

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Wednesday, February 7, 2024, 6:30 p.m.**

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

MEETING LOCATION: Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT		
Click link below: https://us06web.zoom.us/j/87925438541	or	Go to https://www.zoom.us/join Enter meeting ID: 879 2543 8541
Dial: 1-646-558-8656		
Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting		

MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:33 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Gil Maiato and Lisa Herring (all present in person).
John Haefele was absent with notice.
Seth Pember and Karl Avanecean were absent.

Staff Present: Manuel Medina, Interim Town Planner; Austin Tanner, First Selectman.

Also Present in Person: David Held, Provost & Rovero, Inc.; Paul Archer, Archer Surveying; Dave Smith, Professional Engineer.
There were six additional people present in the audience.

Present via Zoom: Carrie Barna; Brian Simmons; Bill Green; Matt Alexander; L. Trahan; John's iPad; Austin George; Christa Haveles; Carrie Juhasz; Jessica Solis; Pamela iPad(2); Jackie Igliazzi; Mark; C; Heather Allen; Bob; Sharon Loughlin; iPhone; Z; Marie; Glenn; Diane Wimmer; Michaela George; Cynthia Scalzi.

III. Election of Officers

M. Sigfridson opened the floor to nominations for the Position of Chair.

Motion was made by C. Kelleher to nominate M. Sigfridson for the position of Chair of the Planning & Zoning Commission.

M. Sigfridson declined the nomination.

Motion was made by M. Sigfridson to nominate A. Fitzgerald for the position of Chair of the Planning & Zoning Commission.

Second by G. Maiato.

There were no other nominations for Chair.

M. Sigfridson closed the nominations for Chair.

Motion carried unanimously by voice vote (6-0-0).

M. Sigfridson opened the floor to nominations for the position of Vice Chair.

Motion was made by G. Maiato to nominate C. Kelleher for the position of Vice Chair of the Planning & Zoning Commission.

Second by L. Herring.

There were no other nominations for Chair.

M. Sigfridson closed nominations for Vice Chair.

Motion carried unanimously by voice vote (6-0-0).

A.Tanner welcomed and introduced Manuel Medina, Interim Town Planner.

IV. Seating of Alternates – None.

V. Adoption of Minutes: Meeting December 19, 2023

Motion was made by G. Maiato to adopt the Minutes of the Meeting of December 19, 2023, as presented.

Second by M. Sigfridson. No discussion.

Motion carried unanimously by voice vote (6-0-0).

VI. Public Commentary – None.

VII. Unfinished Business:

a. Reading of Legal Notices

The Legal Notice for **SD 23-002** was read aloud by Lisa Herring (published on January 24, 2024 and January 31, 2024).

b. Continued Public Hearings – None.

c. New Public Hearings:

1. **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.

David Held, Professional Engineer and Land Surveyor, Provost & Rovero, represented the Applicant and gave a posterboard presentation/overview (maps were displayed as discussed):

- Approval was received from the following: Inland Wetlands & Watercourses Commission; CT DOT for the driveways on Route 205; Northeast District Department of Health; and it has been reviewed and approved by Syl Pauley, Consulting Town Engineer. Mr. Held stated that copies of all approvals were included with Application materials.
- Public Hearing Notices were sent out to abutting property owners per the Subdivision Regulations and the certificate of mailing was provided to the Zoning Enforcement Officer.
- Mr. Held referred to and displayed Sheet 2 of the plan set (Re-subdivision Map). The remaining 18.2 acres in the R-30 Zone is proposed to be divided into 14 new residential lots. All of the proposed lots comply with the dimensional requirements: minimum lot size of 30,000 s.f. Interior/rear lots are at a minimum of 30,000 s.f. not including access strips.
- Mr. Held orientated the property.
- They are proposing access to ten of the lots from the frontage on Gorman Road (three being rear lots – Lot #'s 8, 9 & 10). Mr. Held indicated the location of the access strip for Lot #'s 8, 9 & 10. The other seven lots would be front lots with 110 feet of minimum frontage on Gorman Road.
- They are proposing four lots to access from the frontage on Route 205 (three being rear lots sharing a common driveway owned by Lot #2 which is the largest lot in the subdivision – 7.2 acres).
- Due to concerns regarding drainage heard at the IWWC, Mr. Held explained about the drainage:
Mr. Held referred to Page 3 (Site Plan No. 1) and explained about the existing DOT drainage easement on this property (Route 205).

Mr. Held referred to Page 4 (Site Plan No. 2 – upper side of the property) noting a wetland area at the northerly end on Gorman Road which extends onto this property. He indicated and explained about a large wetland complex on the easterly side of Gorman Road that flows under a private driveway, feeds a pond, supports the fringe wetlands, the pond overflows onto the Project property and goes into the open hayfield.

Mr. Held explained that, similarly, on the westerly side of the Project, there is a large wetland area off-site to the north which flows onto the property through the edge of the existing hayfield. Mr. Held indicated the locations where the two wetlands end. Mr. Held explained that they are pretty significant wetlands which originate off-site.

Mr. Held stated that the site is comprised largely of sand and gravel soils and are well-drained to the point where both of those wetland complexes actually disappear in the middle of the field on the site because it is so well drained.

Mr. Held indicated and explained about another small pocket of wetland near the property boundary that was formed due to poor grading when a repair was made to the septic system on the adjacent lot.

Mr. Held restated that the Project, which included a drainage report, has been reviewed and approved by Consulting Town Engineer, Syl Pauley. Mr. Held stated that he is comfortable, in his professional judgement, that they are not causing any drainage problems either on this property or, potentially, on adjacent properties.

- Regarding potential effects on neighboring wells, Mr. Held explained that this property is in the R-30 District since Zoning was adopted in the Town and he assumes that there is a reason it is in the R-30, rather than in the RA, which is largely due to the soils on this property. He explained that it is extremely advantageous that they are putting in small septic systems because there are well-drained soils. He explained about stratified drift which has enormous water-holding capability and an enormous capability to infiltrate stormwater. Basically, you have a joint storage cistern for something that is feeding the ground water aquifer. Mr. Held stated that he would like to imagine that the Town envisioned zoning this R-30 with the knowledge that the soils and the environmental conditions are appropriate for the level of density shown here. Mr. Held stated that he feels quite comfortable that there will be no impact to any of the wells from anything that is being proposed here.
- As part of the DOT approval, Mr. Held explained that there will be a minor alteration of existing guardrail along Route 205 to make room for the second curb cut for Lot #4.
- The property is mostly open right now. It has been used for agricultural purposes in the past. They are not proposing any tree clearing or removal of vegetation, with the exception of some brush along Gorman Road and Route 205 for driveways.
- Not changing the land characteristics in any significant manner from clearing.
- Mr. Held explained about the Appraisal Report performed by McCormick Appraisals, Brooklyn, CT. Mr. Held stated that copies had been provided with the Application. They requested fee-in-lieu of open

space for this Project as they feel it is most appropriate based on the preliminary discussion with the PZC. Pre-development value - \$320,000. They propose a ten-percent fee-in-lieu of open space which would be divided among the fourteen lots at the time of sale.

- Mr. Held referred to his letter, dated December 14, 2023, to the PZC submitted with the Application in which waivers are requested for:
 - Waiver for providing sidewalks along the Project road frontage. Mr. Held explained that the reason is because there would be no benefit and it would cause a maintenance nuisance for the Town. The sidewalks would not connect to any existing network and would go nowhere.
 - Waiver for submitting a Sanitary and Water Supply Report. Mr. Held stated that, in the past, this has been granted because they have approval from the NDDH concurring with the feasibility of all of these lots for development, water supply and sanitary sewage disposal.

There was discussion regarding fee-in-lieu vs. open space. Mr. Held explained that there was a site walk with the BCC and they had provided correspondence stating that they are okay with the fee-in-lieu of open space. Mr. Fitzgerald confirmed that a Memo had been received. Mr. Held explained that during the site walk he had discussed a conservation easement on the back of the large lot, but the BCC chose the fee-in-lieu which, he said, makes more sense.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- Mr. Fitzgerald commented that he agrees with no sidewalk for Wauregan Road, but would like sidewalk on Gorman Road. He explained that more bus stops would be added and people walk on that road on a regular basis, looping around to Creamery Brook. There is a lot of traffic on that road.
Mr. Held stated that it would be infeasible to install sidewalks between there and the School.
Ms. Sigfridson stated agreement with Mr. Fitzgerald.
C. Keller asked if sidewalks were requested on-site, where would they lead to off-site?
Mr. Fitzgerald stated that a curb cut would be needed for a handicap ramp.
Mr. Held suggested that there is a substantial shoulder where people could walk. He asked if the Commission would like a better prepared shoulder for people to walk on rather than giving the Town the nuisance and expense of having to maintain a sidewalk that goes nowhere.
Mr. Fitzgerald commented about a swale between the road and the stone wall.
Mr. Held stated that leveling off the shoulder and providing a grassy area to walk on would be more fitting with the neighborhood (he indicated the location).

COMMENTS FROM THE PUBLIC:

Please Note: Public comments can be heard in their entirety, as well as the entire meeting, by requesting the link to the meeting from the First Selectman's Office.

- Michaela George, 225 Gorman Road (via Zoom), spoke in favor of sidewalk.
- Matt Allen, 115 Christian Hill Road, stated that there is a groundwater protection overlay zone (R-30, Route 205) where a driveway is proposed.

He explained his feeling that doing 30,000 s.f. house lots in that area with no city water or sewer is a disservice to future owners. He voiced concern regarding septic and well failures, drainage. He feels that the PZC should look further ahead. He stated that Syl Pauley said that he did not remember seeing the plans for this property.

Mr. Fitzgerald clarified that the PZC received communication from Syl Pauley stating that he approved the plans.

Mr. Fitzgerald looked up the Groundwater Protection Overlay Zone and explained that there is nothing that prohibits subdivisions.

- Mike Smyefski, 176 Wauregan Road, (abutting property owner) asked about open space/fee-in-lieu.

Mr. Fitzgerald gave an explanation.

- Cynthia Scalzi, 36 Franklin Drive (via Zoom), asked how many homes are going into the section of Gorman Road at the corner, size of homes, what type of lots.

Mr. Held answered: frontage on Gorman Road will provide access to 10 lots; lot size minimum of 30,000 s.f.; type/size of homes to be determined. Conceptual design shown is for three-bedroom houses which is what the septic systems are based on.

ADDITIONAL QUESTIONS/COMMENTS FROM THE COMMISSION:

- L. Herring stated agreement with Mr. Fitzgerald regarding sidewalks. Mr. Held displayed Site Plan No. 2 and asked if CL&P utility pole #1154 would be a reasonable place to end the sidewalk. Mr. Fitzgerald stated agreement and said, basically, from Brenn Drive to Creamery Brook. Ms. Herring stated agreement.
- C. Kelleher asked if a pathway would suffice. Mr. Held explained that the sidewalk would be within the r.o.w. which is on the roadside. He explained about the 25 feet off the centerline of the road. The stone wall would need to be pulled out because it is on the edge. Mr. Fitzgerald stated that it could be pulled out and put back, a pretty basic requirement.

ADDITIONAL COMMENTS FROM THE PUBLIC:

- Mike Smyefski feels that it is too many houses for that area. He wouldn't have a problem if they eliminated a few houses. He doesn't feel it benefits the Town and he is concerned about the future of the Town. He feels there will be problems between neighbors who share driveways. He is concerned with run-off if the driveways are paved. He is concerned about his stone walls. He asked if they are changing the size of the pipe that goes under the road. He doesn't like it that homes will be on top of one another. Mr. Held stated that it would not cause any meaningful difference in run-off or water quality. Mr. Fitzgerald stated that there is no detail for paved driveways. He asked about a shared driveway agreement. Mr. Medina explained that a maintenance agreement would have to be filed with the deed, per the Subdivision Regulations. Mr. Held stated that the stone walls are boundaries and they can't be disturbed. Mr. Fitzgerald explained that if something happens to a stone wall, it would have to be repaired/replaced.

Regarding the pipe under the road, Mr. Fitzgerald stated that it is a DOT easement pipe

Ms. Sigfridson commented about an email from Syl Pauley (dated December 11, 2023) in which he states that he saw the plans and has no issues. She said that, if there were issues to be found, he would have found them.

There was discussion with Mr. Smyefski.

- Ray Preece, 146 South Main Street, asked about the open space requirement for this subdivision. He suggested that perhaps requiring the open space could eliminated some of the housing.
David Held gave an explanation.

- Cynthia Scalzi stated that she is concerned about drainage and if there would be issues with aquifers. Cynthia Scalzi purchased a large amount of acreage and feels that this subdivision of such small lots will take away appeal from the Town.

Mr. Held stated that it will look like the other side of Gorman Road when it is developed. Regarding the aquifer, Mr. Held restated that this is a stratified drift area that is in an aquifer protection area and drilling 14 wells for 14 residential houses is not going to have a meaningful impact on the aquifer.

M. Sigfridson read aloud a comment in the Chat (via Zoom) that she thought may have come from Cynthia Scalzi, “They have to approve the subdivisions because the Town signed on to federal contracts and money. Now, they need their numbers for their quotas.” Ms. Sigfridson, for the Record, stated that she is not personally aware of any quota or federal contracts that would affect our decision when it comes to this subdivision application. She asked if anyone else has been given a quota. Mr. Fitzgerald stated that he has not and he stated that he resents the implication.

- Heather Allen, 115 Christian Hill Road (via Zoom), commented that she has attended a lot of PZC and IWWC meetings and she feels that it is odd and surprising that Syl Pauley did not have any comments for something of this magnitude.

Mr. Medina stated that plans were received on December 14, 2023.

Mr. Held explained that Mr. Pauley reviewed the plans for the IWWC and had no comments. Mr. Held stated that he, specifically, asked the ZEO if that pertained to P&Z also and he asked that Mr. Pauley issue something separate for P&Z, which he did.

Ms. Sigfridson explained that Mr. Pauley’s not having issue with the plans is not a substitute for the PZC to do our own, independent review of them.

Mr. Held stated that he had reviewed it in a preliminary manner with Jana Roberson when she was the Town Planner and also with the PZC in a preliminary manner and that he also spoke with Mr. Medina recently regarding some questions. He said that it is a well thought-out Application.

- Mike Smyefski asked if utilities will be underground.
Mr. Held stated “yes” and that he believes it is a requirement of the Subdivision Regulations.

ADDITIONAL QUESTIONS/COMMENTS FROM THE COMMISSION:

- G. Maiato commented that fourteen houses seem like a lot of houses on that corner with school buses, people walking and the traffic.

Mr. Held stated that that would be a regulatory and planning issue. The Commission chose to zone this in a certain way and an application has been submitted which complies with all of the requirements of that zone, then, it is an administrative procedure to act on the subdivision application that it complies with all of the requirements of the zone. There was discussion with Mr. Smyefski who expressed disagreement.

ADDITIONAL COMMENTS FROM THE PUBLIC:

- Jackie Iglizzi, 8 Woodward Road (via Zoom), asked if Syl Pauley had no comments or if he hasn't responded. Mr. Medina stated that correspondence was received from Mr. Pauley stating that he has reviewed it and he has no concerns. A.Fitzgerald read aloud the email from Mr. Pauley (dated December 11, 2023).

COMMENTS FROM STAFF:

- Mr. Medina referred to the Staff Report and he explained that his questions had been answered. Mr. Held has agreed to make sure that they are reflected on the plans before the final mylars are filed.

There were no further comments.

Motion was made by M. Sigfridson to close the public hearing for **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.

Second by C. Kelleher.

Discussion: There was discussion with G. Maiato as to whether he would abstain.

Motion carried unanimously by voice vote (5-0-0). Mr. Maiato voted to close the public hearing.

d. Other Unfinished Business:

1. **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.

Motion was made by C. Kelleher to approve the application **SD 23-002:** Fourteen-lot resubdivision, Applicant: KA&G Investments, LLC., 18.2 acres on Wauregan Road and Gorman Road., (Map 32, Lot 15-1), Proposed creation of two residential lots, including six rear lots on two shared driveways in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

The following items shall be corrected on the Final Subdivision Plans which will be submitted in paper for checking to the Land Use Office prior to being printed on archival material (mylar):

- 1) Show Volume and Page numbers of the filed Drainage Easement on Lot 4 in favor of the State of Connecticut.
- 2) Land within 25' of the centerline of Gorman Road shall be deeded to the town in accordance with the Subdivision Regulations and the Public Improvement Specifications. Show Volume and Page numbers of said deed following filing.

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).
- 2) Shared Driveway and Maintenance Agreements for the shared driveways in a form acceptable to the Town Attorney shall be filed simultaneously with the recording of the subdivision mylars in the office of the Town Clerk.

At the time of sale of any building lot:

- 1) All boundary pins and monuments shall be set and field verified by the surveyor.
- 2) At the time of sale of any of the new building lots, a payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$2,285 per lot in accordance with the requirements of CT General Statutes 8-25 and Brooklyn Subdivision Regulation Sec. 8. An open space lien may be placed on the building lots to ensure that the fee-in-lieu of open space is paid at the time of sale.

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

- 1) The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
- 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 stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer. Any cutting of trees greater than 30" d.b.h. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
- 3) The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
- 4) Stonewalls must be finished on the edges prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

Additional Condition of Approval to be included:

- Sidewalks to be installed between CL&P Pole #'s 1154 and 1151.

Second by L Herring.

There was discussion:

- Clarification:
Prior to the issuance of a Zoning Permit on any lot: Number 1 to read as follows (when read into the Record, C. Kelleher stated "seventy days"):
 - 1) "The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting."
- L. Herring explained that the PZC is obligated to make decisions based on what is presented and on the Regulations, not on feelings. She explained that if changes to the Regulations are wanted, there is a process to follow.
- G. Maiato explained that he is basing his vote on the safety factor of fourteen houses on that corner, based on accidents he has seen in that area in his experience as a 45-year Volunteer with the Fire Department. He said that it is a dangerous area.

Motion carried by voice vote (4-1-0). G. Maiato was opposed.

VIII. New Business:

a. Applications:

1. **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38),
Applicant: Tetreault Building Company

Paul Archer, Archer Surveying, represented the Applicant and gave a posterboard presentation/overview (maps were displayed as discussed). Dave Smith, Professional Engineer was also present.

- Mr. Archer stated that this property is directly across the street from the fourteen-lot resubdivision that was just approved (see public hearing above).
- Mr. Archer stated that he had come before the PZC a couple of months ago and presented options for a conservation subdivision (seven lots on a

proposed shared driveway) or a conventional subdivision (7 houses). He said that he had shown the yield plan for this property which is in the RA Zone. The opinion of the Commission was for conservation subdivision. Mr. Fitzgerald explained that the Commission had not voted, but thought, based on the number of driveways that would have been on Route 205, that it was a much better option to submit a plan for a conservation subdivision on a shared driveway. Mr. Archer presented the proposal for a conservation subdivision.

- The requirement is 40 percent of land dedicated to open space. Mr. Archer explained that they are leaving almost eight acres of farmland (the Massey Farm) to open space (almost 65 percent of total acreage).
- There was a site walk with the BCC and they were in favor of the area being proposed for open space.
- Approvals from DOT, Health Department and the IWWC have been obtained.
- They are proposing a shared driveway, roughly 430 feet long, 18 feet wide, with a cul de sac with a radius of 50 feet. All seven lots will come off of the shared driveway (private road). The private road to be owned by Lot #7.
- Mr. Archer explained about drainage, a single flow down to a double catch basin at the end of the cul de sac which feeds over into a galley that contains the water which dissipates out.
- Mr. Archer stated that most of the lots are nearly one acre in size (greater than 30,000 s.f.).
- Mr. Archer explained that Syl Pauley, Consulting Town Engineer, reviewed the plans four times. Mr. Archer reviewed Mr. Pauley's latest comments (dated January 17, 2024 provided in packets to Commission Members). Mr. Archer stated that they had responded to Mr. Pauley's comments and that they have not heard back from Mr. Pauley, so Mr. Archer is taking it that it is okay.

Review of Mr. Pauley's Comments (dated 1/17/2024):

- Cover Sheet – Sheet 1 of 9
Mr. Archer explained that they made the requested changes.
- Subdivision Plan (Layout, Drainage & Grading) Sheet 4 of 9
 - #1 - They extended it all the way to the end.
 - #2 - They added an angle.

At this time, there was discussion regarding whether the Commission should require a public hearing for this Application. Mr. Fitzgerald explained that he is in favor of a public hearing. He said that they have already started clearing the lot and he contacted Margaret Washburn to stop them. Ms. Sigfridson stated agreement with Mr. Fitzgerald, based on the interest in the previous public hearing this evening, to give the public a chance to be heard.

Mr. Archer stated that the Application was submitted in the beginning of January and the two meetings in January were cancelled. Due statutory requirements for notices, the earliest meeting of the PZC that a public hearing could be scheduled would be March 6th.

Motion was made by A. Fitzgerald to schedule a public hearing for **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company, for March 6, 2024 at 6:30 pm at 69 South Main Street Brooklyn and via Zoom.

Second by G. Maiato. No discussion.

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

Ms. Sigfridson noted that if members of the public are not able to attend, either online or in person, written testimony can be submitted.

b. Other New Business:

1. **Bond Release Request:** Brooklyn Sand & Gravel, LLC, Bond No. 106459414; Renewal Date February 10, 2024.

A letter was received from SmithBrothers dated December 22, 2023 (included in packets to Commission Members. A letter from Linda Trahan, not dated (received February 5, 2024, included in packets to Commission Members).

There was discussion. Mr. Median explained that the Town has the bond. Mr. Tanner explained that the bond is for \$300,000 and that Mr. Jolley thinks that because he was grandfathered in to mine gravel, that his bond shouldn't be continued. Upon consulting with the Attorney, Mr. Tanner found that the Town still has the ability to put restrictions on what he does. Mr. Tanner explained that the bond is for reclamation and he stated that he does not see any reason to release the bond. Discussion continued. Mr. Medina was asked for his opinion and he stated that his opinion is that the bond should not be released. Mr. Fitzgerald stated that he has reclaimed anything. Mr. Maiato and Ms. Kelleher also expressed agreement about not releasing the bond. The Town will respond to the letter.

Motion was made by Gil Maiato to decline the **Bond Release Request:** Brooklyn Sand & Gravel, LLC, Bond No. 106459414; Renewal Date February 10, 2024.

Second by M. Sigfridson. No discussion.

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

IX. Reports of Officers and Committees

a. Staff Reports

1. **Report of Margaret Washburn, ZEO** – dated January 30, 2024 (included in packets to Commission Members.

No discussion.

- b. **Budget Update** (1/1/2024 to 1/31/2024 included in packets to Commission Members) – No discussion.

c. Correspondence

1. Wetlands Notice of Approval: SUBD 23-002 KA&G Investments, Map 32 Lot 15: Wauregan Road and Gorman Road, R-30 Zone 14-lot resubdivision. – (included in packets to Commission Members).

2. Wetlands Notice of Approval: SUBD 23-003 Tetreault Building Company, Map 23 Lot 38, Wauregan Road, RA Zone 7-lot subdivision. – (included in packets to Commission Members).

c. Chairman's Report

Newly elected Chairman, A. Fitzgerald did not have a report.

Ms. Sigfridson spoke about her time as Chair of the PZC and explained that, due to other obligations at this time, she is unable to devote the time necessary to continue in the position of Chair.

At this time Mr. Tanner explained that a pod is needed at the Prince Hill soccer field for storage of equipment. The two existing sheds leak. Per the Regulations, the only place where pods are allowed is in the RA Zone or the Restricted Business Zone. He asked the PZC for an opinion. There was discussion about going to the ZBA for a variance. Mr. Medina suggested that they could be required to make the pod look like a shed (pitched roof, siding, etc.). Mr. Fitzgerald suggested buying or building a shed. Discussion continued.

Comments from the Public:

- Matt Allen suggested calling Ellis Tech Carpentry. He feels that a pod could be more expensive than a new shed. He suggested demolishing the existing and build new.

d. Commissioner Training Updates

There was discussion. Mr. Medina was unable to locate Ms. Roberson's records regarding who has completed or still needs training.

Public Commentary – Please Note: Public comments may be heard in their entirety, as well as the entire meeting, by contacting the First Selectman's Office and requesting the link to the meeting.

- There was discussion with Paul Archer about one of Syl Pauley's comments regarding front yard setback for **SD 23-003** Seven-lot subdivision on Wauregan Road, as the plans may need to be modified. The plans show 30 feet along Wauregan Road, but Mr. Pauley requests 50 feet. Does the road count as perimeter? Mr. Archer indicated the locations/distances on the plan. Ms. Sigfridson read aloud from the Subdivision Regulations, then stated that her opinion would be 30 feet. Mr. Tanner stated agreement. Mr. Fitzgerald feels it should be 50 feet. Mr. Archer spoke of previous times (along Tripp Hollow Road and Tatnic Road) where 30 feet was approved. Mr. Medina stated that he feels we should go with what the Regulations say – 50 feet. Ms. Herring commented about consistency. Ms. Sigfridson commented that the Regulation needs to be clarified. Mr. Fitzgerald stated that it should be 50 feet. Ms. Sigfridson and Ms. Kelleher expressed agreement with Mr. Fitzgerald. Mr. Archer explained that it makes it tighter because they are corner lots and the Regulations don't address corner lots which have to meet two front yard setbacks.

Mr. Fitzgerald stated that his recommendation is 50 feet.

M. Sigfridson left the meeting at 8:47 p.m. (no longer have a quorum).

- Carrie Barna asked about the area that would part of the conservation subdivision.
Mr. Fitzgerald explained about the area.
Carrie Barna commented that East Brooklyn needs more corporations to come in to bring in more revenue for the community.
Mr. Medina will look into it.
Carrie Barna commented about a forum to get new members for Boards/Commissions.
- Carrie Juhasz, 38 Day Street, likes the idea of calling Ellis Tech regarding the sheds.
Carrie Juhasz commented about long-term planning and establishing more clear guidelines to prevent further litigation in the future.
Carrie Juhasz commented about the Fire Departments merging and asked how new sites are chosen for municipal buildings as part of the Planning and Zoning

process (site plan, change of use). She has questions regarding 15 South Main Street.

Mr. Fitzgerald stated that he doesn't know and would have to look into it. He said that we would have to have a set of plans in front of us and decide whether they fit the zoning and all of the requirements.

Mr. Medina explained that Zoning Regulations are constantly changing, a live document. Everything is in the Zoning Regulations.

Carrie Juhasz spoke about legal implications regarding shared rights of way.

Carrie Juhasz asked how to go about insuring the RA Zones to solidify open land to the point where it can't be developed.

Mr. Tanner explained about purchasing the development rights or purchase the land.

Mr. Fitzgerald explained that if it meets the Regulations, the only other option is to purchase it yourself.

- Mr. Fitzgerald stated that he would like discussion regarding clearing lots to be put on a future agenda.

Adjourn

A.Fitzgerald adjourned the meeting at 9:00 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

Attachment: Margaret Washburn's Report (dated 1/30/2024)