

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

The Planning and Zoning Commission will hold a public hearing on October 4, 2023, starting at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- **SP 23-005:** Special Permit for sit-down café and restaurant (tea, beverages, ice cream, baked goods, soup, sandwiches), retail gift shop and catering at 8 Wolf Den Road, Applicant: Creamery Tea House, Owner: Julie MacCormack.

Please publish 9/20/23 and 9/27/23

\$ 150 - Public Hearing
\$ 100 - SP
\$ 300 - Site Plan Rev
\$ 60 - State
\$ 15 - Plan Copies:

RECEIVED
PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date Aug. 17 2023

Application #SP 23-005
Check # 638

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Creamery Sea House Phone 860-815-4444
Mailing Address 8 Wolf Den Road, Brooklyn, CT 06234 Phone _____

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

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

Property location/address 8 Wolf Den Road, Brooklyn, CT 06234
Map# 24 Lot# 54 Zone VCD Total Acres 4.1
Sewage Disposal: Private _____ Public Existing Proposed _____
Water: Private Public _____ Existing Proposed _____

Proposed Activity Sit down cafe + restaurant serving + catering tea beverages, food, including ice cream + baked goods + Retail gift shop.

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: Creamery Sea House Date 8/11/23
Owner: Julie E. MacCormack Date 8/11/23

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

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

RECEIVED

Received Date AUG 17 2023
Action Date _____

Application # SPR
Check# _____

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Creamery Tea House Phone 860-815-4444
Mailing Address 8 Wolf Den Road, Brooklyn, CT 06234 Phone _____

Name of Owner Julie E. MacCormack Phone 860-815-4444
Mailing Address 8 Wolf Den Road, Brooklyn, CT 06234 Phone _____

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

Property location/address 8 Wolf Den Road, Brooklyn, CT. 06234
Map # 24 Lot # 54 Zone VCD Total Acres 1.11

Proposed Activity Sit down cafe + Tea Rooms serving beverages food, ice cream and baked goods with capability of catering locally. Retail gift shop selling tea + gifts. Restaurant + Retail

Change of Use: Yes No _____ If Yes, Previous Use Antique Retail Shop
Area of Proposed Structure(s) or Expansion No expansion using existing space-as is.

Utilities - Septic: On Site _____ Municipal Existing yes Proposed _____
Water: Private Public _____ Existing yes 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 _____ 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: Creamery Tea House Date 8/11/23
Owner: Julie E. MacCormack Date 8/11/23

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

Creamery Brook Tea House

Statement of Use

I have a reservation only policy I have for my tea and food service. I prepare each tea service accordingly with a lot of care and effort on fine China tableware that is much too expensive to carry out on a daily basis. It takes time for me to prepare the menu and tables for this reservation event.

There will be 12 seats within the two tea rooms for tea service. Which is only about five tables within the two tea rooms. Keeping the rooms quiet and intimate with soft music and elegant decor. The retail area on the other side of my gift shop area is for sit down non reservation cafe seating which only consist of three tables and 6 seats. There they may order a cream tea which is not a full afternoon tea service but scones and tea, any baked goods from our bakery retail counter or food menu or ice cream from our menu seated down ordering from the table. Sandwiches will be served on a non-disposable tray in a non-disposable basket with a liner for consumption. Depending what drink they order will determine the vessel used. Orders of food will be brought to all the tables.

Catering will be another aspect of delivery. I will deliver to a business meeting, person or personal residence upon securing an order ahead of time.

My bakery will be retail items as my gift shop such as pies, cakes, fudge, cookies etc. they can choose to order as retail or eat at my tables. It is not intended to be eaten as a to go item out the door. Catering and bakeries are allowed in my village district I believe.

In a nutshell it will be a sit-down Restaurant with a bakery and catering services just as the Public House in Sturbridge Mass which is a very elegant colonial historical destination and by no means a fast food. The ice cream will be served during tea service and bakery cafe. My full intention is table service focusing attention on relaxation and a calm enjoyable experience at Creamery Tea House. I will have special ice cream deserts depending on what is ordered will determine what it will be served in, tea drinks, ice cream drinks and deserts will be served along with some gourmet foods, sandwiches, other deserts, etc. (if they want a doggie bag for food they can't finish I will provide).

In no way do I want Creamery Tea House to resemble a McDonald's sandwich to go or Dairy Queen but a place to retreat to with friends catching up on their lives while making memories enjoying some homemade foods and Bygone days. A destination to want to come back to. I am not expecting nor wanting crowds but an orderly calming experience for all that enter.

I want to include a 100 sq ft outside display area because I may want to put a small pumpkin display for fall for example.

Uses	Area	Parking Required	Provided
Retail	219 sq ft	3 spaces per 1,000 sq ft	1 space
Restaurant	18 seats (681 sq ft)	1 space per 3 seats	6 spaces
Total	900 sq ft	7 spaces	7 spaces

Traffic Impacts

This is a small operation that should not impact the existing traffic flow since the tea rooms are suggested by reservation and the neighbors are all on the opposite side and at a distance. The town hall is not open Fridays, Saturdays, or Sundays. My store will have limited hours in the beginning and limited days starting off. For example, starting at 12:00 Thursday through Sunday. I have enough parking on my property and there is plenty extra at the town hall when they are not open.

Neighborhood Impact

Business operations will not have a negative impact on the neighborhood because the town hall faces the business entrance on the east side which also is a commercial use, the town green faces the south side, a residential dwelling faces the back west side which has minimal use and a garage and a residential dwelling faces the north side which also has a minimal use.

Why my business will become a complimentary asset to the community.

My company is based on getting the community together over a most increasingly popular vintage beverage: Tea, which is coming back in popularity with an incredible growth rate along with other favorable food items. I am in the historic village and the house is an early 1800s home on the historic green which compliments the style of business and preserves and compliments the historic integrity of the town. I will be using antique China dishes and teacups to serve vintage teas that go back to the historic Boston tea party era. I will have many assortments of baked goods that will complement our historic English heritage. After all, the town of Brooklyn's name is derived from England.

I have asked many towns people, associations including the historical society, town hall workers and the senior center of Brooklyn, friends, and relatives their thoughts on this start up and all were positive. I have frequented many tea shops, trade shows, spent many hours in study, belong to tea associations and believe this would be a nice complement to our town especially on the green near the town hall and near a commercial business on two highways US-6 and State Route 169.

I will create a place that will unite the towns people and offer a place of warmth, friendship, comfort, activity, and good home cooking recipes from a bye gone era. I will have a unique selection of gifts including hand selected healthy quality organic teas that can be purchased for home use or gift giving along with tea accessories, cards, preserves, candles, handmade fudge and much more. I look forward to serving our town and becoming part of our town's historic uniqueness.



TOWN OF BROOKLYN

P.O. Box 356 - Route 6 and 169
BROOKLYN, CONNECTICUT 06234

OFFICE OF SELECTMEN
TELEPHONE: 779-3411
TOWN CLERK
TELEPHONE: 774-9543
ASSESSOR
TELEPHONE: 774-5611
TAX COLLECTOR
TELEPHONE: 774-4072
JUDGE OF PROBATE
TELEPHONE: 774-5973

EASEMENT

The **TOWN OF BROOKLYN**, a political subdivision of the State of Connecticut, acting herein by its three Selectmen, duly authorized, hereinafter referred to as the Grantor, for the consideration of One and No/100 (\$1.00) Dollar received to its full satisfaction of **PAUL G. SOREL** and **MAUREEN E. SOREL**, both of the Town of Brooklyn, County of Windham and State of Connecticut, hereinafter referred to as the Grantees, do give, grant, bargain and confirm unto the said Grantees, their heirs and assigns, an Easement, bounded and described as follows;

A certain Easement on land owned by the Town of Brooklyn as shown on a plan entitled, "Improvement Location Survey Map prepared for Paul G. and Maureen E. Sorel - Wolf Den Road, Brooklyn, Connecticut - Scale: 1"=20' - date: January 1997 - Normandin & Associates, 154 South Main Street, Danielson, Connecticut", bounded and described as follows:

Commencing at an iron rod set in the easterly line of land of Paul G. & Maureen E. Sorel and Being N 05 degrees 12' 17" E from an iron rod at the southeast corner of land of said Sorels and the southwest corner of the Town of Brooklyn;

Thence N 05 degrees 12' 17" E, 82.00 feet to a point;

Thence S 79 degrees 26' 21" W. 39.92 feet to an iron rod in the easterly line of said Sorel's land, bounded easterly and northerly by the Town of Brooklyn;

Thence S 23 degrees 09' 48" E, 80.86 feet to an iron rod and the point of beginning.

The above described Easement is a Permanent Easement Area granted to Paul G. & Maureen E. Sorel their heirs and assigns for parking and for ingress and egress.

The Town of Brooklyn grants the right to erect and maintain a fence along the northerly side of the easement area.

Together with the right of ingress and egress across land of the town of Brooklyn from the above described easement area over the existing driveway to Route #169.

Together with the right to park in the abutting parking lot of the Brooklyn Town Hall only during non-business hours of said Town Hall.

Said Easement is to be used by the Grantees, their heirs and assigns for purposes of ingress and egress and parking.

IN WITNESS WHEREOF, the Town of Brooklyn, acting herein by

Donald S Francis, Maurice Bowen, Mark Kisby,
has hereunto set its hand and seal this 1st day of May, A.D., 1998.

Signed, Sealed and Delivered

in the presence of:

THE TOWN OF BROOKLYN

Maureen F. Hannon

Witness : Maureen Hannon

By: Donald S Francis

First Selectman

Sherri Zurowski

Witness : Sherri Zurowski

By: Maurice F. Bowen

Second Selectman

By: Mark Kisby

Third Selectman

STATE OF CONNECTICUT)

) ss: Brooklyn

May 1, 1998

COUNTY OF WINDHAM)

Personally appeared Donald S Francis, First Selectman,

Maurice Bowen, Second Selectman, Mark Kisby, Third
Selectman, of the TOWN OF BROOKLYN, signers and sealers of the foregoing instrument,
who acknowledged that they executed the same in the capacity and for the purposes therein
stated, and that the same is their free act and deed before me.

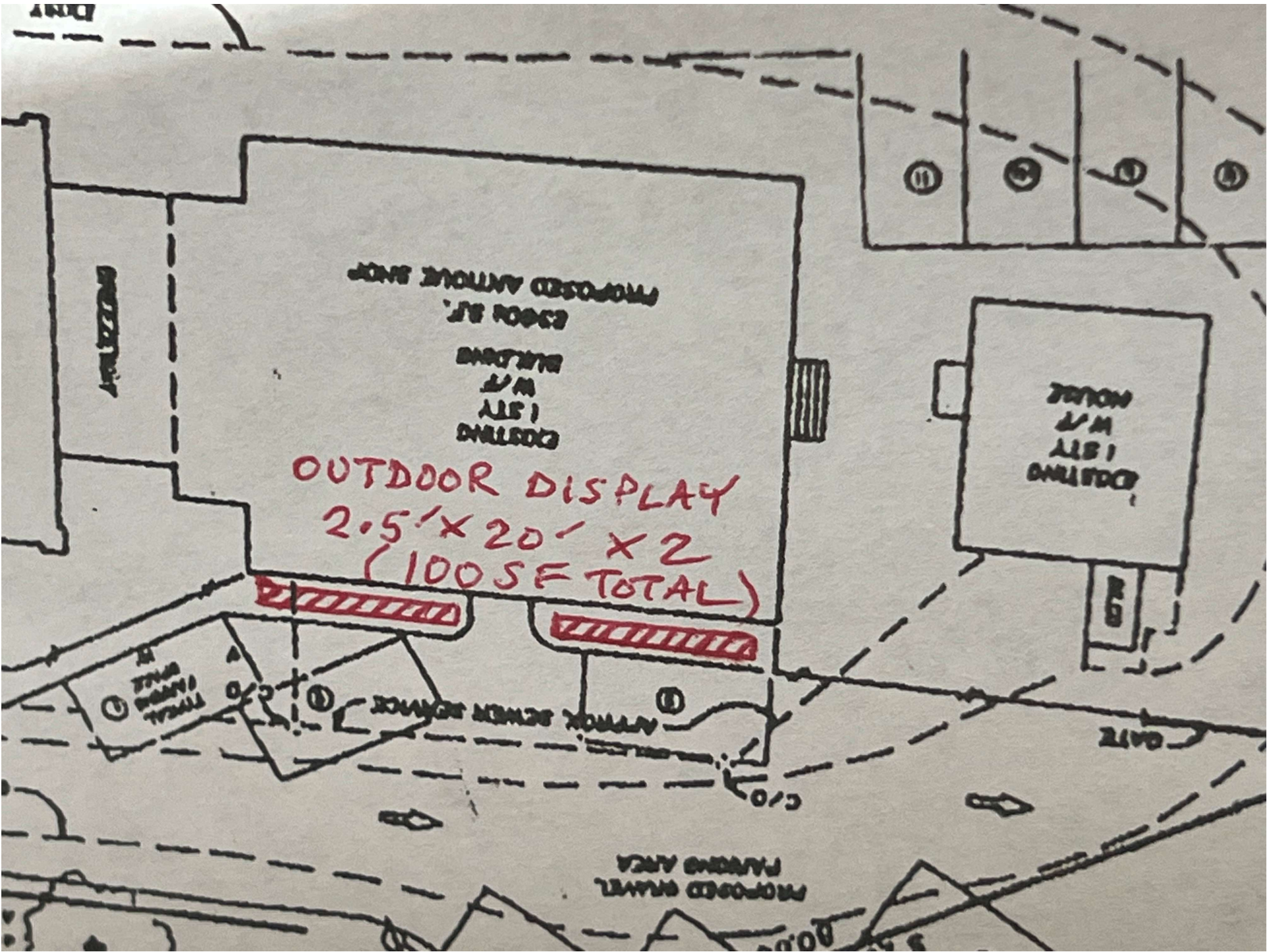
Grantee's Address:

Sherri Zurowski

8 Wolf Den Road
Brooklyn, CT 06234

Commissioner of Superior Court
Notary Public
My commission expires: 4-30-2002

Received for record this 4th day
of May, A.D. 1998 at 9:44 A.M.



PROPOSED ANTIQUE SHOP
2300 S.F.
BARTER BUILDING
1/4
1ST
EASTING

OUTDOOR DISPLAY
2.5' X 20' X 2
(100 SF TOTAL)

1/4
1ST
EASTING

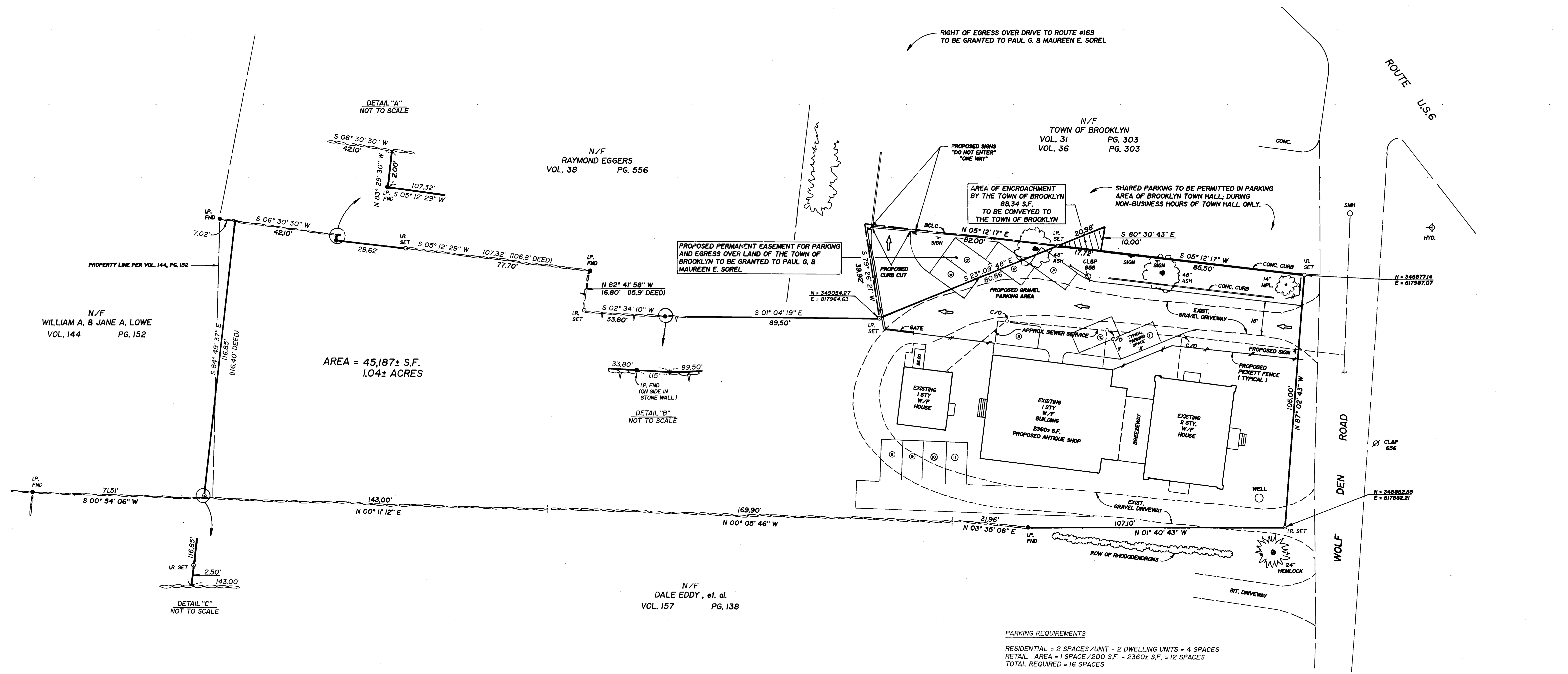
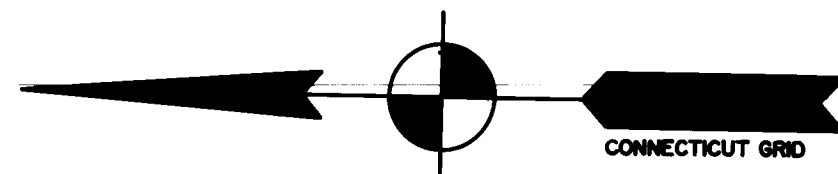
BRICK

TYPICAL PARKING SPACE

APPROX. SEWER SERVICE

PROPOSED GRAVEL PARKING AREA

GATE



- NOTES:
- 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 FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
 - CONNECTICUT STATE GRID COORDINATES ESTABLISHED FROM CGS STATION NO. 1343 (N=3487883.5, E=818104.761) AND CGS STATION NO. 4510 (N=347970.91, E=818177.61) LOCATED ON ROUTE #165 SOUTHERLY OF SITE.
 - REFERENCE IS MADE TO A MAP ENTITLED, "PLAN OF LAND TO BE CONVEYED TO TOWN OF BROOKLYN IN BROOKLYN, CONN. SCALE: 1"=40' OCT. 26, 1961. WILLIAM W. PIKE, SURVEYOR" FILED IN MAP BOOK NO. 3 PG. 45 OF THE BROOKLYN LAND RECORDS.

APPROVED BY THE TOWN OF BROOKLYN
BOARD OF SELECTMEN
Donald J. Harris 3/27/97
FIRST SELECTMAN DATE

APPROVED BY THE TOWN OF BROOKLYN
PLANNING & ZONING COMMISSION

CHAIRMAN DATE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.
Charles N. Normandin, Jr. 1/30/97
CHARLES N. NORMANDIN, JR. CONN. L.S. NO. 13637 DATE
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP
BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE
SIGNATURE APPEARS HEREON.

*Rec'd for Record
April 14, 1997 at 10:26 AM
Et. Allen M. Theroux Clerk*

This drawing reproduced in
accordance with state filing
regulations. Process used:
 Wash-off Fixed-line photo
Joseph Merritt & Company

REVISED 2/28/97

IMPROVEMENT LOCATION SURVEY MAP
PREPARED FOR
PAUL G. & MAUREEN E. SOREL
WOLF DEN ROAD, BROOKLYN, CONNECTICUT
SCALE: 1" = 20' DATE: JANUARY 1997
NORMANDIN & ASSOCIATES
154 SOUTH MAIN STREET, DANIELSON, CONNECTICUT
JOB NO: 9648 FIELD BOOK NO: 143 MAP NO: A-317

FILED FOR RECORD
1997 JAN 28 9 25 AM
SOREL, PAUL G. & MAUREEN E.
R.D.
EN 24