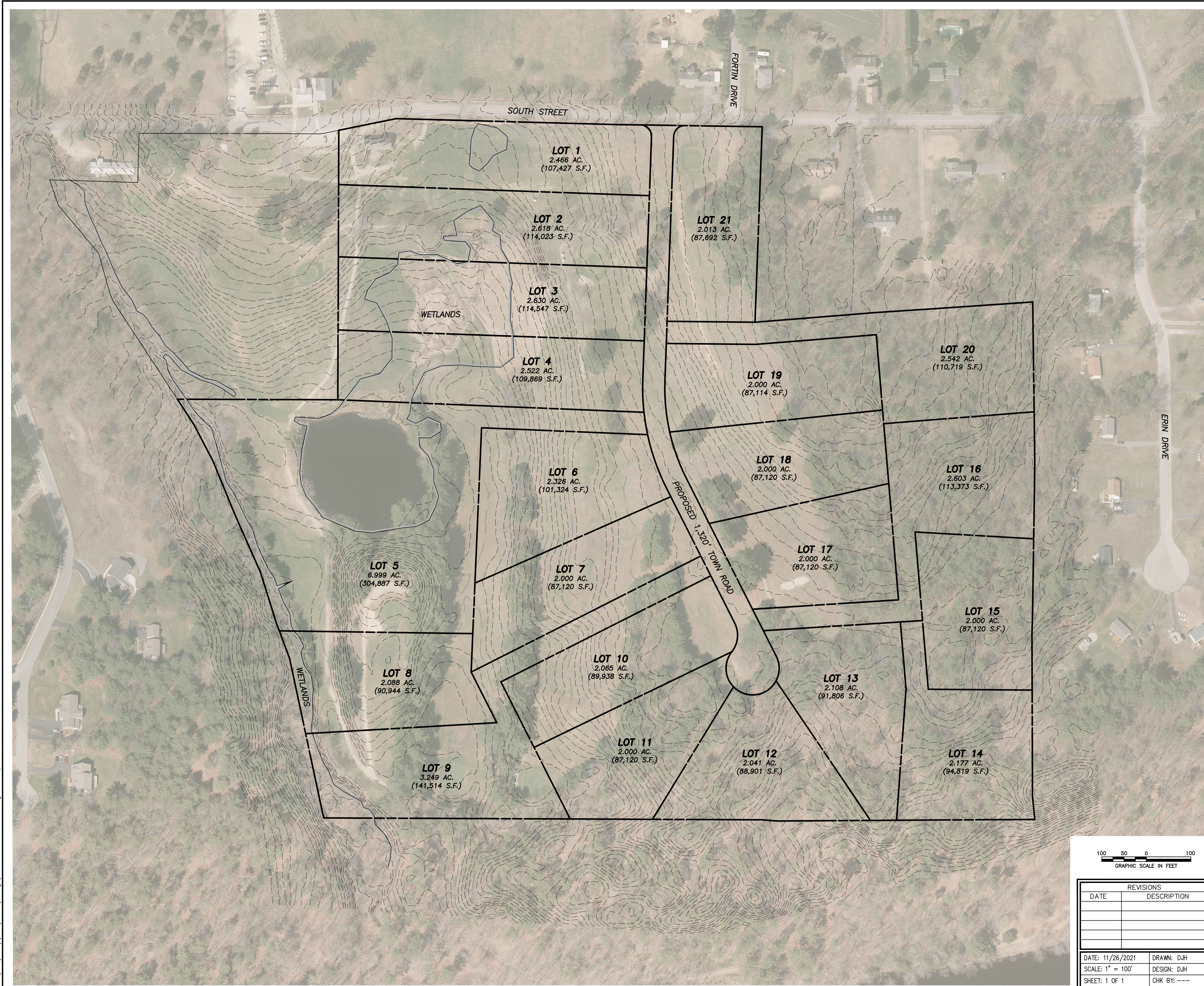
Proposed Amendment ("Clean" Version)

6.B.3. ADAPTIVE RE-USE OF AN AGRICULTURAL BUILDING

6.B.3.1. LOCATION AND USE

1. Adaptive re-use of an agricultural building may only be permitted:
 - a. For an agricultural building existing on February 7, 2002;
 - b. For the replacement of an agricultural building or buildings existing on February 7, 2002 provided any replacement building must utilize the same footprint as the building being replaced or provide for less Building Coverage within the same footprint as the building being replaced; and, or,
 - c. For the erection of a new building or buildings, provided:
 - i. The subject property was the site of an agricultural use or building on February 7, 2002;
 - ii. The proposed use is authorized pursuant to § 2 hereof; and
 - iii. If the subject property is already developed, the proposed use is identical to the existing use of the property.

The applicant must document the previous agricultural use and compliance with any other requirement of this section.



SURVEY NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey and is subject to such changes as an accurate field survey may disclose.
- This survey conforms to a Class "D" horizontal accuracy.
- Survey Type: Compilation Plan.
- The intent of this plan is to show a conceptual conventional subdivision layout for the subject property.
- Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in October and November, 2021.
- Property lines shown are taken from the Map Reference below and do not represent a property boundary opinion of the undersigned surveyor.
- Background aerial photography was captured in the spring of 2016.

MAP REFERENCES

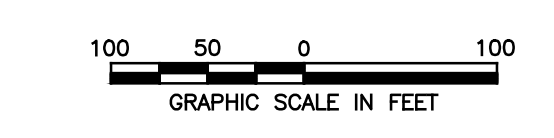
- "Perimeter Survey - Plan of Land - Prepared for - 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Dated: May 2018 - PC Survey Associates LLC"

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

DAVID J. HELD, L.S. LIC. NO. 24267 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

COMPILATION PLAN
 CONCEPTUAL CONVENTIONAL SUBDIVISION
 PREPARED FOR
KA&G DEVELOPMENT LLC
 SOUTH STREET
 BROOKLYN, CONNECTICUT



REVISIONS	
DATE	DESCRIPTION

DATE: 11/26/2021	DRAWN: DJH
SCALE: 1" = 100'	DESIGN: DJH
SHEET: 1 OF 1	CHK BY: ---
DWG. No: Client File	JOB No: 213050

Provost & Rovero, Inc.
 Civil Engineering • Surveying • Site Planning
 Structural • Mechanical • Architectural Engineering
 57 East Main Street, P.O. Box 191
 Plainfield, Connecticut 06374
 (860) 230-0856 - FAX: (860) 230-0860
 info@prorovinc.com
 www.prorovinc.com

TOTAL PARCEL AREA = 2,357,586 SF (54.123 ACRES)
 TOTAL AREA OF STEEP SLOPES = 67,269 SF
 TOTAL AREA OF WETLANDS = 200,143 SF
 PERCENTAGE OF WETLANDS & STEEP SLOPES = 11.34%
 PERCENTAGE OF BUILDABLE LAND = 88.66%
 AREA OF BUILDABLE LAND = 2,090,174 SF (47.984 ACRES)
 MAXIMUM DENSITY = 47.984 ACRES X 0.6 = 28.8 LOTS

MIN. OPEN SPACE REQUIRED = 0.4 X 2,357,586 SF = 943,034 SF
 OPEN SPACE PROVIDED = 956,719 SF (40.58%)
 88.66% BUILDABLE PORTION OF MIN. OPEN SPACE = 836,094 SF
 AREA OF BUILDABLE OPEN SPACE PROVIDED = 809,800 SF



SURVEY NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 as amended on October 26, 2018;
 This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey and is subject to such changes as an accurate field survey may disclose.
 - This survey conforms to a Class "D" horizontal accuracy.
 - Survey Type: Compilation Plan.
- The intent of this plan is to show a conceptual conservation subdivision layout for the subject property.
- Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in October and November, 2021.
- Property lines shown are taken from the Map Reference below and do not represent a property boundary opinion of the undersigned surveyor.
- Background aerial photography was captured in the spring of 2016.

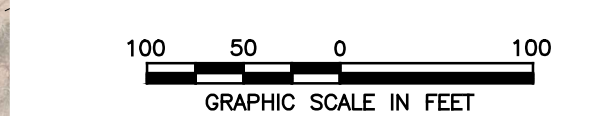
MAP REFERENCES

- "Perimeter Survey - Plan of Land - Prepared for - 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Dated: May 2018 - PC Survey Associates LLC"

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

DAVID J. HELD, L.S. LIC. NO. 24267 DATE
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

COMPILATION PLAN
 CONCEPTUAL CONSERVATION SUBDIVISION
 PREPARED FOR
KA&G DEVELOPMENT LLC
 SOUTH STREET
 BROOKLYN, CONNECTICUT

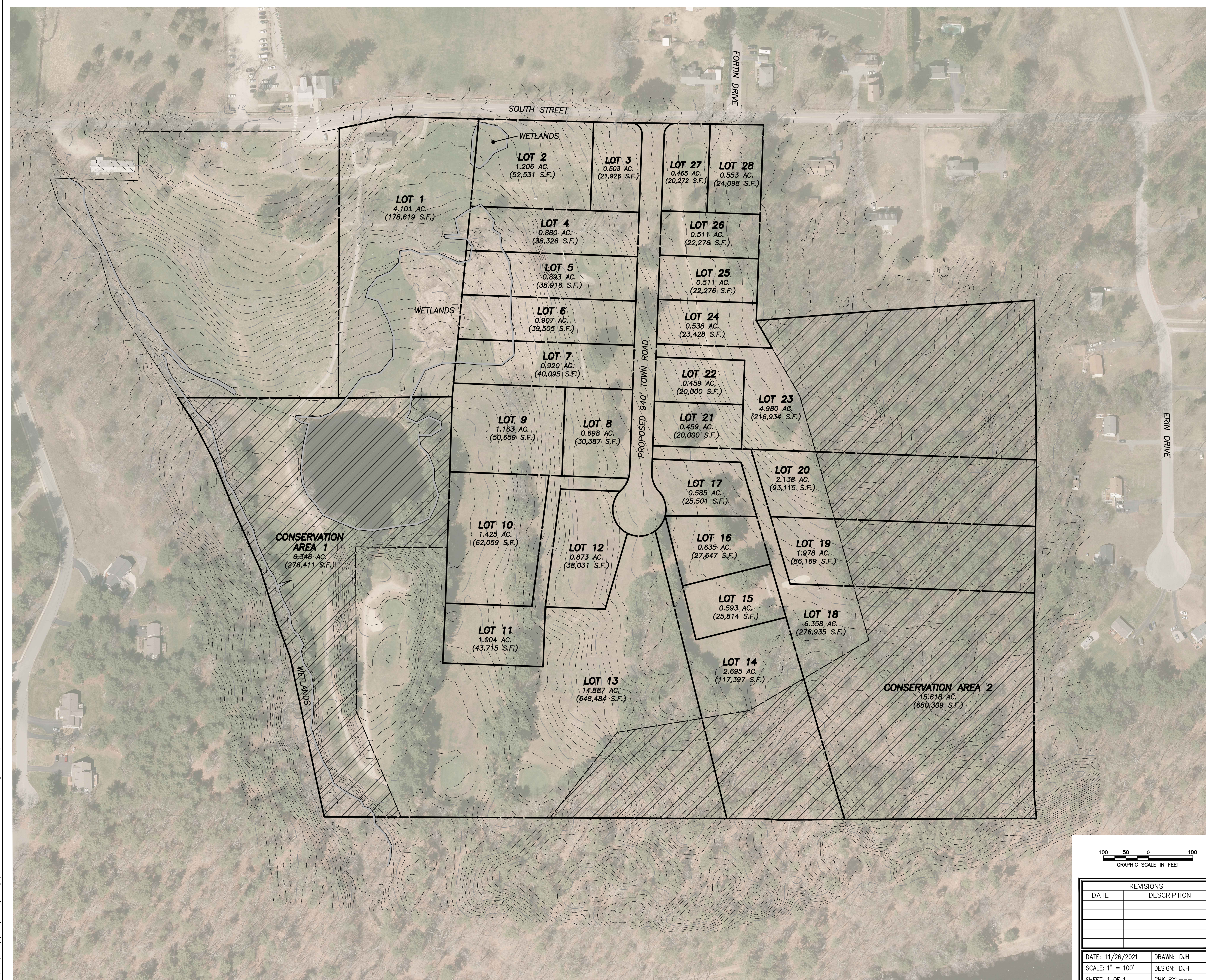


REVISIONS	
DATE	DESCRIPTION

DATE: 11/26/2021 DRAWN: DJH
 SCALE: 1" = 100' DESIGN: DJH
 SHEET: 1 OF 1 CHK BY: ---
 DWG. No: Client File JOB No: 213050

Provost & Rovero, Inc.
 Civil Engineering • Surveying • Site Planning
 Structural • Mechanical • Architectural Engineering

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 info@prorovinc.com
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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	

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 Greens 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 Greens 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 Greens 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.

Margaret's Report 12/30/2021

Zoning Permits issued:

172 Brown Road – Lynne and Arthur Grenier. Tear down and rebuild a 2-bay garage on the same footprint.

29 Hyde Road – Joshua Matthey. Complete kitchen and living room in downstairs of previously approved 16' x 28' addition.

162 So. Main Street – Manuela Ferschke. Change of use to photograph and prepare items for retail sale at other premises off-site.

41 Providence Road – Castle Hill Management Inc. Change of use from a single-family dwelling to a duplex, after-the-fact.

3 Bailey Woods Road – Sean and Lisa Donovan. After-the fact construction of a 24' above-ground pool and a 10' x 12' deck following issuance of a variance from the Zoning Board of Appeals. The variance was recorded in the Brooklyn Land Records on 11/30/2021, Vol. 683, Pages 299-300.

14 Kara Road – Joshua Moyer. After the fact permit for a 12' x 24' wooden prefabricated shed on a gravel base following the issuance of a variance by the Zoning Board of Appeals. The variance was recorded in the Brooklyn Land records on 12/2/2021 in Volume 684, Page 32.

490 Wolf Den Road – Kristine Erickson. New single-family house, 2,038 sq ft, with attached 24' x 24' garage, and covered front porch, approximately 34' x 6.5'.

411 Church Street – Andrew Kausch. New single-family dwelling with attached garage, covered front porch and rear deck.

402 South Street – Randy Smith. Replace front landing and stairs removed by previous owner.

42 Hyde Road – Robert and Kelly Bellevance. Install generator in side yard on north side of house with plantings to screen the view from the road. Approved as a minor modification visible from the road in the VC Zone.

52 Grandview Terrace – Joseph and Rita Savoie. After-the-fact handicapped ramp from front door, 16 ft along the right side of the front of the house, 4 ft wide, with a set of stairs to the left of the front door.

7 Putnam Place – Trent and Michelle Pappas. Change of use from retail antique shop to business office.

Final Certificates of Zoning Compliance issued:

146 Grand View Terrace Extension – Keith Pasay. New single-family dwelling with attached garage, front porch and rear deck.

106 Darby Road – Daryl Frink. After-the-fact zoning permit for a new 16' x 32' deck and stairs added onto the existing rear deck.

152 Cherry Hill Road – Monique Provencher. Add a fourth bedroom in the basement.

29 Hyde Road – Joshua Matthey. Complete kitchen and living room in downstairs of previously approved 16' x 28' addition.

7 Putnam Place – Michelle Pappas. Roof overlay in the VC Zone.

41 Providence Road – Castle Hill Management Inc. Change of use from a single-family dwelling to a duplex, after-the-fact.

3 Bailey Woods Road – Sean and Lisa Donovan. After-the fact construction of a 24' above-ground pool and a 10' x 12' deck following issuance of a variance from the Zoning Board of Appeals. The variance was recorded in the Brooklyn Land Records on 11/30/2021, Vol. 683, Pages 299-300.

14 Kara Road – Joshua Moyer. After the fact permit for a 12' x 24' wooden prefabricated shed on a gravel base following the issuance of a variance by the Zoning Board of Appeals. The variance was recorded in the Brooklyn Land records on 12/2/2021 in Volume 684, Page 32.

Home Office Permits Issued: None.

Sign Permits issued: None.

Zoning Issues:

160 Creamery Brook Road – Manuel Aviles. I received a complaint about unregistered vehicles on 12/8. On 12/8, I inspected from the road and took photos of at least 6 unregistered vehicles. On 12/9 I called Manuel Aviles to explain how junkyards are defined in Brooklyn and ask for voluntary compliance. The result of that phone conversation was the issuance of a Notice of Zoning Violation (NOV) on 12/20. The NOV was delivered via certified mail on 12/22/21. The deadline for compliance is 1/12/22.

TOWN OF BROOKLYN

Revenue Report

From Date: 7/1/2021

To Date: 1/3/2022

Fiscal Year: 2021 - 2022

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.00.0000.42203	Planning & Zoning Fees	(\$10,000.00)	(\$1,502.00)	(\$1,502.00)	(\$8,498.00)	\$0.00	(\$8,498.00)	84.98%
Grand Total:		(\$10,000.00)	(\$1,502.00)	(\$1,502.00)	(\$8,498.00)	\$0.00	(\$8,498.00)	84.98%

End of Report

TOWN OF BROOKLYN

Expenditure Report

From Date: 7/1/2021

To Date: 1/3/2022

Fiscal Year: 2021 - 2022

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4153.51620	Planning & Zoning-Wages PT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.51900	Planning & Zoning-Wages-Rec. Secretary	\$3,150.00	\$1,400.00	\$1,400.00	\$1,750.00	\$1,750.00	\$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Services	\$10,000.00	\$1,827.50	\$1,827.50	\$8,172.50	\$0.00	\$8,172.50	81.73%
1005.41.4153.53200	Planning & Zoning-Professional Affiliations	\$110.00	\$0.00	\$0.00	\$110.00	\$0.00	\$110.00	100.00%
1005.41.4153.53220	Planning & Zoning-In Service Training	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4153.53400	Planning & Zoning-Other Professional Services	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising & Legal Notices	\$500.00	\$943.70	\$943.70	(\$443.70)	\$0.00	(\$443.70)	-88.74%
1005.41.4153.55500	Planning & Zoning-Printing & Publications	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55800	Planning & Zoning-Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56950	Planning & Zoning-State Marshal Surveyor/Support	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Grand Total:		\$15,760.00	\$4,171.20	\$4,171.20	\$11,588.80	\$1,750.00	\$9,838.80	62.43%

End of Report