

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Agenda  
Wednesday, May 1, 2024, 6:30 p.m.**

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

<b>MEETING LOCATION:</b> <b>Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT</b>	
<b>Video call link:</b> <a href="https://meet.google.com/iuo-ynpj-fhh">https://meet.google.com/iuo-ynpj-fhh</a>	<b>Dial:</b> (US) +1 929-324-1654 PIN: 533 016 007#
<b>or</b>	
<b>More phone numbers:</b> <a href="https://tel.meet/iuo-ynpj-fhh?pin=7773715705093">https://tel.meet/iuo-ynpj-fhh?pin=7773715705093</a>	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting April 3, 2024
- V. Public Commentary** (*3 minutes maximum per person*)
- VI. Unfinished Business:**
  - a. **Reading of Legal Notices**
  - b. **Continued Public Hearings: None**
  - c. **New Public Hearings:**
    - 1. **ZRC 24-001** Zoning Regulation Change regarding signs on Town-owned property (Sec. 7.A), Applicant: The Brooklyn Public Schools.
  - d. **Other Unfinished Business: None**
- VII. New Business:**
  - a. **Applications:**
    - 1. **GBR 24-002** Gravel bank renewal on Maynard Road (Map 29, Lot 5), Applicant: Rawson Materials.
    - 2. **ZRC 24-001** Zoning Regulation Change regarding signs on Town-owned property (Sec. 7.A), Applicant: The Brooklyn Public Schools.
  - b. **Other New Business:**
    - 1. Appointment of Manuel Medina as backup ZEO.
- VIII. Reports of Officers and Committees**
  - a. **Staff Reports**
    - 1. **Report of Margaret Washburn, ZEO.**
    - 2. **Report of Manuel Medina, Interim Town Planner.**
  - b. **Budget Update**
  - c. **Correspondence**
  - d. **Chairman's Report**
  - e. **Commissioner Training Updates**
- IX. Public Commentary**
- X. Adjourn**

Allen Fitzgerald, Chairman

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Wednesday, April 3, 2024, 6:30 p.m.**

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

<b>MEETING LOCATION:</b> Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT	
<b>Video call link:</b> <a href="https://meet.google.com/iuo-ynpj-fhh">https://meet.google.com/iuo-ynpj-fhh</a>	<b>Or dial:</b> (US) +1 929-324-1654 PIN: 533 016 007#
<b>More phone numbers:</b> <a href="https://tel.meet/iuo-ynpj-fhh?pin=7773715705093">https://tel.meet/iuo-ynpj-fhh?pin=7773715705093</a>	

**MINUTES**

- I. Call to Order** – Allen Fitzgerald, Chair, called the meeting to order at 6:30 p.m.
- II. Roll Call** – Allen Fitzgerald, Carlene Kelleher, John Haefele Gil Maiato (all present in person).  
Michelle Sigfridson present via online.  
Lisa Herring was absent with notice.  
Seth Pember and Karl Avanecean were absent.
- Staff Present:** Manuel Medina, Interim Town Planner; Austin Tanner, First Selectman (present in person).  
Margaret Washburn, ZEO (present via online).
- Also Present in Person:** Attorney Doug Williams; Robert Perry; Cindy Perry; Normand Thibeault, Killingly Engineering Associates.  
There were three additional people present in the audience.
- Present via Online:** Michael D’Amato; Jennifer Warner; Jessica Solis.
- III. Seating of Alternates** – None.
- IV. Adoption of Minutes:** Meeting March 19, 2024
- Motion was made by G. Maiato to accept the Minutes of the Meeting of March 19, 2024, as presented.  
Second by J. Haefele. No discussion.  
Motion carried unanimously by voice vote (5-0-0).
- V. Public Commentary** (3 minutes maximum per person) – None.
- VI. Unfinished Business:**
- a. **Reading of Legal Notices**  
Manuel Medina read aloud the Legal Notice for ZC 24-001 which was published on March 6 & 13, 2024.
- b. **Continued Public Hearings:**
1. **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13)  
Applicant: Robert H. Perry, Sr.
- Attorney Doug Williams represented the Applicant:
- Attorney Williams referred to, and read aloud from, an email from Jana Roberson, former Town Planner, to Mr. Perry, dated January 25, 2021, and also from the Minutes of the March 3, 2021 PZC Meeting (both were included in packets to Commission Members).

Attorney Williams noted that a previous owner in the 1950's had horses and other animals on the property pre-zoning and that it was a non-conforming use in the R-30 Zone. He questioned why Mr. Perry would have applied for a zone change to RA because it wasn't needed. The letter indicates that he could apply for a zone change back to R-30. However, Mr. Perry would like to keep his horses. Attorney Williams feels that there may have been a mistake or misunderstanding. He noted that there is no reference to being able, or not being able, to have horses in either the Minutes or the email and there is no indication that the non-conforming use was ever terminated. Attorney Williams stated that Mr. Perry is simply trying to get back what he originally had.

#### **QUESTIONS/COMMENTS FROM THE COMMISSION:**

- J. Haefele asked if the Land Use Attorney had been asked for an opinion. Mr. Fitzgerald stated that there was nothing mentioned in the Staff Guidance. Mr. Haefele stated that he does not know why the zone change to RA was applied for to begin with, but we can't undo that. He asked, Does the existing, non-conforming use survive the zone change?
- A. Tanner feels that it runs with the property, so he feels the answer is "yes."
- M. Sigfridson disagreed and explained that the Board cannot change the zoning to create a non-conforming lot and that it is not the PZC's role to give legal advise to applicants.
- Mr. Fitzgerald explained that if the zone were changed, the horses would not be allowed to stay.

Attorney Williams asked when the horses would have to leave.

Mr. Fitzgerald stated fifteen days.

Discussion continued regarding whether the use was grandfathered. Attorney Williams offered that he could provide information to prove it.

Mr. Perry stated that when he spoke with Jana Roberson about what he needed to do about the horses, she told him that he would need to change the zone because it was not grandfathered because he is not related to Mr. Bessette. Mr. Perry feels that Ms. Roberson should have told him, at that time, that he did not have to change the zone because it was already non-conforming.

Mr. Haefele explained that grandfathering doesn't have anything to do with being related, it runs with the land.

Mr. Perry stated that he did not know that.

Discussion continued. M. Sigfridson explained that, at the time of the previous zone change application, Mr. Perry was not asking the PZC to consider grandfathering (to be exempted from the requirements of the R-30), he was asking the PZC to change the zone and the Commission did because they determined that it was appropriate for that property to be RA.

C. Kelleher referred to the Minutes of the March 3, 2021 PZC Meeting and she commented that that it was not clear whether the horses were already there. She said that, if, at that time, there were no horses there, the grandfathering would no longer exist. Ms. Sigfridson stated that the Commission was not being asked to determine that at the time. Ms. Kelleher expressed agreement with Ms. Sigfridson and said that it is an unfortunate situation. Mr. Tanner commented that he agrees with Ms. Sigfridson and that it cannot go back to non-conforming.

Attorney Williams commented that it is a spot zone (agricultural) in the middle of R-30, which is the same thing with a different name, that it is a unique situation and that the non-conforming use was never terminated.

Mr. Haefele explained that it was terminated when it was changed to RA, it was brought into conformance and it was no longer an existing, non-conforming use. There was discussion regarding notices to abutters.

Mr. Fitzgerald explained that it had been explained to Mr. Perry that if the zone was

changed to RA, he would not be able to subdivide. It was more important to Mr. Perry, at the time, to have the horses than to subdivide, so the zone was changed. Now, Mr. Perry feels that it is more important to subdivide the property and keep the horses, but the use has changed. Attorney Williams stated that Mr. Perry didn't understand that he didn't have to change the zone, he had both and that is the unfortunate situation. Mr. Haefele explained that the PZC cannot remedy that problem and what the PZC has to do is proceed with the zone change from RA to R-30 carrying nothing with it.

**COMMENTS FROM STAFF:**

Mr. Medina stated that when it was R-30, the animals were non-conforming. It was brought to RA, now the animals are conforming. Now, they want to change back to R-30, but the animals will not be conforming anymore, so they will have to be removed.

Mr. Fitzgerald asked what the Applicant wants to do.

Mr. Perry stated that he has no problem with moving the animals to a different facility, but it will take a little time. He would appreciate it if the PZC would change the zone.

There were no comments from the public.

Motion was made by C. Kelleher to close the public hearing for **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13) Applicant: Robert H. Perry, Sr.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (5-0-0).

c. **New Public Hearings** – None.

d. **Other Unfinished Business** – None.

**VII. New Business:**

a. **Applications:**

1. **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13) Applicant: Robert H. Perry, Sr.

Motion was made by C. Kelleher to approve **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40, Lot 13) Applicant: Robert H. Perry, Sr. With the finding that it is suitable for the location, will aid in the protection of public health, safety, welfare, and property values and is consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The zone boundary change shall become effective 15 days from the date of the publication of the notice of approval in the newspaper.

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (5-0-0).

2. **SD 24-001** Two-Lot Subdivision on South Street (Map 40, Lot 12) Applicant: Louis A. Polseno.

Normand Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview (posterboard presentation):

- The property was formerly the Brooklyn Golf Course.
- A free split had been taken previous to Mr. Polseno purchasing the property.
- Proposing a two-lot subdivision – one 27.1 acres and the other 26.949 acres.
- No roads are proposed..
- Property history map was provided (as required).
- Proposing two, single-family homes with two individual driveways, on-site septic system, drilled wells.
- IWWC approval was received – no activity in the wetlands or in the upland review area.

- Sheet 5 indicates areas where slopes are 20 or more.
- Sheet 6 contains test pit information. All of test pits and perc tests are code compliant with the public health code. There were no test holes that were not compliant. All pretty decent soils out there.
- It is a pretty simple subdivision.
- Mr. Thibeault met with Staff.

**QUESTIONS/COMMENTS FROM THE PUBLIC:**

- Robert Perry, Sr., 202 South Street, asked about the location and how many lots. Mr. Thibeault indicated the location and stated two lots.

**QUESTIONS/COMMENTS FROM THE COMMISSION:**

- G. Maiato asked about the location of the driveway accesses. Mr. Thibeault indicated the locations and explained that they are about 400 feet away from the Restaurant entrance.

Motion was made by J. Haefele to approve **SD 24-001: Two-Lot Subdivision on South Street (Map 40, Lot 12) Applicant: Louis A. Polseno.**

This approval is granted subject to the conformance with referenced plans (as may be modified by the Commission) and the following additional conditions/modifications.

Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:

1) The approval and/or review letters from the Inland Wetlands and Watercourses Commission, the Northeast District Department of Health, and the Planning and Zoning Commission shall be added to the Final Subdivision Plan(s).

Prior to the issuance of a Zoning Permit on any lot:

- 1) The developer shall notify the Zoning Enforcement Officer and Town Planner at least seven (7) days in advance of any site work to schedule a pre-construction meeting.
- 2) Prior to any lots being developed, driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways. No stone walls, 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 earth moving within the Town of Brooklyn R.O.W. shall be the responsibility of the individual lot developer. 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.

Prior to the issuance of C.O/CofC

- 1) All boundary pins and monuments shall be set and field verified by the surveyor.
- 2) Final grading and seeding shall be in place or a bond for the unfinished or unestablished work shall be submitted.
- 3) 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 stone walls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
- 4) Stone walls must be finished on the edges prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

General Conditions

- 1) Additional Erosion and Sedimentation controls may be required by Town staff as onsite conditions necessitate.
- 2) This project shall be constructed and maintained in accordance with the final mylars. Minor modifications to the approved plans that result in lesser impacts may be allowed, subject to staff approval.
- 3) By accepting this approval and its conditions, the applicant, owner and/or their successors and assigns acknowledge that right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (5-0-0).

3. **SPR 24-002** Site Plan Review for Small Energy Systems (ground mount) at 78 Tripp Hollow Road (Map 15, Lot 10) Applicant: Bright Ops – Jason Mockus/Robin Klein.

Arianna Beers, Bright Planet, represented the Applicant:

- Proposing a ground-mounted solar array of 36 panels (130 feet away from the house).

- There are a lot of trees on the property.

**QUESTIONS/COMMENTS FROM THE COMMISSION:**

- G. Maiato asked if it would be equipped with rapid shutdown.  
Arianna Beers stated that, typically, that is located outside the house. It is a safety feature.

Motion was made by A. Fitzgerald to approve **SPR 24-002: Site Plan Review for Small Energy Systems** (ground mount) at 78 Tripp Hollow Road (Map 15, Lot 10) Applicant: Bright Ops – Jason Mockus/Robin Klein. Approvals from the Health Department, Zoning Officer, and Building Official must be obtained prior to commencement of any work.

Mr. Fitzgerald stressed the importance of getting building and electrical permits before beginning work.

The Applicant indicated that they had already applied for the permits.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (5-0-0).

- b. **Other New Business** – None.

**VIII. Reports of Officers and Committees**

a. **Staff Reports**

1. **Report of Margaret Washburn, ZEO.** (Report dated March 28, 2024 included in packets to Commission Members).

The Commission reviewed the Report. There was discussion regarding the following:

- Ace Hardware – No date for opening yet.
- Ms. Kelleher brought up her concern regarding an issue 111 Day Street where it appears the new resident may have opened a contractor’s yard. It is not allowed under the Regulations in that location. Ms. Washburn explained that she, Mr. Medina and Mr. Tanner have been attempting to communicate with them with no luck so far. She said that she has done two inspections there so far and this will not fall through the cracks. She hopes to have news to report at the next PZC meeting.
- There was discussion regarding the Townsend project.

2. **Report of Manuel Medina, Interim Town Planner.**

Mr. Medina reported that Tractor Supply is working on IWWC approval for a South Main Street location (abuts the Industrial Zone).

Mr. Fitzgerald asked about possibly asking for access to the Industrial Zone.

Mr. Medina explained about their proposed access which would be dangerous because it is near the traffic lights. There was discussion.

- b. **Budget Update** (included in packets to Commission Members) – No discussion.

- c. **Correspondence** – None.

- d. **Chairman’s Report** – None.

- e. **Commissioner Training Updates** – No discussion.

**IX. Public Commentary** – None.

**X. Adjourn**

**A.Fitzgerald adjourned the meeting at 8:02 p.m.**

Respectfully submitted,

J.S. Perreault

Recording Secretary

Attachment

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS**

Date April 15, 2024 Check # 16985 Application #ZRC 24-001

Application Fee: \$250 <sup>revised</sup> State Fee: \$60 Publication Fee: \$150

Public Hearing Date May 1, 2024 Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_

Name of Applicant Brooklyn Public Schools Phone 860-774-9732

Mailing Address 119 German Road, Brooklyn, CT 06234

REQUEST TO AMEND ARTICLE(S) 7.A SECTION(S) 3.6

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

PARAGRAPH TO CHANGE \_\_\_\_\_ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

*See attachment (2 Pages)*

REASON FOR REQUEST:

*See attachment (1 page)*

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

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

The Planning and Zoning Commission will hold a public hearing on May 1, 2024, 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:

- **ZRC 24-001:** Zone Regulation Change regarding signs on Town-owned property (Sec. 7.A), Applicant: The Brooklyn Public Schools.

**Please publish April 17th and 24th**



**ZRC 24-001:** Zone Regulation Change regarding signs on Town-owned property (Sec. 7.A),  
Applicant: The Brooklyn Public Schools.

Text Amendment Proposal for Dynamic Signs on Town-Owned Property  
Definition:

Dynamic display: Any element of a sign or sign structure capable of displaying words, symbols, figures, images, or messages that can be electronically or mechanically changed by remote or automatic means. This also includes any display that incorporates rotating panels, LED lights manipulated through digital input, "digital ink" or any other method or technology that allows a sign to present a series of images, messages or displays.

**7.A.3.6. SIGNS PERMITTED ON TOWN-OWNED PROPERTY**

1. Free-Standing Dynamic Sign – One (1) permanent, free-standing, dynamic sign shall be permitted for each lot owned by the Town of Brooklyn, provided that:

a. Dynamic display signs shall only be permitted to be erected by the Town of Brooklyn as an accessory structure on parcels where a public school exists as a primary use.

b. Such dynamic sign shall be approved by Special Permit by the Commission.

c. Proposals for dynamic displays must be reviewed and approved for compliance with all applicable building, safety, and electrical codes. Applications must include appropriate documentation from a licensed design professional of the sign structure's ability to accommodate the dynamic display technology.

d. The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics, or other special effects.

e. The transition or change from one message to another must occur in one second or less and involve no animation or special effects.

f. The images and messages displayed must be complete in and of themselves within the required dwell time.

g. Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

h. Dynamic displays may not have a brightness of such intensity or brilliance that they impair the vision or endanger the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.

i. Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.

j. The maximum brightness level of a dynamic display may not exceed 5,000 nits (candelas per square meter) during daylight hours or 250 nits between 30 minutes after sunset and 30 minutes

**April 12, 2024**

**ZRC 24-001:** Zone Regulation Change regarding signs on Town-owned property (Sec. 7.A),  
Applicant: The Brooklyn Public Schools.

Text Amendment Proposal for Dynamic Signs on Town-Owned Property  
before sunrise, as those times are determined by the National Weather Service (Actual Time). In addition, hours of operation shall be between 6:30 AM and 8:00 PM unless otherwise exempt by Section 7.A.3.6 or by the Commission as a condition of the Special Permit. Brightness must be measured from the brightest element of the sign's face. Before the issuance of a sign special permit, the applicant must provide written certification from the sign manufacturer that the light intensity has been factory pre-set so that it will not exceed 5,000 nits (candelas per square meter).

Exemptions to the hours of operation:

- a) During State-wide amber alerts, the sign will automatically be activated by the State Emergency Management Office and shall be exempt from the hours of operation as provided in these regulations or as approved in the conditions of the Special Permit.
- b) Emergency messages shall be exempt from the hours of operation as provided in these regulations or as approved in the conditions of the Special Permit.

k. The dynamic sign portion of a sign shall not exceed 48 square feet and may only be erected as a free-standing sign.

l. Shall be permanently secured to the ground.

m. Shall not extend higher than eight (8) feet above ground level at its highest point, and shall not be within the public right of way or less than ten (10) feet from the edge of the roadway.

n. Shall not obstruct roadway sightlines or interfere with pedestrian or vehicular traffic.

## The Brooklyn Public Schools

119 Gorman Road  
Brooklyn, CT 06234  
Phone: (860) 774-9732  
Fax: (860) 774-6938

Patricia L. Buell  
Superintendent  
[buell@brooklynschools.org](mailto:buell@brooklynschools.org)

April 15, 2024

Town of Brooklyn  
Planning and Zoning Commission



Dear Commission Members,

Attached you will find the appropriate forms to request a Change in Zoning Regulations regarding signs on Town-Owned property.

**The Reason for Request:**

The Brooklyn Public Schools has received a donation to install a dynamic display sign at the Brooklyn Public Schools to be able to enhance communication of school and community events.

The current signs are static and require building administrators to unlock the display case and manually change the letter tiles. This is currently a tedious and time-consuming task for district administrators to change and not the best use of time. The current signs lack the ability to provide updates to the families and community members about the school district in a timely manner. Our current signs are changed monthly and could be a more powerful tool for communication to all stakeholders.

**Benefits of the sign:**

1. This will be a communication device that will give us the ability to provide live updates.
2. The sign will be controlled via computer and is easily updated, a much better use of time for our administrators.
3. The sign will be able to rotate through screens and provide many more messages. Screen rotations are programmable with recommendations regarding traffic studies and the size of the sign.
4. The sign is fully programmable and the lights can be programmed to dim all the way to off at night. Languaged is recommended for this. It will turn on automatically when programmed.
5. It will post Amber Alert if there is a missing child automatically.
6. Emergency messages such as no school, delayed openings or other events easily.

The Brooklyn Public Schools and Brooklyn Board of Education would like to use this technology to increase functional communication with the students, staff, families and the Brooklyn Community at large.

Respectfully submitted,

Patricia L. Buell

**Mission:** The Brooklyn Schools will foster a drive for learning within each student to reach his/her greatest potential. To achieve this mission, the school will continually improve its educational programs and services to meet this community's expectations for a quality education for all.



**TOWN OF BROOKLYN**  
 P.O. Box 355 - Route 6 and 169  
 BROOKLYN, CONNECTICUT 06234

**RECEIVED**  
 APR 11 2024  
 By \_\_\_\_\_

OFFICE OF SELECTMEN  
 TELEPHONE: 779-3411

TOWN CLERK  
 TELEPHONE: 774-9543

ASSESSOR  
 TELEPHONE: 774-5811

TAX COLLECTOR  
 TELEPHONE: 774-4072

JUDGE OF PROBATE  
 TELEPHONE: 774-5973

Received Date \_\_\_\_\_  
 Fee \$ 250 State Fee ( \$50.00 ) \_\_\_\_\_  
 Renewal - \$100 + \$60

Application # SPG GBR 24-002  
 Check # 65784  
\$160.00

**APPLICATION FOR GRAVEL BANK / RENEWAL  
 SPECIAL PERMIT**

Name of Applicant Strategic Commercial Realty, Inc. DBA Rawson Materials Phone 860-963-6584  
 Mailing Address 58 Pomfret Street, STE 4101, Putnam, CT 06260  
 Relation \_\_\_\_\_

Property Owner Strategic Commercial Realty, Inc. DBA Rawson Materials Phone 860-963-6584  
 Mailing Address 58 Pomfret Street, STE 4101, Putnam, CT 06260

Name of Engineer/Surveyor Boundaries LLC  
 Address 179 Pachaug River Drive, Griswold, CT 06351  
 Contact Person John Faulise Jr. LS Phone 860-376-2006 Fax \_\_\_\_\_

Name of Attorney Harry Heller, Heller, Heller & McCoy  
 Address 736 Norwich-New London Highway, Uncasville, CT 06382  
 Phone 860-848-1248 Fax \_\_\_\_\_

Property address Maynard Road  
 Property Location Southeast side of Maynard Road  
 Map # 29 Lot # 5 Zone RA Total Acres 29.990

Maximum Area :  
 Acres of Gravel Removal 20.3 Cubic Yards of Gravel Removal 1,200,000 CY

Is Application for Renewal? Yes  No \_\_\_\_\_ If Yes, Amount Removed Last Year 0 CY  
 Original Date of Issuance of Permit 6/3/2020 Modified by Court Order 2/6/2023 Issued To: \_\_\_\_\_  
Strategic Commercial Realty, Inc. DBA Rawson Materials

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

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

Applicant: Madilyn Smith Date 4/9/2024

Owner: Madilyn Smith Date 4/9/2024

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

John U. Faulise, Jr., L.S.  
Gerald J. Stefan, L.S. (1952-2021)

David C. McKay, P.E.  
Jacob S. Faulise, E.I.T.

CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING SOIL SCIENCE  
**BOUNDARIES**

Boundaries LLC  
179 Pachaug River Drive  
P.O. Box 184  
Griswold, CT 06351  
T 860.376.2006 | F 860.376.5899

[www.boundariesllc.net](http://www.boundariesllc.net)

April 6, 2023

Mr. Manuel Medina, Interim Town Planner  
Town of Brooklyn  
P.O. Box 356  
69 South Main Street  
Brooklyn, CT 06234

Via Email: [townplanner@brooklynct.org](mailto:townplanner@brooklynct.org)

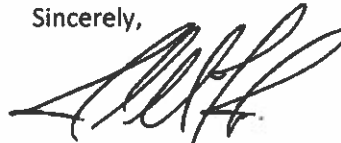
**RE: Rawson Materials – Potvin Property SPG 19-003  
Maynard Road, Brooklyn, CT**

Dear Mr. Medina:

I reviewed the status of the above referenced property on April 5, 2024 at the request of Rawson Materials. This correspondence is intended to accompany a renewal application for the excavation of sand and gravel from the above referenced site. To date, no work has taken place pursuant to the excavation special permit approval, which was granted at the June 3, 2020 meeting of the Planning and Zoning Commission, and which has been revised pursuant to the January 9, 2023 stipulated settlement. The attached aerial photo was obtained from Google Earth with an imagery date of March 11, 2024, representing the latest aerial imagery of this site to document current conditions.

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

Sincerely,



John U. Faulise Jr., L.S.  
Principal, Boundaries, LLC

CC: Ms. Margaret Washburn, M.S., R.P.S.S. ZEO, WEO [M.Washburn@Brooklynct.org](mailto:M.Washburn@Brooklynct.org)  
Madilyn Smith, Rawson Materials, via email: [madilyn.smith@rawsonmaterials.com](mailto:madilyn.smith@rawsonmaterials.com)



# Rawson Materials

Potvin Property  
Maynard Road Imagery 3/11/2024  
Rawson Materials SPG 19-003

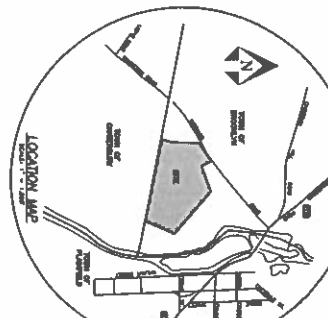
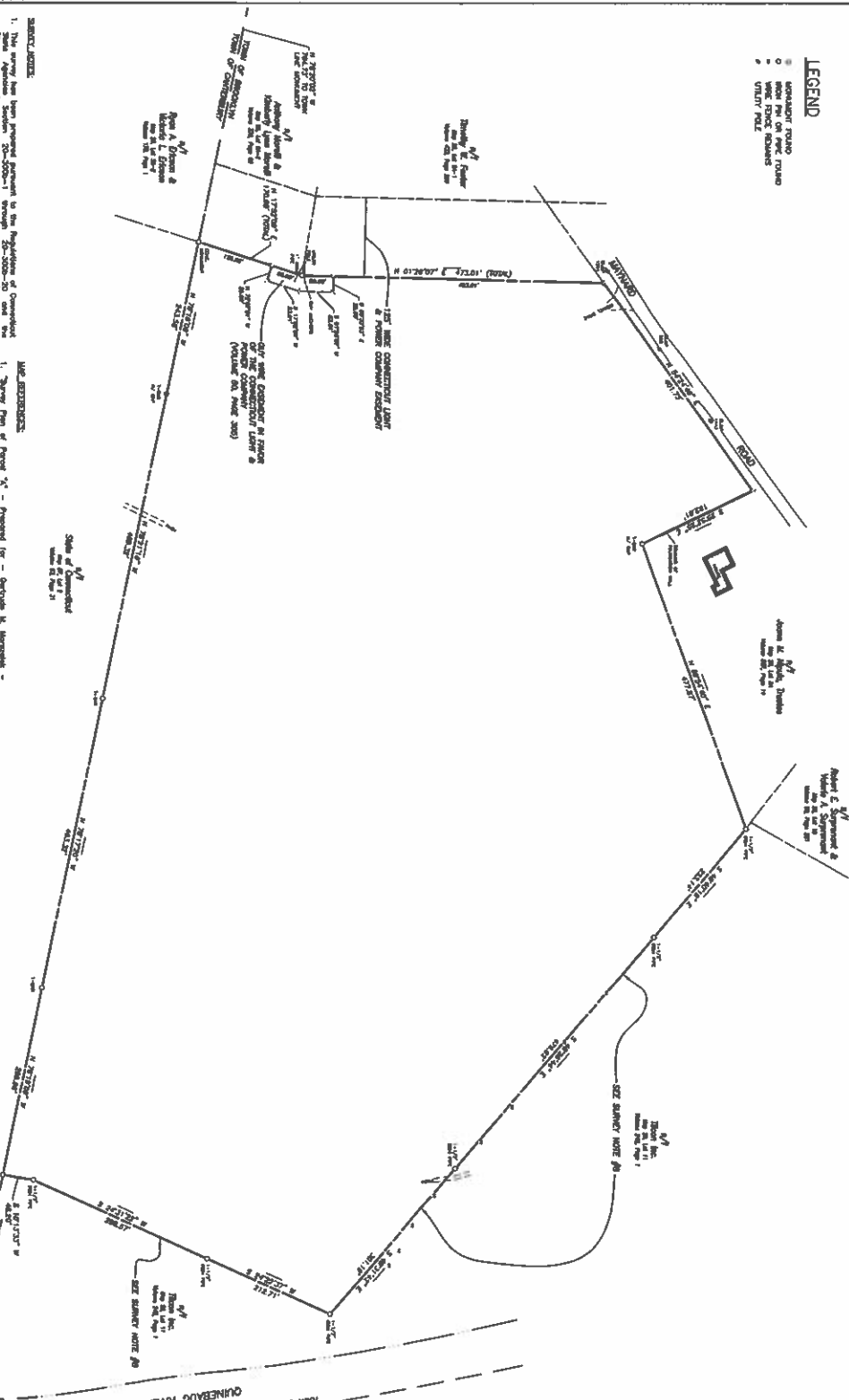
## Legend

- Feature 1
- Maynard Rd
- Treasures From the Attic
- Wauregan Mills
- Wauregan Pizza





**LEGEND**  
 ● ADJOINING ROAD  
 ○ WEST SIDE OF ROAD  
 ○ EAST SIDE OF ROAD  
 ○ UTILITY POLE



**REMARKS:**  
 1. This survey has been prepared pursuant to the requirements of Connecticut General Statutes § 52-210a, 52-210b, 52-210c, 52-210d, 52-210e, 52-210f, 52-210g, 52-210h, 52-210i, 52-210j, 52-210k, 52-210l, 52-210m, 52-210n, 52-210o, 52-210p, 52-210q, 52-210r, 52-210s, 52-210t, 52-210u, 52-210v, 52-210w, 52-210x, 52-210y, 52-210z, 52-210aa, 52-210ab, 52-210ac, 52-210ad, 52-210ae, 52-210af, 52-210ag, 52-210ah, 52-210ai, 52-210aj, 52-210ak, 52-210al, 52-210am, 52-210an, 52-210ao, 52-210ap, 52-210aq, 52-210ar, 52-210as, 52-210at, 52-210au, 52-210av, 52-210aw, 52-210ax, 52-210ay, 52-210az, 52-210ba, 52-210bb, 52-210bc, 52-210bd, 52-210be, 52-210bf, 52-210bg, 52-210bh, 52-210bi, 52-210bj, 52-210bk, 52-210bl, 52-210bm, 52-210bn, 52-210bo, 52-210bp, 52-210bq, 52-210br, 52-210bs, 52-210bt, 52-210bu, 52-210bv, 52-210bw, 52-210bx, 52-210by, 52-210bz, 52-210ca, 52-210cb, 52-210cc, 52-210cd, 52-210ce, 52-210cf, 52-210cg, 52-210ch, 52-210ci, 52-210cj, 52-210ck, 52-210cl, 52-210cm, 52-210cn, 52-210co, 52-210cp, 52-210cq, 52-210cr, 52-210cs, 52-210ct, 52-210cu, 52-210cv, 52-210cw, 52-210cx, 52-210cy, 52-210cz, 52-210da, 52-210db, 52-210dc, 52-210dd, 52-210de, 52-210df, 52-210dg, 52-210dh, 52-210di, 52-210dj, 52-210dk, 52-210dl, 52-210dm, 52-210dn, 52-210do, 52-210dp, 52-210dq, 52-210dr, 52-210ds, 52-210dt, 52-210du, 52-210dv, 52-210dw, 52-210dx, 52-210dy, 52-210dz, 52-210ea, 52-210eb, 52-210ec, 52-210ed, 52-210ee, 52-210ef, 52-210eg, 52-210eh, 52-210ei, 52-210ej, 52-210ek, 52-210el, 52-210em, 52-210en, 52-210eo, 52-210ep, 52-210eq, 52-210er, 52-210es, 52-210et, 52-210eu, 52-210ev, 52-210ew, 52-210ex, 52-210ey, 52-210ez, 52-210fa, 52-210fb, 52-210fc, 52-210fd, 52-210fe, 52-210ff, 52-210fg, 52-210fh, 52-210fi, 52-210fj, 52-210fk, 52-210fl, 52-210fm, 52-210fn, 52-210fo, 52-210fp, 52-210fq, 52-210fr, 52-210fs, 52-210ft, 52-210fu, 52-210fv, 52-210fw, 52-210fx, 52-210fy, 52-210fz, 52-210ga, 52-210gb, 52-210gc, 52-210gd, 52-210ge, 52-210gf, 52-210gg, 52-210gh, 52-210gi, 52-210gj, 52-210gk, 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52-210zr, 52-210zs, 52-210zt, 52-210zu, 52-210zv, 52-210zw, 52-210zx, 52-210zy, 52-210zz

**WARRANTIES:**  
 1. Survey Plat of Parcel 'X' - Prepared for - Dennis H. Hurdock - 2/18/94 - 10' wide easement for 10' wide driveway. Scale: 1" = 50' - October 1994.  
 2. Title of Land - of John H. Hurdock & Dennis H. Hurdock - Hurdock Trust - 1/18/94 - 10' wide easement for 10' wide driveway. Scale: 1" = 50' - October 1994.  
 3. Subdivision of Land - Owned by - Dennis H. Hurdock - Hurdock Trust - 1/18/94 - 10' wide easement for 10' wide driveway. Scale: 1" = 50' - October 1994.  
 4. Location of Existing Plat of - The Connecticut Light & Power Company - 1977 - 10' wide easement for 10' wide driveway. Scale: 1" = 50' - October 1977.  
 5. Title of Land - of John H. Hurdock & Dennis H. Hurdock - Hurdock Trust - 1/18/94 - 10' wide easement for 10' wide driveway. Scale: 1" = 50' - October 1994.

**APPROVED BY THE BROOKFIELD PLANNING ZONING COMMISSION:**  
 \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY THE BROOKFIELD PLANNING ZONING COMMISSION:**  
 \_\_\_\_\_ DATE \_\_\_\_\_

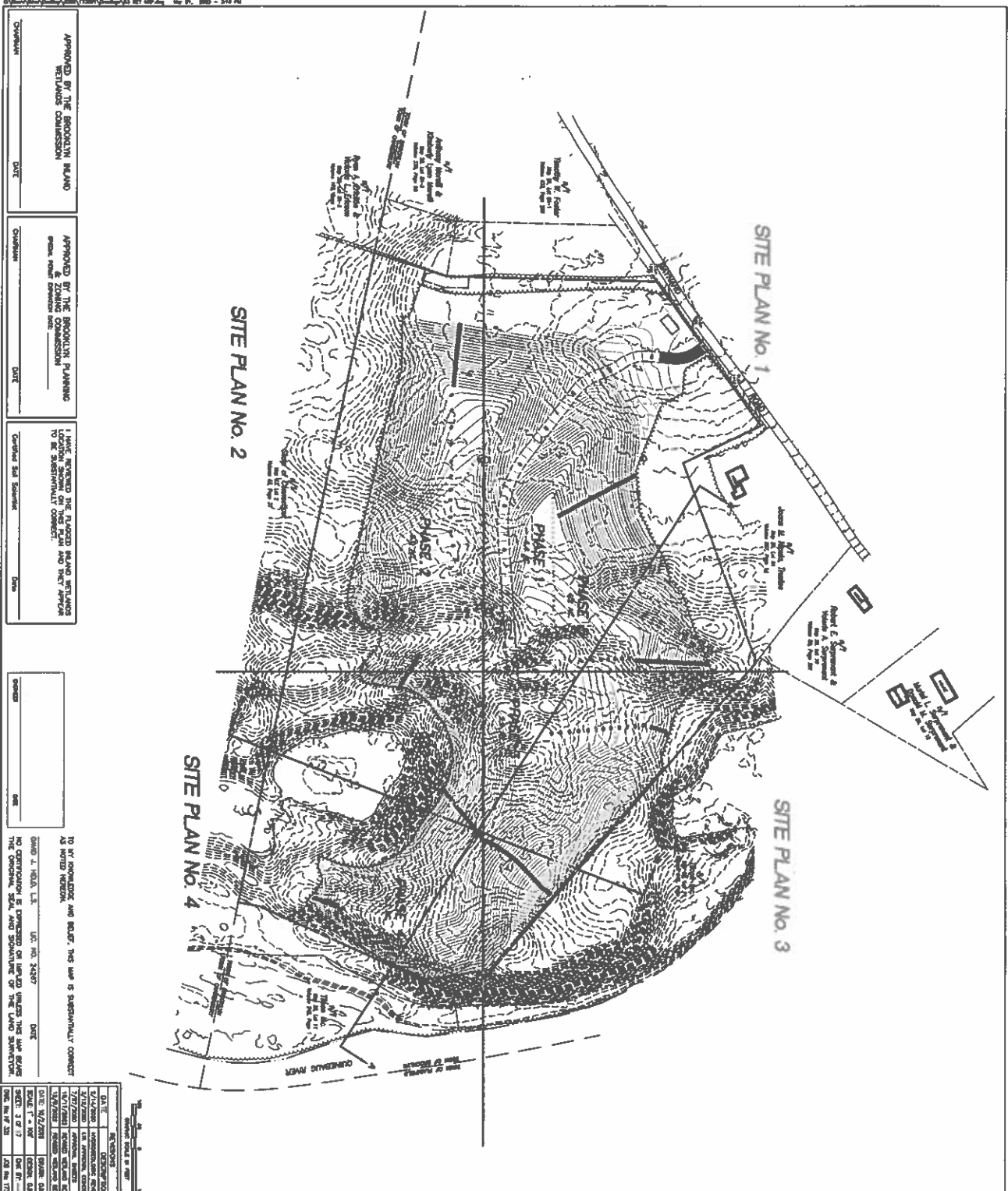
TO ALL PARTIES AND HEIRS, THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON.  
 DAVID J. WELLS, L.S. DC NO. 24287 DATE \_\_\_\_\_  
 NO OBJECTION IS DEMONSTRATED ON RECORD UNLESS THIS MAP BEING THE ORIGINAL, SOLID AND SUBSTANTIAL OF THE SAID SURVEYOR.

DATE	DESCRIPTION
2/17/2005	PREPARED FOR
12/17/2004	REVISED
12/17/2004	REVISED
12/17/2004	REVISED
12/17/2004	REVISED
12/17/2004	REVISED
12/17/2004	REVISED
12/17/2004	REVISED
12/17/2004	REVISED
12/17/2004	REVISED

**PROPERTY SURVEY PREPARED FOR**  
**STRATEGIC COMMERCIAL REALTY, INC.**  
 D/B/A RAWSON MATERIALS  
 PROPOSED GRAVEL EXCAVATION  
 LAND W/ THE ROTVIN FAMILY TRUST  
 HARVARD ROAD  
 BROOKFIELD, CONNECTICUT

**Provost & Provost, Inc.**  
 Civil Engineering, Surveying, Soil Remediation  
 Surveying, Remediation & Environmental Engineering  
 57 East Main Street, P.O. Box 191  
 Brookfield, Connecticut 06005-0191  
 (860) 226-0610 FAX: (860) 226-0600  
 info@provostinc.com  
 www.provostinc.com





**SITE PLAN No. 1**

**SITE PLAN No. 2**

**SITE PLAN No. 3**

**SITE PLAN No. 4**

**PHASE 1**

**PHASE 2**

**PHASE 3**

THE OLD BRIDGE ROAD

THE FUTURE OF BRIDGE ROAD

QUICKING RIVER

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APPROVED BY THE BROOKLYN ISLAND RETAILERS COMMISSION

DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

DATE

I HAVE REVIEWED THE PLANNED ISLAND RETAILERS TO BE SUBMITTANTLY CORRECT.

Certified and Submitted

DATE

DATE

TO BE REORDERED AND BOUND. THIS MAP IS SUBMITTANTLY CORRECT.

AS PERMITTED HEREIN.

DATE

DATE	REVISIONS	DESCRIPTION
1/1/2018	REVISION NO. 1	PRELIMINARY PLAN
1/1/2018	REVISION NO. 2	REVISION NO. 2
1/1/2018	REVISION NO. 3	REVISION NO. 3
1/1/2018	REVISION NO. 4	REVISION NO. 4
1/1/2018	REVISION NO. 5	REVISION NO. 5
1/1/2018	REVISION NO. 6	REVISION NO. 6
1/1/2018	REVISION NO. 7	REVISION NO. 7
1/1/2018	REVISION NO. 8	REVISION NO. 8
1/1/2018	REVISION NO. 9	REVISION NO. 9
1/1/2018	REVISION NO. 10	REVISION NO. 10

**Prevoist & Dovoletto, Inc.**

37 East Main Street, P.O. Box 141

(401) 236-6633 - FAX: (401) 236-8830

www.prevoist.com

**KEY MAP & PHASING PLAN**

PREPARED FOR:

STRATEGIC COMMERCIAL REALTY, INC.

D/B/A RAWSON MATERIALS

PROPOSED GRAVEL EXCAVATION

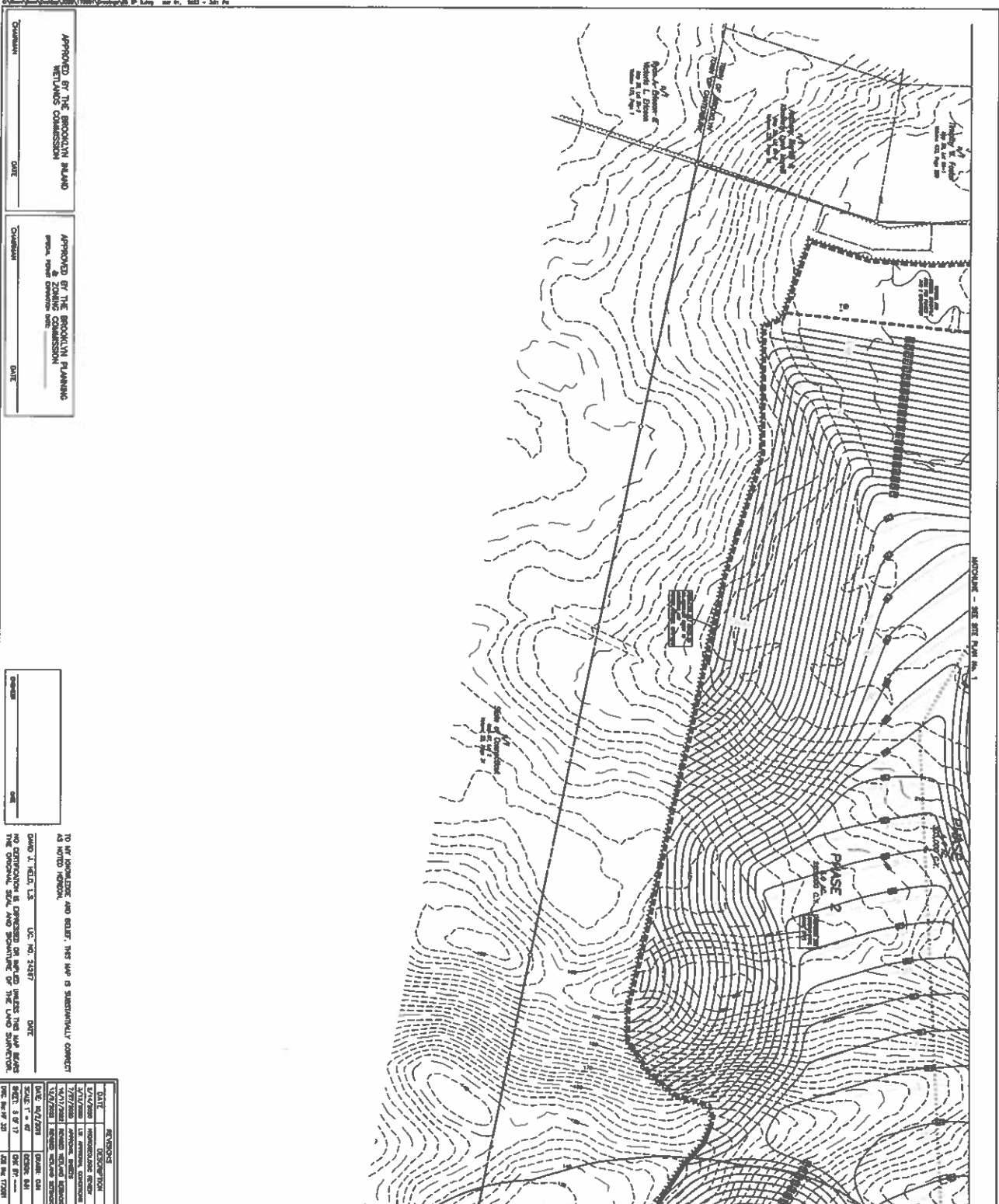
LAND N/F THE POTVIN FAMILY TRUST

BROOKLYN, CONNECTICUT

**SELECT NOTES**

- The survey has been prepared pursuant to the Regulations of Connecticut State Agencies, Section 58-208a-1, Survey 58-208a-25 or 58-208a-26, as amended, and the regulations of the State of Connecticut Department of Public Safety, Title 28, Chapter 540, Section 540-25, promulgated October 28, 2016.
- This map was prepared from actual requests, other maps, aerial and historical information, and field notes. The survey was conducted to verify the location of the boundaries of the subject property and to establish a boundary line between the subject property and the adjacent property.
- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features shown in a Class "C-2" and "C-3" accuracy.
- Survey Type: General Location Survey.
- Zone: NAD 83.
- Property is shown on Lot 3 on Assessor's Map 28.
- Boundaries are referenced to Connecticut State Plane Coordinates, NAD 83 (NAD 83), Epoch 2011.0000.
- Station shown were reoccupied in the field by Joseph Thomas in the winter of 2017-2018.
- The station of this survey is to show existing topographic conditions for a proposed gravel quarry.
- Owner of record: The Potvin Family Trust, 207 Potvin Road, Oxford, CT 06320.
- Reference is made to a certified instrument for information to the accuracy of which this map is based in the preliminary field notes.
- Conditions are subject to the North American Vertical Datum of 1988. Contour Interval = 2'.





BATCHLINE - SEE SITE PLAN No. 1

BATCHLINE - SEE SITE PLAN No. 2

- SURVEY NOTES:**
- The survey was approved pursuant to the Regulations of the Connecticut State Surveyors, 26a-200-1, survey 26a-200-20 and the Regulations of the Surveyors and Mapmakers of Connecticut, 26a-200-11, survey 26a-200-11, dated October 26, 2012.
  - This map was prepared from ground surveys, other maps, aerial field photographs and other sources. It is not to be construed as a field sketch or field survey map.
  - The survey contains a Class "C" horizontal survey.
  - Topographic features adhere to a Class "C" and "D" accuracy.
  - Survey Type: General Location Survey.
  - Zone: NAD.
  - Pointed to corner on Lot 2 on Assessor's Map 23.
  - Boundaries are referenced to Connecticut State Plane Coordinates, Zone 20100000.
  - Horizontal datum was adopted in the field by Joseph Thurston in the winter of 2017-2018.
  - The intent of this survey is to show existing topographic conditions for a proposed ground construction.
  - Owner of parcel: 452 Parcel Family Trust, Danbury, CT 06830
  - Reference is made to a metes and bounds description for acquisition by the property of Thurston lot to be filed in the Public Records and the description of the property to be filed in the Public Records of 1998. Owner named as "X".
  - Disputes are referred to the High Resolution Method Section of 1998. Owner named as "Z".



- LEGEND**
- 0 Non fire or fire retrofitted
  - 1 Fire retrofitted
  - 2 Wet flood retained
  - 3 Utility Poles
  - 4 Sewer
  - 5 Storm Water Well/Inlet/Outlet
  - 6 Road Wetland Line
  - 7 Existing Tree Line
  - 8 Existing Contour
  - 9 Easement Phase Line
  - 10 Easement Phase Boundary
  - 11 Proposed Flood Retention Control
  - 12 Proposed Clearing Limit
  - 13 Proposed Wet Flood Slough with Mosquito Treatment Decision Sheet
  - 14 Temporary Decision Sheet

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

DATE \_\_\_\_\_

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

DATE \_\_\_\_\_

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

DATE: 10/13/2017

OC: NO. 24287

DATE: 10/13/2017

NO CONTINUATION IS DEEMED OR IMPLIED UNLESS THIS MAP BEGINS THE ORIGINAL SURVEY, AND SUCH CONTINUATION OF THE SURVEY IS NOT SHOWN.

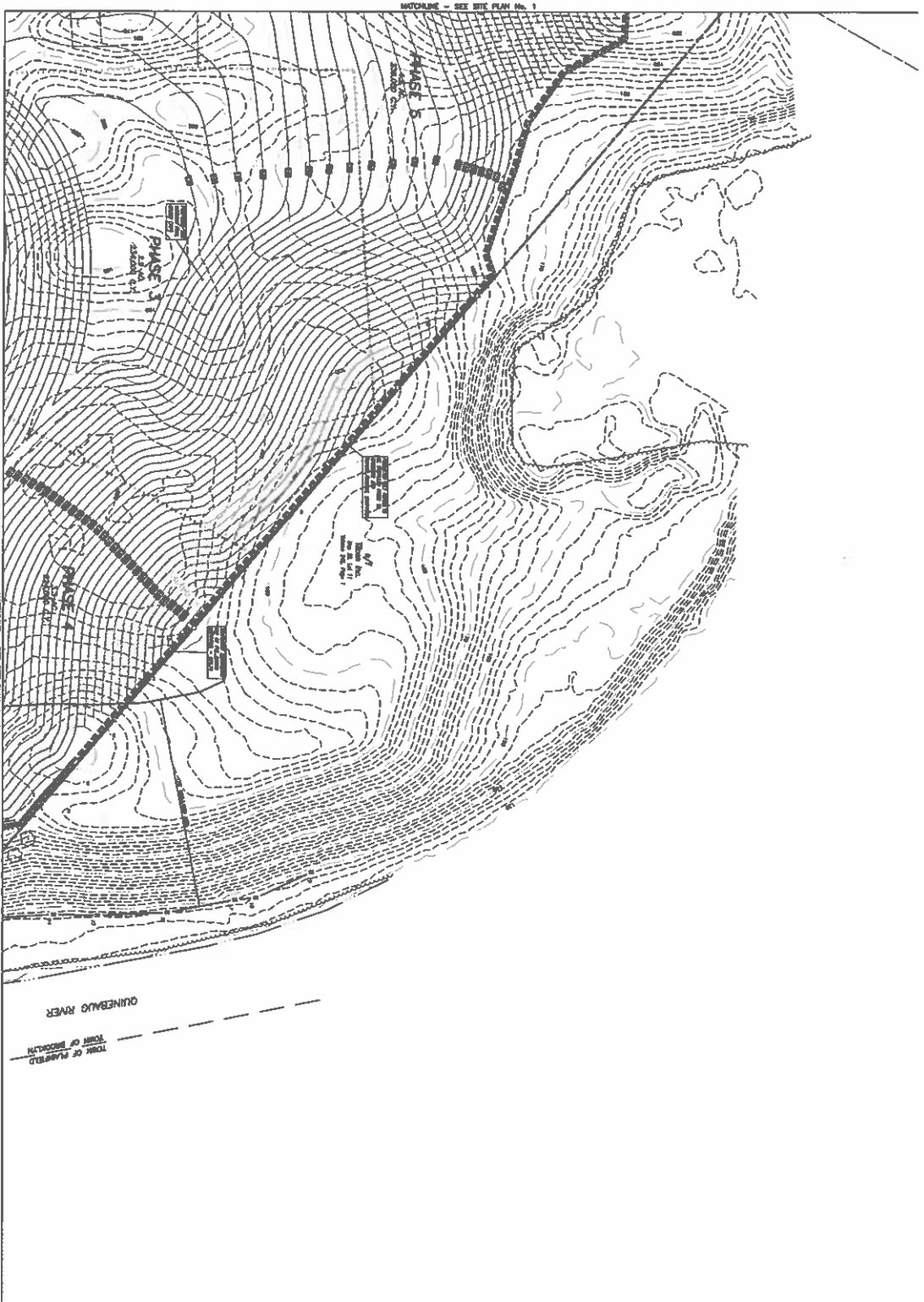
DATE	REVISION	DESCRIPTION
10/13/2017	1	ISSUE FOR PERMITS
10/13/2017	2	REVISIONS TO PERMITS
10/13/2017	3	REVISIONS TO PERMITS
10/13/2017	4	REVISIONS TO PERMITS
10/13/2017	5	REVISIONS TO PERMITS
10/13/2017	6	REVISIONS TO PERMITS
10/13/2017	7	REVISIONS TO PERMITS
10/13/2017	8	REVISIONS TO PERMITS
10/13/2017	9	REVISIONS TO PERMITS
10/13/2017	10	REVISIONS TO PERMITS

**SITE PLAN No. 2**

PREPARED FOR:

STRATEGIC COMMERCIAL REALTY, INC.  
D/B/A RAWSON MATERIALS  
PROPOSED GRAVEL EXCAVATION  
LAND N/E THE POTVIN FAMILY TRUST  
MAYNARD ROAD  
BROOKLYN, CONNECTICUT

**Provoist & Doverno, Inc.**  
Civil Engineering - Surveying - Site Planning  
600 West Main Street, Suite 100  
Brooklyn, Connecticut 06220  
57 Main Street, P.O. Box 191  
Brooklyn, Connecticut 06220  
(860) 230-0854 FAX: (860) 230-0850  
info@provoist.com  
www.provoist.com



APPROVED BY THE BROOKLYN PLANNING  
COMMISSION

DATE \_\_\_\_\_

APPROVED BY THE BROOKLYN PLANNING  
& ZONING COMMISSION

DATE \_\_\_\_\_

NO CONSTRUCTION IS PERMITTED ON THIS MAP BEARING THE OFFICIAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE	REVISION
7/1/2008	ISSUANCE
10/1/2008	IN APPROVAL
10/1/2008	REVISION
10/1/2008	REVISION
10/1/2008	REVISION
10/1/2008	REVISION
10/1/2008	REVISION

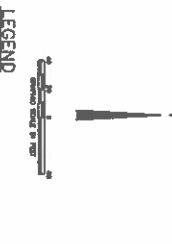
**PROYOST & ROVERO, INC.**

Chief Engineer of Surveying & Site Planning  
Surveying & Site Planning Engineers

57 East Main Street, P.O. Box 191  
Plainfield, Connecticut 06061  
(860) 240-0233 • FAX: (860) 240-0640  
info@proyro.com  
www.proyro.com

SITE PLAN No. 3  
PREPARED FOR  
**STRATEGIC COMMERCIAL REALTY, INC.**  
DB/BA RAWSON MATERIALS  
PROPOSED GRAVEL EXCAVATION  
LAND N/F THE POTVIN FAMILY TRUST  
MAYNARD ROAD  
BROOKLYN, CONNECTICUT

- LEGEND**
- IRON PIPE OR PIPE RECORD
  - WIRE FENCE REMOVED
  - UTILITY POLE
  - CONCRETE WELL/PIEDMONT
  - EXISTING TREE LINE
  - EXISTING CONTOUR
  - PROPOSED FENCE RESTRICTION CORNER
  - PROPOSED SET BACK BARRIERS WITH HORIZONTAL TYPING
  - PROPOSED SET BACK BARRIERS WITH VERTICAL TYPING
  - PROPOSED SET BACK BARRIERS WITH HORIZONTAL TYPING
  - PROPOSED SET BACK BARRIERS WITH VERTICAL TYPING



1. This survey has been prepared pursuant to the Regulations of Connecticut State Survey System Section 36-200a-1 through 36-200a-10 and the Regulations for Survey and Maps in the State of Connecticut, No. 1884, amended October 24, 2018.

2. This map was prepared from recent topographic, other maps, United Aerial Photographs and other sources. It is not to be construed as a representation of the actual conditions of the land and its boundaries by itself. The survey conditions in a Class "C" horizontal accuracy.

3. The survey conditions in a Class "C" horizontal accuracy.

4. Topographic features conform to a Class "C" and 1-3" accuracy.

5. Survey Type: General Land Survey.

6. Found to show on Lot 3 on Assessment Map 28.

7. Boundaries are referred to as Connecticut State Plane Coordinates, NAD83(2011), Epoch 2010.0000.

8. Vertical datum, mean sea level in the State of Connecticut as of 2017-2018.

9. The intent of this survey is to show existing topographic conditions for a proposed gravel excavation.

10. Owner of record:  
The Potvin Family Trust  
Branford, CT 06230

11. Reference is made to a related agreement, for consideration to the surveyor, whereby the client has agreed to indemnify and hold the surveyor harmless for any and all claims, damages, losses and expenses that may be incurred by the surveyor in connection with this survey.

12. Questions also referred to the town of Plainfield, Connecticut, 1988, Center Rowed - 2'

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

I HAVE REVIEWED THE PLANNED RIVERLAND RETLANDS TO BE SUBSEQUENTIALLY CONSTRUCTED

DATE \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_

TO BE REVISED AND RE-FILED, THIS MAP IS SUBSEQUENTIALLY CONSTRUCTED

NO CONSTRUCTION IS PERMITTED ON THESE LOTS UNLESS THIS MAP BEARS THE APPROVED SEAL AND SIGNATURE OF THE LAND SURVEYOR

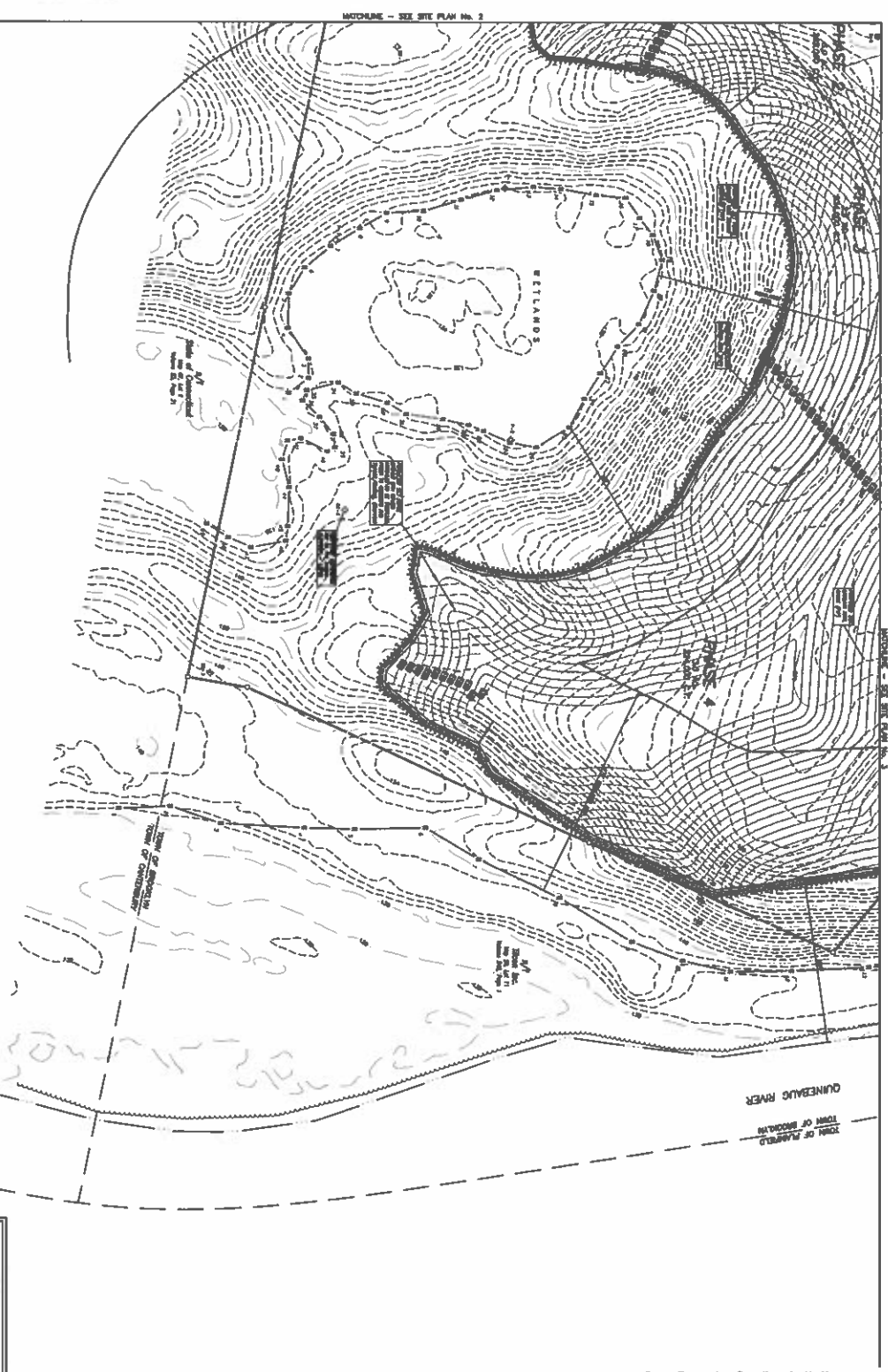
DRAWN BY: J. A. W. L. S. L. C. NO. 20087

DATE: \_\_\_\_\_

DATE	REVISION
7/17/2008	PRELIMINARY REVIEW
7/17/2008	FINAL APPROVAL
7/17/2008	REVISIONS
7/17/2008	REVISIONS
7/17/2008	REVISIONS
7/17/2008	REVISIONS
7/17/2008	REVISIONS
7/17/2008	REVISIONS
7/17/2008	REVISIONS
7/17/2008	REVISIONS

**Provoal & Doyero, Inc.**

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**LEGEND**

- 1. 100' P.W. OR P.W. RECORD
- 2. 50' P.W. OR P.W. RECORD
- 3. 25' P.W. OR P.W. RECORD
- 4. 12.5' P.W. OR P.W. RECORD
- 5. UTILITY POLE
- 6. 12" WATER MAIN
- 7. 6" WATER MAIN
- 8. 4" WATER MAIN
- 9. 2" WATER MAIN
- 10. 1" WATER MAIN
- 11. 1/2" WATER MAIN
- 12. 1/4" WATER MAIN
- 13. 1/8" WATER MAIN
- 14. 1/16" WATER MAIN
- 15. 1/32" WATER MAIN
- 16. 1/64" WATER MAIN
- 17. 1/128" WATER MAIN
- 18. 1/256" WATER MAIN
- 19. 1/512" WATER MAIN
- 20. 1/1024" WATER MAIN
- 21. 1/2048" WATER MAIN
- 22. 1/4096" WATER MAIN
- 23. 1/8192" WATER MAIN
- 24. 1/16384" WATER MAIN
- 25. 1/32768" WATER MAIN
- 26. 1/65536" WATER MAIN
- 27. 1/131072" WATER MAIN
- 28. 1/262144" WATER MAIN
- 29. 1/524288" WATER MAIN
- 30. 1/1048576" WATER MAIN
- 31. 1/2097152" WATER MAIN
- 32. 1/4194304" WATER MAIN
- 33. 1/8388608" WATER MAIN
- 34. 1/16777216" WATER MAIN
- 35. 1/33554432" WATER MAIN
- 36. 1/67108864" WATER MAIN
- 37. 1/134217728" WATER MAIN
- 38. 1/268435456" WATER MAIN
- 39. 1/536870912" WATER MAIN
- 40. 1/1073741824" WATER MAIN
- 41. 1/2147483648" WATER MAIN
- 42. 1/4294967296" WATER MAIN
- 43. 1/8589934592" WATER MAIN
- 44. 1/17179869184" WATER MAIN
- 45. 1/34359738368" WATER MAIN
- 46. 1/68719476736" WATER MAIN
- 47. 1/137438953472" WATER MAIN
- 48. 1/274877906944" WATER MAIN
- 49. 1/549755813888" WATER MAIN
- 50. 1/1099511627776" WATER MAIN
- 51. 1/2199023255552" WATER MAIN
- 52. 1/4398046511104" WATER MAIN
- 53. 1/8796093022208" WATER MAIN
- 54. 1/17592186444416" WATER MAIN
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- 57. 1/140737491555296" WATER MAIN
- 58. 1/281474983110592" WATER MAIN
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- 100. 1/1237940100148444114679982208000000000000000" WATER MAIN

**NOTES:**

- This survey has been prepared in accordance with the Regulations of the State Surveyor, State of Connecticut, Chapter 200-1, Section 200-10, and the State Surveyor's Office, State of Connecticut, Chapter 200-1, Section 200-10, dated October 24, 2018. This map was prepared from recent research, show signs, and field measurements and other sources. It is not to be construed as a representation of the actual conditions of the land. The accuracy of this survey may vary. The accuracy of this survey may vary.
- This survey conforms to a Class "C" horizontal accuracy.
- Topographic features shown in a Class "C" horizontal accuracy.
- Survey Type: Control Landmark Survey.
- Zone: NAD 83.
- Refer to sheet on Lot 3 on Annexure Map 23.
- Boundary not referenced to Connecticut State Plane Coordinates, NAD 83(11), Code 2010/0000.
- Reference points were reported to the field by Joseph Thomas to the lot of 2017-2018.
- The intent of this survey is to show existing topographic conditions for a proposed gravel operation.
- Owner of record:  
227 Potters Pond  
Doverton, CT 06038
- Reference: In making this survey, the surveyor has complied with the provisions of the Survey Law of the State of Connecticut, Chapter 200-1, Section 200-10, dated October 24, 2018.
- Dispositions are referenced to the Map's American Vertical Datum of 1988. Contour Interval = 2'.

**STRATEGIC COMMERCIAL REALTY, INC.**  
DB/BA RAWSON MATERIALS  
PROPOSED GRAVEL EXCAVATION  
LAND N/F THE POTVIN FAMILY TRUST  
MAYNARD ROAD  
BROOKLYN, CONNECTICUT

**SITE PLAN No. 4**  
PREPARED FOR:

APPROVED BY THE BROOKLYN BOARD  
OF ZONING COMMISSION

DATE: \_\_\_\_\_

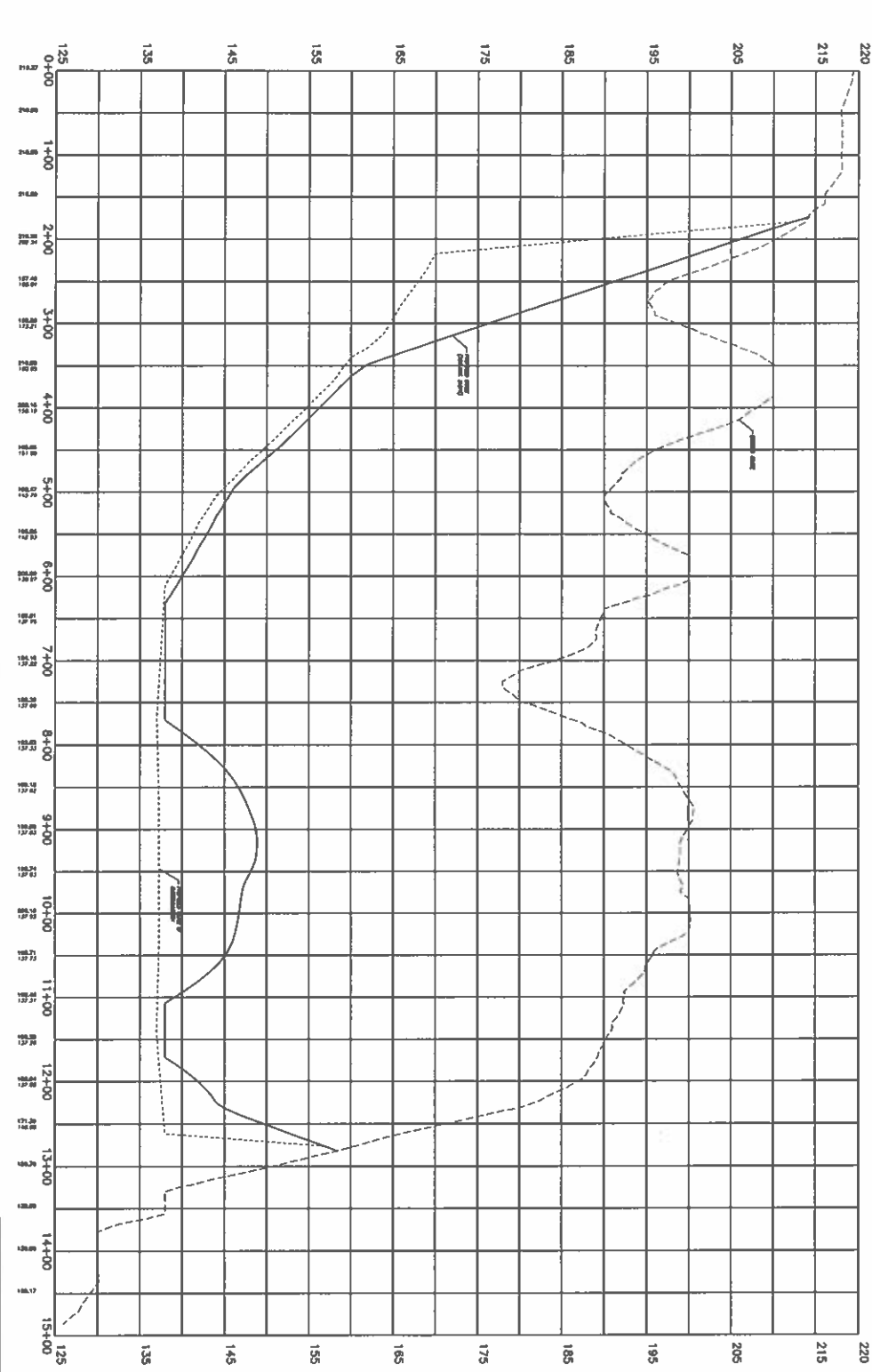
APPROVED BY THE BROOKLYN PLANNING  
& ZONING COMMISSION

DATE: \_\_\_\_\_

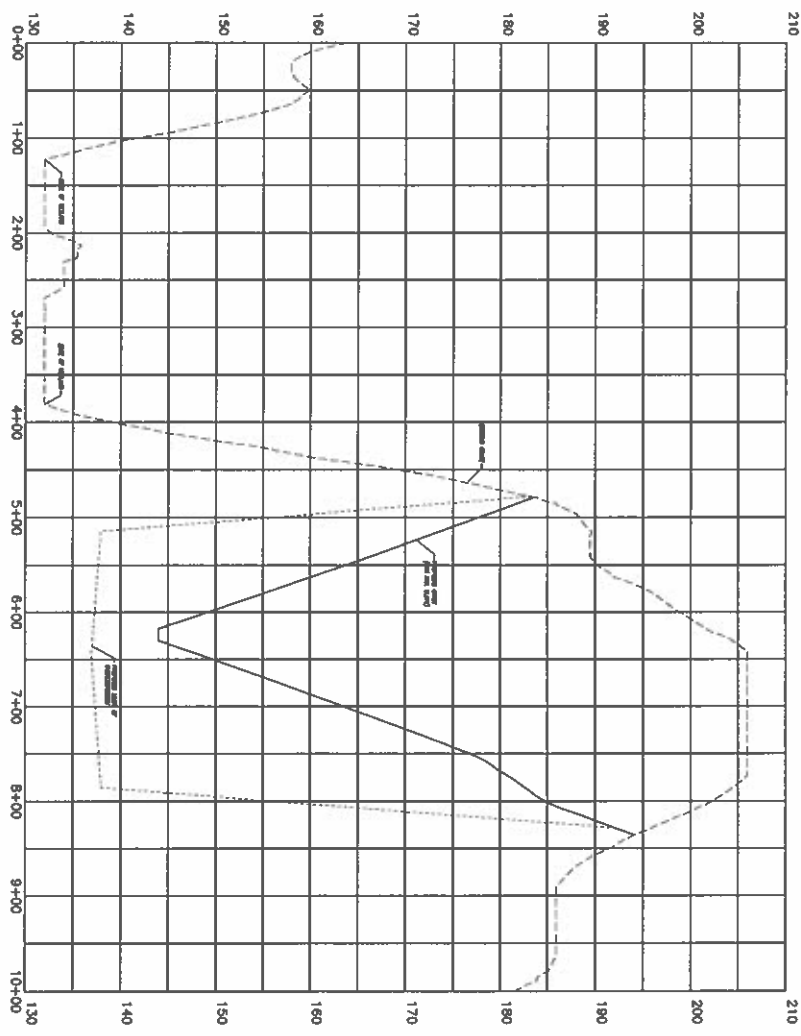
DATE: \_\_\_\_\_

DATE	REVISIONS
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7/1/2008	2nd REVISION COMMENTS
7/1/2008	3rd REVISION COMMENTS
7/1/2008	4th REVISION COMMENTS
7/1/2008	5th REVISION COMMENTS
7/1/2008	6th REVISION COMMENTS
7/1/2008	7th REVISION COMMENTS
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7/1/2008	99th REVISION COMMENTS
7/1/2008	100th REVISION COMMENTS

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EXCAVATION CROSS SECTION A-A  
 PREPARED FOR  
 STRATEGIC COMMERCIAL REALTY, INC.  
 D/B/A RAWSON MATERIALS  
 PROPOSED GRAVEL EXCAVATION  
 LAND N/F THE POTVIN FAMILY TRUST  
 MAYNARD ROAD  
 BROOKLYN, CONNECTICUT



CROSS SECTION B-B  
 EXISTING GRADE IN FEET  
 PROPOSED GRAVEL EXCAVATION  
 PROPOSED GRAVEL EXCAVATION WITH 18\"/>

APPROVED BY THE BROOKLYN PLANNING  
 & ZONING COMMISSION

DATE \_\_\_\_\_

APPROVED BY THE BROOKLYN PLANNING  
 & ZONING COMMISSION

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE	REVISION
1/1/2008	PROVISIONAL DESIGN
1/1/2008	18\"/>
1/1/2008	EXISTING GRADE SURFACE
1/1/2008	PROPOSED GRAVEL EXCAVATION
1/1/2008	PROPOSED GRAVEL EXCAVATION WITH 18\"/>
1/1/2008	SCALE: AS SHOWN
1/1/2008	DWG BY: EJA
1/1/2008	CHECK BY: EJA
1/1/2008	DATE: 1/1/2008
1/1/2008	DWG NO: 100

**EXCAVATION CROSS SECTION B-B**  
 PREPARED FOR  
**STRATEGIC COMMERCIAL REALTY, INC.**  
 DB/IA RAWSON MATERIALS  
 PROPOSED GRAVEL EXCAVATION  
 LAND N/F THE POTVIN FAMILY TRUST

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 (408) 238-8555 - FAX: (408) 238-8460  
 info@provoist.com  
 www.provoist.com

BROOKLYN, CONNECTICUT  
 MATYARD ROAD









ADDRESS	SECTION	APPROVAL	STATUS	DATE
201	201	201	201	201

ADDRESS	SECTION	APPROVAL	STATUS	DATE
202	202	202	202	202

ADDRESS	SECTION	APPROVAL	STATUS	DATE
203	203	203	203	203

ADDRESS	SECTION	APPROVAL	STATUS	DATE
101	101	101	101	101

ADDRESS	SECTION	APPROVAL	STATUS	DATE
102	102	102	102	102

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

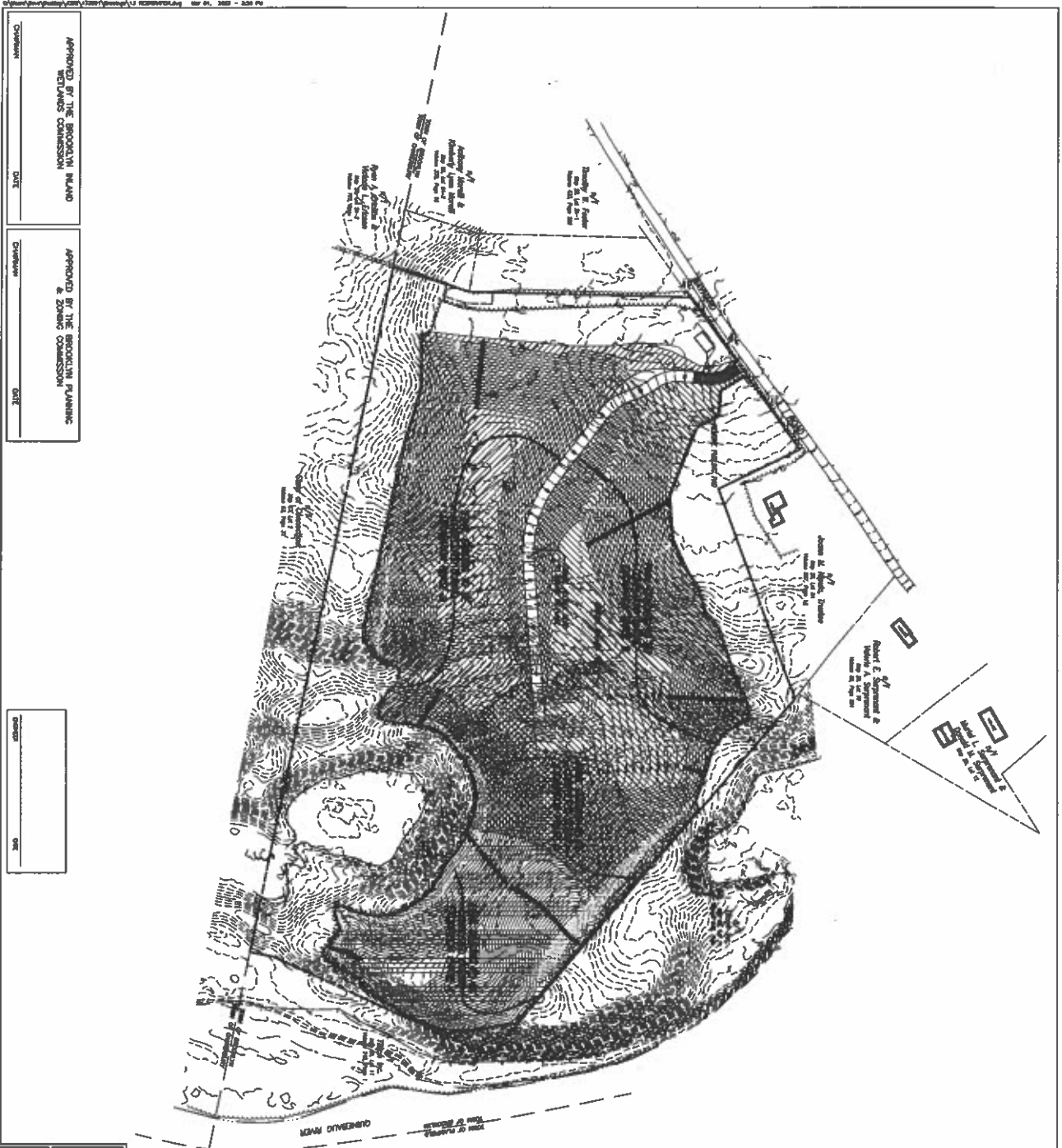
DATE

DATE	REVISION
1/15/2020	1.0 - INITIAL DESIGN
1/22/2020	1.1 - REVISED DESIGN
2/12/2020	1.2 - REVISED DESIGN
3/12/2020	1.3 - REVISED DESIGN
4/12/2020	1.4 - REVISED DESIGN
5/12/2020	1.5 - REVISED DESIGN

**DETAILED SHEET No. 3**

PREPARED FOR  
**STRATEGIC COMMERCIAL REALTY, INC**  
 DB/A RAWSON MATERIALS  
 PROPOSED GRAVEL EXCAVATION  
 LAND OF THE POTVIN FAMILY TRUST  
 BAYVIEW BOULEVARD

**Drvoost & Dovero, Inc.**  
 Civil Engineering & Surveying & Site Planning  
 77 East Main Street, 3rd Floor, 191  
 Philadelphia, Pennsylvania 19106  
 (800) 732-7331 / (215) 590-7000  
 www.drvoost.com



**RESTORATION PLAN**  
 PREPARED FOR:  
 STRATEGIC COMMERCIAL REALTY, INC.  
 D/B/A RAWSON MATERIALS  
 PROPOSED GRAVEL EXCAVATION  
 LAND N/F THE POTVIN FAMILY TRUST  
 MAYNARD ROAD  
 BROOKLYN, CONNECTICUT

**Provoost & Doverso, Inc.**  
 Civil Engineering & Surveying  
 57 East Main Street, P.O. Box 191  
 (860) 230-0855 - FAX: (860) 230-0850  
 info@provoost.com  
 www.provoost.com

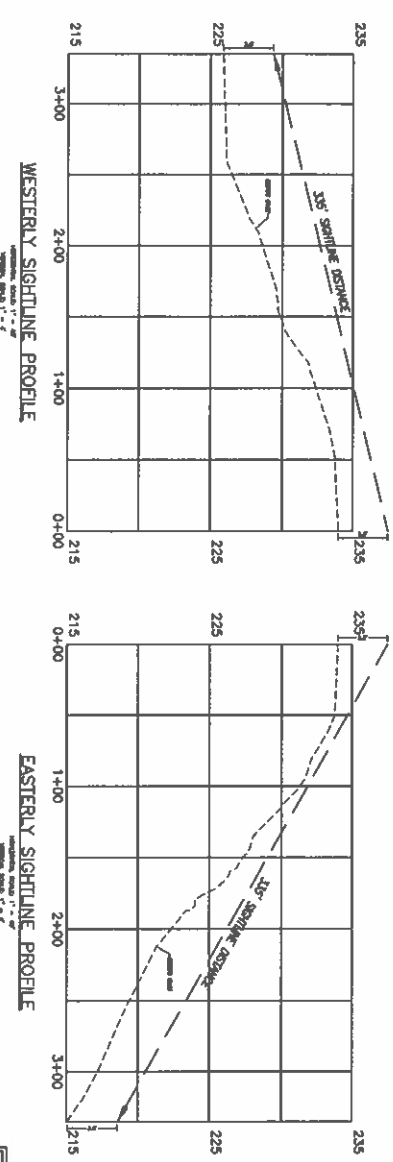
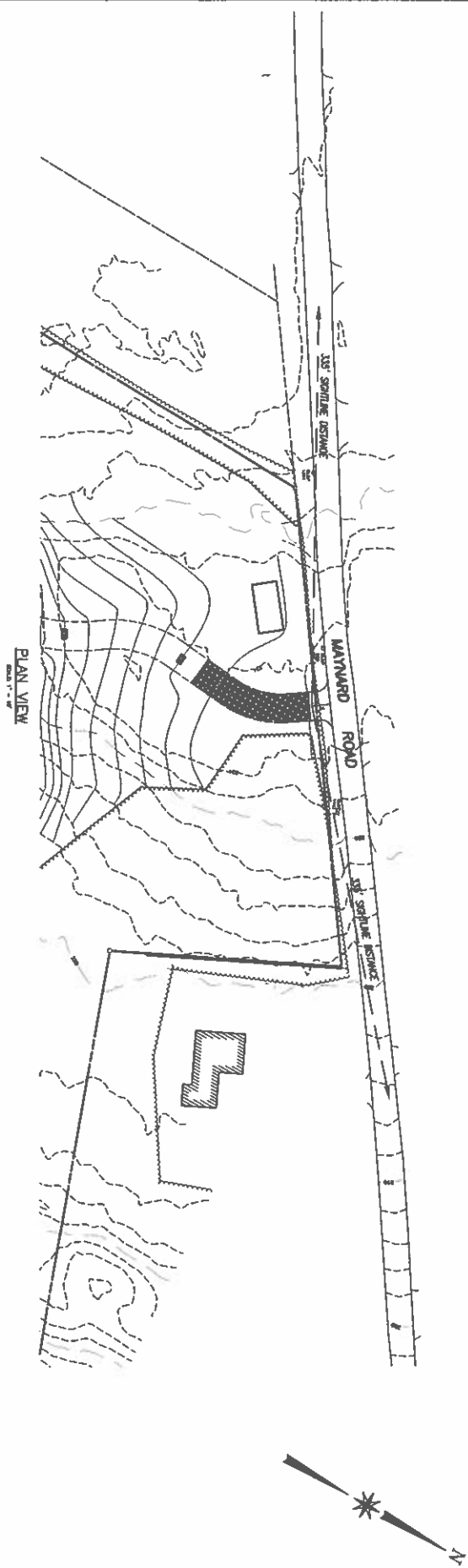
DATE	REVISIONS	DESCRIPTION
7/14/2008	1	PROVISIONAL DESIGN
7/14/2008	2	REVISED QUANTITIES
7/14/2008	3	REVISED MATERIALS
7/14/2008	4	REVISED ELEVATIONS
8/27/2008	5	REVISED PLAN
11/17/2008	6	REVISED PLAN
1/27/2009	7	REVISED PLAN
5/13/2009	8	REVISED PLAN
5/13/2009	9	REVISED PLAN
5/13/2009	10	REVISED PLAN
5/13/2009	11	REVISED PLAN
5/13/2009	12	REVISED PLAN
5/13/2009	13	REVISED PLAN
5/13/2009	14	REVISED PLAN
5/13/2009	15	REVISED PLAN
5/13/2009	16	REVISED PLAN
5/13/2009	17	REVISED PLAN
5/13/2009	18	REVISED PLAN
5/13/2009	19	REVISED PLAN
5/13/2009	20	REVISED PLAN

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION  
 DATE: \_\_\_\_\_

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION  
 DATE: \_\_\_\_\_

- NOTES**
- The intent of this restoration plan is to give the general impression of the restoration, but is not to be used as a final construction permit. All work shall be done in accordance with the applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and approvals.
  - Appropriate erosion control measures shall be installed at the end of any excavation.
  - The proposed plan shall be submitted to the appropriate authorities for review and approval.
  - See sheet 10 for restoration paving details.



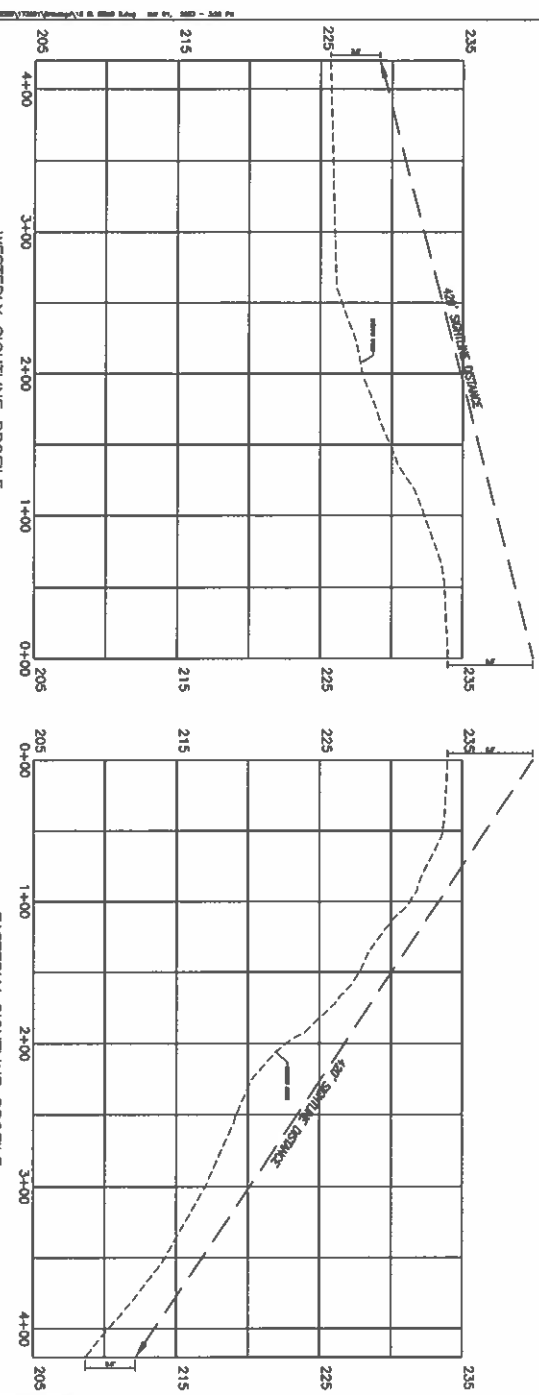
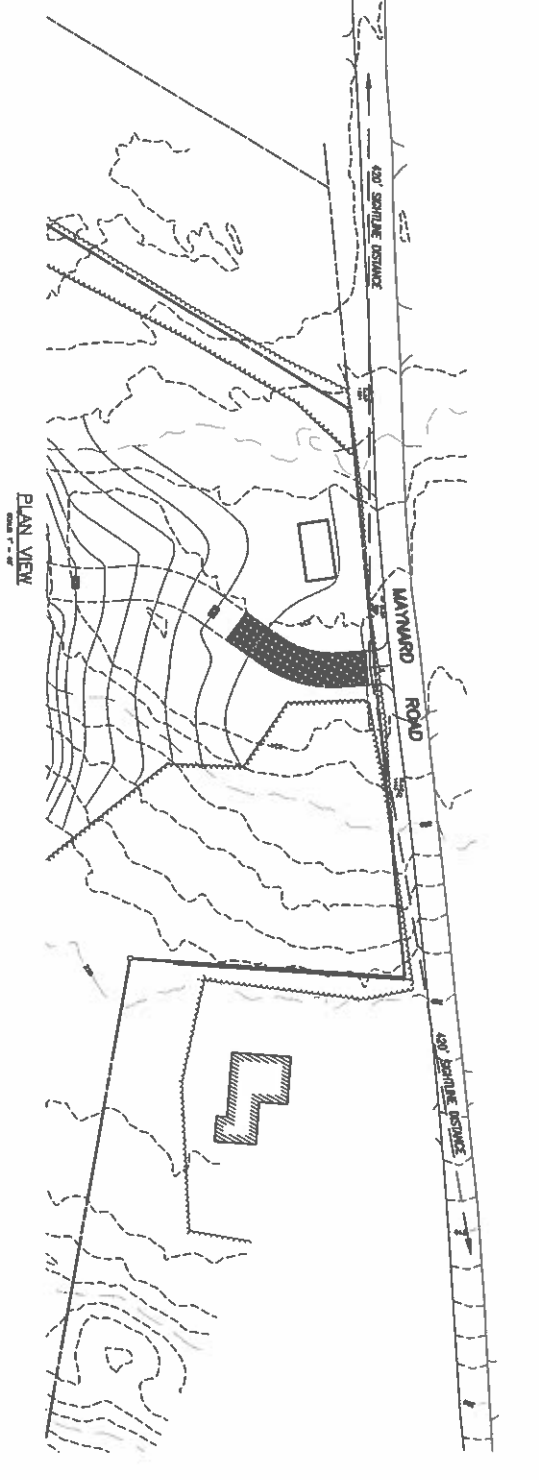


DATE	DESCRIPTION
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4/17/2008	REVISED SIGHTLINE DISTANCES
11/20/2008	REVISED SIGHTLINE DISTANCES
DATE: 8/27/2009	DRAWN: GAB
SCALE: AS SHOWN	CHECKED: GAB
SHEET: 14 OF 17	CAD FILE: —
FILE: 08-10-208	CAD FILE: 170028

DATE	DESCRIPTION
3/1/2008	INITIAL DESIGN
3/17/2008	15% APPROVAL REVIEW
4/17/2008	REVISED SIGHTLINE DISTANCES
11/20/2008	REVISED SIGHTLINE DISTANCES
DATE: 8/27/2009	DRAWN: GAB
SCALE: AS SHOWN	CHECKED: GAB
SHEET: 14 OF 17	CAD FILE: —
FILE: 08-10-208	CAD FILE: 170028

SIGHTLINE DEMONSTRATION PLAN NO. 1  
 FOR PASSENGER VEHICLES  
 PREPARED FOR  
**STRATEGIC COMMERCIAL REALTY, INC.**  
 D/B/A RAWSON MATERIALS  
 PROPOSED GRAVEL EXCAVATION  
 LAND N/F THE POTVIN FAMILY TRUST  
 MAYNARD ROAD  
 BROOKLYN, CONNECTICUT

**Provoost & Doverso, Inc.**  
 Civil Engineering, Surveying, and Storm Drainage  
 57 East Main Street, P.O. Box 191  
 Shelton, Connecticut 06484  
 (860) 330-0825 • FAX: (860) 330-0800  
 info@provoost.com  
 www.provoost.com



DATE	REVISION
2/17/2010	DESIGN/FINAL
3/17/2010	REVISIONS/REVISED
7/17/2010	REVISED/REVISED
11/17/2010	REVISED/REVISED
1/17/2011	REVISED/REVISED
5/17/2011	REVISED/REVISED
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5/17/2030	REVISED/REVISED
9/17/2030	REVISED/REVISED



SIGHTLINE DEMONSTRATION PLAN NO. 2  
 PREPARED FOR  
 STRATEGIC COMMERCIAL REALTY, INC.  
 D/B/A RAWSON MATERIALS  
 PROPOSED GRAVEL EXCAVATION  
 LAND N/F THE POTVIN FAMILY TRUST  
 MAYNARD ROAD  
 BROOKLYN, CONNECTICUT

**Provoost & Doverso, Inc.**  
 Civil Engineering & Surveying  
 57 East Main Street, P.O. Box 191  
 (860) 330-0855 • FAX: (860) 330-0850  
 info@provoost.com  
 www.provoost.com

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLIN  
PO BOX 74  
CANTON, MA 01914

July 11, 2023

Case: 2023-0001  
Project: 2023-0001  
Applicant: [Name]  
Address: [Address]

1) The subject site is located in the Town of Brooklin, Massachusetts, and is currently zoned [Zoning Code]. The applicant is requesting a [Type of Request]. The site is currently owned by [Owner Name]. The proposed [Project Name] is located at [Address]. The project consists of [Project Description]. The applicant is requesting that the Commission approve the [Request]. The Commission is requested to approve the [Request] on the following basis:

- 1) The subject site is located in the Town of Brooklin, Massachusetts, and is currently zoned [Zoning Code].
- 2) The proposed [Project Name] is located at [Address].
- 3) The applicant is requesting that the Commission approve the [Request].
- 4) The Commission is requested to approve the [Request] on the following basis:

Page 1 of 4

APPROVED BY THE BROOKLIN BOARD OF ZONING COMMISSION

DATE: \_\_\_\_\_

APPROVED BY THE BROOKLIN PLANNING & ZONING COMMISSION

DATE: \_\_\_\_\_

John [Name]  
Chairman

[Signature]

1) The subject site is located in the Town of Brooklin, Massachusetts, and is currently zoned [Zoning Code].

- 2) The proposed [Project Name] is located at [Address].
- 3) The applicant is requesting that the Commission approve the [Request].
- 4) The Commission is requested to approve the [Request] on the following basis:

Page 1 of 4

John [Name]  
Chairman

[Signature]

1) The subject site is located in the Town of Brooklin, Massachusetts, and is currently zoned [Zoning Code].

- 2) The proposed [Project Name] is located at [Address].
- 3) The applicant is requesting that the Commission approve the [Request].
- 4) The Commission is requested to approve the [Request] on the following basis:

Page 1 of 4

PROPOSED GRAVEL EXCAVATION  
LAND INF THE POTVIN FAMILY TRUST

PROVOST & PROVOST, INC.

[Signature]

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DATE	REVISIONS
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7/17/2023	REVISED DESIGN
7/27/2023	REVISED DESIGN
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1/17/2030	REVISED DESIGN

PROVOST & PROVOST, INC.

37 East Main Street, P.O. Box 191  
Pittsfield, Massachusetts 01201  
(413) 243-6600 FAX: (413) 243-6600  
WWW.PROVOST.COM

STRATEGIC COMMERCIAL REALTY, INC.  
DB/A RAWSON MATERIALS  
PROPOSED GRAVEL EXCAVATION  
LAND INF THE POTVIN FAMILY TRUST  
MANA ROAD ROAD  
BROOKLIN, MASSACHUSETTS

PLANNING & ZONING COMMISSION APPROVAL

PREPARED FOR

STRATEGIC COMMERCIAL REALTY, INC.  
DB/A RAWSON MATERIALS  
PROPOSED GRAVEL EXCAVATION  
LAND INF THE POTVIN FAMILY TRUST  
MANA ROAD ROAD  
BROOKLIN, MASSACHUSETTS

THE TOWN OF BROOKLIN  
PLANNING AND ZONING COMMISSION

APPROVED BY THE BROOKLIN BOARD OF ZONING COMMISSION

DATE: \_\_\_\_\_

APPROVED BY THE BROOKLIN PLANNING & ZONING COMMISSION

DATE: \_\_\_\_\_

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DATE: \_\_\_\_\_



**Margaret Washburn's Z. E. O. Report 4/18/2024**

**Zoning Permits issued:**

**291 South Street – Randy Brouillard.** Full bath on the second floor in the existing garage.

**26 Anderson Rd. – Bruce Blow.** New 30' x 40' detached garage.

**271 Gorman Rd. – Peter Thurlow.** New single-family dwelling with attached garage, front porch and rear deck.

**381 Church Street – Michael DeSousa.** New 8/ x 10' shed on a gravel base.

**307 Day Street - Tom Dubay.** New 11.5' x 20' first floor deck from rear of house to existing above-ground pool, including new stairs from existing second floor rear deck to new deck.

**230 Laurel Hill Road – Frank & Sharon Espinoza.** New 14' x 16' deck on rear of house

**55 Lockwood St. Ext. Ryan Gaudreau.** New chicken coop less than 200 sf in size.

**10 Juniper Way – Jason Regine.** New 16' x 36' in-ground swimming pool.

**Final Certificates of Zoning Compliance issued:**

**654 Allen Hill Rd. – Lori Pike.** New single-family dwelling with front porch and attached garage.

**Sign Permits issued:**

**660 Wauregan Road – Peter Patel/Brooklyn Gathering Club.** New free-standing sign.

**Home Offices Documented: None.**

**ZBA Variances Granted: None.**

**Other Business:**

**Map 49, Lot 136 Easy Street – Terry Powell.** A lien was attached to the deed following a citation hearing for failure to clean up junkyard conditions.