

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Wednesday, January 4, 2023 6:30 p.m.**

<b>MEETING LOCATION:</b>		
Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT		
Click link below: <a href="https://us06web.zoom.us/j/87925438541">https://us06web.zoom.us/j/87925438541</a>	or	Go to <a href="https://www.zoom.us/join">https://www.zoom.us/join</a> 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** – Carlene Kelleher, Acting Chair, called the meeting to order at 6:34 p.m.
- II. Roll Call** – Carlene Kelleher, Allen Fitzgerald, Lisa Herring, Sara Deshaies, J. Haefele; Gil Maiato; (all were present in person).  
Michelle Sigfridson was present via Zoom.  
Seth Pember, Brian Simmons and Karl Avanecean were absent with notice.
- Staff Present:** Jana Roberson, Town Planner and Director of Community Development; Austin Tanner, First Selectman (both present in person).
- Also Present in Person:** Pete Parent, P.E. with CHA; Steve Townsend, Townsend Development; Attorney Kathleen Cerrone, The Northeast Law Center; J.S. Perreault, Recording Secretary.  
There were approximately fifteen additional people present in the audience.
- Present via Zoom:** Rick Ives; Scott, J; Jackie; Lori Corriveau; Amy Fleming; WINY Radio; Sharon Loughlin; Arian; Bob; Mark Olivo, Scott Winslow.
- III. Seating of Alternates** – None.
- IV. Election of Officers**

Acting Chair C. Kelleher opened the floor to nominations for the position of Chairperson.

Motion was made by C. Kelleher to nominate M. Sigfridson for the position of Chairperson of the Brooklyn Planning and Zoning Commission.

Second by S. Deshaies. No discussion. There were no further nominations.  
Motion carried unanimously by voice vote (6-0-0). M. Sigfridson abstained.

Motion was made by J. Haefele to close nominations for the position of Chairperson.

Second by G. Miaiato. No discussion.  
Motion #2, to close nominations, carried (6-0-1). M. Sigfridson abstained.  
Motion #1 carried by voice vote (6-0-1). M. Sigfridson abstained.

Motion was made by J. Haefele to open nominations for the position of Vice Chairperson of the Brooklyn Planning and Zoning Commission.

Second by S. Deshaies. No discussion.  
Motion carried unanimously by voice vote (7-0-0).

Motion was made by G. Maiato to nominate C. Kelleher for the position of Vice Chairperson of the Brooklyn Planning and Zoning Commission.

Second by A. Fitzgerald. No discussion. There were no further nominations.  
Motion carried unanimously by voice vote (7-0-0).

**V. Adoption of Minutes:** Meeting December 20, 2022

Motion was made by L. Herring to adopt the Minutes of the Regular Meeting of December 20, 2022, as presented.

Second by G. Maiato. No discussion.

Motion carried by voice vote (6-0-1). J. Haeefele abstained as he had not been sworn in as a Voting Member of the Commission for that meeting.

**VI. Public Commentary**

**Jim Doherty** commented that he had concerns regarding the minutes of the December 20, 2022 meeting. There were some comments that had been made at the meeting, during discussion of ZRC 22-007 (Applicant: Little Dipper Farm), that he felt should have been either included or taken out of the minutes. He said that he would submit a written copy of his concerns to Staff.

M. Sigfridson and C. Kelleher expressed that suggestions for corrections to the minutes (omissions to be added or deletions) could be brought to the attention of the Commission, however, the Commission could not hear or receive any additional testimony because the public hearing has been closed.

Ms. Roberson suggested that if there are corrections, that they be put in a track changes version of the document and be submitted to her so that the Commission can review them.

**Ed Homonoff**, 66 Bush Hill Road, asked for clarification regarding whether the public can ask questions on how the Commission will make its decision due to two applications are now open that impact that section of the Town (one on Wolf Den Road and one at the intersection of Wolf Den Road and Bush Hill Road).

Ms. Roberson stated that traffic had been discussed at the last meeting and that the best time to address it would be during the public hearing. She stated that one is for a Zoning Regulation Change and one is for a Special Permit.

**VII. Unfinished Business:**

a. **Reading of Legal Notices:** Legal Notice for ZRC 22-008 was aloud by J. Roberson. Published in the *Turnpike Buyer* on December 21<sup>st</sup> and December 28<sup>th</sup>.

b. **Continued Public Hearings:** None.

c. **New Public Hearings:**

1. **ZRC 22-008:** Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development.

Pete Parent, P.E. with CHA, represented the Applicant, Steve Townsend. Mr. Townsend was seated in the audience. Mr. Parent gave an overview:

- They feel that self-storage meets the definition of a service use within the PC Zone.
- Self-storage facilities would be located a minimum of 150 feet from any street line, which gives plenty of buffer.
- There is a need for this use.
- There are a number of undeveloped and underutilized parcels within the PC Zone.

Steve Townsend spoke of his plan:

- It is part of a commercial development and it fits into what is already on the site (CVS/Spa).
- Low impact, very little traffic, little or no public safety issues, little noise (they have concern for their relationship with neighbors), positive impact on the Grand List, no impact to schools.
- They plan to build a 15,000 sq. ft storage facility and a second 19,000 s. ft. retail building in which they hope to house a restaurant and other retail units.
- He feels that this project would spur some development along Route 6 and he has someone who is prepared to move forward with the storage facility upon approval.

**COMMENTS FROM STAFF:**

J. Roberson reminded the Commission that they have approved self-storage under very tightly defined circumstances in the VC Zone and that they are also allowed by special permit under Adaptive Re-Use of an Agricultural Building. She noted that self-storage is not specifically mentioned in the POCD. She

commented that the Commission needs to decide if it is consistent with the purpose of the Zone and the spirit of the POCD.

**COMMENTS FROM THE COMMISSION:**

- **J. Haefele** asked if it would be internal storage with one or two entrances. Mr. Townsend stated that is correct and that they would be approximately 150 sq. ft. units.
- **A. Fitzgerald** asked about the language for Standards and explained that he would like language added regarding no outside storage/campers.

There was discussion regarding the proposed language. Ms. Roberson explained that there had been a slight modification to proposed Section 6.T.2 and that it had been provided in the revised packet. She read the Section aloud (it was also displayed):

Notwithstanding any other Section of these Regulations, self-storage facilities may be allowed as a Special Permit use in accordance with the provisions of Sec. 9-D, and the following provisions:

1. Self-storage facilities shall only be allowed on rear lots and shall be located a minimum of 150 feet from any street line.

Mr. Townsend explained that he has no problem with adding no outside storage as that was his intent all along.

**COMMENTS FROM THE PUBLIC:**

- **Rick Ives** (via Zoom) stated that he is very much in favor. He agrees that it should be inside storage only. The property has been a bit problematic and he feels that this is a use that is complementary/supplementary to the property.
- **David Loughlin**, 601 Wolf Den Road, spoke in favor of self-storage in a Commercial Zone and agrees with no outside storage.
- **Jacqueline Booth** spoke in favor and stated agreement with Mr. Ives.

**MORE COMMENTS FROM THE COMMISSION:**

- **L. Herring** stated that although the Commission has been conservative with self-storage facilities, this seems like a good place for it. She commented about a building that she had seen that is no longer being used, but could easily be used by another industry. She asked how many storage facilities are suitable for the Town.

**Austin Tanner** spoke in favor of this commercial development, but mentioned that this Application is for a Zone Change.

**MORE COMMENTS FROM THE COMMISSION:**

- **C. Kelleher** commented that self-storage facilities have historically not been permitted in the Commercial Zone because they are kind of dead buildings. She has never seen one in the middle of a shopping plaza. She referred to the Economic Development Section of the POCD where it talks about emphasizing local small businesses. She feels, in general, that self-storage units would not attract other businesses. She said that although she was not present when the Commission rejected Mr. Townsend's condominium application (for which representatives from local businesses expressed that they were in favor), she feels that it would have better benefitted the Town and the businesses located there by bringing in more people. She explained that that area was designated as the place for commercial development. She doesn't feel that this would be good for the Town as a whole. She feels that the Town needs more vibrant businesses and needs to protect the businesses that we already have. Ms. Kelleher spoke about previous approvals for storage facilities that are in existing buildings that had been used for agriculture and it seemed to her that it was reasonable that these buildings be put to use. She expressed concern for Mr. Townsend. She stated that the Commission has previously denied an application for a storage facility on Route 6.

Mr. Townsend commented that he does developments across the country and has seen combinations of storage and retail and he explained that he feels that this is the perfect location behind CVS and McDonalds and it won't really be seen from the road. He said that he is trying to find something that will work with the neighbors.

Ms. Kelleher reminded Mr. Townsend that we are not only talking about his property as this would open the door to the whole district.

- **M. Sigfridson** stated that she is in total agreement with Ms. Kelleher. Ms. Sigfridson explained concern regarding the need for vibrant businesses and she explained that we have to look beyond the broad categories of Commercial and Residential and look at the impact of specific uses. Ms. Sigfridson explained that she may be in favor of allowing some storage in that Zone, being careful to make it work for Brooklyn.

**MORE COMMENTS FROM STAFF:**

J. Roberson explained/clarified, for the record, that there are two Zoning Regulations proposals at this time, both proposing to add Section 6.T. In this situation, depending on approval, it will be first come, first served. If both applications are approved, headings 6.T and 6.U would be assigned in the order approved.

There was discussion regarding more specific language for Standards/Conditions of Approval that would restrict the number of properties that could be developed in this manner: separating distance; mandatory mixed use. Ms. Roberson will research further. Ms. Sigfridson stated that the requirement that it be a rear lot narrows it down. Ms. Kelleher suggested that the public hearing be left open to address the comments made. Mr. Tanner commented about building height and how he feels it would fit in with the character of the area. Ms. Herring expressed concern regarding someone who may propose a very large facility.

Motion was made by J. Haefele to table **ZRC 22-008**: Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development.

Second by S. Deshaies.

There was discussion regarding the date.

J. Haefele amended his motion to include that ZRC 22-008 would be tabled to the next regular meeting of the Planning and Zoning Commission to be held on January 17, 2023, at 6:30 p.m., at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Amendment Seconded by G. Maiato. No further discussion.

Motion carried unanimously by voice vote (7-0-0).

Ms. Roberson stated that she will make sure that the most up-to-date version is made available.

**d. Other Unfinished Business:**

1. **ZRC 22-008**: Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development.

Tabled to January 17, 2023 (see above Item VII.c.1).

2. **ZRC 22-007**: Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping, Applicant: Little Dipper Farm.

Ms. Roberson explained that there was a mistake and the modifications (dated December 22, 2022) that were included in the packet of information provided to the Commission Members was not the most current. The most current modifications (dated January 3, 2023) had been e-mailed to Commission Members and were also posted on the website. Ms. Roberson advised that, since the Commission did not have the most current information in front of them, it would not be inappropriate to take action at this meeting. She also stated that Seth Pember, although not present at this meeting, has been reappointed to the Commission, but has not yet been sworn in. She relayed that Mr. Pember has requested that he have an opportunity to have more discussion regarding this Application with the Commission.

Ms. Roberson encouraged discussion and displayed the information. She reviewed the modifications that had been discussed by the Commission:

- Limit of number of people
- Limit of number of sites/units
  - There was discussion regarding Section 6.T.2.5, last sentence: “The maximum number of Glamping **Units? or Sites?** in a Glamp-ground shall be fifty (50).” Ms. Roberson asked for clarification as to whether the Commission wants a limit of 50 sites or 50 units. Ms. Kelleher stated that she meant unit. There was further discussion and it was decided to remove the last sentence.
  - There was discussion regarding Section 6.T.2.5, first sentence: “The maximum density of Glamp-grounds shall be one Glamping Site per suitable acre.” It was decided to add to the end of the sentence, “up to a maximum of 50 units.”
- There was discussion regarding 6.T.2.6. Ms. Kelleher suggested it be changed from 25 percent to 20 percent of sites that could have up to three units.
- Prohibiting hard-sided structures.  
Ms. Roberson explained that language regarding hard-sided structures has been removed.
- Ms. Roberson noted that she had made a number of grammatical/clerical corrections that do not change the character of the Regulation (e.g. she noticed another correction that needs to be made under 6.T.2.1 “not more than” appears twice).

J. Haefele stated, for the record, that he had not attended the three public hearings, but has reviewed all of the testimony and is up-to-date and prepared for discussion at this meeting. He feels that some suggestions from Norm Berman could be applied. He explained that this is a very difficult decision for the Planning and Zoning Commission and that the Commission is not only allowed to change Zoning, but is obliged to change it when it is required. Mr. Haefele stated that he is in favor of tabling taking action and made the following suggestions:

- Add periodic reviews, having the Application reconsidered every 24 months (at a minimum).
- Further limit eligible properties to the four that currently exist to eliminate the possibility of amalgamation. He suggested using the date of approval (if approved).  
There was discussion and Ms. Roberson referred to Section 6.T.2.22 regarding separating distance from one Glamp-ground to another (5,280 feet or 1 mile). She explained that the four properties are all clustered in the northwestern quadrant of Town. Therefore, only one of the properties on Bush Hill Road could qualify as they are within a mile of each other. The other two properties, both on Route 169, are also within a mile of each other. This would not eliminate the concern for amalgamation. Commission Members voiced agreement with Mr. Haefele’s suggestion. Mr. Tanner commented that he does not think that there would be a large influx of people buying land to do this and he feels that some options should be left open for property owners. Ms. Sigfridson stated that she agrees with both Mr. Haefele and Mr. Tanner, but she does not object to including that language. She said that this is a big change and it is possible to be too careful, but that language would still allow for that use to happen on certain parcels. There was a consensus of the Commission to include the language to eliminate the possibility of amalgamation of parcels.
- Mr. Haefele asked about total number of people.  
Ms. Roberson referred to Section 6.T.2.15 regarding the maximum lodging occupancy for the Glamp-ground of 150 occupants. There was discussion and Mr. Fitzgerald explained that the Commission had discussed limiting it to 2.1 people for a total of 110. (NOTE: It is unclear to the Recording Secretary whether Mr. Fitzgerald meant units or sites as he used both terms during his explanation.)  
Ms. Kelleher explained that she would be in agreement with 150 persons. She feels that the number of units far exceeds the maximum number of people. Mr. Fitzgerald stated that the Applicant had originally set the occupancy of 250 people for 125 sites. Ms. Kelleher expressed that she disagrees with because she is concerned that you don’t want to make it so small that it is not feasible to even exist. She wondered if the number should vary with the size of the parcel. Mr. Haefele stated that this Regulation limits that, it is not a per acre limit.
- Mr. Haefele referred to 6.T.2.17 and said that the Commission had discussed adding standards for dark-sky compliance. He asked if it would be in special permit or would it be included here. S. Deschaies explained that it would be addressed within the special permit.
- Mr. Haefele referred to 6.T.2.19 regarding removing the language about photographs. There was discussion. It was decided to remove “or photographs of similar buildings.” Mr. Haefele suggested

further modifying item 6.T.d.19 so that it will be in agreement with the special permit requirements for site plan, so there won't be a conflict. There was agreement expressed for this change by other Commission Members.

- Mr. Haefele referred to 6.T.2.21 regarding quiet time.

There was discussion regarding whether to specify standards in two places. Ms. Roberson explained that it is okay sometimes to duplicate (e.g. gravel special permits) and she referred to Section 9.D – Special Permit Criteria. Mr. Haefele also asked about defining quiet time. He said that during the special permit process, he wants to be sure that the Commission is in control of what that means (e.g. decibels at the property line).

Ms. Roberson referred to 6.T.2.13 regarding staff accommodations. Ms. Roberson explained that there had been a mistake on the previous modification. After reviewing with the Applicant, she rewrote the last sentence to read, "Staff accommodations shall not be considered a glamping unit." She suggested, for clarity, the Commission may add, "nor a dwelling." Ms. Roberson also suggested that the Commission may want to be more specific about what the staff accommodations look like. Ms. Roberson read aloud the new definition of Glamping Unit and stated that language regarding hard-sided structures was removed. She asked what kind of structure for staff accommodations. There was discussion. Clarifying language is needed for 6.T.2.13 to define seasonal temporary living quarters.

Ms. Roberson will take the latest version for modifications from the Applicant and will make track changes to present to the Commission for review. Ms. Kelleher and Ms. Sigfridson agreed with this.

Motion was made by J. Haefele to table **ZRC 22-007**: Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping, Applicant: Little Dipper Farm, to the next regular meeting of the Planning and Zoning Commission to be held on January 17, 2023, at 6:30 p.m., at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (7-0-0).

Point of Order: There was discussion regarding the number of votes needed to pass which would be five.

3. **SD 22-003**: Two-lot Subdivision including 26 acres at 430 Allen Hill Road (Map 32, Lot 128), Applicant: Naomi Regis.

Paul Terwilleger, Licensed Land Surveyor with P.C. Associates, represented the Applicant and gave an overview (plans were displayed as discussed):

- There is a large open field area with a large barn in the wooded area in back.
- The whole property is close to 195 acres.
- They are proposing to cut out a 12-acre lot to be conveyed to a friend of the family and a 14-acre lot which will contain the barn to be conveyed to the Applicant's son. This would make three parcels from a single parcel.
- He explained about the history of the parcel. A one-acre parcel had been cut out between the two lots in the 1980's which has been sold.
- The majority of the parcel has a high water table, so there are a lot of wetlands on the property.
- For the 14-acre parcel, they are proposing to locate a dwelling unit in front of or attach to the barn.
- They are proposing widening of the street line to bring it back to 25 feet off the centerline of the road, as is typical with a subdivision.
- The IWWC has approved.
- The Health Department has reviewed and approved (letter dated November 30, 2022). A septic system designed by an engineer is needed due to the high water table. He indicated the locations of the wetlands, the 125-foot regulated area (IWWC), septic, existing barn, addition to the barn, new well to be drilled, existing u-shaped driveway and entrances which they will be utilizing.
- For the 12-acre parcel, they are proposing a house to be located on the high part of the field, the septic system will be between the house and the road. He said that they would probably have a barn given the nature of the property. He indicated the driveway coming in from the existing entrance into the field. They are proposing curtain drains to bring the water table down around the uphill septic system. Water will drain out to the north side of the lot, then run to the rear.

Mr. Terwilleger explained that the property slopes to the north. The original house that was cut out in the 1980's. He indicated where they are proposing a berm to raise up the grade so that water runs to the back and not toward the original house. He indicated where it may pond a little bit, but then run to the back of the property. Mr. Terwilleger explained that he and the design engineer had visited the site to see what was contributing to the water run-off and he explained and indicated that they found that in the area of the driveway entrance into the site, the water run downs the gutter line in the road and, in that area, it seems to run across the field. Ms. Roberson provided a photo submitted by the neighbor and she stated that she disagrees. She said that the photo matches with exactly with the conditions that she saw during a rain event which she explained and indicated on the map. Water runs directly through vegetation and ponds in the neighbor's side yard. She said that it was not road run-off at all. She said that the water was going into the catch basin as it should. Ms. Roberson stated that she had explained to the neighbor how the berm would work as he is concerned about ponding behind the berm. She said that it might, but water is self-leveling. Mr. Fitzgerald noted that, in that area, there is a clay layer down about 18 inches that traps the water. Mr. Terwilleger explained about the curtain drain that they will be installing that will alleviate at least some of it. Ms. Roberson stated that Syl Pauley (letter dated December 6, 2022) acknowledged that this is an appropriate way to handle the existing run-off. Mr. Terwilleger explained that the berm will be about a two-foot high mound with maybe a slight cut on the uphill side to direct the water. Ms. Roberson explained that it is important that the berm be installed properly as inches will matter. She explained that there is going to be an interest to the Town in terms of protecting the neighbor's property from run-off to ensure during construction that this is done accurately. An as-built survey could be done to confirm it.

Ms. Roberson read aloud the recommendation of the Conservation Commission that the Applicant consider an off-site open space dedication on Quinebaug River front connecting to Davis Park. Mr. Terwilleger stated that the Applicant's decision is for fee-in-lieu. An appraisal from Northeastern Appraisals (dated December 2, 2022) of \$70,000 was included in packets to Commission Members. There was discussion. Mr. Terwilleger explained that the 14-acre lot is exempt from the open space requirement because it is being conveyed to the Applicant's son. Open space fee would be \$7,000.

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

- **A. Fitzgerald** asked if the Town holds bond money for reclamation on the property. Ms. Roberson stated that we do not. There was discussion and Ms. Roberson explained that there had been an attempt to reclaim, but it was not successful. However, she has been seeing some vegetative growth,
- **C. Kelleher** asked if Syl Pauley's letter had been addressed. Ms. Roberson stated that it has.

A. Tanner asked if the Applicant may be interested in discussing the River property at all, as it would be an asset to the Town to have a trail along the River. Mr. Terwilleger stated that he may at some point and he will ask.

Motion was made by J. Haefele to approve the application SD 22-003: Two-lot Subdivision, Applicant: Naomi Regis, 26 acres at 430 Allen Hill Road (Map 32, Lot 128) in the RA Zone, creating two residential building lots in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

- 1) Prior to endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
  - a. 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).
  - b. All boundary pins and monuments shall be set and field verified by the surveyor.
- 2) At the time of sale of a building lot:
  - a. At the time of sale of the building lot qualifying for an open space dedication, a payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$7,000 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.
- 3) Prior to the issuance of a Zoning Permit on any lot:

- a. The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
- b. 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.
- c. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
- d. Stonewalls that have been modified by development activities must be repaired or rebuilt prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (7-0-0).

4. **SP 22-007:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. **\*Public Hearing to be rescheduled\***

Ms. Roberson explained that the Applicant has agreed to an 11-day extension.

Motion was made by A. Fitzgerald to schedule the public hearing for SP 22-007: Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher for the regular meeting of the Planning and Zoning Commission to be held on February 21, 2023 at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by J. Haeefe. No discussion.

Motion carried by voice vote (6-0-1). M. Sigfridson had recused herself.

5. **SP 22-008:** Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso. **\*Public Hearing 2/1/2023\***

Ms. Roberson stated that she had suggested to the Applicant's engineer that they get new traffic data now that school is in session. Ms. Roberson explained that the Commission could hire a third-party consultant. There was discussion. Ms. Roberson explained the changes from the original proposal: school is now in session; it has been redesigned taking into account the recommendations for the stormwater infiltration system; and there is one fewer condo. J. Haeefe, C. Kelleher, M. Sigfridson and A. Fitzgerald stated that they would like to hire a traffic consultant. Ms. Roberson will inform the Applicant of this decision. Discussion continued.

Motion was made by J. Haeefe to hire a Traffic Consultant for **SP 22-008:** Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso. **\*Public Hearing 2/1/2023\***

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (7-0-0).

## **VIII. New Business:**

### **a. Applications:**

1. **SD 22-004:** One lot Resubdivision including 2 acres on Allen Hill Road/Wauregan Road (Map 31, Lot 97C), Applicant: Wayne Jolley/Lori Pike.

Ms. Roberson stated that this is pretty cut-and-dry in terms of development. She referred to page 5 of the plans, entitled "History Plan" (included in packets to Commission Members) and explained that it's not a clear history, but they've done their best to supply whatever information there is on the history of this parcel. She researched and said that it appears that this is a re-subdivision, not a subdivision. Re-subdivision requires a public hearing. Although not confirming that she specifically knows that it is a re-



subdivision, she feels that treating it as a re-subdivision is the best way to handle it because the history is not complete. There was discussion.

Motion was made by L. Herring to schedule the public hearing for SD 22-004: One lot Resubdivision including 2 acres on Allen Hill Road/Wauregan Road (Map 31, Lot 97C), Applicant: Wayne Jolley/Lori Pike for the regular meeting of the Planning and Zoning Commission to be held on February 21, 2023 at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by A. Fitzgerald. No discussion.

Motion carried unanimously by voice vote (7-0-0).

2. **ZRC 22-009:** Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates.

Ms. Roberson stated that the Applicant's agent is Tony Marcotte. There was discussion regarding industrial/light industrial. Ms. Roberson stated that their intention is to have housing and retail. It is two properties. They have done environmental cleanup work (to a degree), structural analysis, and probably some borings. The roof was collapsing, so they made that safe. The work that they have been doing is stabilization and environmental cleanup. There was discussion regarding the water tank, which they do not own.

Motion was made by L. Herring to schedule the public hearing for ZRC 22-009: Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates for the regular meeting of the Planning and Zoning Commission to be held on March 1, 2023 at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by S. Deshaies. No discussion.

Motion carried unanimously by voice vote (7-0-0).

- b. **Other New Business:** None.

#### **IX. Reports of Officers and Committees:**

- a. Staff Reports  
Margaret Washburn's Report was included in packets to Commission Members. There was discussion.
- b. Budget Update (included in packets to Commission Members).
- c. Correspondence – None.
- d. Chairman's Report – None.

#### **X. Public Commentary**

Scott Winslow, Herrick Road, (via Zoom) asked for an explanation on ZRC 22-007, proposed Section 6.T.2.15 regarding the total number of people (150 vs. 110). Ms. Kelleher stated that the Commission could not answer the question and that it is still subject to discussion.

#### **XI. Adjourn**

C. Kelleher adjourned the meeting at 9:03 p.m.

Respectfully submitted,

J.S. Perreault  
Recording Secretary