

**TOWN OF BROOKLYN
ZONING BOARD OF APPEALS
REGULAR MEETING AGENDA**

The Brooklyn Zoning Board of Appeals Commission will hold a public hearing and meeting on Thursday, July 7, 2022 at 6:30 p.m.

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

In-Person: Clifford B. Green Memorial Center, Suite 24, 69 South Main Street, Brooklyn, CT For fully vaccinated persons attending, masks are optional. For persons not fully vaccinated, masks are required.	
Online: Click link below: https://us06web.zoom.us/j/5075752217	OR Go to Zoom.us, click Sign In On the top right, click Join a Meeting Enter meeting ID: 507 575 2217 Enter meeting password: change
Phone: Dial 1 646 558 8656 US Toll Enter meeting number: 507 575 2217 Enter meeting password: change You can bypass attendee number by pressing #	

Call to Order:

Seating of Alternates:

Approval of Minutes: Regular meeting Minutes January 24, 2022.

Public Hearing

Reading of Legal Notice:

- 1. ZBA 22-001 Galliehue Blevins, 58 Juniper Way, Map 40, Lot 88-36, 1.24 Acres, RA Zone, for a variance of the Zoning Regulations, Section 3.C.5.2, to reduce the minimum side yard setback from 40 ft to 10 ft to install an in-ground swimming pool, patio and pool shed.**
- 2. ZBA 22-002 Gregory Weisenberger, 141 Laurel Hill Road, Map 17, Lot 1A, 1.5 Acres, RA Zone, for a variance of the Zoning Regulations, Requesting variance of section 3.C.5.2.1 from the minimum front yard setback of 50 feet to 40 feet to construct 20-foot x 30-foot garage with loft for storage.**

Public Hearing Closes

Unfinished Business:

1. ZBA 22-001 Galliehue Blevins, 58 Juniper Way, Map 40, Lot 88-36, 1.24 Acres, RA Zone, for a variance of the Zoning Regulations, Section 3.C.5.2, to reduce the minimum side yard setback from 40 ft to 10 ft to install an in-ground swimming pool, patio and pool shed.

2. ZBA 22-002 Gregory Weisenberger, 141 Laurel Hill Road, Map 17, Lot 1A, 1.5 Acres, RA Zone, for a variance of the Zoning Regulations, Requesting variance of section 3.C.5.2.1 from the minimum front yard setback of 50 feet to 40 feet to construct 20-foot x 30-foot garage with loft for storage.

Other Business:

Adjourn:

Bruce Parsons, Chairman

**TOWN OF BROOKLYN
ZONING BOARD OF APPEALS
PUBLIC HEARING NOTICE**

The Brooklyn Zoning Board of Appeals will hold a Public Hearing and at their regularly scheduled meeting on Thursday, July 7, 2022 at 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street Brooklyn, CT, in-person and virtually via Zoom, on the following application:

- 1. ZBA 22-001 Galliehue Blevins, 58 Juniper Way, Map 40, Lot 88-36, 1.24 Acres, RA Zone, for a variance of the Zoning Regulations, Section 3.C.5.2, to reduce the minimum side yard setback from 40 ft to 10 ft to install an in-ground swimming pool, patio and pool shed.**
- 2. ZBA 22-002 Gregory Weisenberger, 141 Laurel Hill Road, Map 17, Lot 1A, 1.5 Acres, RA Zone, for a variance of the Zoning Regulations, Requesting variance of section 3.C.5.2.1 from the minimum front yard setback of 50 feet to 40 feet to construct 20-foot x 30-foot garage with loft for storage.**

Interested persons may appear and be heard. Written communications will be accepted. A copy of the application is available on the Town of Brooklyn Website. Zoom meeting information will be included on the July 7, 2022 Zoning Board of Appeals Commission Agenda.

Bruce Parsons, Chairman
Zoning Board of Appeals

BROOKLYN ZONING BOARD OF APPEALS
APPLICATION

FEE: \$250.00 / STATE FEE: \$60 / PUBLICATION FEE: \$150.00 CK# 1043
CHECK# 1043

APPLICATION # ZBA22-001 DATE SUBMITTED 3/29/22

APPLICANT: GALLIEHUE BLEVINS

MAILING ADDRESS: 58 Juniper Way Brooklyn, CT 06234

PROPERTY OWNER: (if different) same

MAILING ADDRESS: same

PROPERTY LOCATION: 58 Juniper Way

MAP: 40 LOT: 88-36 ACRES: 1.24 +/-

ZONE: RA R-30 VCD R-10 NC PC RB I-1 (circle one)

Is Property within 500' of a municipal boundary? NO

Application is submitted for approval of the following (check all that apply):

Variance of the Zoning Regulations, Section(s) 3, C, 5, 2.
The variance being requested is Minimum side yard setback
reduced from 40ft to 10ft.

Appeal of an order, requirement or decision of the ZEO under Sec. 17.2 of the Brooklyn Zoning Regulations.

Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):

Install 16' x 32' in-ground pool and patio with
pool shed and fence. Relocate foundation drain.

Specify the hardship if applying for a variance. A hardship cannot be strictly financial and must be related to the condition of the land.

In order to be in compliance
as written, the only other area we could put
the pool would be much closer to the
trees in the back, further from our house
and closer to the wetlands.

BROOKLYN ZONING BOARD OF APPEALS

The following information must accompany each application at the time of submittal:

1. A plot plan prepared as determined by the ZBA, either:
 - by a licensed land surveyor, to A-2 survey standard OR
 - not an A2 survey but sufficiently accurate to allow the members to reach an informed decision.
2. A copy of the permit denial from the Zoning Officer.
3. Check payable to the Town of Brooklyn.
4. Confirmation that Notices to Abutters have been sent as follows:
 - The applicant shall, at his own expense, send notice of the application at least 15 days prior to the date of the public hearing. Form will be provided by the Town.
 - Notice shall be sent to all property owners of any abutting properties as well as to property owners that lie opposite the parcel across any street or thoroughfare.
 - Notice shall be sent with a Certificate of Mailing receipt obtained from the US Post Office.
 - Copies of the list of abutters and Certificates of Mailings shall be submitted no later than at the public hearing.
 - Abutting owners are the owners that are listed in the Brooklyn Tax Assessor's records.
5. If the proposed activity is located within a Drinking Water Supply Aquifer Area (see attached map) then the Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.

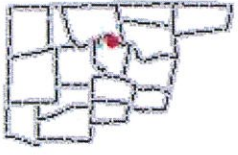
NOTE:

- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and Fire Marshal to determine if other permits are required.
- See Article 17 of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
- **Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.**

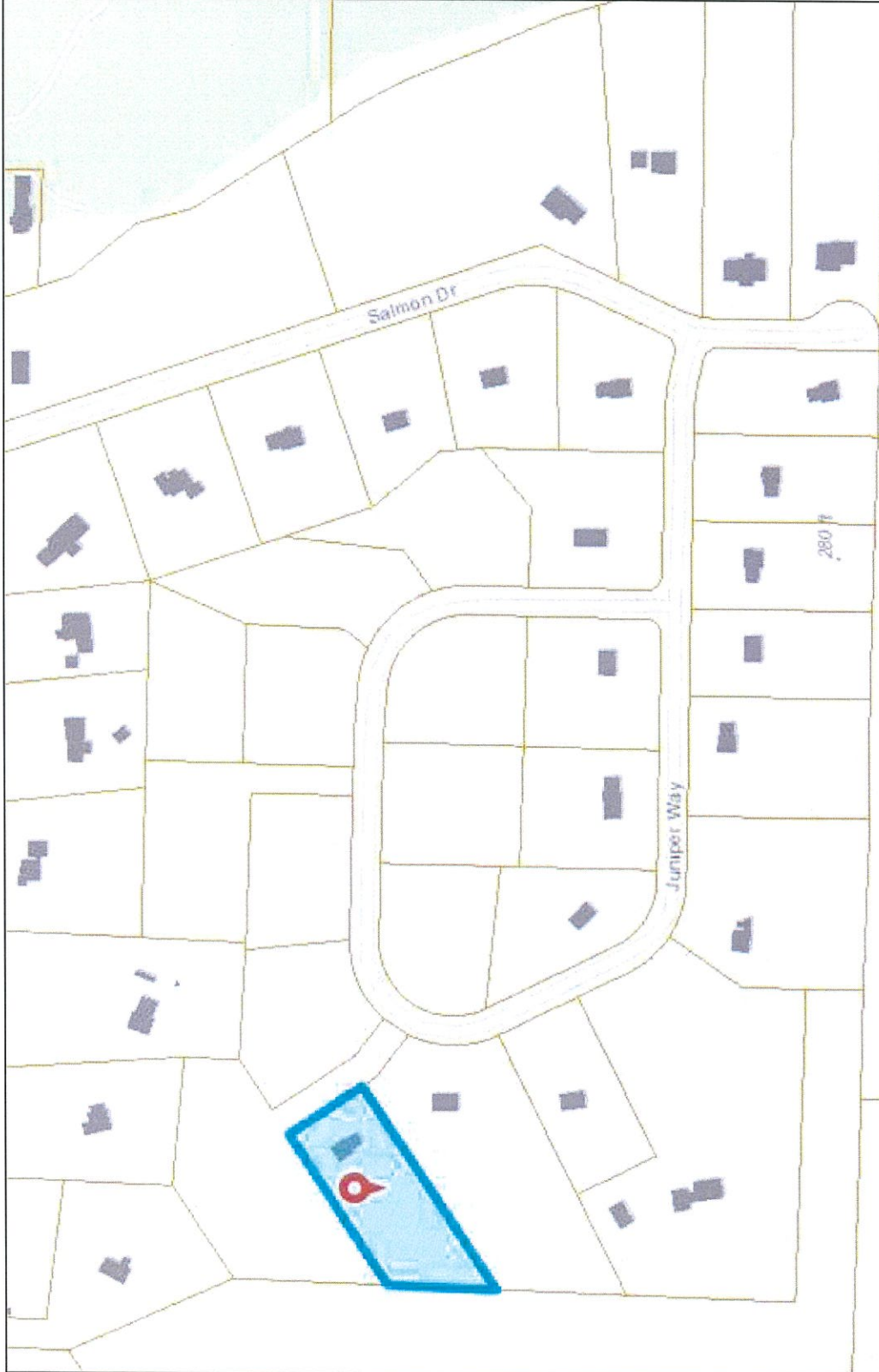
SUBMIT APPLICATIONS TO THE BROOKLYN LAND USE OFFICE, 69 SOUTH MAIN STREET,
SUITE 23 BROOKLYN, CT 06234.

The undersigned applicant(s) and owner(s) hereby state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge.

<u>same</u>			<u>3/29/22</u>
Applicant	Date	Property Owner	Date



- Legend**
- Town
 - Buildings 2012
 - Parcels



1:4,514

Notes

58 Juniper Way

0.1 Miles

0.07

0

0.1

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 04	01	Cape Cod Residential			
Model: 05	B-				
Grade: 1.75					
Stories: 1					
Occupancy: 25		Vinyl Siding			
Exterior Wall 1					
Exterior Wall 2					
Roof Structure: 03		Gable/Hip			
Roof Cover: 03		Asph/F Gls/Cmp			
Interior Wall 1		Drywall/Sheet			
Interior Wall 2					
Interior Fir 1	12	Hardwood			
Interior Fir 2	14	Carpet			
Heat Fuel: 09		Propane			
Heat Type: 05		Hot Water			
AC Type: 01		None			
Total Bedrooms: 03		3 Bedrooms			
Total Bathrooms: 2					
Total Half Baths: 1					
Total Xtra Fixtrs: 6					
Total Rooms: 03		Modern			
Bath Style: 02		Modern			
Kitchen Style:					

CONDO DATA

Parcel Id		C	Owne	IS
Adjust Type				
Condo Fir				
Condo Unit				

COST / MARKET VALUATION

Building Value New	249,663
Year Built	2012
Effective Year Built	2013
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	93
RCNLLD	232,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	802	802	802	116,722	93,609
FGR	Garage	0	484	194	46,788	22,644
FOP	Porch, Open	0	168	34	23,622	3,968
TQS	Three Quarter Story	714	952	714	87,544	83,338
UBM	Basement, Unfinished	0	802	201	29,255	23,461
UQS	Unfin Three Quarter Story	0	484	194	46,788	22,644
Ttl Gross Liv/Lease Area		1,516	3,692	2,139		249,664

UQS	22									
FGR										
TQS										
BAS										
UBM										
FOP										
TQS										
FOP										



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BLEVINS GALLIEHUE	58 JUNIPER WAY	1 Level	5 Well 6 Septic	1 Paved	3 Rural	Description	Code	Appraised	Assessed
						RES LAND	1-1	43,600	30,500
						DWELLING	1-3	232,200	162,500
SUPPLEMENTAL DATA									
ALT Prcl ID 40/088-36						490 PEN			
OVERLAY						DEVRIGH			
BROOKLYN CT 06234						SUBDIV. BELMONT HOME			
FIRE DIST						SURVEY # 19/4			
SEWER						DEVLOT 14			
						Census # 9051			
Total								275,800	193,000

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BLEVINS GALLIEHUE	0511	0232	08-31-2012	U	V	238,366	0	Year	Code	Assessed	Year	Code	Assessed
JUNIPER HILLS INVESTMENTS LLC	0405	0231	12-29-2006					2020	1-1	30,500	2019	1-1	36,000
									1-3	162,500		1-3	117,000
Total													

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
			0.00						Appraised Bldg. Value (Card)
Total									232,200

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		0001	B		2015						275,800

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	SFD W/GARAGE	Comments	Date	Id	Type	Is	Cd	Purpose/Result
8844		01-23-2012	NC	New Construct	197,000	09-27-2012	100	08-28-2012				07-01-2020	MM				Field Review
												06-09-2020	KN				Data mailer no chge
												03-08-2016	KT				Building Permit
												09-10-2014	SS				Measure+Listed
												09-27-2012	MS				Measure+Listed
												09-26-2012	KT				Change
Total Appraised Parcel Value											275,800						

LAND LINE VALUATION SECTION		Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
B	1010	Single Fam MDL	RA				1.240	AC	36,000	0.84946	5	1.00	0060	1.150	SD		1,0000	43,600

Total Card Land Units		1.240	AC	Parcel Total Land Area		1.2400	Total Land Value		43,600
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NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

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

March 29, 2022

Galliehue Blevins
58 Juniper Way
Brooklyn, CT 06234

B100/APPLICATION

SUBJECT: FILE #12000140 -- JUNIPER WAY #58, MAP #40, LOT #88-36, BROOKLYN, CT

Dear Galliehue Blevins:

On September 30, 2021, this department received an application proposing the addition of a 16' x 32' inground pool to your property.

Based on the additional information provided 03/29/2022 and paperwork in our files this request has been approved under the following conditions:

1. Maintain a minimum of 25 feet from the existing septic system with the proposed inground pool.
2. Owner to verify exact location of septic.
3. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.

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

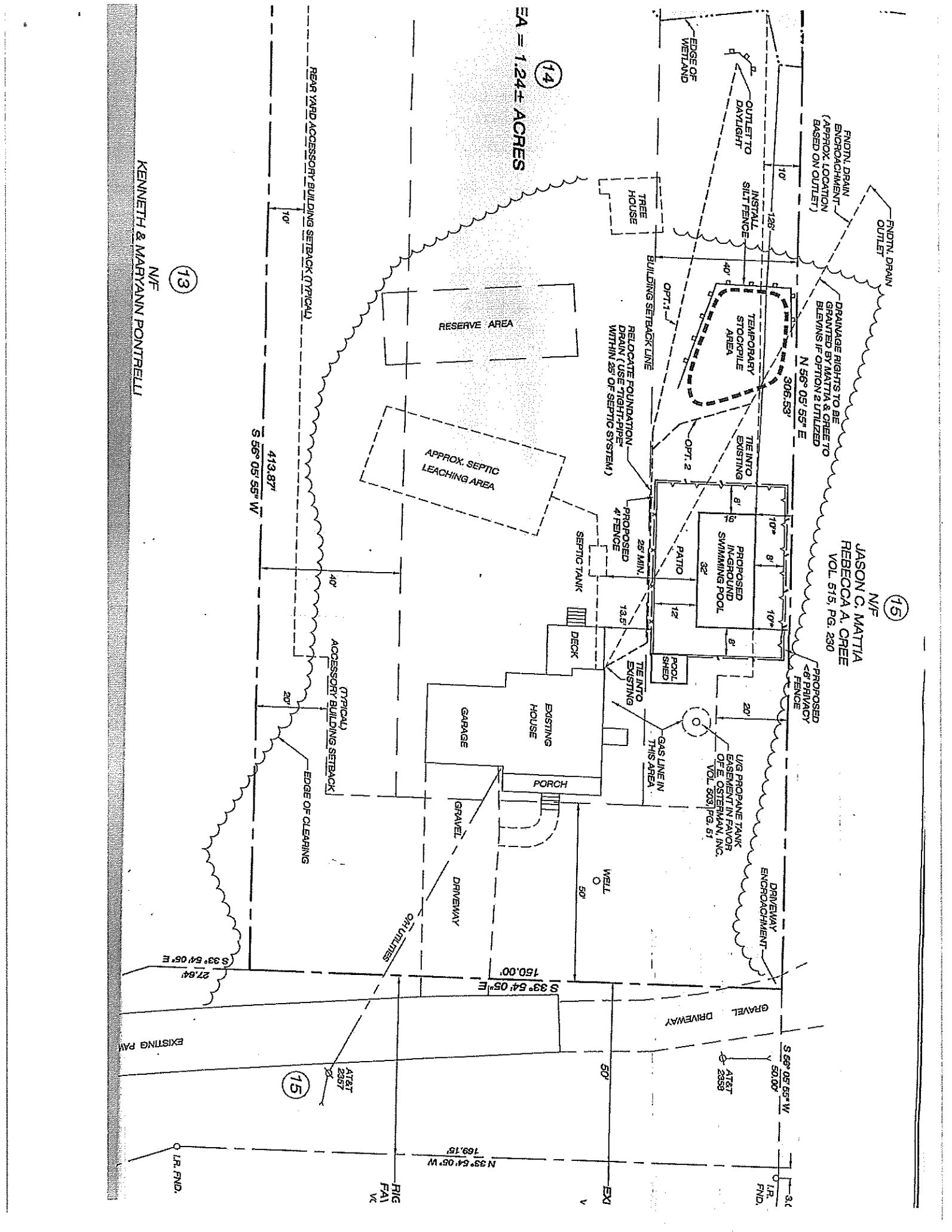
THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

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

Sincerely,

Donovan Moe, EHS
Environmental Health Specialist ~ NDDH

cc: Brooklyn Building Official



EA = 1.24 ± ACRES

KENNETH & MARYANN PONTELLI
N/E

JASON C. MATTIA
REBECCA A. CREE
VOL. 515, PG. 230

13

15

REAR YARD ACCESSORY BUILDING SETBACK (TYPICAL)
10'

413.87'
S 56° 05' 55" W

ACCESSORY BUILDING SETBACK (TYPICAL)
40'
EDGE OF CLEARING
20'

S 33° 54' 05" E
27.64'

S 33° 54' 05" E
150.00'

S 58° 05' 55" W
50.00'

N 33° 54' 05" W
169.15'

L.R. RVD.

RIG
FA1
VC

EXI
V

L.R. RVD.
3.4'

FNDR. DRAIN
ENCR. APPROACHMENT
(APPROX. LOCATION
BASED ON OUTLET)

FNDR. DRAIN
OUTLET

DRAINAGE RIGHTS TO BE
GRANTED BY MATTIA & CREE TO
BLEVINS IF OPT. 1 UTILIZED
N 56° 05' 55" E
306.53'

EDGE OF
WETLAND

OUTLET TO
DAYLIGHT

TREE
HOUSE

BUILDING SETBACK LINE
OPT. 1

TEMPORARY
STOCKPILE
AREA

THE INTO
EXISTING

RELOCATE FOUNDATION
DRAIN (USE 7" HIGH PIPE
WITHIN 25' OF SEPTIC SYSTEM)

RESERVE AREA

APPROX. SEPTIC
LEACHING AREA

PROPOSED
4" FENCE
25' MIN.

SEPTIC TANK

DECK

GARAGE

PORCH

EXISTING
HOUSE

GRAVEL
DRIVEWAY

GRAVEL
DRIVEWAY

WELL

GAS LINE IN
THIS AREA

U/G PROPANE TANK
EASEMENT IN FAVOR
OF E. OSTERMAN, INC.
VOL. 503, PG. 51

POOL
SHED

PATIO

PROPOSED
IN-GROUND
SWIMMING POOL

PROPOSED
< 6' PRIVACY
FENCE

DRIVEWAY
ENCR. APPROACHMENT

AT&T
2357

AT&T
2358

15

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A2". THE PURPOSE OF THIS SURVEY AND MAP IS TO DEPICT THE LOCATION OF A PROPOSED POOL FOR PERMITTING.

2. REFERENCE IS MADE TO THE FOLLOWING MAP:
SUBDIVISION PLAN - PHASE II PREPARED FOR BELMONT HOMES, LLC, off SOUTH STREET, BROOKLYN, CT - BOUNDARY SURVEY & LOT LAYOUT - SCALE: 1"=100' - DATE: 9/06/05 - REVISED AUGUST 26, 2009 - SHEET NO. 3 - BY: CLA ENGINEERS, INC.

3. ASSESSOR'S MAP 40, LOT 88-36, DEVELOPMENT LOT 14

4. ZONE: RA

5. REFERENCE DEED: VOL. 511, PG. 232

6. DIMENSIONS SHOWN WITH * INDICATES A ZONING VARIANCE WILL BE REQUIRED.

7. SEPTIC SYSTEM LOCATION IS BASED ON AS-BUILT INFORMATION ON FILE WITH THE NORTHEAST DISTRICT DEPARTMENT OF HEALTH AND VISIBLE FIELD EVIDENCE.

CO.

8. THE FOUNDATION DRAIN OUTLET PIPE SERVING THE SUBJECT PROPERTY WILL NEED TO BE RELOCATED AS INDICATED OR RIGHTS TO DRAIN WILL NEED TO BE GRANTED OVER LAND NOW OR FORMERLY OF MATTIA AND CREE.

ZONING SETBACKS

ZONE: RA

FRONT SETBACK	50'
SIDE SETBACK	40'
REAR SETBACK	50'
ACCESSORY BUILDING SETBACK	GREATER OF 20' OR $\frac{1}{2}$ HEIGHT OF BUILDING OVER 20'
ACCESSORY BUILDING IN REAR YARD	10'

REFERENCE IS MADE TO SECTIONS 3.C.5.2 AND 8.A.4 OF THE BROOKLYN ZONING REGULATIONS.

PP

NORTHEAST DISTRICT
DEPT OF HEALTH

2022 MAR 29 A 10: 05

Blossa

NTIALLY

12021

TE

ARS THE
EARS HEREON.

ZONING LOCATION SURVEY		SURVEYING • MAPPING • PLOT PLANS	
PLAN OF PROPOSED SWIMMING POOL PREPARED FOR GALLIHUE BLEVINS			LAND RECORD RESEARCH • TOPOGRAPHY • SUBDIVISION
58 JUNIPER WAY			
BROOKLYN, CONNECTICUT		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230	
DATE: NOVEMBER 2021		SHEET NO: 1 OF 1	
SCALE: 1" = 20'		REVISED:	
JOB NO: 21043	F.B. NO: 228	DRAWN BY: P.A.T.	MAP NO:

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE—POSTMASTER

Received From:
Galliehue Blevins
58 Suniper Way
Brooklyn, CT 06234

One piece of ordinary mail addressed to:
Susan + Rebecca Motta
60 Suniper Way
Brooklyn, CT 06234

PS Form 3817, Mar. 1989 GPO : 1993 O - 151-051

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

DANIELSON CT
 MAY 07 2022
 8666-93290

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE—POSTMASTER

Received From:
Galliehue Blevins
58 Suniper Way
Brooklyn, CT 06234

One piece of ordinary mail addressed to:
Greg + Nancy Parr
62 Suniper Way
Brooklyn, CT 06234

PS Form 3817, Mar. 1989 GPO : 1993 O - 151-051

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

DANIELSON CT
 MAY 07 2022
 8666-93290

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL. DOES NOT PROVIDE FOR INSURANCE—POSTMASTER

Received From:
Galliehue Blevins
58 Suniper Way
Brooklyn, CT 06234

One piece of ordinary mail addressed to:
Kenneth + Maryann Portelli
56 Suniper Way
Brooklyn, CT 06234

PS Form 3817, Mar. 1989 GPO : 1993 O - 151-051

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

DANIELSON CT
 MAY 07 2022
 8666-93290



1000

U.S. POSTAGE PAID
 FCM LETTER
 DANIELSON, CT
 06239
 MAY 07 22
 AMOUNT
\$1.65
 R2305M1436B1-21



1000

U.S. POSTAGE PAID
 FCM LETTER
 DANIELSON, CT
 06239
 MAY 07 22
 AMOUNT
\$1.65
 R2305M1436B1-21



1000

U.S. POSTAGE PAID
 FCM LETTER
 DANIELSON, CT
 06239
 MAY 07 22
 AMOUNT
\$1.65
 R2305M1436B1-21



DANIELSON
 70 WATER ST
 DANIELSON, CT 06239-9998
 (800) 275-8777

05/07/2022 11:48 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.58
Brooklyn, CT 06234			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 05/09/2022			
Cert of Mailing			\$1.65
Total			\$2.23

First-Class Mail® Letter	1		\$0.58
Brooklyn, CT 06234			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 05/09/2022			
Cert of Mailing			\$1.65
Total			\$2.23

First-Class Mail® Letter	1		\$0.58
Brooklyn, CT 06234			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 05/09/2022			
Cert of Mailing			\$1.65
Total			\$2.23

Grand Total: \$6.69

Debit Card Remitted \$6.69
 Card Name: MasterCard
 Account #: XXXXXXXXXXXX1268
 Approval #: 004828
 Transaction #: 543
 Receipt #: 024605
 Debit Card Purchase: \$6.69
 AID: A0000000042203 Chip
 AL: Debit
 PIN: Verified

 Every household in the U.S. is now eligible to receive a second set of 4 free test kits
 Go to www.covidtests.gov

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 081700-0239
 Receipt #: 840-50600091-2-4190305-1
 Clerk: 21

N/F
TOWN OF BROOKLYN
VOL. 410, PG. 171

15
N/F
JASON C. MATTIA
REBECCA A. CREE
VOL. 515, PG. 230

13
N/F
KENNETH & MARYANN PONTELLI
VOL. 583, PG. 89

14
AREA = 1.24± ACRES

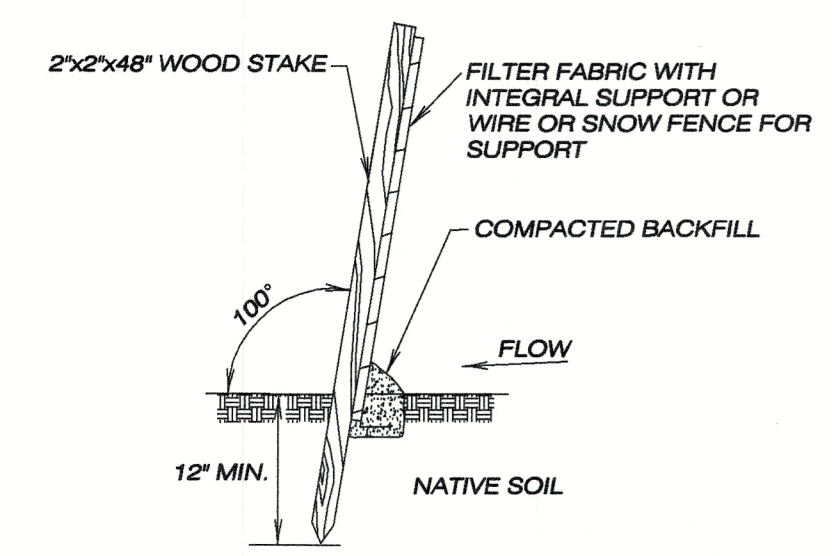
- NOTES:**
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ZONING SETBACKS

ZONE: RA

FRONT SETBACK	50'
SIDE SETBACK	40'
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ACCESSORY BUILDING SETBACK	GREATER OF 20' OR 1/2 HEIGHT OF BUILDING OVER 20'
ACCESSORY BUILDING IN REAR YARD	10'

REFERENCE IS MADE TO SECTIONS 3.C.5.2 AND 8.A.4 OF THE BROOKLYN ZONING REGULATIONS.



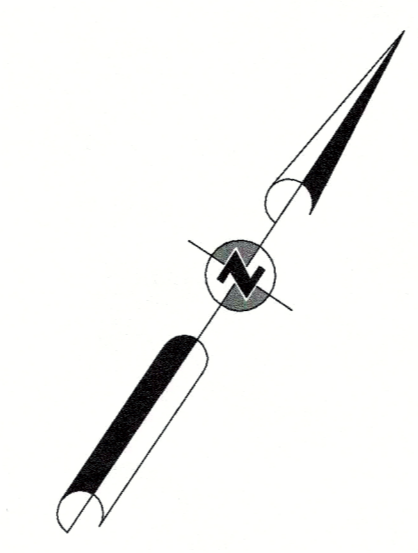
SILT FENCE INSTALLATION
NOT TO SCALE

SOIL EROSION CONTROL

THE PURPOSE OF THIS PROJECT IS THE INSTALLATION OF AN IN-GROUND SWIMMING POOL. PROPOSED ACTIVITIES ARE TO INCLUDE EXCAVATION OF POOL AREA, DRAIN RELOCATION, GRADING OF PATIO AREA, INSTALLATION OF POOL, PATIO AND FENCING INSTALLATION AND FINAL GRADING & LANDSCAPING.

OPERATIONS AND MAINTENANCE

1. ALL PROPOSED WORK SHALL CONFORM TO "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND TOWN REGULATIONS.
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3. PRIOR TO CONSTRUCTION OR EXCAVATION, SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS AS SHOWN ON THE PLAN OR AS REQUIRED BY THE TOWN AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. DAILY INSPECTIONS SHALL BE MADE OF EROSION AND SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVENESS AND IMMEDIATE CORRECTIVE ACTION SHALL BE TAKEN IF FAILURE OCCURS.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER HAS BEEN ESTABLISHED.
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7. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO IMPLEMENT THIS EROSION AND SEDIMENT CONTROL PLAN.



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

Paul A. Terwilliger
PAUL A. TERWILLIGER, L.S. NO. 70155

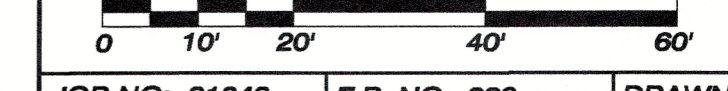
11/29/2021
DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

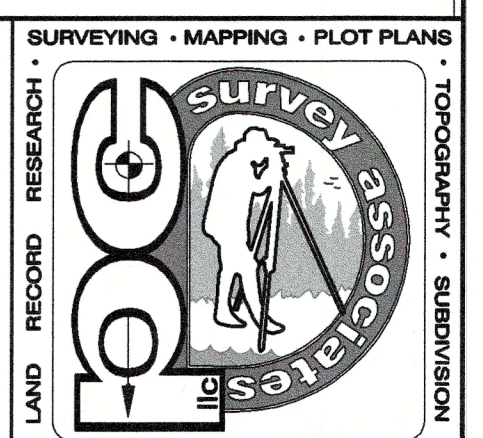


ZONING LOCATION SURVEY
PLAN OF
PROPOSED SWIMMING POOL
PREPARED FOR
GALLIHUE BLEVINS

58 JUNIPER WAY
BROOKLYN, CONNECTICUT
DATE: NOVEMBER 2021
SCALE: 1" = 20'



JOB NO: 21043 F.B. NO: 228 DRAWN BY: P.A.T. MAP NO:



63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230
SHEET NO: 1 OF 1
REVISED:

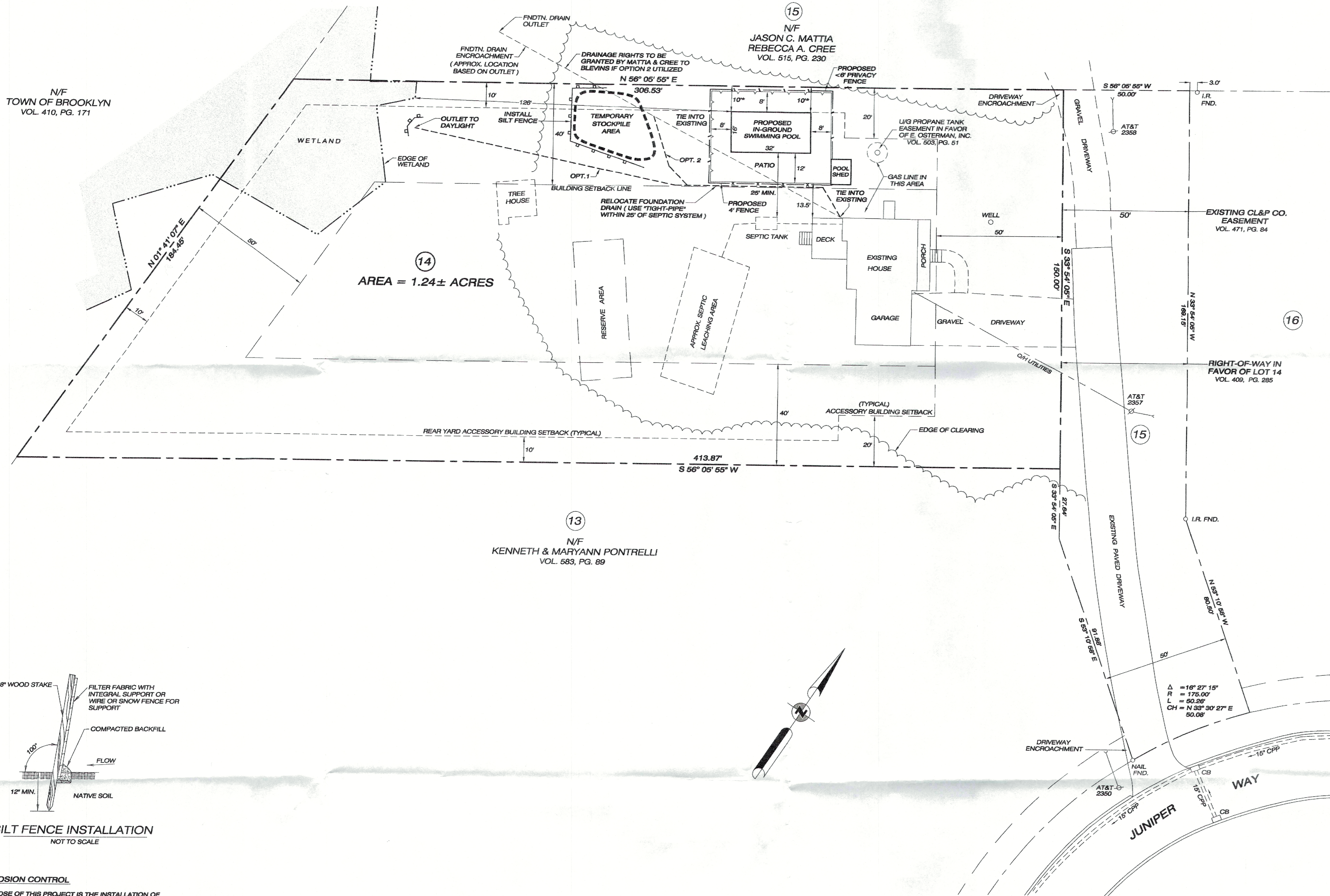
N/F
TOWN OF BROOKLYN
VOL. 410, PG. 171

15
N/F
JASON C. MATTIA
REBECCA A. CREE
VOL. 515, PG. 230

13
N/F
KENNETH & MARYANN PONTRILLI
VOL. 583, PG. 89

16

15



14
AREA = 1.24± ACRES

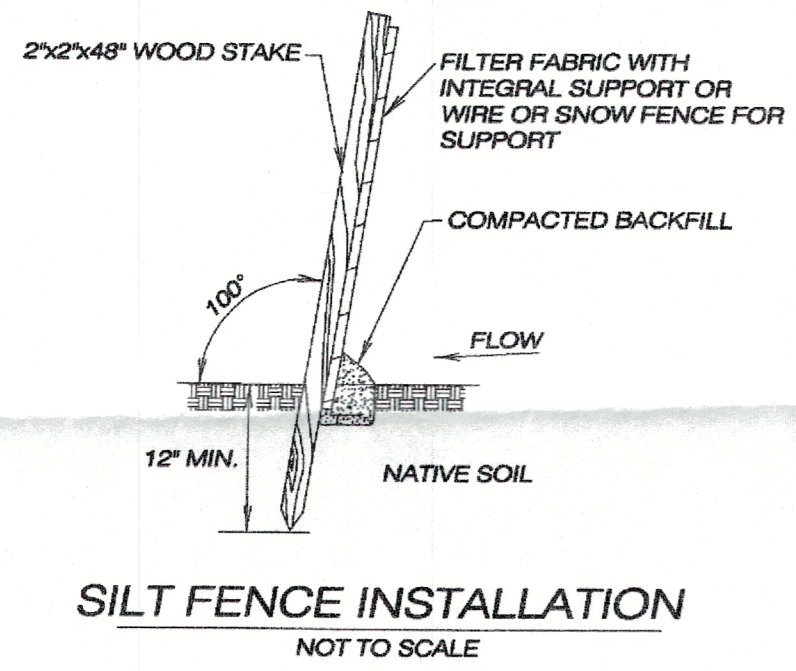
- NOTES:
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A2". THE PURPOSE OF THIS SURVEY AND MAP IS TO DEPICT THE LOCATION OF A PROPOSED POOL FOR PERMITTING.
 2. REFERENCE IS MADE TO THE FOLLOWING MAP: SUBDIVISION PLAN - PHASE II PREPARED FOR BELMONT HOMES, LLC, off SOUTH STREET, BROOKLYN, CT - BOUNDARY SURVEY & LOT LAYOUT - SCALE: 1"=100' - DATE: 9/06/05 - REVISED AUGUST 26, 2009 - SHEET NO. 3 - BY: CLA ENGINEERS, INC.
 3. ASSESSOR'S MAP 40, LOT 88-36, DEVELOPMENT LOT 14
 4. ZONE: RA
 5. REFERENCE DEED: VOL. 511, PG. 232
 6. DIMENSIONS SHOWN WITH * INDICATES A ZONING VARIANCE WILL BE REQUIRED.
 7. SEPTIC SYSTEM LOCATION IS BASED ON AS-BUILT INFORMATION ON FILE WITH THE NORTHEAST DISTRICT DEPARTMENT OF HEALTH AND VISIBLE FIELD EVIDENCE.
 8. THE FOUNDATION DRAIN OUTLET PIPE SERVING THE SUBJECT PROPERTY WILL NEED TO BE RELOCATED AS INDICATED OR RIGHTS TO DRAIN WILL NEED TO BE GRANTED OVER LAND NOW OR FORMERLY OF MATTIA AND CREE.

ZONING SETBACKS

ZONE: RA

FRONT SETBACK	50'
SIDE SETBACK	40'
REAR SETBACK	50'
ACCESSORY BUILDING SETBACK	GREATER OF 20' OR 1/2 HEIGHT OF BUILDING OVER 20'
ACCESSORY BUILDING IN REAR YARD	10'

REFERENCE IS MADE TO SECTIONS 3.C.5.2 AND 8.A.4 OF THE BROOKLYN ZONING REGULATIONS.

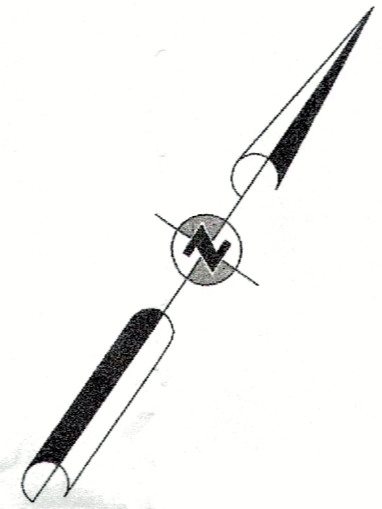


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Paul A. Terwilliger
PAUL A. TERWILLIGER, L.S. NO. 30155

11/29/2021
DATE

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ZONING LOCATION SURVEY		SURVEYING • MAPPING • PLOT PLANS LAND RECORD RESEARCH email: posturvey@net.net 83 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230
PLAN OF PROPOSED SWIMMING POOL PREPARED FOR GALLIHUE BLEVINS		
58 JUNIPER WAY BROOKLYN, CONNECTICUT		SHEET NO: 1 OF 1
DATE: NOVEMBER 2021 SCALE: 1" = 20'		REVISED:
JOB NO: 21043	F.B. NO: 228	DRAWN BY: P.A.T. MAP NO:

Margaret Washburn

From: Galliehue Blevins <galliehue@yahoo.com>
Sent: Thursday, June 02, 2022 1:25 PM
To: Margaret Washburn
Subject: 65 day extension

Hello Margret,
I grant you a 65 day extension on my application while awaiting the ZBA hearing.
Thank you for all your help,
Galliehue

BROOKLYN ZONING BOARD OF APPEALS
APPLICATION

FEE: \$250.00/STATE FEE: \$60/PUBLICATION FEE: \$600 ^{\$150 PHENOL} CHECK# 1291 \$ 460⁰⁰
APPLICATION # ZBA-22-002 DATE SUBMITTED 5/5/22 (5/23/22)

APPLICANT: GREGORY WEISENBERGER

MAILING ADDRESS: 141 LAVAZZ HILL RD

PROPERTY OWNER: (if different) _____

MAILING ADDRESS: _____

PROPERTY LOCATION: 141 LAVAZZ HILL RD

MAP: _____ LOT: _____ ACRES: _____

ZONE: RA R-30 VCD R-10 NC PC RB I-1 (circle one)

Is Property within 500' of a municipal boundary? NO

Application is submitted for approval of the following (check all that apply):

- Variance of the Zoning Regulations, Sections 3.C.5.2
The variance being requested is 40' in lieu of 50 required.
- Appeal of an order, requirement or decision of the ZEO under Sec. 17.2 of the Brooklyn Zoning Regulations.
- Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):

SEE SITE PLAN
RELIEF FROM FRONT YARD SETBACK FOR PROPOSED
BUILDING.

Specify Hardship, if applying for a variance: LIMITED AREA TO PG
BUILDING, DO THE THE LOCATION OF EXISTING HUBS,
SEWER SYSTEM AND SLOPES OF EXISTING GRADINGS
OF THE SITE

The following information must accompany each application:

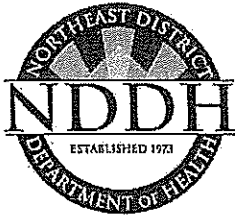
1. A plot plan, prepared by a licensed land surveyor, to A-2 survey standard **or** at the Board's discretion, a plot plan, prepared from available information, sufficiently accurate to allow the members to reach an informed decision.
2. Enclose a copy of letter of denial from the Zoning Officer.
3. See Article 17, Section 3 of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
4. Please make check payable to the Town of Brooklyn.
5. Applications may be mailed to the Brooklyn Land Use Office, P.O. Box 356, Brooklyn, CT 06234 or delivered in person during regular business hours to the Land Use Office, Suite 22, 69 South Main Street, Brooklyn, CT.
6. Notification: Any application involving a public hearing will require, at the Petitioner's own expense, that the Petitioner send notice of the application at least 15 days prior to the date of the public hearing via certificate of mailing to all owners of record of any abutting properties as well as to owner's of record of those properties that lie opposite the parcel across any street or thoroughfare. Copies of the list of abutters and certificates of mailings are to be provided the day of the public hearing. Abutting owners shall be the owners identified in the tax assessor's records.
7. If the proposed activity is located within a Drinking Water Supply Aquifer Area then the attached Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.
8. It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and/or Fire Marshal to determine if other permits are required.

NOTE: Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.

The undersigned applicant(s) and owner(s) hereby depose and state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge and belief.

D. Gregg Weisulge
Applicant
May 5, 2022
Date

D. Gregg Weisulge
Property Owner
May 5, 2022
Date



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 04, 2021

D. Gregory & Donna Weisenberger
141 Laurel Hill Road
Brooklyn, CT 06234

B100/APPLICATION

SUBJECT: FILE #87002615 -- LAUREL HILL ROAD #141, MAP #17, LOT #1A, BROOKLYN, CT

Dear D. Gregory & Donna Weisenberger:

On September 29, 2021, this department received an application proposing the addition of a 20' x 30' detached garage with loft storage on concrete slab to your property.

Upon review of the information provided by you, prior to further review of your application, this department will require the following:

1. Owner to verify exact location of septic.
2. Please submit a Plot Plan to scale showing location of house, well, septic system, and closest property lines.
3. Must show a code-complying area for future septic repair on plan.

Once this information has been received, this department will be able to review your proposal.

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

Sincerely,

Donovan Moe

Donovan Moe, EHS
Environmental Health Specialist ~ NDDH

cc: Brooklyn Building Official



Necog GIS Site

Shed can be up to ten ft from a property line if located on this side of the red line (indicating the rear yard).

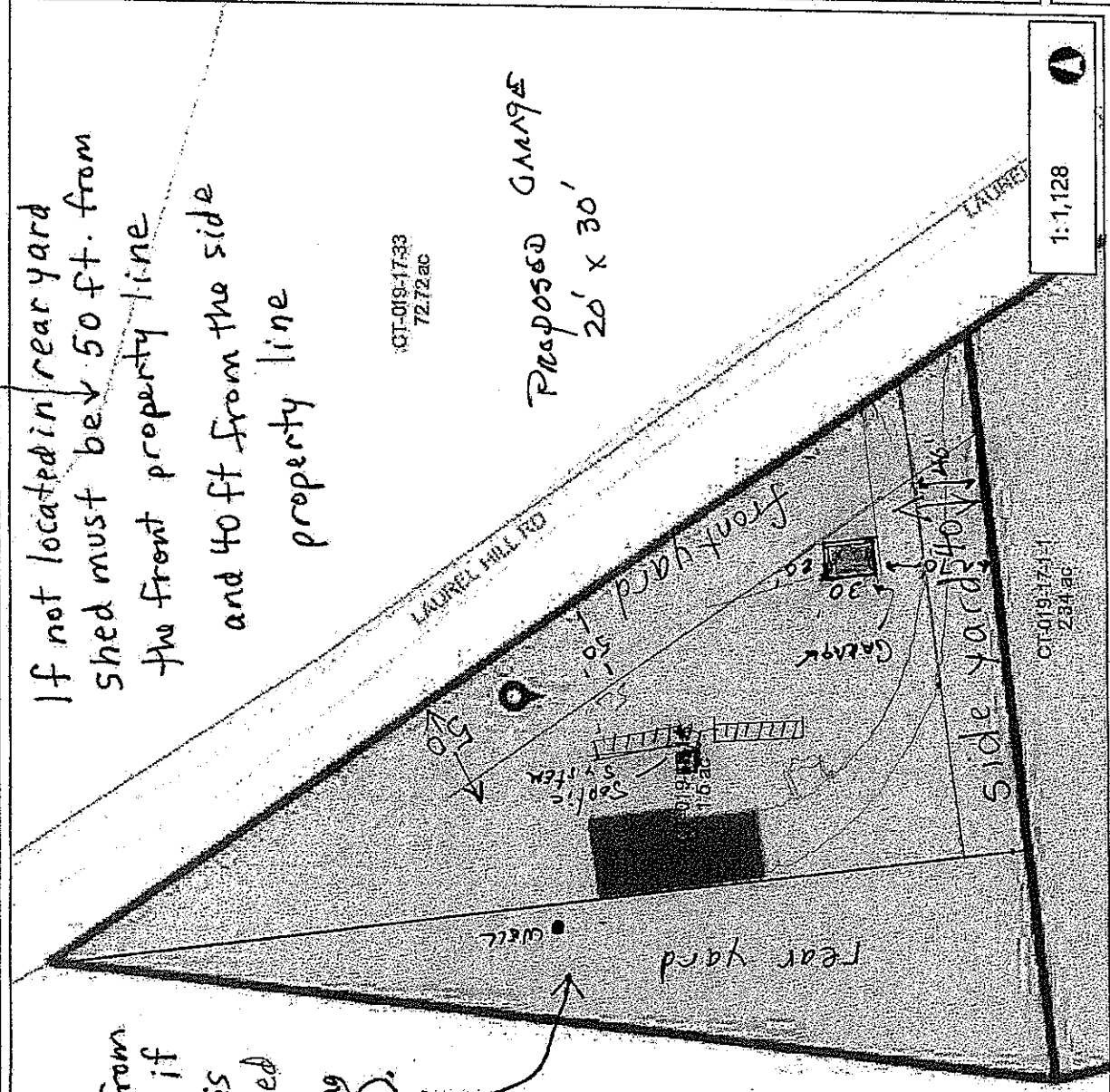
(at least)

If not located in rear yard shed must be 50 ft. from the front property line and 40 ft from the side property line

CT-019-173
7.48 ac

(Not closer than 10 ft from a property line)

Proposed Garage
20' x 30'



1:1,128

- Legend
- Town
- Buildings 2012
- Parcels

Notes
141 Laurel Hill Road
RA Zone

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.0 Miles





Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands _____ Zoning Enforcement Blight Enforcement _____

SITE INSPECTION NUMBER 1 2 3 4 5

141 Laurel Hill Road 5/18/22

Address Date

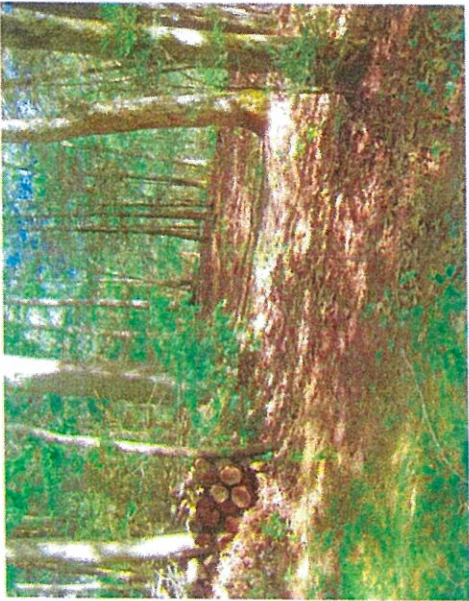
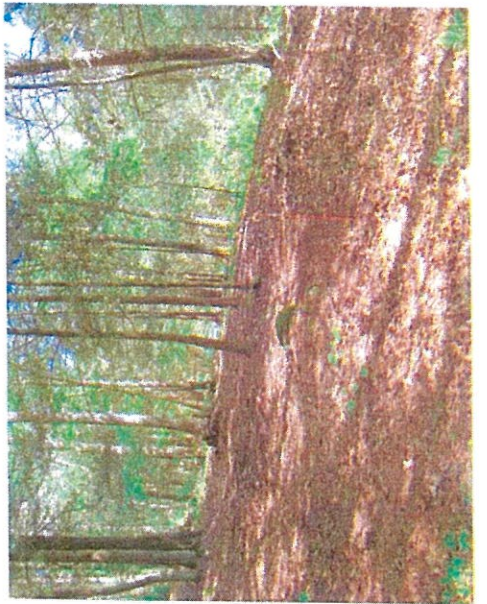
I met with Gregory Weisenberger,
took photos and inspected for
a variance from the ZBA.

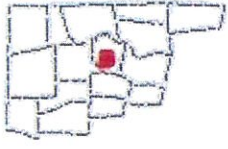
The photographs show the area
where the garage is proposed.

Most of the lot is steeply sloping.

Commission Representative M. Washburn

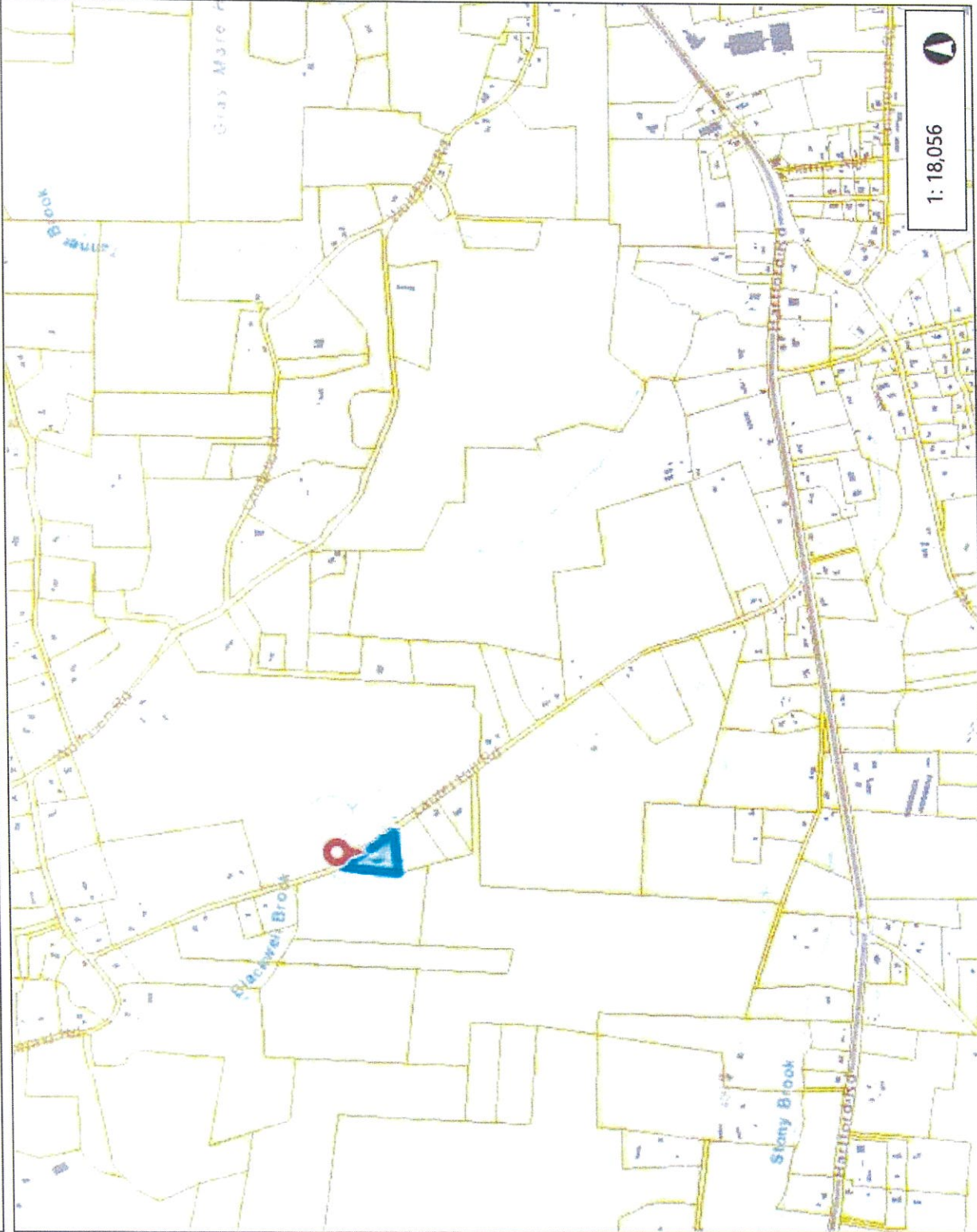
Owner or Authorized Signature _____





- Legend**
- Town
 - Buildings 2012
 - Parcels

Notes
141 Laurel Hill Rd.



1: 18,056



0.6 Miles



0

0.6

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WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT
WEISENBERGER D GREGORY & DO 141 LAUREL HILL RD BROOKLYN CT 06234-1615	Alt Prcl ID 171001A OVERLAY FIRE DIST SEWER			WOLCHESKY SUBDIV. SURVEY # 9/30 DEV LOT Census # 9051	Code 1-1 1-3 Assessed 44,000 242,700 30,800 169,900 6019 BROOKLYN, CT

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
WEISENBERGER D GREGORY & DONNA J WOLCHESKY MICHAEL W & MILLER ROBE		0092 0089	07-18-1988 12-23-1987	U	I	230,000 15,000	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Comm Int
Total		0.00	

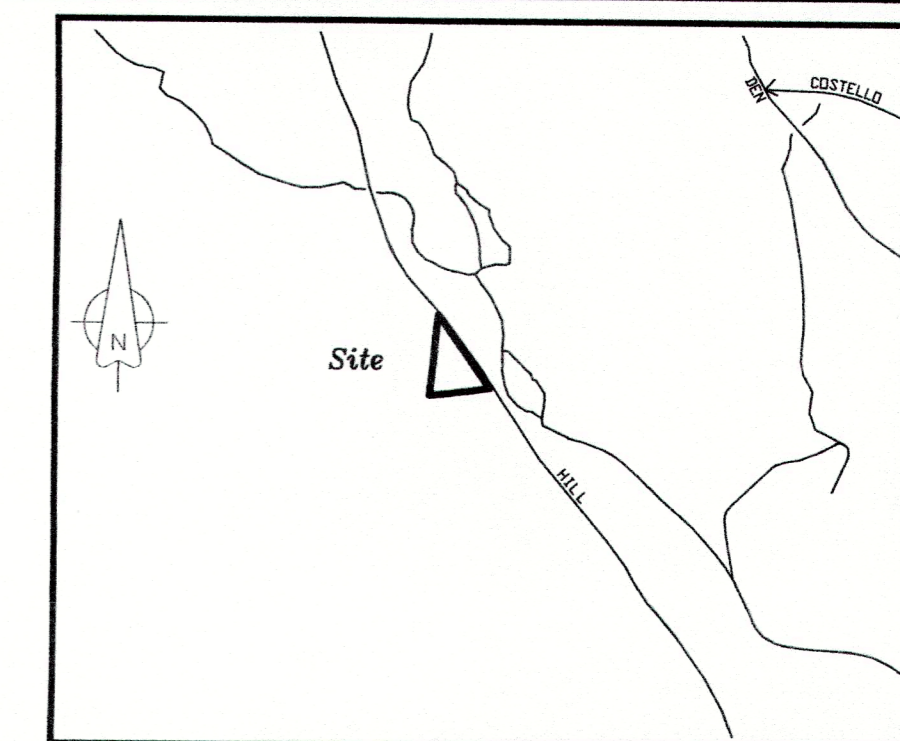
ASSESSING NEIGHBORHOOD	
Nbhd	Tracing
0001	B

BEIGE IA

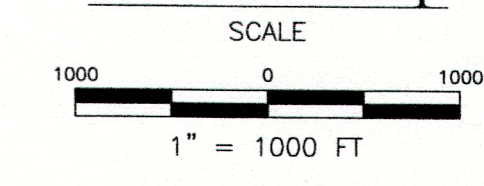
NOTES

BUILDING PERMIT RECORD		APRAISED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
1597	11-18-1987	NC	New Construct
Amount	Insp Date	% Comp	Date Comp
100,000		100	12-18-1987
Comments	SFD		

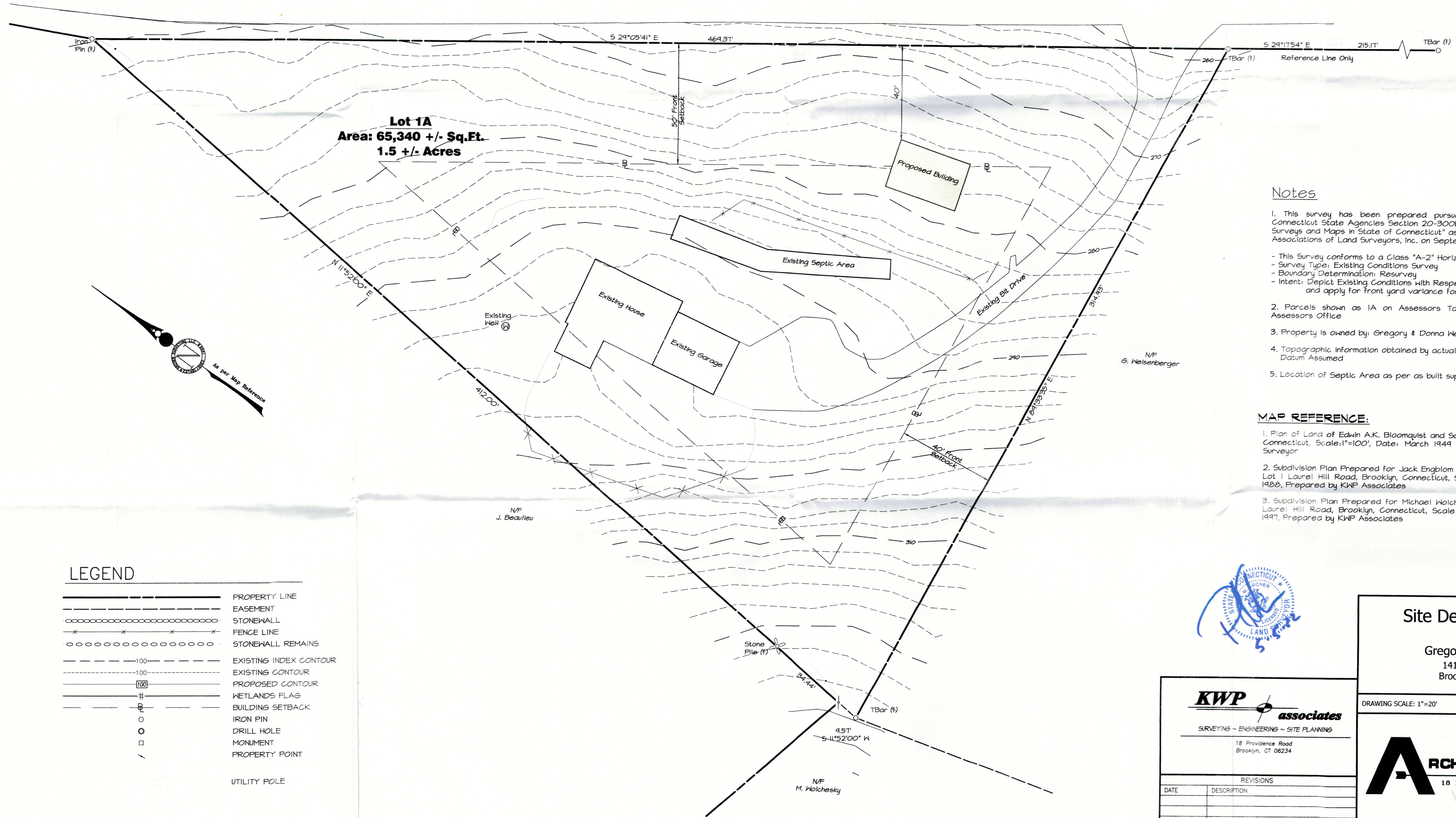
LAND LINE VALUATION SECTION		VISIT / CHANGE HISTORY	
B Use Code	Description	Zone	LA
1	1010 Single Fam MDL	RA	
Land Units	Unit Price	Size Adj	Site Index
1.500 AC	36,000	0.74074	5
Cond.	Nbhd.	Nbhd. Adj	Notes
1.00	0050	1.100	
Location Adjustmen	Adj Unit P	Land Value	
1.0000		44,000	
Total Card Land Units	1.500 AC	Parcel Total Land Area	1.5000
Total Appraised Parcel Value	286,700		Total Land Value
286,700		44,000	



Location Map



Laurel Hill Road



Lot 1A
Area: 65,340 +/- Sq.Ft.
1.5 +/- Acres

Notes

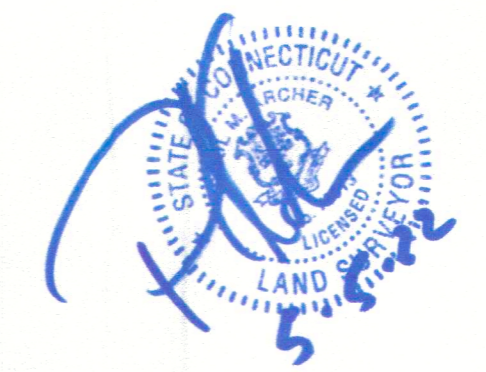
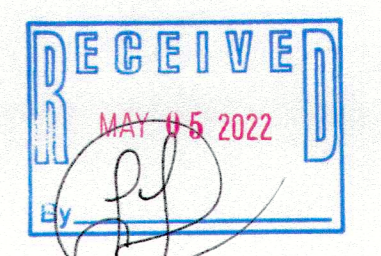
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996
 - This Survey conforms to a Class "A-2" Horizontal Accuracy
 - Survey Type: Existing Conditions Survey
 - Boundary Determination: Resurvey
 - Intent: Depict Existing Conditions with Respect to Property Lines and apply for front yard variance for proposed building
- Parcels shown as IA on Assessors Tax Map IT of the Brooklyn Assessors Office
- Property is owned by: Gregory & Donna Weisenberger
- Topographic Information obtained by actual field measurements, Datum Assumed
- Location of Septic Area as per as built supplied by owner

MAP REFERENCE:

- Plan of Land of Edwin A.K. Bloomquist and Sally E. Bloomquist, Brooklyn, Connecticut, Scale: 1"=100', Date: March 1944 Prepared by William Pike, Surveyor
- Subdivision Plan Prepared for Jack Engblom and Jacqueline L. Engblom, Lot 1 Laurel Hill Road, Brooklyn, Connecticut, Scale: 1"=40', Date: August 1988, Prepared by KWP Associates
- Subdivision Plan Prepared for Michael Wolchesky and Anne Wolchesky, Laurel Hill Road, Brooklyn, Connecticut, Scale: 1"=50', Date: December 1997, Prepared by KWP Associates

LEGEND

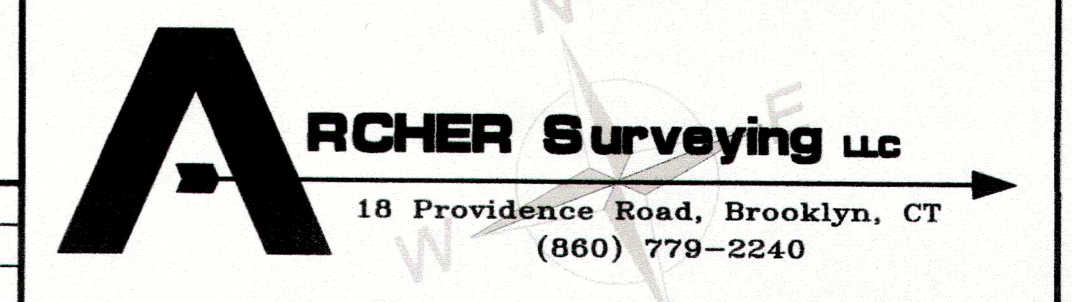
- PROPERTY LINE
- - - EASEMENT
- o o o o o STONENALL
- x x x x x FENCE LINE
- o o o o o STONENALL REMAINS
- - - 100 EXISTING INDEX CONTOUR
- - - 100 EXISTING CONTOUR
- - - 100 PROPOSED CONTOUR
- # WETLANDS FLAG
- - - BUILDING SETBACK
- o IRON PIN
- o DRILL HOLE
- MONUMENT
- o PROPERTY POINT
- UTILITY POLE



Site Development Plan

Prepared For:
Gregory Weisenberger
141 Laurel Hill Road
Brooklyn, Connecticut

DRAWING SCALE: 1"=20'



KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
18 Providence Road
Brooklyn, CT 06234

REVISIONS	
DATE	DESCRIPTION