

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

**\*\*\*WEBEX INFORMATION WILL BE ADDED AS SOON AS POSSIBLE\*\*\***

<b>To join this hearing via the web or phone, follow the below instructions:</b>	
<b>Web</b> Go to <a href="http://www.webex.com">www.webex.com</a> On the top right, click Join Enter meeting information: Enter meeting password: Click join meeting	<b>Phone</b> Dial 1-408-418-9388 Enter meeting number: You can bypass attendee number by pressing #

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Election of Officers**
- V. Review of Bylaws**
- VI. Adoption of Minutes:** Regular Meeting December 15, 2020
- VII. Public Commentary**
- VIII. Unfinished Business:**
  - a. **Reading of Legal Notice:** None.
  - b. **New Public Hearings:** None.
  - c. **Continued Public Hearings:** None.
  - d. **Other Unfinished Business:**
    - 1. Executive Session regarding potential litigation with Atty. Peter Alter
    - 2. Proposed modification of open space dedication for SD 20-002 – 3-lot Subdivision on Church Street.
- IX. New Business:**
  - a. **Applications:**
    - 1. **SD 21-001 – 4-lot Subdivision**, Applicant: Square One Building Associates; 23 acres on the west side of Tripp Hollow Road (Map 7, Lot 12-1) in the RA Zone; Proposed creation of 4 residential building lots.
  - b. **Other New Business:** None.
- X. Reports of Officers and Committees:**
  - a. Staff Reports
  - b. Budget Update
  - c. Correspondence.
  - d. Chairman’s Report
- XI. Public Commentary**
- XII. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Tuesday, December 15, 2020  
6:30 p.m.**

<b>To join this hearing via the web or phone, follow the below instructions:</b>	
<b>Web</b> Go to <a href="http://www.webex.com">www.webex.com</a> On the top right, click Join Enter meeting information: 179 823 4239 Enter meeting password: RaraJPRn363 Click join meeting	<b>Phone</b> Dial 1-408-418-9388 Enter meeting number: 179 823 4239 You can bypass attendee number by pressing #

**MINUTES**

**I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:30 p.m.

**II. Roll Call** –Carlene Kelleher, Austin Tanner, Earl Starks, Allen Fitzgerald, Michelle Sigfridson. Charles Sczuroski was absent with notice.

**Staff Present:** Jana Roberson, Director of Community Development.

**Also Present:** Paul Archer, Archer Surveying; Robert Deluca, of CLA Engineers.

**III. Seating of Alternates** – None.

**IV. Adoption of Minutes:** Regular Meeting December 2, 2020

Motion was made by C. Kelleher to approve the Minutes of the Regular Meeting of December 2, 2020. Second by A. Fitzgerald. No discussion.

Roll Call Vote: C. Kelleher – yes; A. Tanner – yes; E. Starks – yes; A. Fitzgerald – yes; M. Sigfridson – yes. Motion carried unanimously (5-0-0).

**V. Public Commentary**

M. Sigfridson stated that there were no members of the public that had called in.

**VI. Unfinished Business:**

- a. **Reading of Legal Notice** – None.
- b. **New Public Hearings** – None.
- c. **Continued Public Hearings** – None.
- d. **Other Unfinished Business** – None.

**VII. New Business:**

a. **Applications:**

- 1. **SD 20-005 – 5-lot Subdivision**, Applicant: VBL Properties, LLC; 14 acres on the south side of Beecher Road (Map 22, Lot 38) in the RA Zone; Proposed creation of 5 residential building lots and an open space easement.

Ms. Sigfridson noted that this Application had been discussed briefly at the December 2<sup>nd</sup> meeting of the PZC and that the Brooklyn Conservation Commission

has met since then. The main issue for the PZC to discuss is the proposed open-space dedication.

Paul Archer stated that they had attended the Conservation Commission's meeting and that fee-in-lieu of open space had been discussed. The Conservation Commission was in favor of the easement as shown on the plan. He stated that Robert Deluca had met with Ms. Roberson at the property and they made modifications which makes it more accessible.

Mr. Deluca displayed plans as he explained the changes that were made:

- Showed the guardrail on the Survey Plan and extended the road line (at the corner of Beecher Road) to include the path making it wider for walking from the Road to the River. He indicated that there is currently access from the existing driveway. He indicated where there is a Town gate along the Town right-of-way where you can currently drive down to the River.

Mr. Deluca explained changes made to satisfy the Engineer's comments:

- Changed a note reference.
- Added a seal on one of the plans.
- Changed a house from multi-family back to two-family.
- Added a comment regarding underground/overhead utilities stating that it would be the discretion of the developer and that it did include cable and tv.

J. Roberson displayed and explained/orientated photos of the areas that were discussed. (included in packets to Commission Members – Pages 79 thru 86).

- Most of the property is to the west side of the Brook, old fields that is farmland.
- Ms. Roberson explained about the portion of the property on the east side that had been identified (in the Cultural Resources Assessment) as a former mill site. No remnants of the mill have been found and if there were remnants underground, this development, as proposed, would not be in that precise spot. She suggested that the PZC could consider a condition relating to the possibility of archeological resources being found during excavation. She noted that the archeological expert did not have specific concerns about this area.
- Ms. Roberson noted the significance of this area and displayed the Black Brook Trail Map (which, she said, will need to be updated) and orientated the area as it relates to this Application. She noted that there is a significant recreational resource in Town that is adjacent to this property and the Town property abuts the property that is proposed for development. Ms. Roberson displayed an aerial photo from Google Earth and orientated the area (she had outlined/highlighted the subdivision area, Brook, wetlands, the Town-owned property, the Trail). Ms. Roberson spoke of the stream system which has native trout. Ms. Roberson displayed the Trail Head Sign and indicated the location of the parking area and where people can park along the side of the road.
- Ms. Roberson displayed a photo that had been sent to Commission Members separately from the packet. She orientated the area in the photo and explained about the erosion that occurs in that area and that the sediment is detrimental to the stream health. She noted that this is an important fisheries resource.

- Ms. Roberson displayed a photo of where she had met with Mr. Deluca and explained that they adjusted the easement boundaries to ensure that both areas to either side of the Stream are included in the Conservation Easement. She noted the importance of this and said that Mr. Ives had mentioned it at last week's meeting of the Conservation Commission. She guessed that the percentage of open space proposed is now probably about 22 percent. The Conservation Commission approves of the easement area that has been proposed (recommendation was included in packets to Commission Members). Ms. Roberson noted that the boundaries have been tweaked since then, but it was to ensure that the public access points were included and it is now bigger.
- Ms. Roberson stated that she added language to her Staff guidance/sample motion regarding the transfer of property along the road frontages (which, she said, was in the Application). Ms. Roberson read aloud Conditions, Item 1.c of the Staff guidance/sample motion regarding a 4.61-acre Conservation Easement. She commented that it is important to have a small sign on either side of the Brook recognizing that it is a public space.

Mr. Deluca and Mr. Archer noted a correction to the acreage of the Conservation Easement. It was 3.2 acres and, with the adjustment, it is now 3.25 acres. Ms. Roberson verified that the 3.25 acres is correct.

There were no questions from Commission Members.

Motion was made by A. Fitzgerald to approve the Subdivision application of VBL Properties, LLC, identified in the files of the Brooklyn Land Use Office as SD 20-005, to create five residential lots on 14 acres on the south side of Beecher Rd. (Map 22, Lot 38) in the RA Zone in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

1. Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
  - a. The Northeast District Health Department approval, Inland Wetlands and Watercourses Commission approval with conditions, and the Planning and Zoning Commission approval with conditions must be included on the final recorded subdivision plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by Commission Chairs shall be recorded in the office of the Town Clerk.
  - b. All land within the subdivision that is within 25' of the centerline of roads abutting the property shall be conveyed to the Town of Brooklyn in a form acceptable to the Town Attorney in accordance with the Public Improvement Specifications and Section 10.6 of the Subdivision Regulations.
  - c. A 3.25-acre Conservation Easement to include the right of perpetual public access to Blackwell Brook (a wild trout stream), its associated wetlands, and adjacent Town-owned land (including hiking trails) shall be conveyed to the Town of Brooklyn in a form acceptable to the Town Attorney and in accordance with the requirements of CT General Statutes 8-25 and Brooklyn Subdivision Regulation Sec. 8. The easement boundary shall be lineated in the field by markers on trees, fences, or posts at least every 100'. Markers will be provided by the Town of Brooklyn. Additionally, the Town of Brooklyn reserves the right to install appropriate signage for fishing access on both sides of the brook.
  - d. All boundary pins and monuments shall be set and field verified by the surveyor.

2. Prior to the issuance of a Zoning Permit on any lot:
  - a. The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
  - b. Driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.
  - c. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
  - d. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer.
  - e. Any cutting of trees greater than 30” d.b.h. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
3. Prior to the issuance of a Certificate of Zoning Compliance on any lot, stonewalls must be finished at any necessary openings for driveways.

Second by A. Tanner.

Discussion:

Ms. Sigfridson verified that the correct acreage of 3.25 acres for the Conservation Easement had been stated in the motion.

Roll Call Vote: A. Tanner – yes; E. Starks – yes; A. Fitzgerald – yes; C. Kelleher – yes; M. Sigfridson – yes. Motion carried unanimously (5-0-0).

**b. Other New Business – None.**

**VIII. Reports of Officers and Committees:**

- a. Staff Reports: In-person discussion with Margaret Washburn, ZEO

Margaret Washburn commented that she works from 8 a.m. to 3:30 p.m., Monday through Thursday and that she is busy. Ms. Washburn explained that she finds that enforcement is extremely time consuming. Her Report (dated December 1, 2020) was included in packets to Commission Members.

There was discussion regarding the following items from Ms. Washburn’s Report:

- Paradis Lake
- 4 Elm Street

There was discussion regarding that changing the Blight Ordinance to have common timelines would be helpful for Staff.

J. Roberson gave an update on the appeal by Brooklyn Sand & Gravel of their approval which prohibited processing. The Town of Brooklyn did not win the Court case. Ms. Roberson stated that Mr. Ives suggests that the Commission discuss this with Town Attorney, Peter Alter in Executive Session at the next meeting of the PZC (January 6, 2021). Information can be obtained from the Judicial Department website. There was discussion regarding rules of Executive Session.

- b. 2021 Meeting Schedule

There was discussion and no changes were made to the draft 2021 Meeting Schedule (included in packets to Commission Members). The Commission was in agreement to

continue with two meetings per month and if there is nothing for an agenda, the meeting will be cancelled. Ms. Sigfridson confirmed that the 2021 Meeting Schedule be posted with the Town Clerk.

c. Budget Update – Proposed FY 21-22 Budget

Ms. Roberson displayed the Proposed FY 21-22 Budget. It had been included in packets to Commission Members, but some were unable to open their e-mail attachment. There was discussion. Ms. Roberson suggested the following changes:

- Recording Secretary – Ask for Rate of Pay multiplied by 24  
There was agreement among the Commission Members to ask for the full amount to cover 24 meetings.
- Supplemental Support for Zoning Enforcement – Move into Land Use Department (enforcement-related expense, e.g. State Marshal Services, Surveyor)  
There was agreement among the Commission Members to move this to the Department Budget. Ms. Roberson will be meeting with Ms. Washburn next week and will discuss this.

Ms. Roberson explained that what should be included in the PZC's budget are expenses directly attributed to Commission work (e.g. hire an architect for architectural review, for those times when the Applicant cannot be charged, training/transportation for Commission Members, publishing of legal notices required by Statute).

Discussion continued.

d. Correspondence – None.

e. Chairman's Report – None.

Ms. Sigfridson thanked everyone for their service and wished everyone Happy Holidays.

**IX. Public Commentary – None.**

**X. Adjourn**

M. Sigfridson adjourned the meeting at 7:43 p.m.

Respectfully submitted,

J.S. Perreault  
Recording Secretary

**Adopted: April 1, 1975**  
**Revised: September 6, 2006**  
**Revised: June 10, 2008**  
**Revised: October 22, 2008**  
**Revised: March 3, 2010**  
**Revised: January 5, 2011**  
**Revised: November 2013**  
**Revised: March 5, 2014**  
**Revised: January 7, 2015**  
**Revised: August 5, 2015**  
**Revised: April 6, 2016**

**BY-LAWS**  
**BROOKLYN PLANNING AND ZONING COMMISSION**

**Article I**  
**Purpose**

The objectives and purposes of the Planning and Zoning Commission of the Town of Brooklyn are those set forth in Chapters 124 and 126 of the Connecticut General Statutes, 1958 Revision, as amended, and those powers and duties delegated to the Brooklyn Planning and Zoning Commission by the aforementioned statutes, and by the Special Acts and Ordinances of the Town of Brooklyn.

**Article II**  
**Name**

The Commission shall be known as the Brooklyn Planning and Zoning Commission.

**Article III**  
**Office of the Commission**

The office of the Brooklyn Planning and Zoning Commission shall be the Land Use Office, 69 South Main Street, Brooklyn, CT 06234 where all Commission records will be kept. Copies of all Commission minutes, agendas and legal notices will be filed in the office of the Town Clerk.

**Article IV**  
**Membership**

Section 1. The membership and terms of office shall be as specified in the above stated Special Acts and Ordinances of the Town of Brooklyn establishing the Commission.

Section 2. The number of voting members shall be eight (8) with 3 alternates.

Section 3. Members of the Planning and Zoning Commission shall be appointed as described in the Town Ordinance.

Section 4. Vacancies of the Planning and Zoning Commission shall be filled as per Town Ordinance.

Section 5. The First Selectman shall serve as a member of the Planning and Zoning Commission ex officio, without voting privileges.

Section 6. Members shall notify the Chairman or designated Town Staff of his or her inability to attend a regular meeting.

Section 7. Any member who is absent without excuse for three (3) consecutive meetings may be expelled by a majority vote of those commission members attending any meeting warned for said purpose.

Section 8. Members may resign by giving written notice to the Chairman. The written notice must contain the termination date. The Chairman shall forward the notice to the First Selectman as soon as possible.

Section 9. In the event of the absence or disqualification of a regular member of the Commission, the Chairman shall appoint an alternate member to act in place thereof. Alternates shall generally be chosen on a rotational basis, so that all serve as equal number of times as possible. The minutes shall record when each alternate sits. When so appointed, the alternate member shall have all the duties and privileges of a regular member.

## **Article V Officers and Their Duties**

Section 1. The Officers of the Commission shall consist of a Chairman and a Vice-Chairman.

Section 2. The duties of the Chairman shall be as follows:

- To preside at all meetings and hearings of the Commission;
- To call special meetings of the Commission;
- To sign documents of the Commission;
- To appoint a Vice-Chairman Pro Tem in the absence of the Vice-Chairman;
- To act as one of the Commission members having the privilege of discussing all matters before the Commission and of voting thereon.

Section 3. The duties of the Vice-Chairman shall be as follows:

- Shall act for the Chairman due to absence, disability or disqualification of the Chairman;
- When acting as Chairman, shall appoint a Vice-Chairman Pro Tem; and
- Shall sign official documents of the Commission.

Section 4. In the absence of both the Chairman and Vice-Chairman, the Commission members who are present shall elect a Chairman Pro Tem and Vice-Chairman Pro Tem.



**Article VI  
Administrative Staff**

Section 1. A Recording Clerk shall be appointed to keep the minutes and records of the Commission and shall file those minutes in the Town Clerk's Office.

Section 2. In the absence of the Recording Clerk, due to illness or personal reasons, the Chairman, with the assistance of available staff, shall appoint a Recording Clerk pro tem.

Section 3. Staff as is available, shall prepare the agenda or regular and special meetings under the direction of the Chairman, provide notice of all meetings to Commission members, arrange proper and legal notice of hearings and attend to correspondence of the Commission.

**Article VII  
Annual Meeting**

Section 1. An Annual Organizational Meeting of the Planning and Zoning Commission shall be held at the beginning of the first regular meeting in January of each year. During the Annual Organizational Meeting, the Commission shall elect officers for a one (1) year term. The Annual Organizational Meeting may include other organizational business as the Chairman deems appropriate.

Section 2. Elections of officers shall occur as follows: Nominations shall be made from the floor, beginning with nominations for Chairman, and elections shall follow immediately upon the close of the nominations for each office. A candidate receiving a majority vote from the regular members of the Commission shall be elected and shall serve for one year or until a successor shall take place. A majority vote shall consist of five (5) members.

Section 3. Should any vacancy occur among the officers of the Planning and Zoning Commission, the vacant office shall be filled by a special election to be held at a regular meeting, following the same procedure as outlined above. Such officer shall serve the unexpired term of office in which the vacancy has occurred.

**Article VIII  
Regular Meetings**

Regular meetings of the Planning and Zoning Commission shall be held on the first Wednesday of each month at 6:30 PM in the Clifford B. Green Memorial Center, 69 South Main Street, unless otherwise posted. At such meetings, the Commission shall consider all matters properly brought before the Commission. Items may be added to the agenda by a majority vote of the Commission members present. A regular meeting may be canceled or rescheduled by the Commission at a prior meeting or by the Chairman. Commission meetings shall be open to the public when in session. The Commission may, by a majority of those present and voting, enter into executive session.

**Article IX**

## **Special Meetings**

Special meetings of the Planning and Zoning Commission shall be held at a time and place designated by the Chairman. Written notice thereof shall be given to all the members not less than twenty-four hours in advance thereof. No business other than that listed on the agenda shall be discussed.

## **Article X Quorum**

At any meeting of the Commission, a quorum shall consist of five (5) members of the Commission. No action shall be taken in the absence of a quorum, except to adjourn the meeting to a subsequent date.

## **Article XI Disqualification**

No member of the Planning and Zoning Commission shall appear or represent any person, firm or corporation or other entity in any matter pending before the Commission. A member of the Commission shall disqualify himself or herself from participating in the hearing or decision of the Commission of which he or she is a member upon any matter in which he or she is directly or indirectly interested in a personal or financial sense. In the event of such disqualification, such fact shall be entered on the records of the Commission and the member shall leave the table.

## **Article XII Voting**

Section 1. At all meetings of the Commission, each member attending shall be entitled to cast one vote. Commission officers shall be entitled to debate and vote on all matters before the Commission. Voting shall be by voice. At the discretion of the Chairman or upon request by a Commission member, the vote shall be by roll call.

Section 2. An affirmative vote of the majority of the members present shall be necessary for the adoption of any resolution or other voting matter, except as indicated in the following Section 3.

Section 3. Regulations and boundaries shall be established, changed or repealed only by a majority vote of the full number of regular members of the Commission (as established by Article IV, Section 2 and 9), after a public hearing.

Section 4. In the event of a tie vote, the motion shall have been defeated.

## **Article XIII Order of Business**

Section 1. Unless otherwise determined by the Chairman, the order of business shall be as follows:

- I. Call to Order
- II. Roll Call
- III. Seating of Alternates
- IV. Adoption of Minutes
- V. Public Commentary
- VI. Unfinished Business
  - a. Reading of Legal Notice
  - b. Continued Public Hearings
  - c. New Public Hearings
  - d. Other Unfinished Business
- VII. New Business
  - a. Applications
  - b. Other New Business
- VIII. Reports of Officers and Committees
- IX. Public Commentary
- X. Adjourn

Section 2. Each formal action of the Planning and Zoning Commission required by law, charter, rule or regulation shall be embodied in a formal resolution duly entered in full upon the Minutes Book after an affirmative vote.

#### **Article XIV Rules of Procedure**

All meetings of the Planning and Zoning Commission shall be conducted in accordance with the procedures contained herein and Roberts Rules of Order shall govern the proceedings of all meetings of this Commission.

#### **Article XV Conducting the Public Hearing**

Section 1. The Chairman of the Commission shall preside at the public hearing.

Section 2. The Chairman or Vice Chairman shall read the legal advertisement and note the dates and newspaper in which the advertisement appeared.

Section 3. The Chairman shall describe the method of conducting the hearing. It shall be made clear that all questions and comments must be directed through the Chair only after being properly recognized by the Chairman. All persons recognized shall approach the Commission in order to facilitate proper recording of comments, and shall give his/her name and address prior to commenting. The hearing shall be conducted only for the purpose of taking testimony, which shall be later considered by the Commission during the application deliberations portion of the

meeting of the Commission. The Commission may neither deliberate nor take a substantive vote during the hearing.

Section 4. The Chairman shall direct the following order of comments:

- Presentation by the applicant
- Presentation of staff reports
- Questions by the Commission
- Public Comments
- Response by the applicant
- Second round of public comments at the discretion of the Chairman
- Final questions by the Commission
- Final response by the applicant
- Closure or continuance of the hearing

Section 5. The presiding officer shall assure an orderly hearing and shall take necessary steps to maintain the order and decorum of the hearing at all times. The presiding officer shall reserve the right to terminate the hearing in the event the discussion becomes unruly and unmanageable.

#### **Article XVI Employees**

The Commission may employ consultants as it sees fit to aid the Commission in its work. Appointments shall be made by a majority vote of the Commission members present. Where there is a Director of Planning he/she shall be authorized to retain consultants, upon the approval of the majority of the Commission.

#### **Article XVII Committees**

Special committees may be formed by the Commission at any regular meeting as required. The committee(s) shall be appointed for purposes and terms, which the Commission approves, and shall be terminated once said committee has performed its function.

#### **Article XVIII Amending the By-Laws**

These By-Laws may be amended by a majority (5) vote of the Commission members at any meeting of the Commission provided that notice of said proposed amendment is given to each member at least five days prior to said meeting, except that the By-Laws may be changed at any meeting by the unanimous vote of the entire voting membership of the Commission.

## Jana Roberson

---

**From:** pc survey associates, llc <pcsurvey@snet.net>  
**Sent:** Monday, January 04, 2021 2:50 PM  
**To:** Jana Roberson  
**Subject:** RE: Legal Documents for Brooklyn Subdivision

Jana,

Mr. Bell would like to reduce the area of the open space conservation area across Lot 19 of the recently approved subdivision on Church Street. (SD20-002). The approved conservation area bisects the lot in such a way that it is making it hard to market. We would like to remove the middle portion between the wetland areas. This would still leave the open space areas over the minimum 15% area requirement. If you could put this on your next meeting's agenda for discussion, I will get you plans depicting our proposal before then.

Thank you,

Paul A. Terwilliger, LS

RECEIVED

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

DEC 24 2020

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

Application # SD 21-001  
Check # 3388

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant SQUARE 1 BUILDING ASSOCIATES Phone \_\_\_\_\_  
Mailing Address 101 MACLIN DRIVE, PRESTON, CT  
Applicants Interest in the Property OWNER

Property Owner SQUARE 1 BUILDING ASSOCIATES Phone \_\_\_\_\_  
Mailing Address 101 MACLIN DRIVE, PRESTON CT

Name of Engineer/Surveyor CLA ENGINEERS / ARCHER SURVEYING LLC  
Address 18 PROVIDENCE ST, BRIDGEVILLE CT  
Contact Person PAUL ARCHER Phone 779-2240 Fax 779-2240

Name of Attorney \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Subdivision  Re subdivision \_\_\_\_\_  
Property location TRIP HOLLOW ROAD  
Map # 2 Lot # 121 Zone RA Total Acres 232 Acres to be Divided 232  
Number of Proposed Lots 4 Length of New Road Proposed 0  
Sewage Disposal: Private  Public \_\_\_\_\_

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary \_\_\_\_\_ Storm \_\_\_\_\_  
Water: Private  Public \_\_\_\_\_

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

The following shall accompany the application when required:

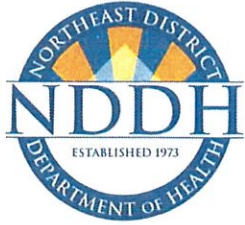
- 4.2.2 Fee \$ 1250 - State (\$60.00) 60 4.2.3 Sanitary Report \_\_\_\_\_ 4.2.5, 3 copies of plans \_\_\_\_\_
- 4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
- 4.2.6 Erosion & Sediment Control Plans
- 4.2.7 Certificate of Public Convenience and Necessity
- 4.2.8 Applications filed with other Agencies

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

Applicant: [Signature], member Date 12-1-20

Owner: [Signature], member Date 12-1-20

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



## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

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

October 27, 2020

Square 1 Building Associates  
101 Mackin Drive  
Griswold, CT 06351

**SUBJECT: FILE #21000003 -- TRIPP HOLLOW ROAD, MAP #7, LOT #12-1, BROOKLYN, CT**

Dear Square 1 Building Associates:

Upon review of the subdivision plan CLA ENGINEERS, ARCHER SURVEYING, SQUARE 1 BUILDING ASSOC., PROJ#CLA-6503, LAST REVISED 09/28/2020 submitted to this office on 10/22/2020 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots #:12-1, 12-8, 12-9, and 12-10 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Proposed lots are based on 3 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. If the proposed septic area is moved, additional testing may be required

Be advised you must receive approval from the appropriate commissions in the Town of Brooklyn prior to construction of these lots.

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.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

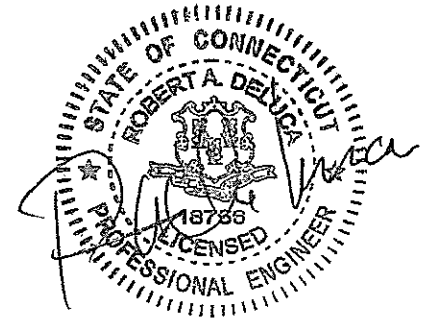
Sincerely,

Sherry McGann, RS  
Registered Sanitarian ~ NDDH

cc: Town of Brooklyn; CLA Engineers; Archer Surveying

## DRAINAGE NARRATIVE

4-Lot Subdivision  
Tripp Hollow Road, Brooklyn, CT  
Prepared for  
Square 1 Building Associates, LLC



The existing site consists of approximately 23.3 acres of undeveloped woodlands located to the west of Tripp Hollow Road in Brooklyn Connecticut. There are inland wetlands running in a north/south direction through the center of the site.

The proposed subdivision consists of 4 residential building lots served by approximately 1,000 L.F. of new shared driveway access from Tripp Hollow Road. Presently, storm water in the proposed development area drains west and north, exiting the site via the wetlands and eventually discharging to Tatnic Brook.

The driveway for the western most building lot is required to cross the wetland. The crossing location has been determined to minimize impact to the wetland (see CLA Wetland Letter to Inland Wetlands Commission 09/03/20). The crossing length is approximately 100 feet.

The following determines the size of the drainage culvert required to pass the 25-year storm event with inlet control, without submerging the culvert.

### Methodology:

In accordance with the Town of Brooklyn's Public Improvement Specifications, the site's watershed was analyzed using the Rational method for the 25-year storm. The Rational method predicts the peak runoff according to the formula:  $Q=CiA$ , where C is a runoff coefficient, i is the rainfall intensity, and A is the sub-catchment area.

Rainfall intensities used in the calculations were taken from the Brooklyn (06-0918) weather station readings accessed via the NOAA Atlas 14 Point Precipitation Frequency website.

The proposed watershed contributing to the driveway crossing was determined to be 5.77 acres using local DEEP watershed basin boundaries and Connecticut Elevation (Lidar) Data (See Fig. 1).

The site consists primarily undeveloped woodlands. A run-off coefficient (C) of 0.2 (Unimproved Surface) was utilized. The Time of Concentration was determined as approximately 10 minutes using the TR-55 method.

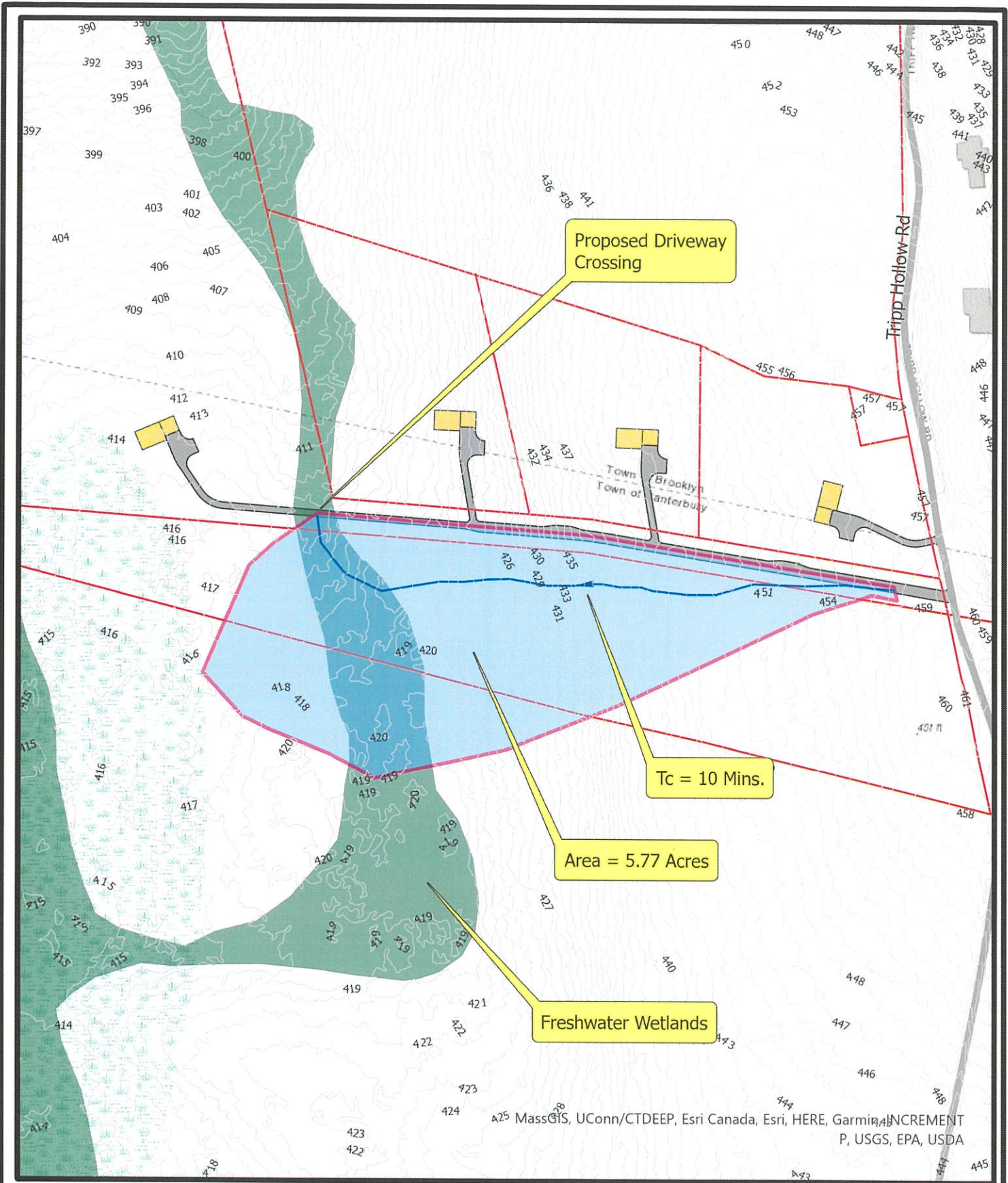


The peak discharge (Q) for the 25-year storm event was calculated as follows:

Peak Volume (Q) = CiA = 0.2 x 6.11 in/hr x 5.77 acres = 7.05 c.f.s. (See Appendix 1)

Analysis of the culvert crossing was performed using Hydraflow Express culvert modeler (used in HDS-5 Hydraulic Design of Highway Culverts).

The resultant analysis determined that three 15" diameter pipes, installed at a grade consistent with the existing wetland, are able to convey approximately 12 c.f.s without submerging the pipes (See Appendix 2).



**CLA Engineers, Inc.**  
 CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, Connecticut  
 (860) 886-1966 Fax (860) 886-9165  
 e-mail: cla@claengineers.com

**PROPOSED WATERSHED**

SQUARE 1 BUILDING ASSOCIATES, LLC  
 4 LOT SUBDIVISION  
 TRIPP HOLLOW ROAD, BROOKLYN, CT

DATE: 9/7/20

SCALE: 1:2,400

FIGURE

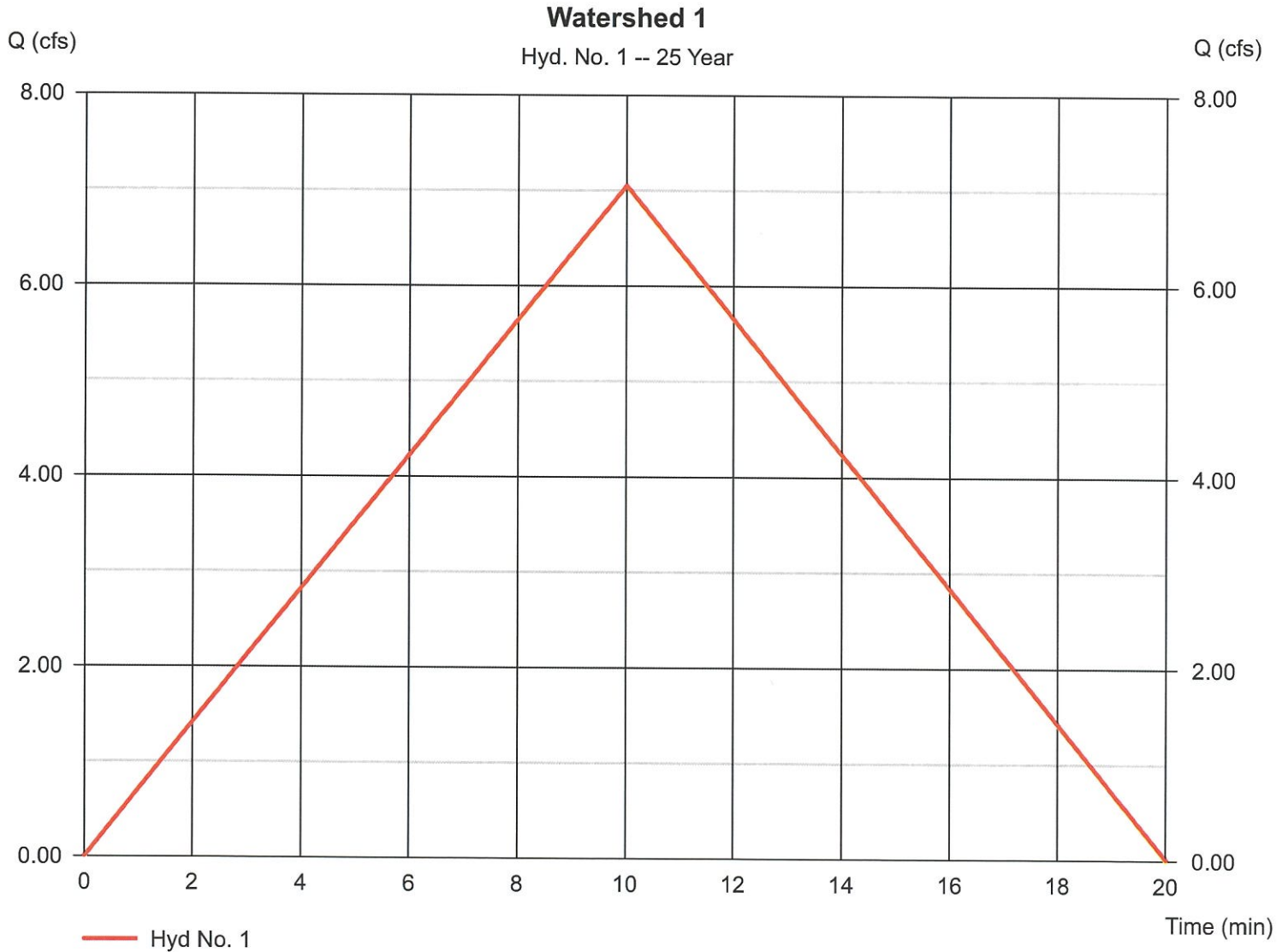
**1**

## Hyd. No. 1

### Watershed 1

Hydrograph type = Rational  
Storm frequency = 25 yrs  
Time interval = 1 min  
Drainage area = 5.770 ac  
Intensity = 6.111 in/hr  
IDF Curve = 6503 Pollock.IDF

Peak discharge = 7.052 cfs  
Time to peak = 10 min  
Hyd. volume = 0.097 acft  
Runoff coeff. = 0.2  
Tc by TR55 = 10.00 min  
Asc/Rec limb fact = 1/1



# Culvert Report

## Appendix 2

Hydraflow Express Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc.

Monday, Nov 23 2020

### Wetland Crossing

Invert Elev Dn (ft) = 417.10  
Pipe Length (ft) = 24.00  
Slope (%) = 1.25  
Invert Elev Up (ft) = 417.40  
Rise (in) = 15.0  
Shape = Cir  
Span (in) = 15.0  
No. Barrels = 3  
n-Value = 0.012  
Inlet Edge = Projecting  
Coeff. K,M,c,Y,k = 0.0045, 2, 0.0317, 0.69, 0.5

### Embankment

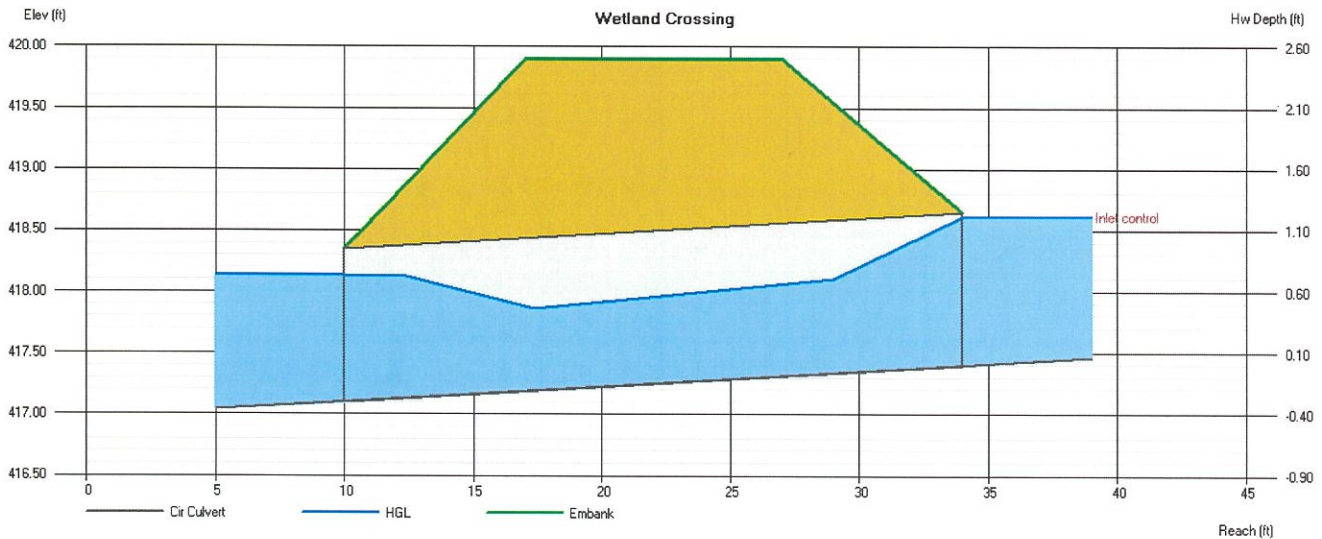
Top Elevation (ft) = 419.90  
Top Width (ft) = 10.00  
Crest Width (ft) = 50.00

### Calculations

Qmin (cfs) = 1.00  
Qmax (cfs) = 20.00  
Tailwater Elev (ft) = (dc+D)/2

### Highlighted

Qtotal (cfs) = 12.00  
Qpipe (cfs) = 12.00  
Qovertop (cfs) = 0.00  
Veloc Dn (ft/s) = 3.69  
Veloc Up (ft/s) = 4.74  
HGL Dn (ft) = 418.13  
HGL Up (ft) = 418.21  
Hw Elev (ft) = 418.61  
Hw/D (ft) = 0.97  
Flow Regime = Inlet Control



# CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

September 3, 2020

Inland Wetlands Commission  
Town of Brooklyn  
69 South Main Street  
Suite 22  
Brooklyn, CT 06234

RE: CLA 6503  
Square 1 Subdivision  
Tripp Hollow Rd

To the Commission:

CLA Engineers was retained by Square 1 Building Associates LLC to conduct a wetlands investigation and functional assessment on the parcel of land, located on Tripp Hollow Road, that is proposed to be developed for a residential subdivision. The 23+/- (Source NECOG GIS) acre site is located within the Town of Brooklyn on the Canterbury border. It is currently wooded undeveloped land. The approximate site location is shown on the cover sheet of the site plans. The purposes of the investigation were to: establish the wetland delineation, provide background data in the form of determining wetland functions, and assess the potential for wetland impacts due to the proposed development.

Wetlands were delineated by Robert Russo of CLA Engineers according to the State of Connecticut statutory definition as described in Section 22a of the State Statutes. CLA conducted field work in June and July of 2020.

After wetland delineation was complete, the wetland resources of the site were surveyed by conducting a deliberate walk through of the site, traversing each wetland in order to collect data characteristic of that wetland. During the walk through, vegetation identifiable was noted, and described.

## Site Setting

Much of the site had been used for agriculture up until the 20<sup>th</sup> century as demonstrated by abundant stonewalls. The Square 1 subdivision site currently has two vegetative cover types that were established after farming ceased. Both cover types, wooded upland and wooded swamp, are dominated by mixed hardwoods.

The areas of upland have mixed hardwoods such as red maple, red oak, white oak, black cherry and black birch. The wetlands are dominated by red maple trees with other species such as yellow birch and pin oak in lesser numbers.

The land uses surrounding the site include residential, agricultural and woodland. The residential development is primarily located to the east along Tripp Hollow Rd. Undeveloped farmland and woodland surrounds the site to the north, west and south.

Throughout the site slopes vary from moderate to nearly flat. The surface water drains from the west and east to the centrally located wetland and flows northward off site to Tatnic Brook. The slopes on the east and west side of the wetland are gentle at the edge of the wetland and are not prone to erosion.

### **Surficial Geology and Soils**

Southern New England was overlain by glacial ice as recently as 12,000-15,000 years ago. The materials that the glaciers deposited over top the local bedrock determine the surficial geology of the region and of the Square 1 subdivision site. Connecticut's glacial deposits are generally divided into three categories: glacial till (un-stratified sand, silt and rock), glaciofluvial (water sorted, stratified sand and gravel), and glaciolacustrine (stratified sand, silt and clay that settled out in lakebeds). Only glacial till is present on the site. However, one of the wetland soil types is formed in post glacial deposits of organic matter. The soils formed in till deposits typically have sandy loam to silt loam textures and in this case they are the coarser, sandy loams. The slopes are moderate to flat throughout the site and this leads to differences in soil mapping classification as listed by the NRCS.

Table 1 is a summary table of the soils found on the site.

**Table 1 - Soil Types and Properties at the Square 1 Subdivision Site**

<b><u>Soil Series</u></b>	<b><u>Parent Material</u></b>	<b><u>Drainage Class</u></b>	<b><u>Texture/Characteristics</u></b>
*3 Ridgebury, Leicester and Whitman	Glacial Till	Somewhat poorly to very poorly drained	Stony sandy loam
*17 Timakwa and Natchuag	Decayed organic matter	Very poorly drained	Well to moderately decayed
47 Woodbridge	Glacial Till	Moderately Well Drained	Sandy loam

\* Wetland soil types

## **Wetland Descriptions and Functions**

The Square 1 Subdivision site has one wetland system that occupies a broad swale approximately 1000 west of Tripp Hollow Rd. The wetland itself varies from approximately 100 to 200 feet wide. It is nearly level but has hummocky micro-topography. Under the USFWS system is a palustrine deciduous swamp (PF01) that is seasonally flooded/saturated. This designation reflects its vegetation which is dominated by mature trees, and its hydrology which has shallow standing water in the winter and after storm events. The wetland lacks standing water in the summer and was not found to contain a perennial stream or vernal pool.

The typical vegetation of the wetlands includes: trees such as red maple trees and saplings, yellow birch trees and saplings; shrubs such as spice bush, highbush blueberry, winterberry holly, sweet pepperbush, clammy azalea, alder and plants such as skunk cabbage, cinnamon fern, sphagnum, royal fern, and sensitive fern.

The principle functions of this wetland system are typical to local red maple swamps and the wetland is generally undisturbed with an undisturbed wooded upland buffer. The CTDEEP NDDB (June 2020) shows no known habitat of threatened, endangered or special concern species.

The functions were found to include:

- Wildlife habitat
- Floodwater retention/detention
- Groundwater recharge/discharge
- Biomass production export
- Recreation
- Aesthetics

These values associated with the wetland and are supported by several important features of that wetland:

- Areas of undeveloped buffer
- Limited development within the watershed
- Evidence of use by a diversity of wildlife species.

## **Potential for Impacts**

As shown on the project plans there are proposed activities in the inland wetlands. The total area of wetland excavation and fill proposed is 2,800 square feet. These activities are limited to impacts necessary to provide a driveway for the lot located furthest from the road. This lot has significant developable area that cannot be accessed without wetland

impacts. The driveway crossing location is at a narrow point in the wetland to assist in minimizing wetland impacts. There is one other narrow point to the north, but this location would result in no further reduction of wetland impact. The width of the driveway has been kept to the minimum required and the use of multiple, smaller diameter culverts assists in keeping the elevation of the driveway low, minimizing the side slopes needed for the crossing. CLA believes that the proposed driveway crossing is the most feasible and prudent alternative.

As shown on the plans, work in the upland review zone will include:

- Clearing and grading
- Construction of driveways, a houses and a septic systems
- Installation of erosion and sedimentation controls
- Construction of utilities

These activities in the upland review zone present limited potential for wetland impacts. The site has only moderate slopes and short length of slope. CLA believes that the Best Management Practices (BMPs) measures shown on the plans for erosion and sediment control and stormwater management will be adequate in preventing wetland impacts if properly installed and maintained.

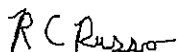
CLA notes that in order to minimize the potential for impacts to wetlands, the E&S has been designed in compliance with the CTDEEP 2002 E&S Manual.

### **Summary**

The proposed development activities will directly impact wetlands. The work in the upland review zone can be managed with BMPS so as to not impact wetlands during construction. In summary, if the proposed erosion and sedimentation control measures are adhered to, CLA believes that the wetland impacts will be limited to what is necessary to provide a driveway for a building lot.

Please contact me if you have any questions.

Very truly yours,



Robert C. Russo  
Soil Scientist



# **Appendix A**

## **Soils Data**

## NRCS Soils descriptions

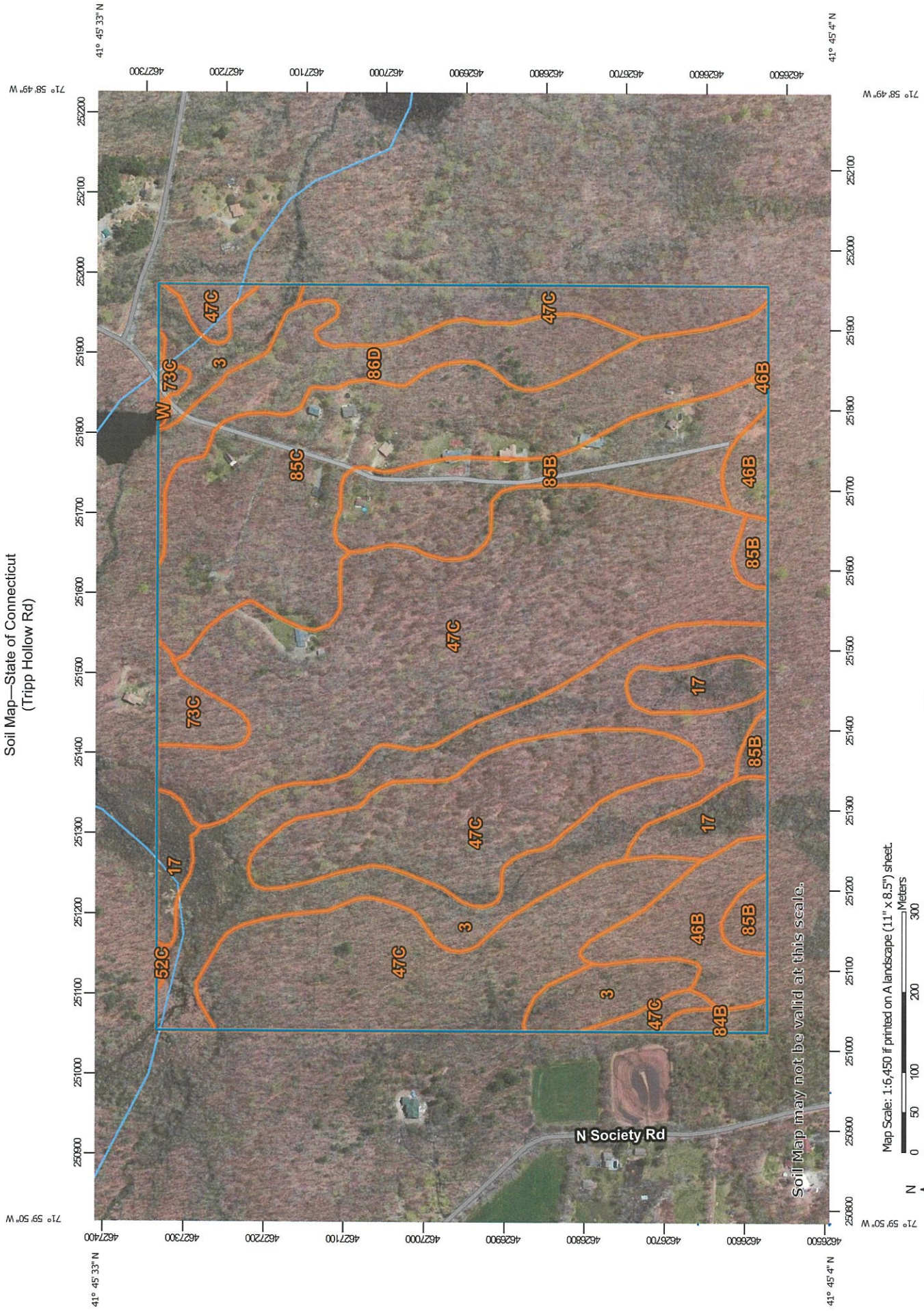
(3) The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in lodgment till derived mainly from granite, gneiss and/or schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in depressions in uplands. They also occur in drainageways in uplands, in toeslope positions of hills, drumlins, and ground moraines, and in till plains. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity is moderately high or high in the solum and very low to moderately low in the substratum. Mean annual temperature is about 9 degrees C. and the mean annual precipitation is about 1143 mm.

(17) The Timakwa series consists of very deep, very poorly drained soils formed in woody and herbaceous organic materials over sandy deposits in depressions on lake plains, outwash plains, till plains, moraines, and flood plains. Saturated hydraulic conductivity is moderately high or high in the organic layers and high or very high in the sandy material. Slope ranges from 0 to 2 percent. Mean annual temperature is about 13 degrees C and the mean annual precipitation is about 1258 mm.

(17 The Natchaug series consists of very deep, very poorly drained soils formed in woody and herbaceous organic materials overlying loamy deposits in depressions on lake plains, outwash plains, till plains, moraines, and flood plains. Saturated hydraulic conductivity is moderately high or high in the organic layers and moderately low to high in the loamy material. Slope ranges from 0 to 2 percent. Mean annual temperature is about 9 degrees Celsius and mean annual precipitation is about 1205 millimeters.)

(47) The Woodbridge series consists of moderately well drained loamy soils formed in lodgment till. They are very deep to bedrock and moderately deep to a densic contact. They are nearly level to moderately steep soils on hills, drumlins, till plains, and ground moraines. Slope ranges from 0 to 25 percent. Saturated hydraulic conductivity ranges from moderately high to high in the surface layer and subsoil and low or moderately low in the dense substratum. Mean annual temperature is about 9 degrees C., and mean annual precipitation is about 1168 mm.

Soil Map—State of Connecticut  
(Tripp Hollow Rd)



## MAP LEGEND

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

## MAP INFORMATION

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

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

Soil Survey Area: State of Connecticut  
Survey Area Data: Version 20, Jun 9, 2020

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

Date(s) aerial images were photographed: Mar 30, 2011—May 1, 2011

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	28.9	16.4%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	6.7	3.8%
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	7.1	4.0%
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	79.2	45.0%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	0.1	0.1%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	2.5	1.4%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	1.0	0.5%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	13.8	7.8%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	26.9	15.3%
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	9.9	5.6%
W	Water	0.1	0.0%
<b>Totals for Area of Interest</b>		<b>176.1</b>	<b>100.0%</b>

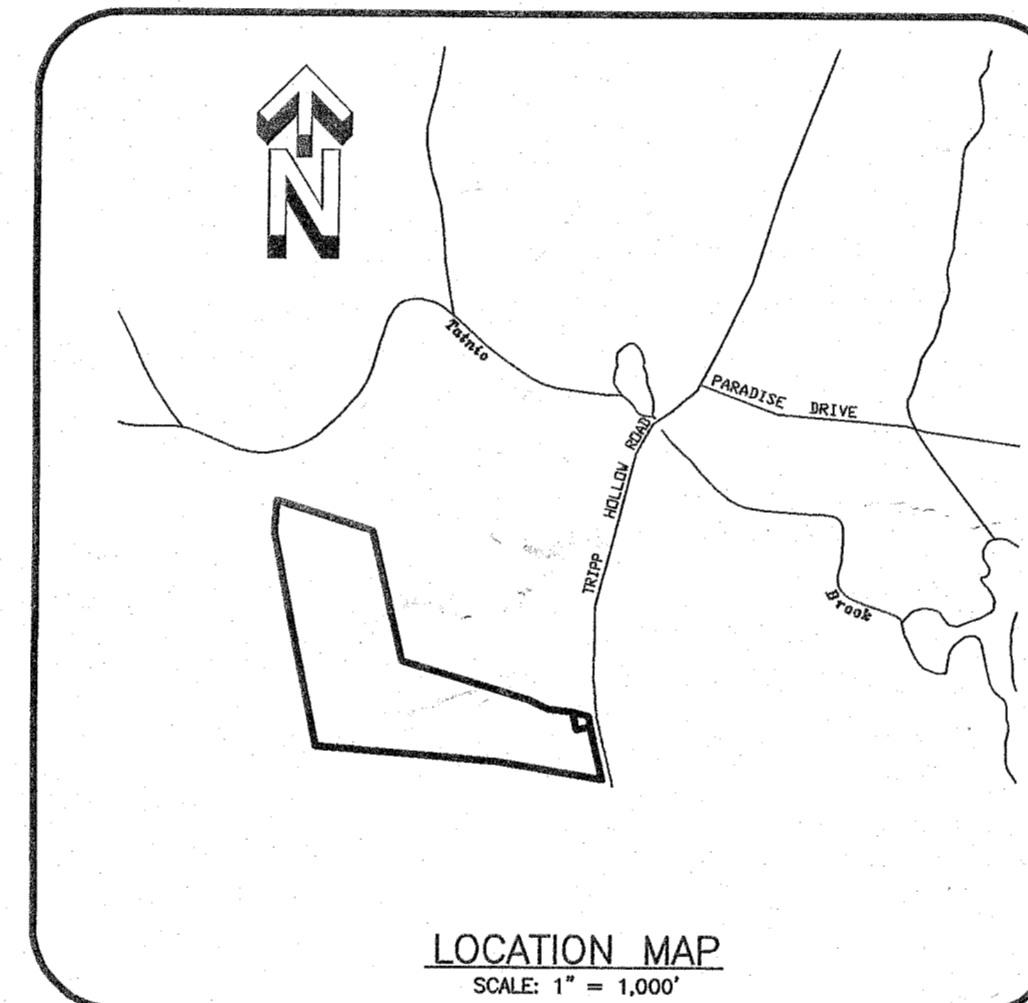
SUBDIVISION APPLICATION

# PROPOSED 4 LOT SUBDIVISION


TRIPP HOLLOW ROAD  
BROOKLYN, CONNECTICUT

PROPERTY OWNER/APPLICANT:  
**SQUARE 1 BUILDING ASSOCIATES**


September 1, 2020



PREPARED BY:



**ARCHER Surveying LLC**  
18 Providence Road, Brooklyn, CT  
(860) 779-2240



**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING  
317 Main Street Norwich, Connecticut  
(860) 886-1966 Fax (860) 886-9165  
e-mail: cla@claengineers.com

INDEX OF DRAWINGS

COVER SHEET	SHEET 1 OF 8
EXISTING CONDITION PLAN	SHEET 2 OF 8
SUBDIVISION	SHEET 3 OF 8
SITE DEVELOPMENT PLAN 1	SHEET 4 OF 8
SITE DEVELOPMENT PLAN 2	SHEET 5 OF 8
DETAIL SHEET	SHEET 6 OF 8
PARCEL HISTORY PLAN	SHEET 7 OF 8
SITE ANALYSIS	SHEET 8 OF 8

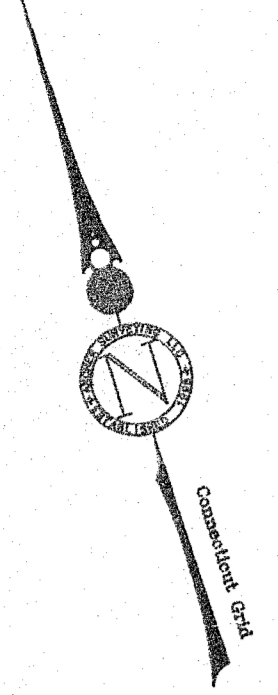
RECEIVED  
DEC 24 2020

APPROVED BY THE BROOKLYN  
INLAND WETLANDS COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
Expiration date per section 22A-42A of the Connecticut  
General Statutes. Date: \_\_\_\_\_

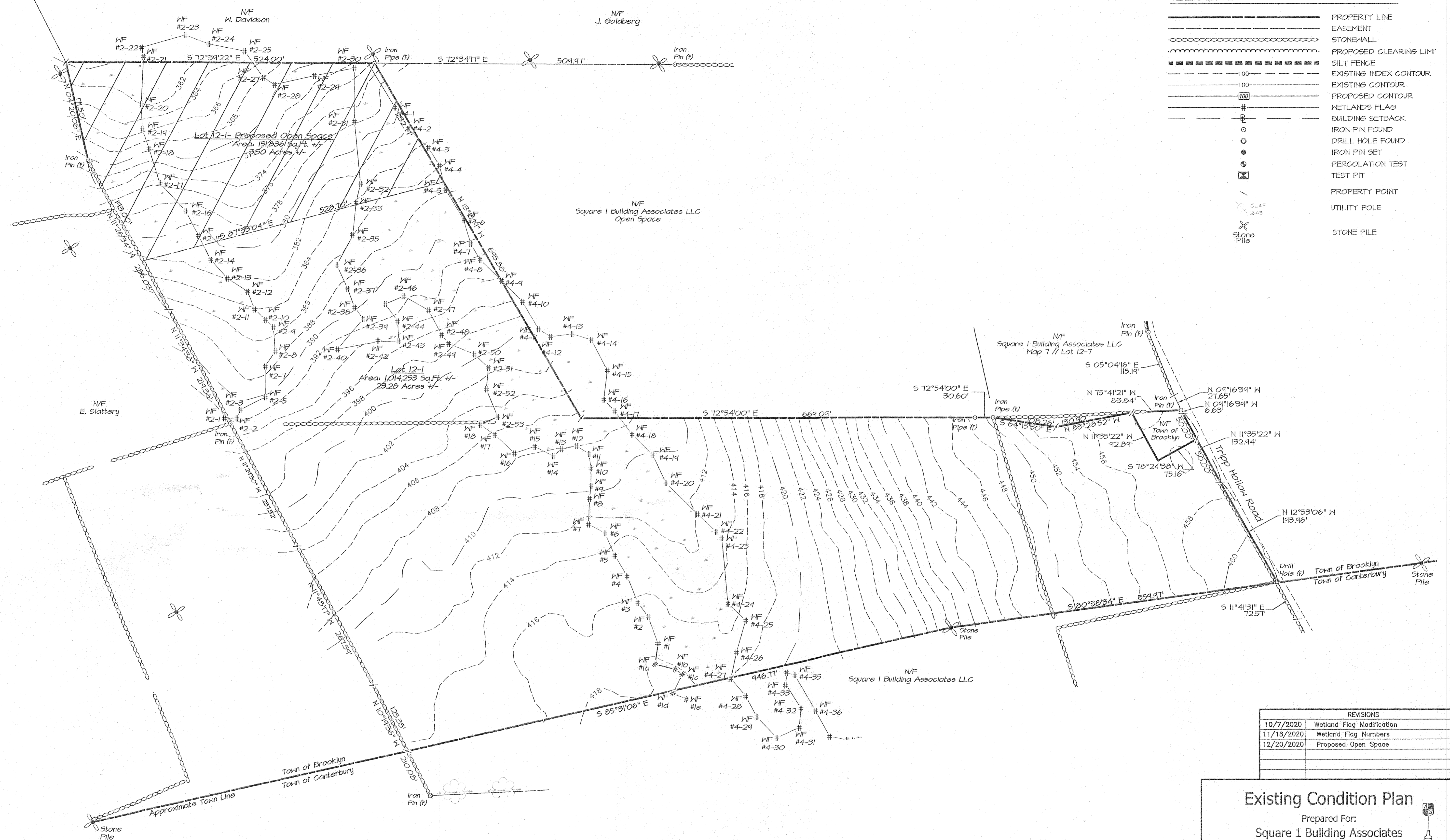
APPROVED BY THE BROOKLYN  
PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
Expiration date per section 8-26C of the Connecticut  
General Statutes. Date: \_\_\_\_\_



**LEGEND**

- PROPERTY LINE
- EASEMENT
- STONEWALL
- PROPOSED CLEARING LIMIT
- SILT FENCE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- IRON PIN SET
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE
- STONE PILE



**Notes**

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996.
  - This Survey conforms to a Class "A-2" Horizontal Accuracy Class "T-2" Vertical Accuracy
  - Survey Type: Existing Condition Plan
  - Boundary Determination: Resurvey
  - Intent: 4 Lot Subdivision
2. Parcels shown as 12-1 on Assessors Tax Map T of the Brooklyn Assessors Office
3. Wetlands were partially flagged by Joseph Theroux and Re-flagged & verified by Bob Russo of GLA Engineers. Field located by Archer Surveying LLC

**Map References**

1. Perimeter Survey - First Time Split, Prepared for Shane Pollock, Tripp Hollow Road, Brooklyn/Canterbury, Connecticut, Dated: September 2016, Scaled: 1"=80', Prepared by Archer Surveying LLC
2. 6 Lot Conservation Subdivision Prepared for Square 1 Building Associates, Tripp Hollow Road, Brooklyn, Connecticut, Dated: December 2016, Scaled: 1"=50', Prepared by Archer Surveying LLC
3. Boundary Line Modification Prepared for Square 1 Building Associates, Tripp Hollow Road, Brooklyn, Connecticut, Dated: January 2020, Scaled: 1"=40', Prepared by Archer Surveying LLC

I have reviewed the inland-wetlands shown on this plan and they appear to be substantially the same as those which I delineated in the field.

*R C Russo*  
Certified Soil Scientist

To My Knowledge and Belief, this Map is substantially Correct, as noted in the Surveyor's Seal.

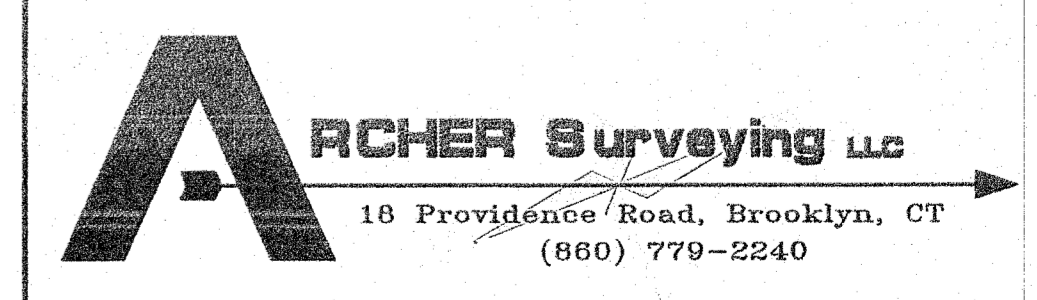
*Paul M. Archer*  
Paul M. Archer LLC  
12-20-2020  
Date

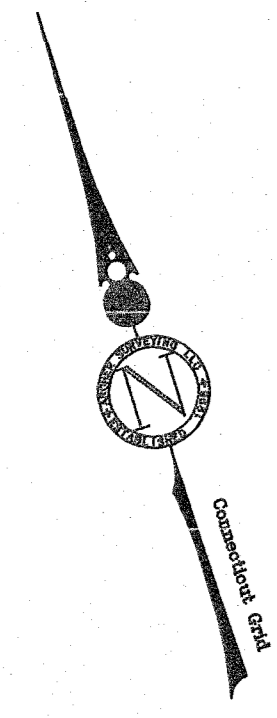
REVISIONS	
10/7/2020	Wetland Flag Modification
11/18/2020	Wetland Flag Numbers
12/20/2020	Proposed Open Space

**Existing Condition Plan**

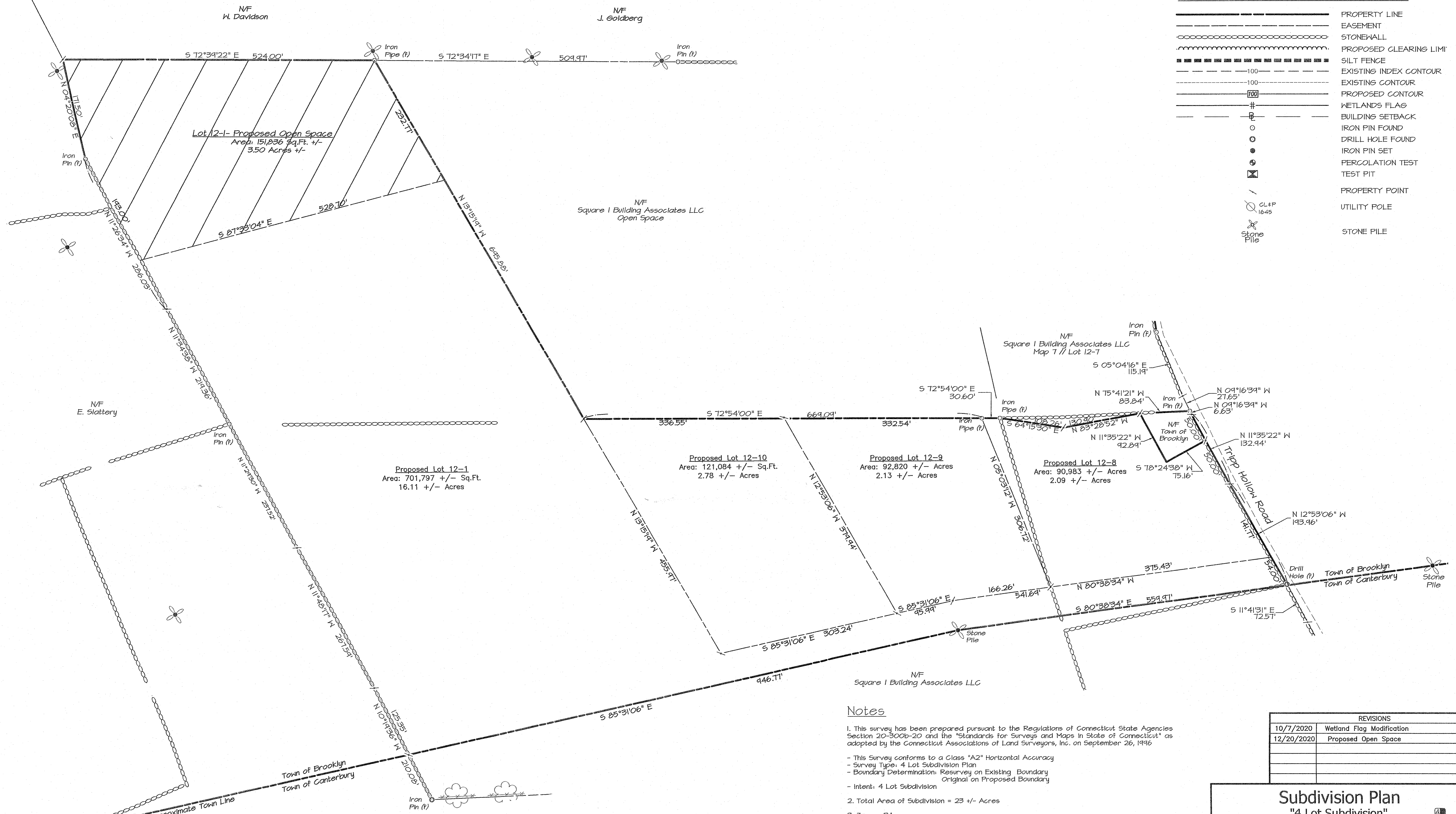
Prepared For:  
Square 1 Building Associates  
Tripp Hollow Road  
Brooklyn, Connecticut

DRAWING SCALE: 1"=80'





LEGEND	
	PROPERTY LINE
	EASEMENT
	STONEWALL
	PROPOSED CLEARING LIMIT
	SILT FENCE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WETLANDS FLAG
	BUILDING SETBACK
	IRON PIN FOUND
	IRON PIN SET
	PERCOLATION TEST
	TEST PIT
	PROPERTY POINT
	UTILITY POLE
	STONE PILE



**Map References**

1. Perimeter Survey - First Time Split, Prepared for Shane Pollock, Tripp Hollow Road, Brooklyn/Canterbury, Connecticut, Dated: September 2016, Scaled: 1"=80', Prepared by Archer Surveying LLC
2. 6 Lot Conservation Subdivision Prepared for Square 1 Building Associates, Tripp Hollow Road, Brooklyn, Connecticut, Dated: December 2016, Scaled: 1"=50', Prepared by Archer Surveying LLC
3. Boundary Line Modification Prepared for Square 1 Building Associates, Tripp Hollow Road, Brooklyn, Connecticut, Dated: January 2020, Scaled: 1"=40', Prepared by Archer Surveying LLC

**Notes**

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996
- This Survey conforms to a Class "A2" Horizontal Accuracy
- Survey Type: 4 Lot Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary Original on Proposed Boundary
- Intent: 4 Lot Subdivision
2. Total Area of Subdivision = 23 +/- Acres
3. Zone = RA
4. Owner / Applicant = Shane Pollock  
101 Mackin Drive  
Griswold, CT 06351
5. Parcel is shown as Lot #12-1 on Assessor's Map #T
6. Parcel is within 500 feet of a Town line
7. This Subdivision does not include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
8. There are not known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping
9. Parcel does not lie within an aquifer protection area
10. 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 are on file in the office of the commission.
11. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83)
12. Passive Solar Energy techniques were considered in the design of the subdivision

To My Knowledge and Belief, this Map is substantially Correct as noted hereon.

Paul M. Archer LLC  
No. 70013  
Date: 12-20-2020

REVISIONS	
10/7/2020	Wetland Flag Modification
12/20/2020	Proposed Open Space

**Subdivision Plan**  
**"4 Lot Subdivision"**

Prepared For:  
**Square 1 Building Associates**  
Tripp Hollow Road  
Brooklyn, Connecticut

DRAWING SCALE: 1"=80'

**ARCHER Surveying LLC**  
18 Providence Road, Brooklyn, CT  
(860) 779-2240



**SELECT FILL SPECIFICATION**

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS PER THE CONNECTICUT PUBLIC HEALTH CODE FOR USE WITHIN THE LEACHING AREA:

1. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SLEEVE.
2. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SLEEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
3. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
4. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING CRITERIA:

SIEVE SIZE	PERCENT PASSING	WET SIEVE	DRY SIEVE
#4	100	100	100
#10	70-100	70-100	70-100
#40	10-50*	10-75	10-75
#100	0-20	0-5	0-5
#200	0-5	0-2.5	0-2.5

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

**SEPTIC NOTES**

1. PROPOSED SEPTIC SYSTEM TO BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
2. A BENCHMARK SHALL BE SET WITHIN 10'-15' OF THE PROPOSED SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
3. ALL WORK AND MATERIAL (SEPTIC TANK, DISTRIBUTION BOX, PIPE) SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM.
4. SEWER LINE FROM FOUNDATION WALL TO SEPTIC TANK SHALL BE 4" SCHEDULE 40 PVC - ASTM D 1785 AND JOINTS PER HEALTH DEPT. CODE. PIPE FROM SEPTIC TANK TO DISTRIBUTION LINES SHALL BE 4" SOLID PVC CONFORMING TO STD-3034 AND SDR-35.
5. SYSTEMS SHALL BE SET LEVEL FOR ENTIRE LENGTH AND HAVE A CENTER TO CENTER SPACING AS CALLED FOR IN THE CONNECTICUT PUBLIC HEALTH CODE. THERE ARE PRESENTLY NO KNOWN WATER WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEMS.
6. CLEAR AND GRUB THE AREA WHERE THE SEPTIC SYSTEMS AND HOUSES ARE TO BE CONSTRUCTED. ALL TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR FUTURE USE.
7. ALL FILL MATERIAL SHALL BE CLEAN EARTH FREE OF STUMPS, ORGANICS, CONSTRUCTION DEBRIS AND TOPSOIL.
8. TOPSOIL SHALL BE RE-APPLIED OVER ALL FILL AREAS AND ALL DISTURBED AREAS TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES IN ACCORDANCE WITH THE SLOPE STABILIZATION DETAILS.

**CONCEPT SEPTIC SYSTEM DESIGN**

**LOT 12-8**  
 PRIMARY LEACHING AREA  
 3 BEDROOM RESIDENCE  
 PERCOLATION RATE: 13.3 MIN./INCH (NDDH FILE #21000003)  
 LEACHING AREA REQUIRED: 675 SF

USE TRADITIONAL TRENCH  
 EFFECTIVE LEACHING AREA OF LEACHING TRENCH 3.0 SF/LF  
 REQUIRED LENGTH = 675 SF / 3 SF/LF = 225 LF

MLSS CALCULATION  
 HYDRAULIC FACTORS  
 DEPTH TO RESTRICTIVE LAYER = 28"  
 SLOPE = 4.0%  
 HYDRAULIC FACTOR (HF) = 34  
 FLOW FACTOR (FF) = 1.5  
 PERCOLATION FACTOR (PF) = 1.25 (10.1 TO 20.0 MIN./INCH)  
 MLSS REQUIRED: 34 x 1.5 x 1.25 = 63.75 LF

PROPOSED SYSTEM  
 USE 3 ROWS OF 75 LF  
 LEACHING AREA PROVIDED = 675 SF

RESERVE LEACHING AREA  
 USE SAME AS PRIMARY SYSTEM

**LOT 12-9**  
 PRIMARY LEACHING AREA  
 3 BEDROOM RESIDENCE  
 PERCOLATION RATE: 10 MIN./INCH (NDDH FILE #21000003)  
 LEACHING AREA REQUIRED: 495 SF

USE TRADITIONAL TRENCH  
 EFFECTIVE LEACHING AREA OF LEACHING TRENCH 3.0 SF/LF  
 REQUIRED LENGTH = 495 SF / 3 SF/LF = 165 LF

MLSS CALCULATION  
 HYDRAULIC FACTORS  
 DEPTH TO RESTRICTIVE LAYER = 24"  
 SLOPE = 10.5%  
 HYDRAULIC FACTOR (HF) = 26  
 FLOW FACTOR (FF) = 1.5  
 PERCOLATION FACTOR (PF) = 1.00 (UP TO 10.0 MIN./INCH)  
 MLSS REQUIRED: 26 x 1.5 x 1.00 = 39 LF

PROPOSED SYSTEM  
 USE 3 ROWS OF 55 LF  
 LEACHING AREA PROVIDED = 495 SF

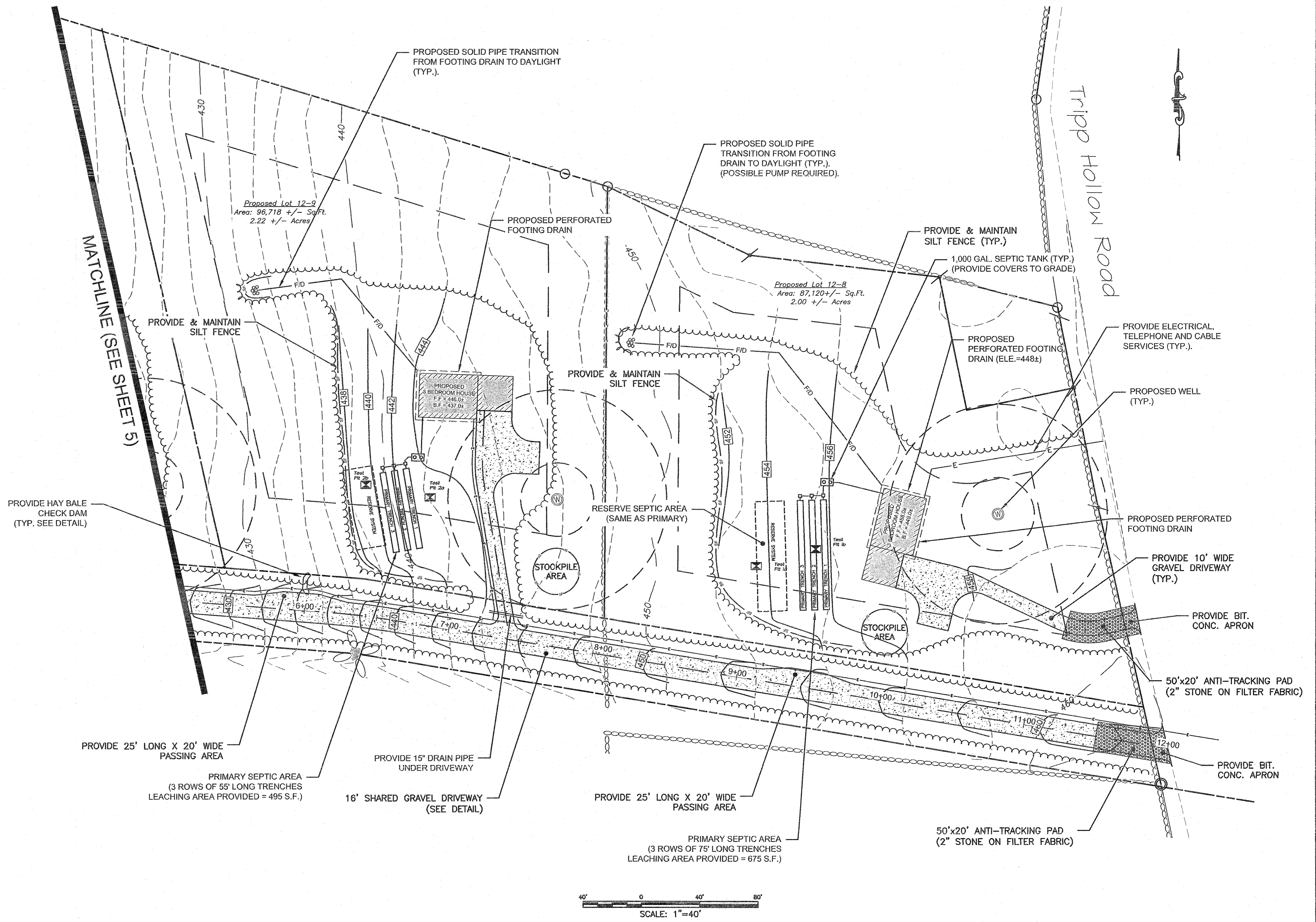
RESERVE LEACHING AREA  
 USE SAME AS PRIMARY SYSTEM

Soil Test Data (NDDH File #21000003)  
 Soil Testing Conducted on 8/26/20 by Sherry McGann, R.S. & Sherry Vallone, E.H.S.

Lot 12-8	Lot 12-9
TP 1-A Mottles: 28" Ground Water: N/O Roots: 28" Ledge: N/O 0-11" Topsoil 11-28" OB Very Fine Sandy Loam 28-86" GR Mottled Sandy Loam Till	TP 2-A Mottles: 24" Ground Water: N/O Roots: 24" Ledge: N/O 0-4" Topsoil 8-24" OB Fine Sandy Loam 24-92" GR Mottled Sandy Loam Till

TP 1-B	TP 2-B
Mottles: 28" Ground Water: N/O Roots: 28" Ledge: N/O 0-10" Topsoil 10-28" OB Very Fine Sandy Loam 28-91" GR Mottled Sandy Loam Till	Mottles: 26" Ground Water: N/O Roots: 26" Ledge: N/O 0-9" Topsoil 9-28" OB Fine Sandy Loam 26-91" GR Mottled Sandy Loam Till

Perc 1A	Perc 2A
10.36 3"	1.38 2"
10.46 5"	1.48 5 1/4"
10.56 7 1/2"	1.58 7 1/4"
11.05 8 3/4"	2.08 9"
11.15 9 1/2"	2.18 10"
11.25 10 1/2"	10.0 minutes/inch
13.33 minutes/inch	



**LEGEND**

	PROPERTY LINE
	EASEMENT
	STONE WALL
	BOUNDARY STONE WALL
	STONE WALL REMAINS
	100 YEAR FLOOD LIMIT
	EXISTING TREELINE
	PROPOSED CLEARING LIMITS
	SILT FENCE
	STAKED HAYBALES
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WETLANDS FLAG
	BUILDING SETBACK
	IRON PIN FOUND
	DRILL HOLE FOUND
	MONUMENT FOUND
	IRON PIN SET
	DRILL HOLE SET
	MONUMENT SET
	PERCOLATION TEST
	TEST PIT
	PROPERTY POINT
	UTILITY POLE

**ARCHER Surveying LLC**  
 18 Providence Road, Brooklyn, CT  
 (860) 779-2240

**CLA Engineers, Inc.**  
 CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360  
 (860) 886-1966 Fax (860) 886-9165

No.	DATE	REVISION
4	12/10/20	NCCG COMMENTS ADDRESSED
3	11/23/20	NCCG COMMENTS ADDRESSED
2	09/28/20	WETLAND FLAGS CALLOUTS ADDED
1	09/20/20	VARIOUS MODIFICATIONS

SQUARE 1 BUILDING ASSOCIATES, LLC  
 Project No. CLA-6503  
 Proj. Engineer D.H.  
 Date: 08/24/20  
 Sheet No. 4 of 8

**4-LOT SUBDIVISION**  
 BROOKLYN, CT

GRADING & CONCEPT SITE DESIGN

**SELECT FILL SPECIFICATION**

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS PER THE CONNECTICUT PUBLIC HEALTH CODE FOR USE WITHIN THE LEACHING AREA:

1. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SLEEVE.
2. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SLEEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
3. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
4. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING CRITERIA:

SIEVE SIZE	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-30*	10-75
#100	0-20	0-5
#200	0-5	0-2.5

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

**SEPTIC NOTES**

1. PROPOSED SEPTIC SYSTEM TO BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
2. A BENCHMARK SHALL BE SET WITHIN 10'-15' OF THE PROPOSED SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
3. ALL WORK AND MATERIAL (SEPTIC TANK, DISTRIBUTION BOX, PIPE) SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM.
4. SEWER LINE FROM FOUNDATION WALL TO SEPTIC TANK SHALL BE 4" SCHEDULE 40 PVC - ASTM D 1785 AND JOINTS PER HEALTH DEPT. CODE. PIPE FROM SEPTIC TANK TO DISTRIBUTION LINES SHALL BE 4" SOLID PVC CONFORMING TO STD-3034 AND SDI-35.
5. SYSTEMS SHALL BE SET LEVEL FOR ENTIRE LENGTH AND HAVE A CENTER TO CENTER SPACING AS CALLED FOR IN THE CONNECTICUT PUBLIC HEALTH CODE. THERE ARE PRESENTLY NO KNOWN WATER WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEMS.
6. CLEAR AND GRUB THE AREA WHERE THE SEPTIC SYSTEMS AND HOUSES ARE TO BE CONSTRUCTED. ALL TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR FUTURE USE.
7. ALL FILL MATERIAL SHALL BE CLEAN EARTH FREE OF STUMPS, ORGANICS, CONSTRUCTION DEBRIS AND TOPSOIL.
8. TOPSOIL SHALL BE RE-APPLIED OVER ALL FILL AREAS AND ALL DISTURBED AREAS TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES IN ACCORDANCE WITH THE SLOPE STABILIZATION DETAILS.

**CONCEPT SEPTIC SYSTEM DESIGN**

**LOT 12-1**  
 PRIMARY LEACHING AREA  
 3 BEDROOM RESIDENCE  
 PERCOLATION RATE: 5.7 MIN./INCH (NDDH FILE #21000003)  
 LEACHING AREA REQUIRED: 495 SF

USE TRADITIONAL TRENCH  
 EFFECTIVE LEACHING AREA OF LEACHING TRENCH 3.0 SF/LF  
 REQUIRED LENGTH = 495 SF / 3 SF/LF = 165 LF

**MLSS CALCULATION**  
 HYDRAULIC FACTORS  
 DEPTH TO RESTRICTIVE LAYER = 24" (POSSIBLE LEDGE)  
 SLOPE = 2.7%  
 HYDRAULIC FACTOR (HF) = 48  
 FLOW FACTOR (FF) = 1.5  
 PERCOLATION FACTOR (PF) = 1.00 (UP TO 10.0 MIN./INCH)  
 MLSS REQUIRED: 48 x 1.5 x 1.00 = 72 LF

**PROPOSED SYSTEM**  
 USE 2 ROWS OF 84 LF  
 LEACHING AREA PROVIDED = 504 SF

**RESERVE LEACHING AREA**  
 USE SAME AS PRIMARY SYSTEM

**LOT 12-10**  
 PRIMARY LEACHING AREA  
 3 BEDROOM RESIDENCE  
 PERCOLATION RATE: 10.0 MIN./INCH (NDDH FILE #21000003)  
 LEACHING AREA REQUIRED: 495 SF

USE TRADITIONAL TRENCH  
 EFFECTIVE LEACHING AREA OF LEACHING TRENCH 3.0 SF/LF  
 REQUIRED LENGTH = 495 SF / 3 SF/LF = 165 LF

**MLSS CALCULATION**  
 HYDRAULIC FACTORS  
 DEPTH TO RESTRICTIVE LAYER = 24" (MOTTLES)  
 SLOPE = 5.5%  
 HYDRAULIC FACTOR (HF) = 34  
 FLOW FACTOR (FF) = 1.5  
 PERCOLATION FACTOR (PF) = 1.0 (UP TO 10.0 MIN./INCH)  
 MLSS REQUIRED: 34 x 1.5 x 1.0 = 51 LF

**PROPOSED SYSTEM**  
 USE 3 ROWS OF 55 LF  
 LEACHING AREA PROVIDED = 495 SF

**RESERVE LEACHING AREA**  
 USE SAME AS PRIMARY SYSTEM

Soil Test Data (NDDH File #21000003)  
 Soil Testing Conducted on 8/28/20 by Sherry McGann, R.S. & Sherry Vallone, E.H.S.

**Lot 12-10**

TP-3A  
 Mottles: 24"  
 Ground Water: N/O  
 Roots: 24"  
 Ledge: N/O  
 0-6" Topsoil  
 6-24" OB Fine Sandy Loam  
 24-82" GR Mottled Sandy Loam Till

TP-3B  
 Mottles: 25"  
 Ground Water: N/O  
 Roots: 25"  
 Ledge: N/O  
 0-8" Topsoil  
 8-25" OB Fine Sandy Loam  
 25-84" GR Mottled Sandy Loam Till

**Perc 3A**

12:45 1 1/2"  
 12:55 7 3/4"  
 1:05 9 3/4"  
 1:15 10 3/4"  
 1:25 12"  
 10.0 minutes/inch

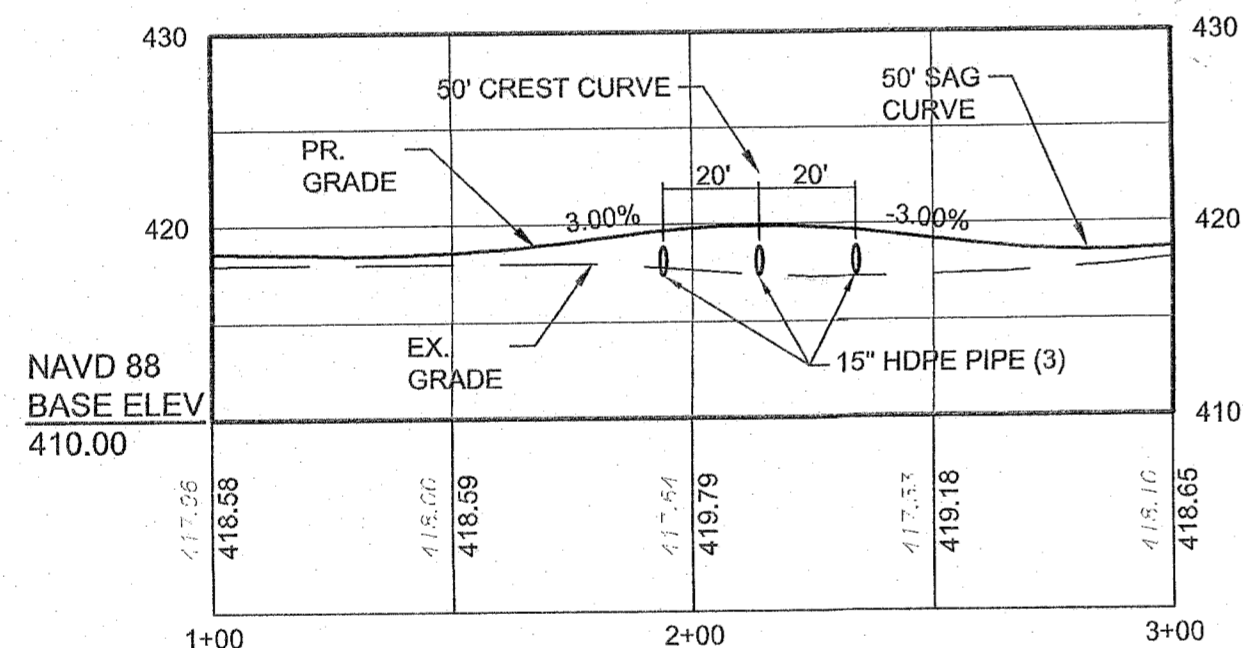
**Lot 12-1**

TP-4A  
 Mottles: 27"  
 Ground Water: N/O  
 Roots: 27"  
 Ledge: N/O  
 0-8" Topsoil  
 8-27" OB Fine Sandy Loam  
 27-88" GR Mottled Sandy Loam Till

TP-4B  
 Mottles: 26"  
 Ground Water: N/O  
 Roots: 26"  
 Ledge: 72"  
 0-9" Topsoil  
 9-26" OB Fine Sandy Loam  
 26-72" GR Mottled Sandy Loam Till  
 \*possible ledge or large boulder encountered at 72"

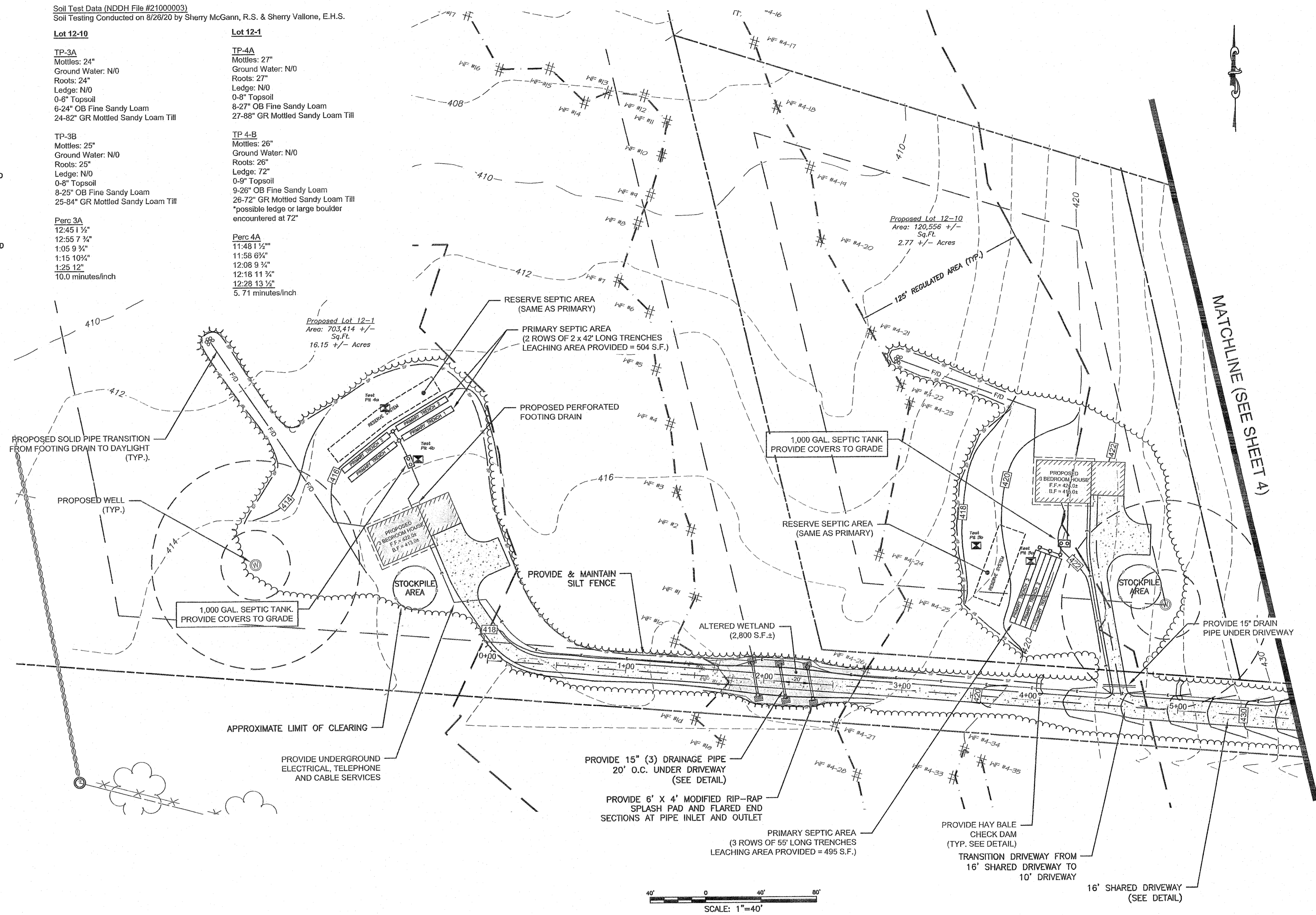
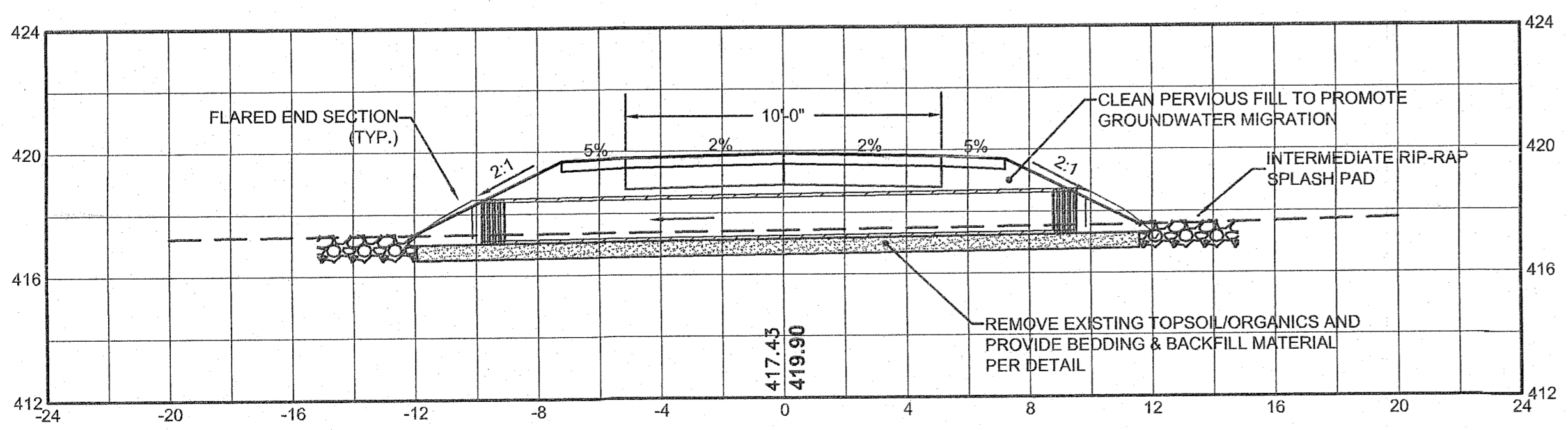
**Perc 4A**

11:48 1 1/2"  
 11:58 6 3/4"  
 12:08 9 3/4"  
 12:18 11 3/4"  
 12:28 13 1/2"  
 5.71 minutes/inch



**DRIVEWAY - PROFILE**  
 STA 1+00 TO STA 3+00  
 Horiz. Scale: 1" = 40'  
 Vert. Scale: 1" = 10'

**Driveway - Cross Section at Wetland Crossing**  
 (Typical)



**LEGEND**

- PROPERTY LINE
- EASEMENT
- STONEWALL
- BOUNDARY STONEWALL
- STONEWALL REMAINS
- 100 YEAR FLOOD LIMIT
- EXISTING TREELINE
- PROPOSED CLEARING LIMITS
- SILT FENCE
- STAKED HAYBALES
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- IRON PIN SET
- DRILL HOLE SET
- MONUMENT SET
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE

**ARCHER Surveying LLC**  
 18 Providence Road, Brooklyn, CT  
 (860) 779-2240

**CLA Engineers, Inc.**  
 CIVIL • STRUCTURAL • SURVEYING  
 317 Main Street Norwich, CT 06360  
 (860) 886-1966 Fax (860) 886-9165

No.	DATE	REVISION
4	12/10/20	NCCG COMMENTS ADDRESSED
3	11/23/20	NCCG COMMENTS ADDRESSED
2	09/28/20	WETLAND FLAGS CALLOUTS ADDED
1	09/20/20	VARIOUS MODIFICATIONS

**SQUARE 1 BUILDING ASSOCIATES, LLC**  
 Project No. CLA-6503  
 Proj. Engineer D.H.  
 Date: 08/24/20  
 Sheet No. 5 of 8

**4-LOT SUBDIVISION**  
 BROOKLYN, CT  
 GRADING & CONCEPT SITE DESIGN

**EROSION & SEDIMENTATION CONTROL NARRATIVE**

1. THE EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
2. THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDED SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS NEEDED OR DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
5. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS. TEMPORARY VEGETATIVE COVER MAY BE REQUIRED (SEE NOTE).
6. INLET SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED UNDER THE GRATES OF ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION, AND UNDER THE GRATES OF EXISTING CATCH BASINS IN THE CONSTRUCTION AREA.
7. CONTINUOUS DUST CONTROL USING WATER, CALCIUM CHLORIDE OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED ROADWAY SURFACES.
8. IF DEWATERING IS NECESSARY DURING ANY TIME OF CONSTRUCTION A CLEAR WATER DISCHARGE SHALL BE PROVIDED AS SHOWN IN THE HAY-BALE BARRIER DEWATERING DETAIL OR ALTERNATE METHOD PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
9. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATIVE COVER SPECIFICATIONS. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL DISTURBED AREAS THAT ARE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
10. IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
11. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
12. ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
13. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE TOWN.
14. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
15. THE CONTRACTOR SHALL PROVIDE THE NAME AND EMERGENCY CONTACT INFORMATION FOR THE PROJECT PERSONNEL RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE START OF CONSTRUCTION.

NOTE: THE CONTRACTOR SHALL CONTINUALLY STORE THE FOLLOWING MATERIALS ON SITE DURING CONSTRUCTION TO MEET UNEXPECTED EROSION NEEDS

- \* 100 LF OF SILT FENCE
- \* 10 HAY BALES
- \* 10 CY OF WOOD CHIPS OR CRUSHED STONE

**TEMPORARY VEGETATIVE COVER**

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL IN THE STOCKPILES HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENEED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS.

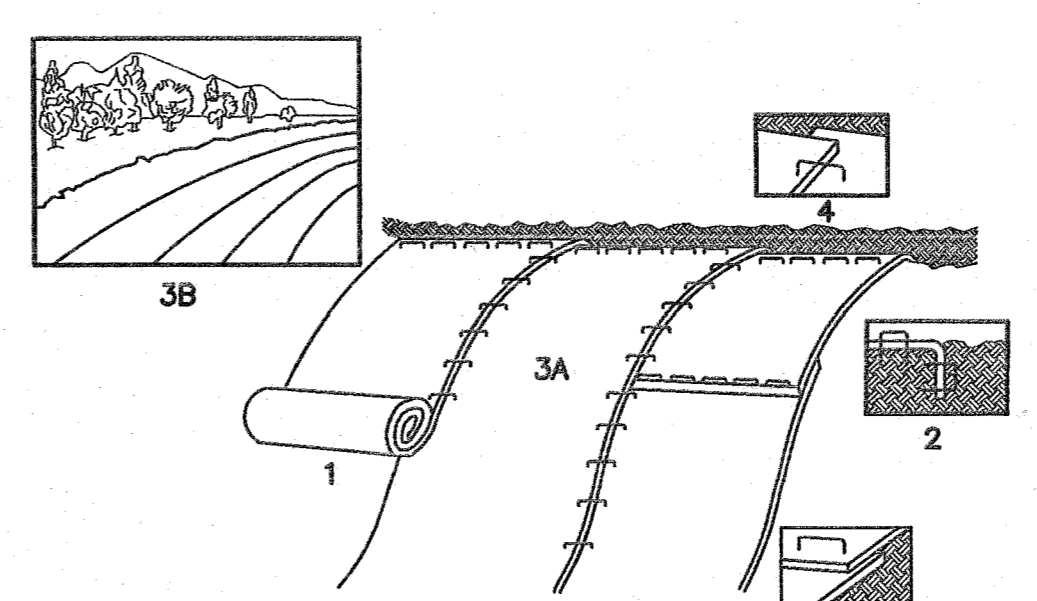
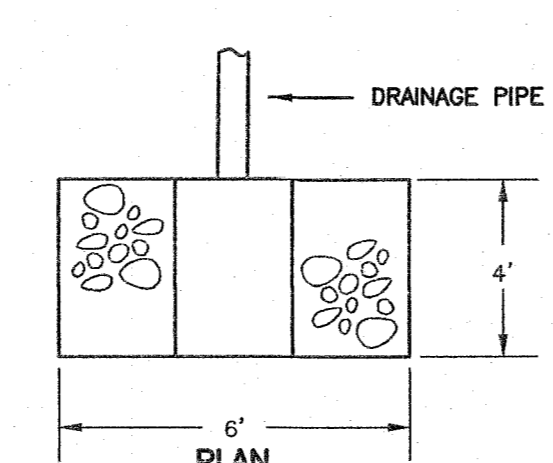
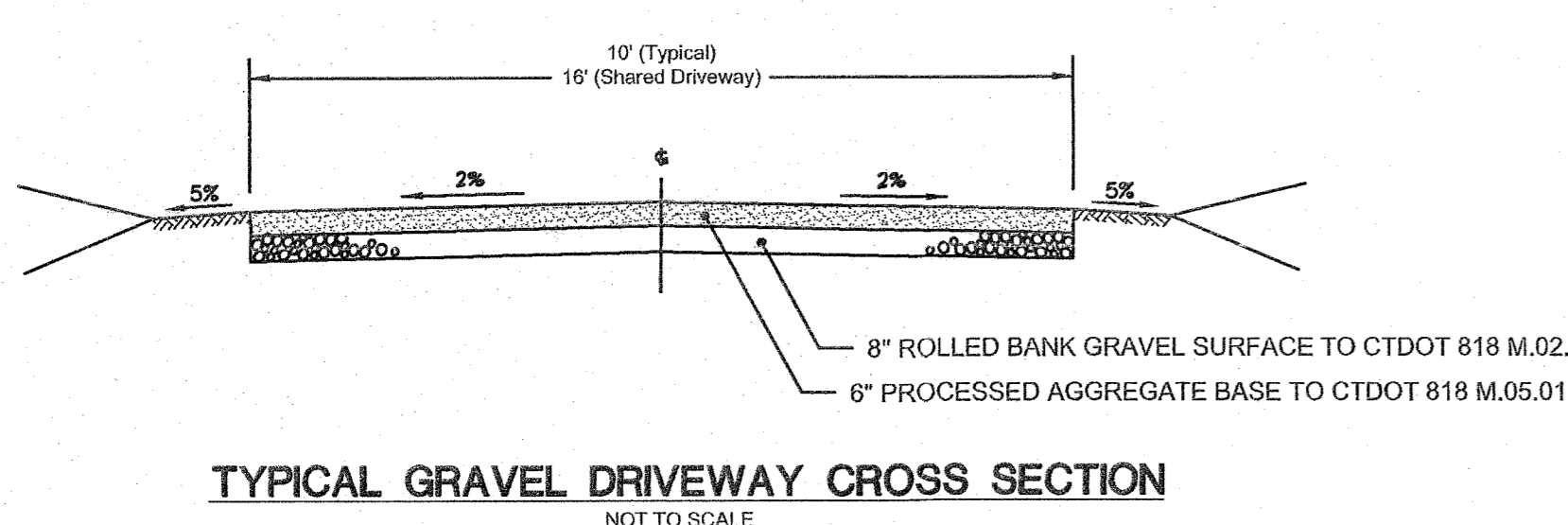
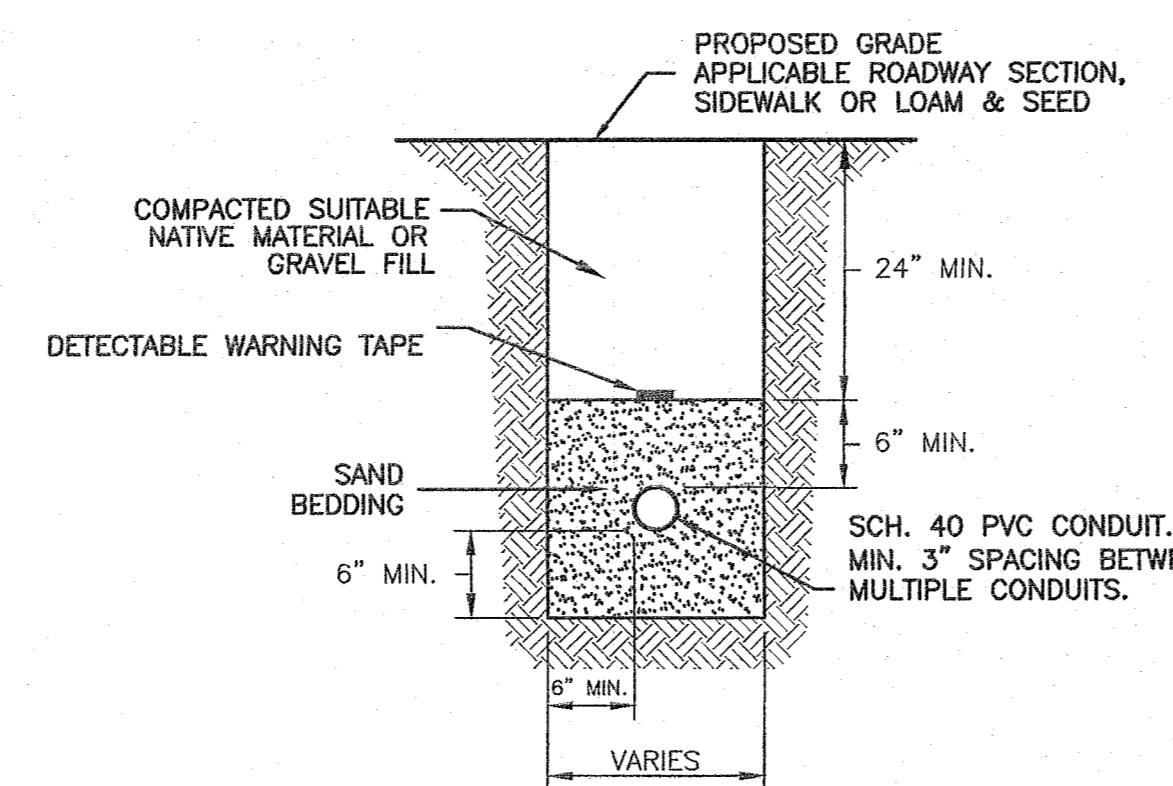
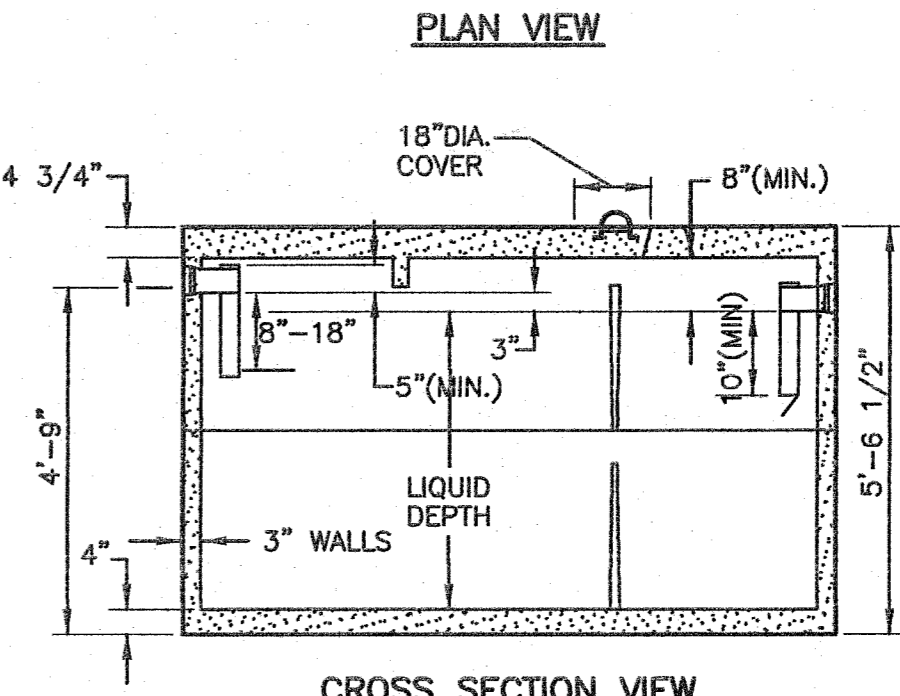
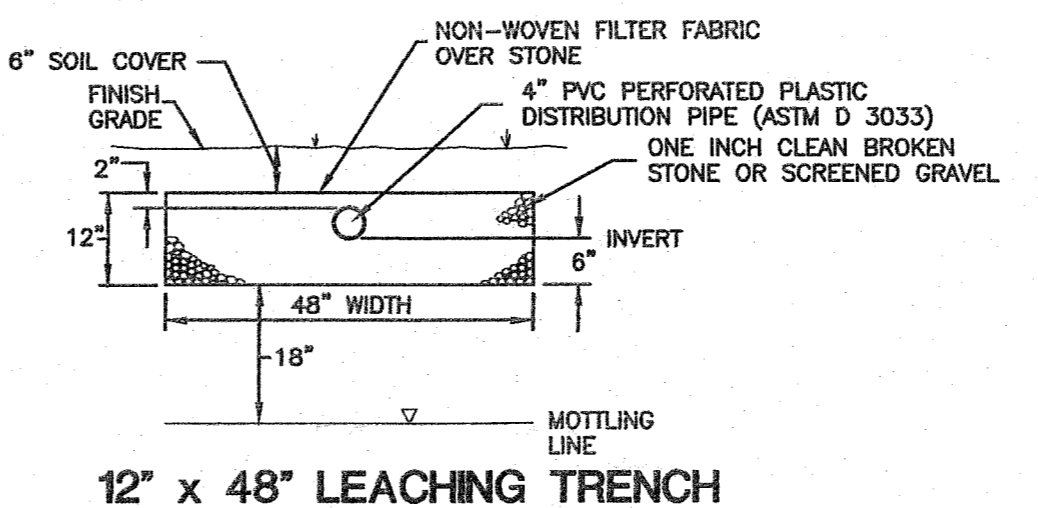
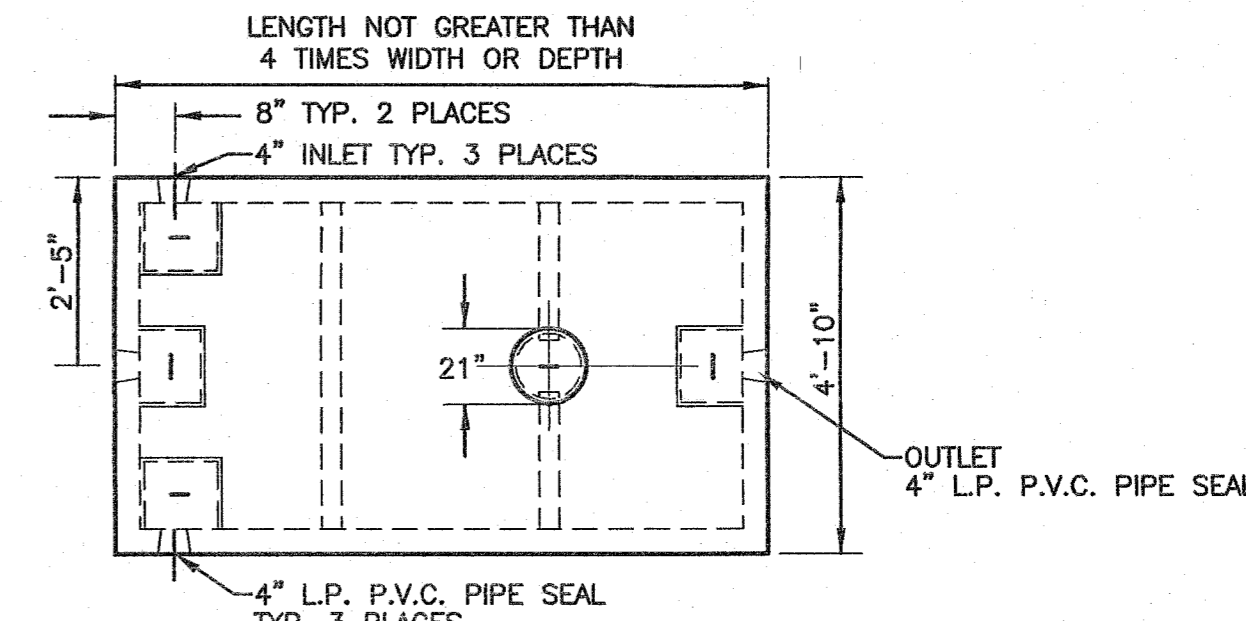
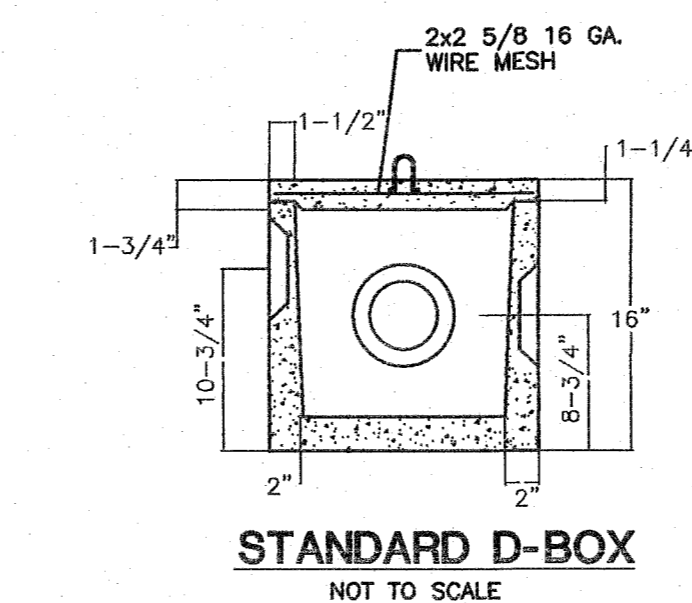
**PERMANENT VEGETATIVE COVER**

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATIONS HAVE BEEN COMPLETED AND THE SLOPES ARE GRADED AS SHOWN ON THE PLANS. PROVIDE SLOPE PROTECTION AS CALLED FOR ON THE PLANS AND DETAILS. TOPSOIL SHALL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS.

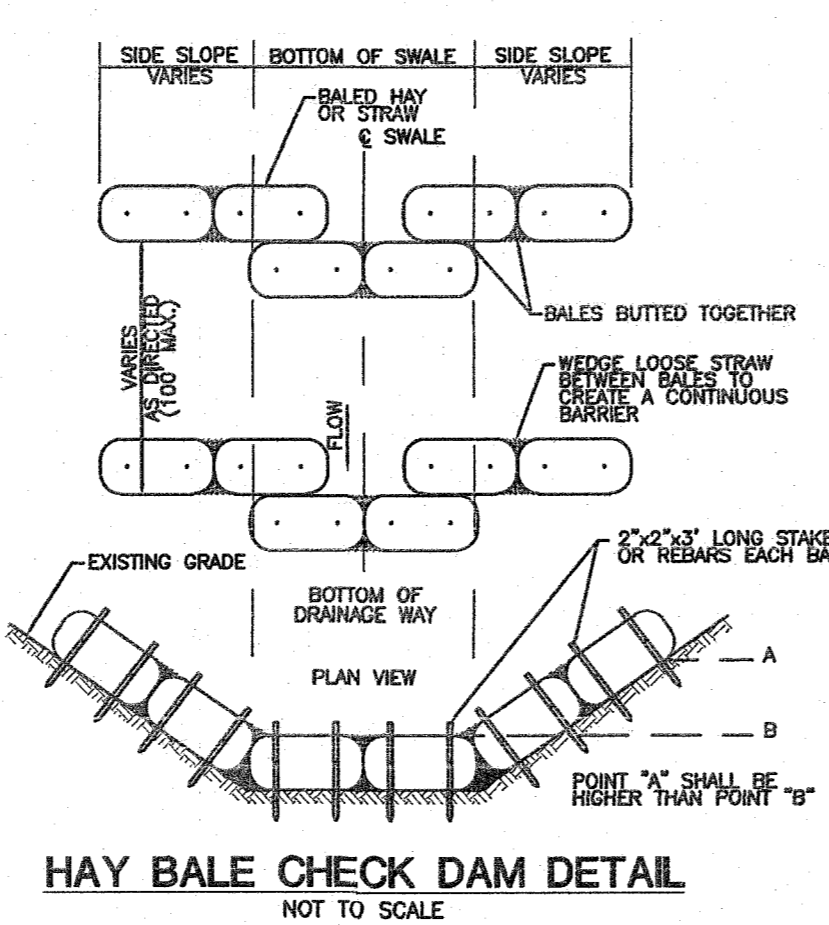
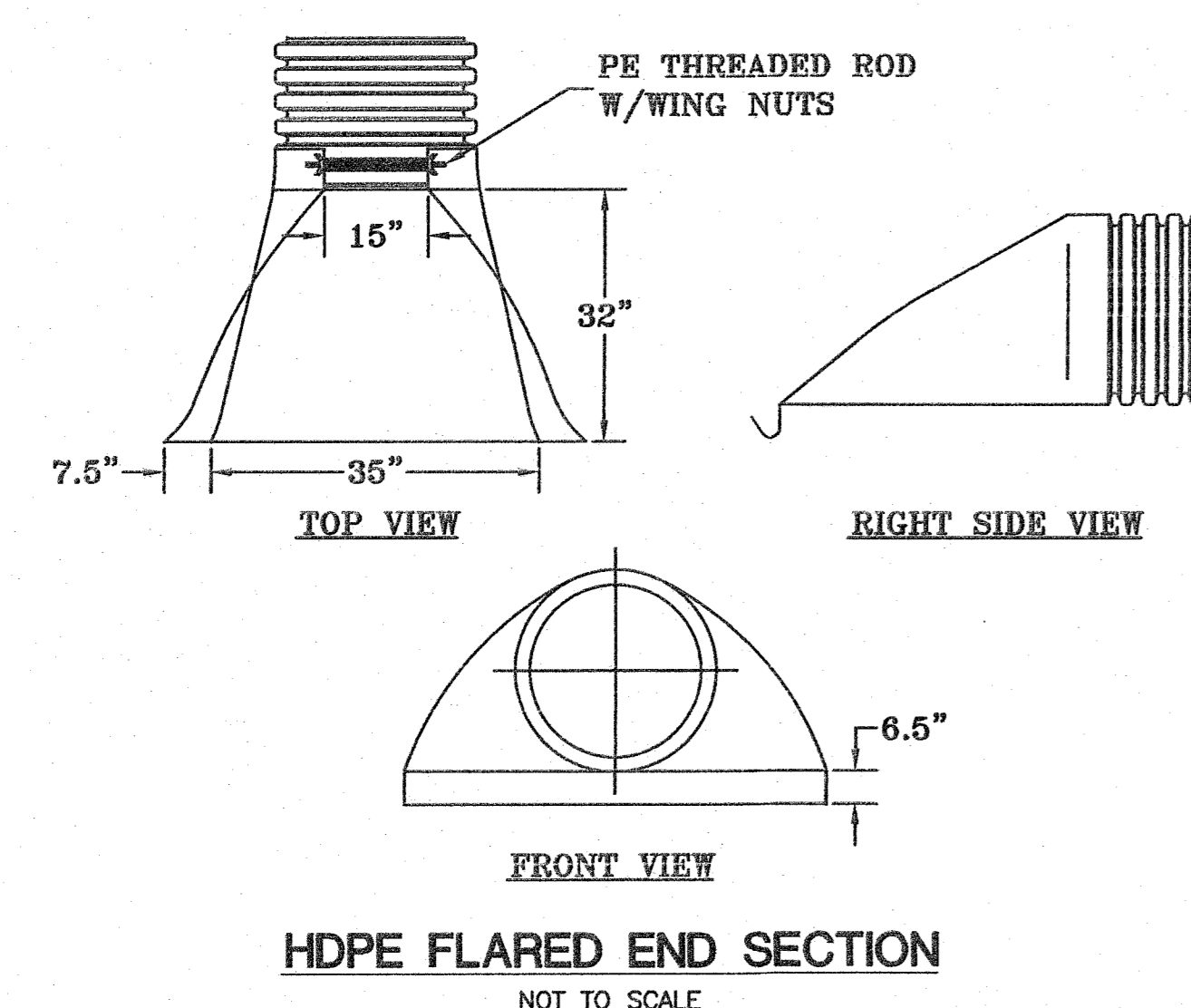
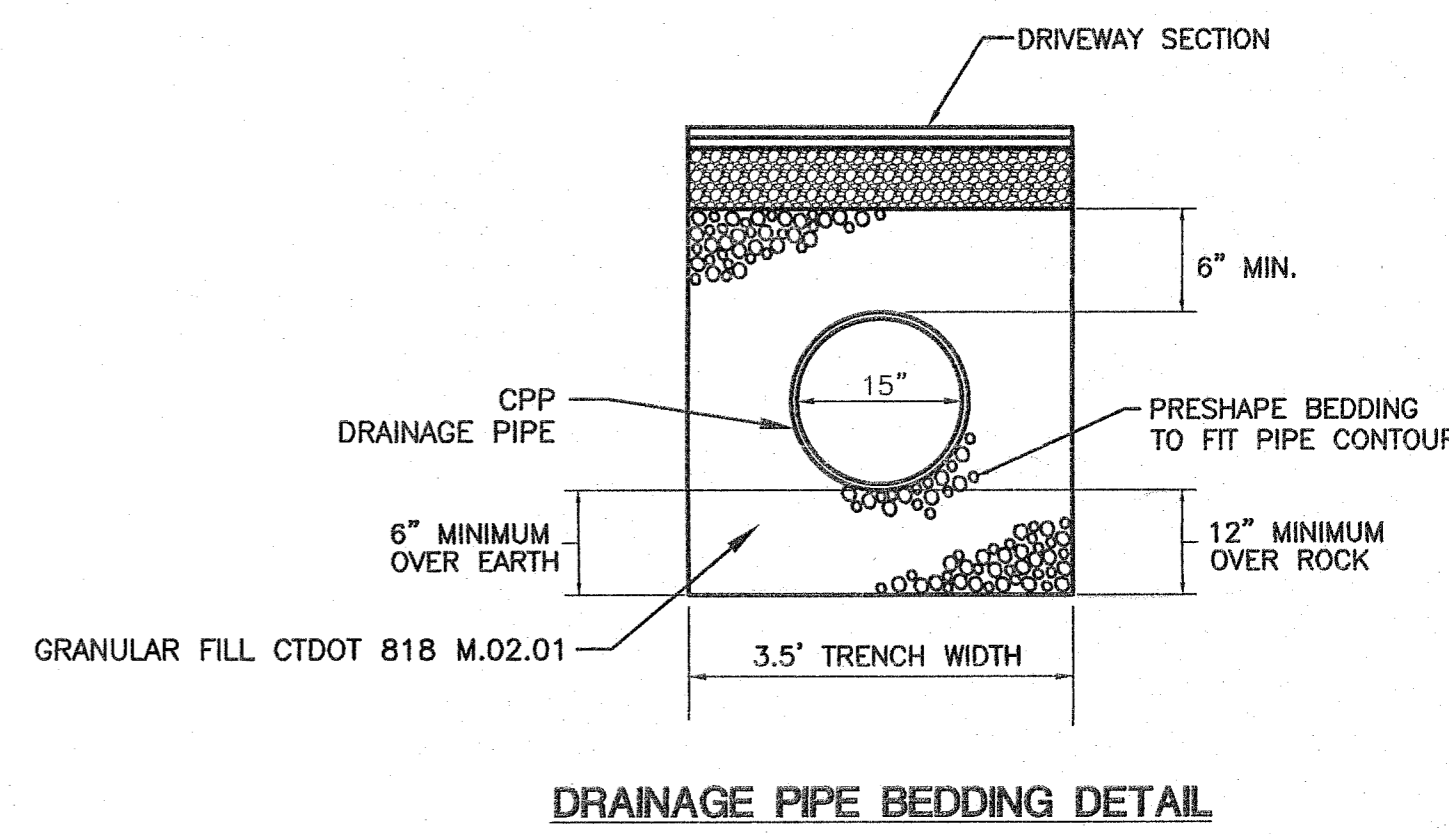
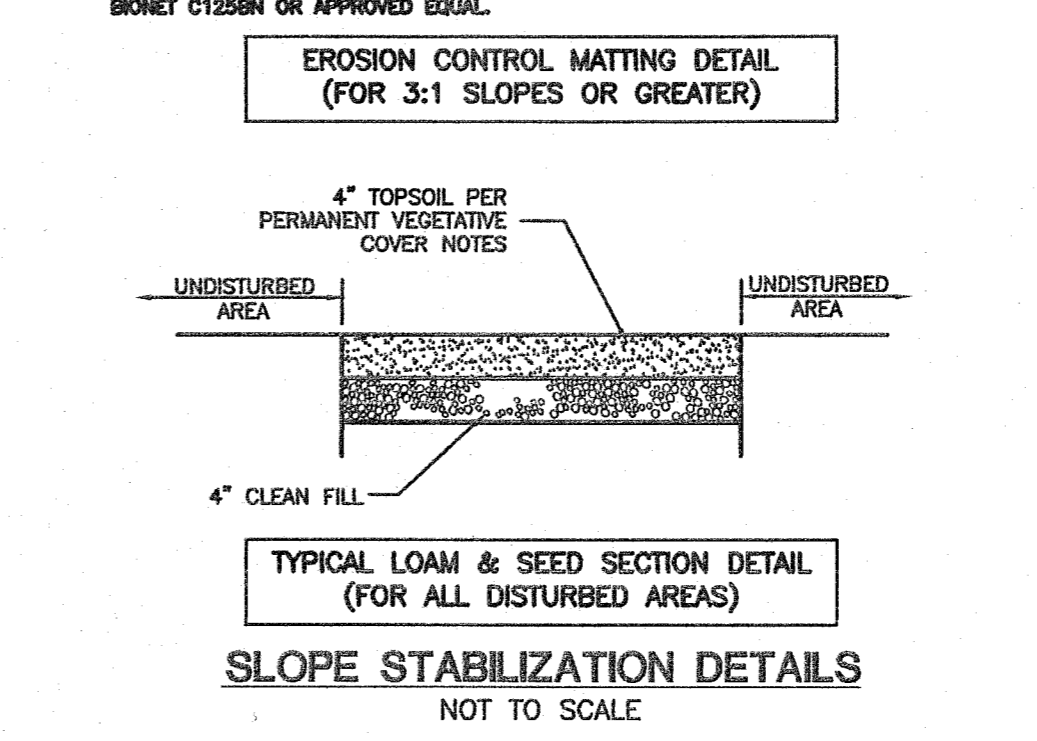
- APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F.
- APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 S.F.
- WORK LIMESTONE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES.
- INSPECT SEEDBED BEFORE SEEDING.
- IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS.
- APPLY THE FOLLOWING GRASS SEED MIX:

**TYPICAL SEED MIXTURE**

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



1. PROVIDE 4" THICKNESS OF TOPSOIL OVER CLEAN FILL. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED MIX PER PERMANENT VEGETATIVE COVER NOTES. (SHALL BE PAID FOR AT THE UNIT PRICE FOR LOAM, SEED, FERTILIZE & MULCH)
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP x 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  3. ROLL THE BLANKET (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
  4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
  5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12' APART.
- NOTE: ALL PERMANENT EROSION CONTROL BLANKETS ARE TO BE NORTH AMERICAN GREEN BIONET C128N OR APPROVED EQUAL.



18 Providence Road, Brooklyn, CT  
(860) 779-2240

No.	DATE	REVISION
4	12/10/20	NCCG COMMENTS ADDRESSED
3	11/23/20	NCCG COMMENTS ADDRESSED
2	09/28/20	WETLAND FLAGS CALLOUTS ADDED
1	09/20/20	VARIOUS MODIFICATIONS

**CLA Engineers, Inc.**  
CIVIL • STRUCTURAL • SURVEYING

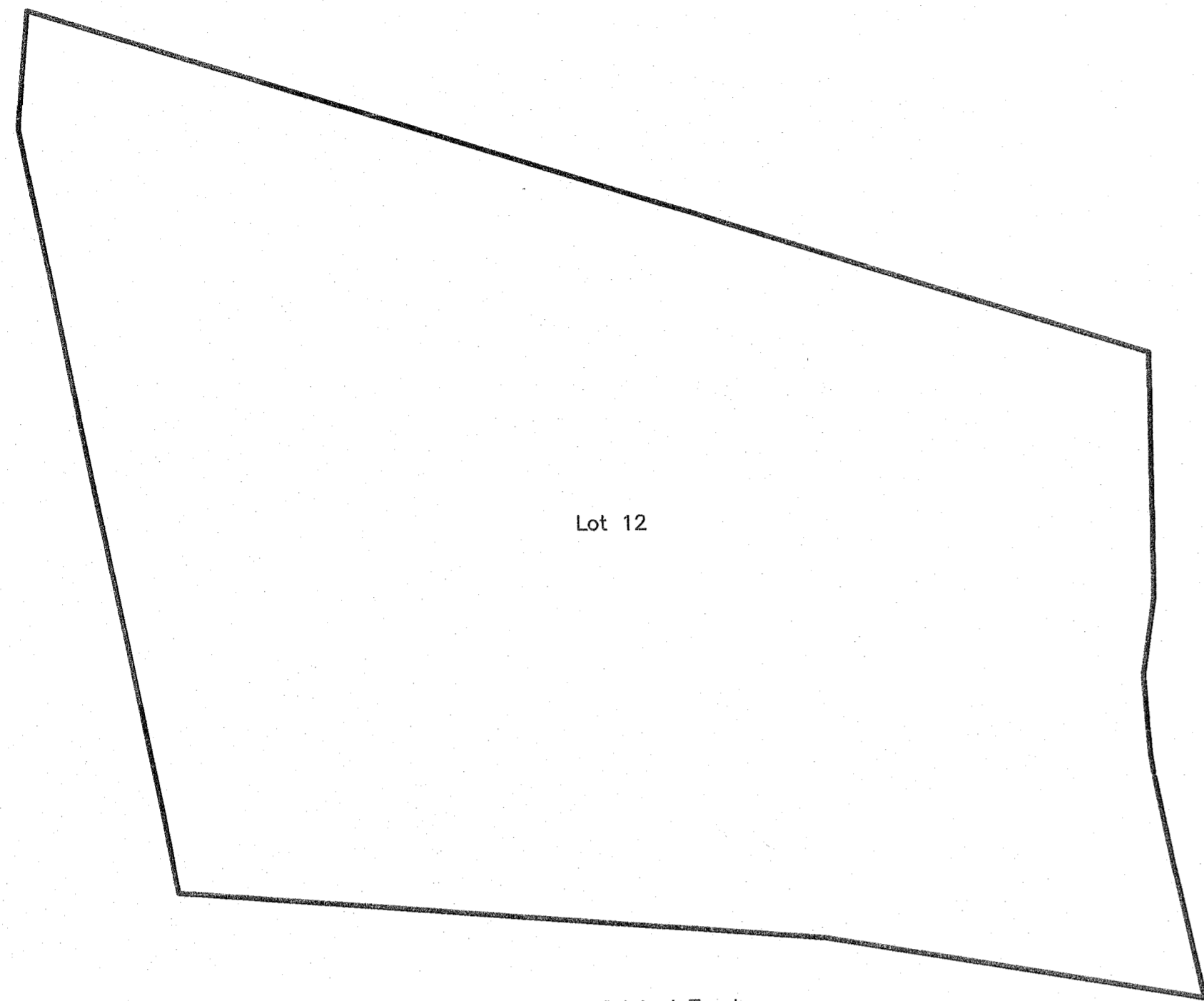
317 Main Street Norwich, CT 06360  
(860) 886-1966 Fax (860) 886-9165

SQUARE 1 BUILDING ASSOCIATES, LLC

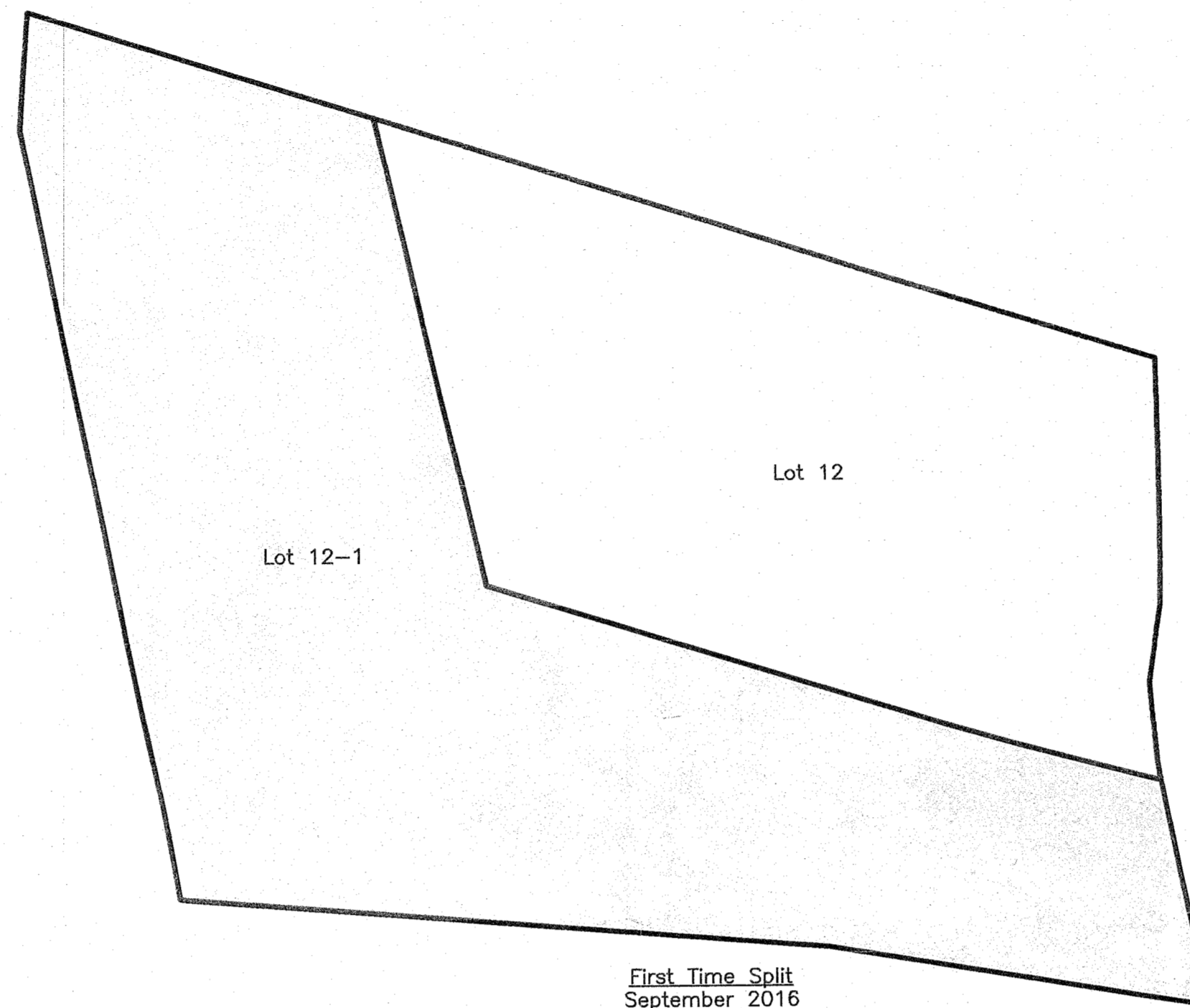
4-LOT SUBDIVISION  
BROOKLYN, CT

CONSTRUCTION DETAILS

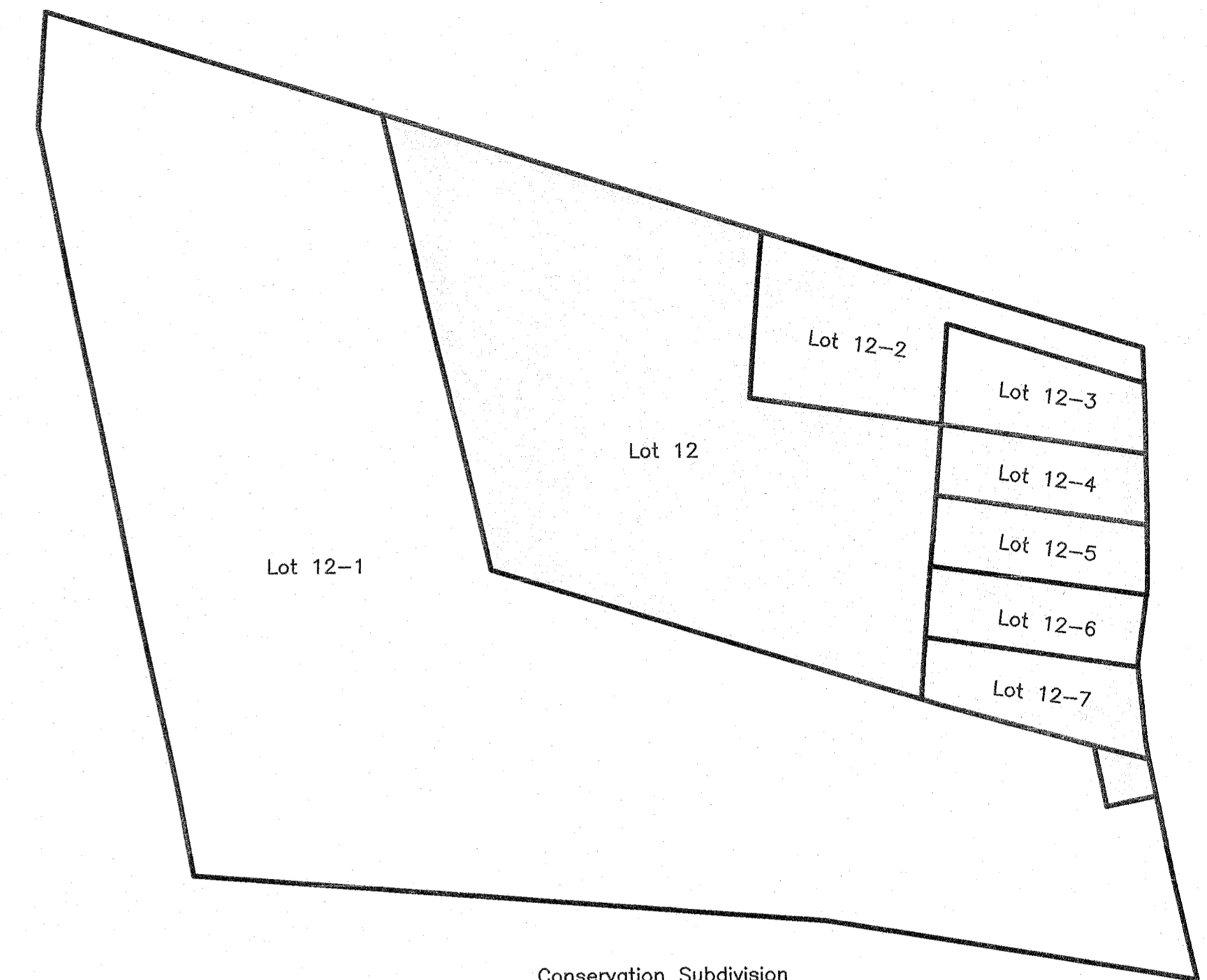
Project No. CLA-6503  
Proj. Engineer D.H.  
Date: 08/24/20  
Sheet No. 6 of 8



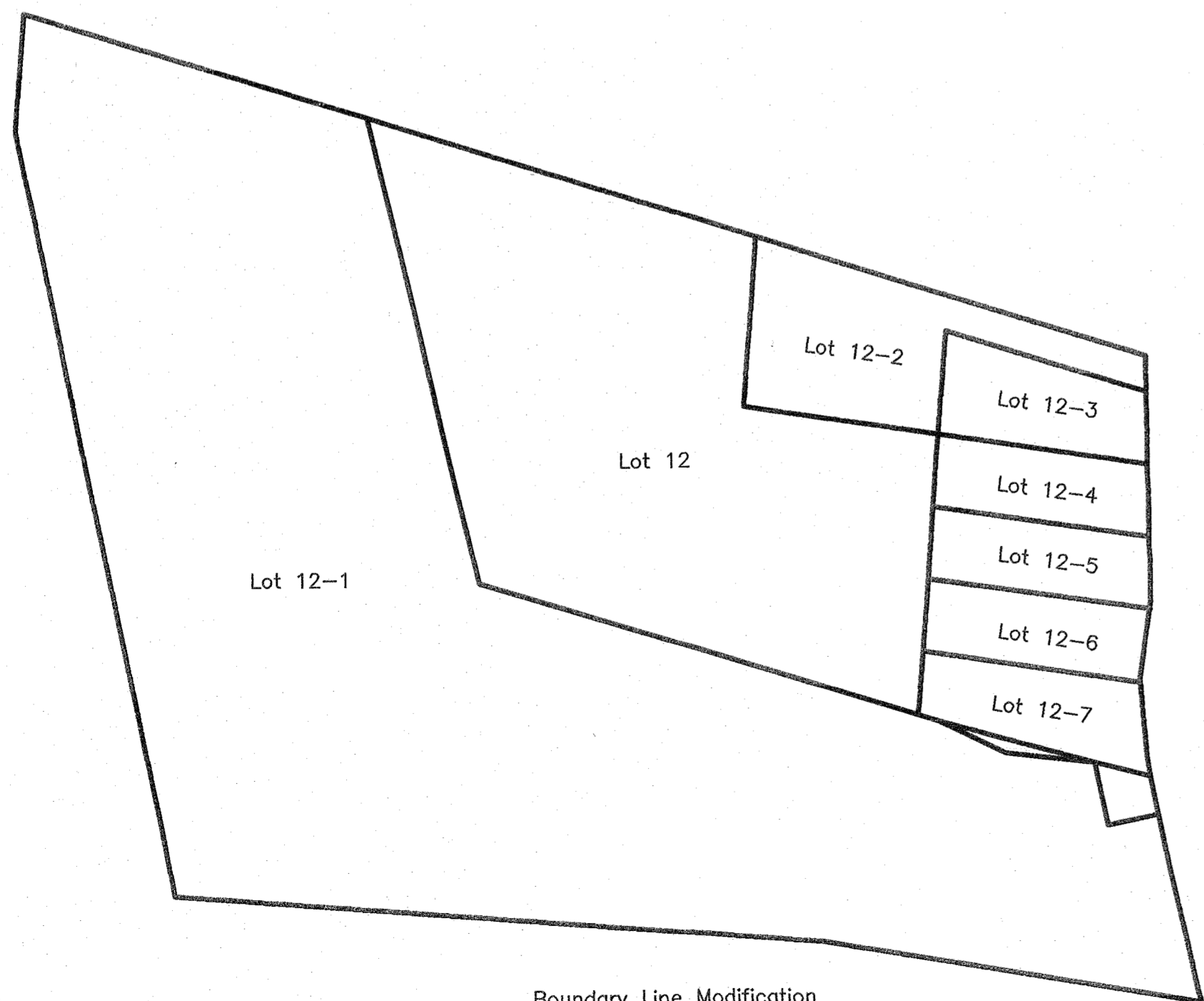
Original Tract



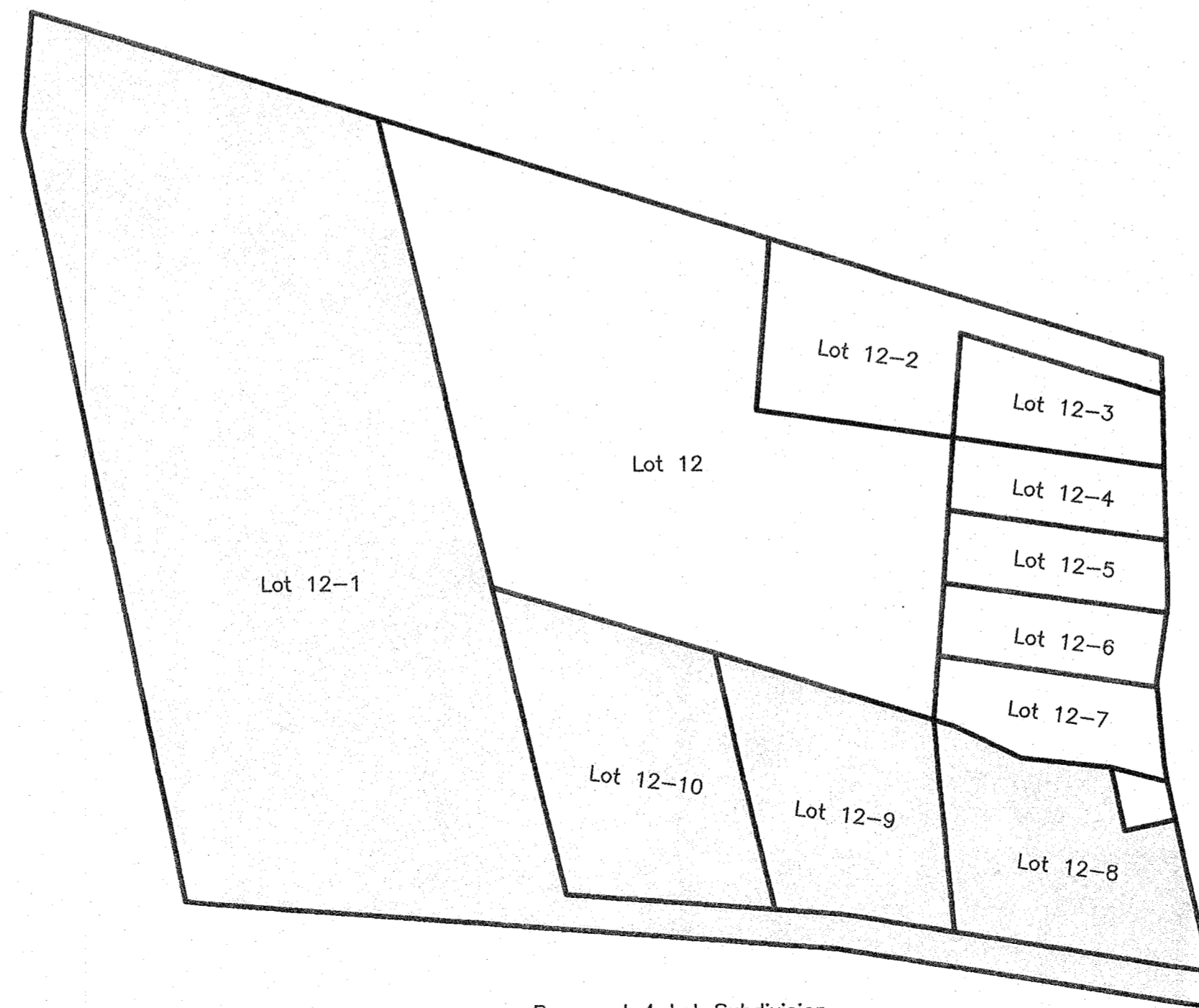
First Time Split  
September 2016



Conservation Subdivision  
December 2016



Boundary Line Modification  
January 2020



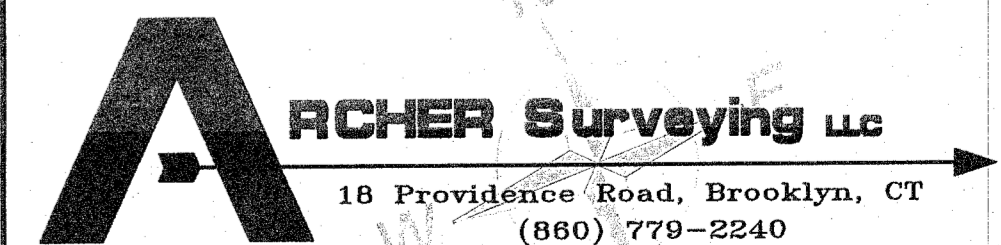
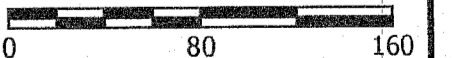
Proposed 4 Lot Subdivision

Parcel History Plan






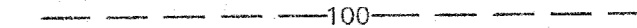
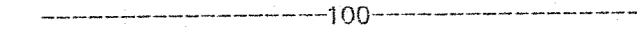
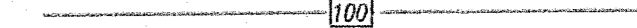

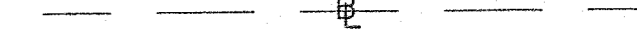








Prepared For:  
Square 1 Building Associates  
Tripp Hollow Road  
Brooklyn, Connecticut

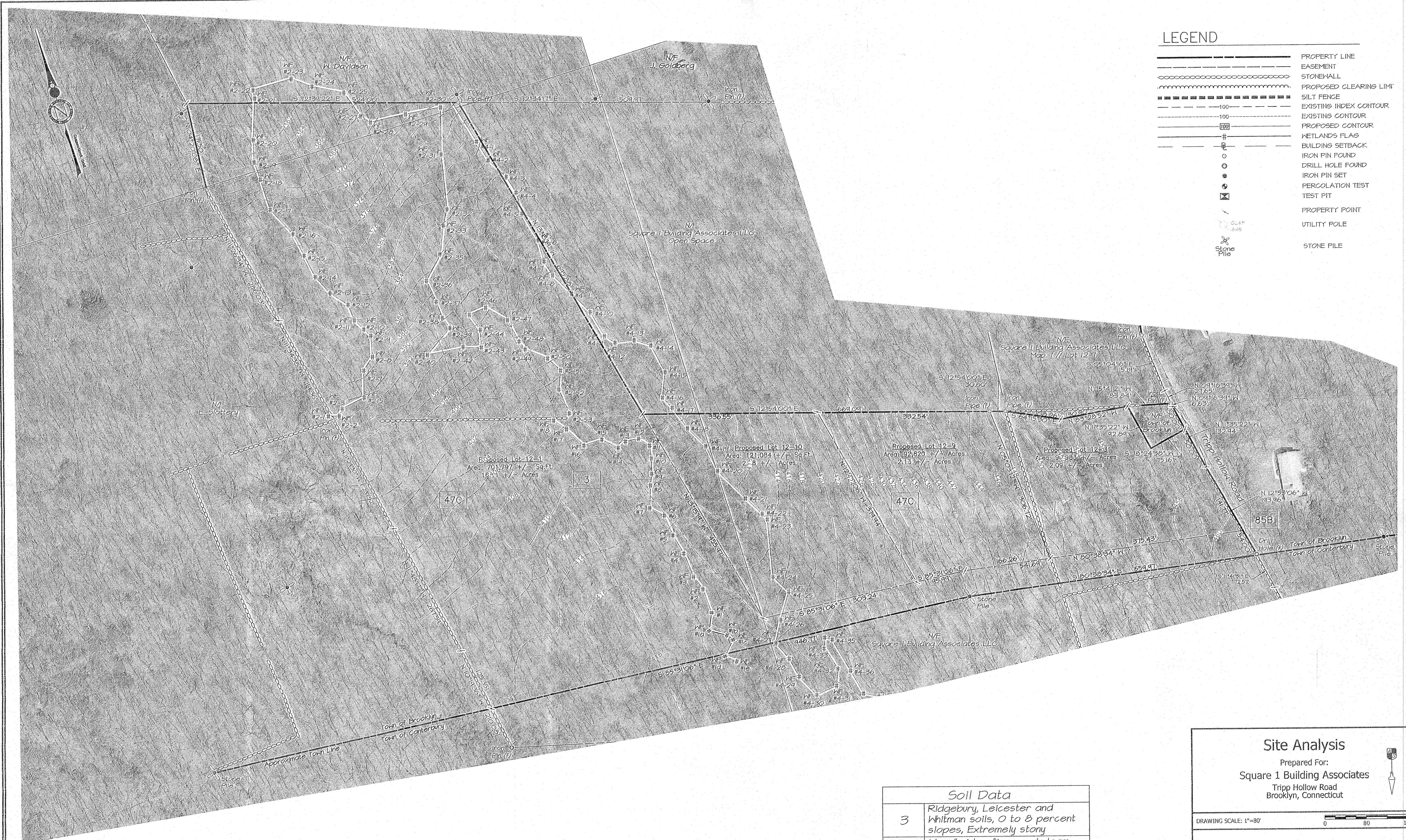


DRAWING SCALE: 1"=80'



LEGEND

-  PROPERTY LINE
-  EASEMENT
-  STONEWALL
-  PROPOSED CLEARING LIMIT
-  SILT FENCE
-  EXISTING INDEX CONTOUR
-  EXISTING CONTOUR
-  PROPOSED CONTOUR
-  WETLANDS FLAG
-  BUILDING SETBACK
-  IRON PIN FOUND
-  DRILL HOLE FOUND
-  IRON PIN SET
-  PERCOLATION TEST
-  TEST PIT
-  PROPERTY POINT
-  UTILITY POLE
-  STONE PILE

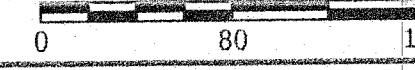


Soil Data	
3	Ridgebury, Leicester and Whitman soils, 0 to 8 percent slopes, Extremely stony
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony

**Site Analysis**

Prepared For:  
**Square 1 Building Associates**  
 Tripp Hollow Road  
 Brooklyn, Connecticut

DRAWING SCALE: 1"=80'



**ARCHER Surveying LLC**  
 18 Providence Road, Brooklyn, CT  
 (860) 779-2240

Sheet No. 8 OF 8    Project No. 1783    Date: September 3, 2020

## **Margaret's Report 1/4/2021**

### **Final Certificates of Zoning Compliance issued:**

**64 Bailey Street – Cody Menard.** Convert existing attached garage to a family room.

**155 Mason Road – Thomas Rukstela.** New single-family dwelling with front porch, attached garage and rear deck.

**372 Canterbury Road – Kathleen and William Bailey.** New 12 ft x 24 ft preconstructed shed on a crushed stone base visible from the road in the Scenic Route 169 Overlay Zone.

**357 Tripp Hollow Road - Square One Builders.** New single-family dwelling with rear deck and attached garage.

**353 Tripp Hollow Road - Square One Builders.** New single-family dwelling with rear deck and attached garage.

### **Zoning Permits issued:**

**182 Windham Road – Nicholas Wells.** New single-family dwelling; 1<sup>st</sup> floor 952 sf; 2<sup>nd</sup> floor 646 sf.

**29 Canterbury Road – Brooklyn Post Office.** Strip and re-roof in the VC Zone.

**172 So. Main Street – Anthony Revoir.** Change commercial use to residential use – add kitchen and remodel bathroom.

**35 Tripp Hollow Road – A. Kausch & Sons.** New single-family dwelling; raised ranch; basement on a slab 1,150 sf including 600 sf basement garage and 96 sf basement bathroom; 1st floor 1,196 sf.

**207 South Street – Michael King.** New single-family dwelling; first floor 768 sf; second floor 832 sf; attached garage 445 sf.

**343 Day Street – Jeffrey Weaver (Lot 6).** New single-family dwelling; 1<sup>st</sup> floor 898 sf; 2<sup>nd</sup> floor 702 sf; attached garage 320 sf.

**349 Day Street – Jeffrey Weaver (Lot 3).** New single-family dwelling; 1<sup>st</sup> floor 898 sf; 2<sup>nd</sup> floor 702 sf; attached garage 320 sf.

**151 Grandview Terrace Extension – Keith Pasay.** Finished sunroom addition to rear of new house.

**136 Church Street – Pamela Goyette.** New 10 ft x 12 ft shed.

**207 South Street – Mike King.** New single-family dwelling; first floor 1372 sf; finished basement 580 sf; basement garage 725 sf.

**20 Canterbury Road – Alan Carrier.** Minor modification for a metal chimney visible from the public roadway in the VC Zone. There is an existing metal chimney in the immediate neighborhood visible from the public roadway.

**64 Bailey Street – Cody Menard.** Convert existing attached garage to a family room.

**64 Bailey Street – Cody Menard.** New 6 ft x 6 ft deck on rear of house.

**Sign Permits issued: None.**

**Home Office Permits Issued: None.**

**Zoning and Blight Complaints:**

**4 Elm Street – Aaron-James Puzzo Kerouac.** I received a complaint about two unregistered vehicles on the subject property. On 9/24, I inspected and took photographs. The property is blighted due to widespread litter, a dilapidated building and untrimmed vegetation. A Notice of Violation (NOV) for both Blight and Zoning violations was issued on 10/20/2020. This original NOV was withdrawn on 12/16/2020. A NOV for Blight violations only and an Order to correct Blight conditions was issued on 12/15/2020. A NOV for only Zoning violations was issued on 12/16/2020.

**Paradise Lake – Terry Powell.**

On 12/16/2020, Archer Surveying LLC called me to say that the corners on David and Betsy Burgess's lot at Map 49/Lot 137, Easy Street, had been located and marked with iron pins. I met Paul Archer and David Burgess at the site, inspected and took photos. The camping trailer Mr. Krupula was formerly residing in on Easy Street was observed to be partially on the Burgess's lot, Map 49/Lot 137, and partially on a lot owned by Terry Powell, Map 49/Lot 136. Easy Street. There are also junkyard conditions and a wooden framed structure on a trailer on Map 49/Lot 136.

On 12/29/2020, David Burgess informed me that the camping trailer and all other junk belonging to Terry Powell had been removed from Map 49/Lot 137, Easy Street. This zoning matter has been resolved. A closed Notice of Violation/Cease and Desist Order will be issued.

**Motion to Amend the Agenda**

You may wish to amend the order of the agenda to accommodate our guests tonight. Below is a template you can use to amend the agenda.

Move to amend the agenda to move item ##### to immediately before item #####.

**Procedure for Election of Officers**

- 1) Open nominations for Chair position, move to nominate, second, move to close nominations.
- 2) Open nominations for Vice Chair position, move to nominate, second, move to close nominations.
- 3) Vote on Chair, Vote on Vice Chair.

**Procedure for Executive Session**

Move to enter **Executive Session** for the purposes of discussing legal proceedings with the Commission's attorney. (needs majority vote)

\*Non-members must leave the meeting unless invited by members to stay. No minutes are taken during Executive Session. This portion of the meeting is not open to the public and is considered confidential.\*

Move to close **Executive Session and resume public meeting.**

**Proposed modification of open space dedication for SD 20-002 – 3-lot Subdivision on Church Street.**

This proposal is in your packet. If you choose to amend the open space dedication, you may use the motion below:

Move to modify the approval of SD 20-002 to include a revised conservation deed restriction for Lot 19 and to amend the final recorded subdivision plans to reflect this change.



**SD 21-001 – 4-lot Subdivision, Applicant: Square One Building Associates; 23 acres on the west side of Tripp Hollow Road (Map 7, Lot 12-1) in the RA Zone; Proposed creation of 4 residential building lots.**

- Just received and forwarded to Regional Engineer and Conservation Commission.