

RECEIVED

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

NOV 18 2020

Received Date _____

Application # SD SD20-005
Check # 1109

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant VBL PROPERTIES LLC Phone 860 823-9597
Mailing Address 8 FINN LANE, PLAINFIELD CT
Applicants Interest in the Property OWNER

Property Owner VBL PROPERTIES LLC Phone 860 823-9597
Mailing Address 8 FINN LANE, PLAINFIELD, CT

Name of Engineer/Surveyor CLA ENGINEERS / ARCHER SURVEYING LLC
Address 16 PROVIDENCE RD, BROOKLYN CT
Contact Person PAUL ARCHER Phone 919-7740 Fax _____
BOB DELUCA 860 334-4207

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision Re subdivision _____
Property location BEZNER ROAD
Map # 22 Lot # 3B Zone RA Total Acres 14± Acres to be Divided 14±
Number of Proposed Lots 5 Length of New Road Proposed 0
Sewage Disposal: Private Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary _____ Storm _____
Water: Private Public _____

Is parcel located within 500 feet of an adjoining Town? No

- The following shall accompany the application when required:
- 4.2.2 Fee \$ _____ State (\$60.00) _____
 - 4.2.3 Sanitary Report _____
 - 4.2.5, 3 copies of plans _____
 - 4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
 - 4.2.6 Erosion & Sediment Control Plans
 - 4.2.7 Certificate of Public Convenience and Necessity
 - 4.2.8 Applications filed with other Agencies

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

- Applicant: Betty Kelly Date 11.17.2020
- Owner: Betty Kelly Date 11.17.2020

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

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

November 18, 2020

Jana Butts Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn
69 South Main Street
Suite 22
Brooklyn, CT 06234

RE: VBL Properties LLC Subdivision
Beecher Rd, Brooklyn
CLA 6382

Dear Jana:

Attached is the following related to the above referenced project:

- 1) P&Z Application / Application Fee
- 2) 5 sets of plans
- 3) NDDH Letter
- 4) Archeologist Report

As part of this submission, our client is proposing an Open Space Easement centered on Blackwell Brook. The proposed open space would provide permanent protection and access to a significant water resource. In preserving this location as open space, several of the town's open space criteria such as providing recreation, protecting natural streams, protecting natural drainage systems, preserving open space along road frontage, and preserving wildlife habitat would be met. It is also significant that Blackwell's Brook is a high quality perennial stream that is currently enjoyed as a trout fishery.

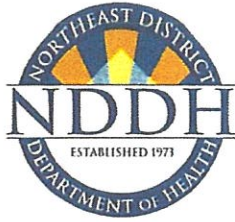
We note that the proposed easement is predominately wetlands associated with the brook. We could provide an irregular shaped easement to include percentages of upland but feel that the easement as shown would be the most practical and beneficial for Town recreation use. In accordance with Subdivision Section 8.4.1, it appears the Commission has discretion on these percentages.

Please contact me if you have any questions.

Sincerely,



Robert A. DeLuca, P.E.



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

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

July 23, 2020

VBL Properties, LLC
8 Finn Lane
Plainfield, CT 06374

SUBJECT: FILE #18000188 -- BEECHER ROAD #, MAP #22, LOT #38, BROOKLYN, CT

Dear VBL Properties, LLC:

Upon review of the subdivision plan (CLA ENGINEERS INC, VBL PROPERTIES, PROJ#CLA-6382, DRAWN 03/18/2020, REVISED 06/19/2020) submitted to this office on 06/29/2020 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots # 38, 38-2, 38-3 & 38-5 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Lots # 38-4 require surveyor's plot plan(s) to be submitted for review and approval prior to construction.
3. Proposed lots # 38 is based on a 4 bedroom multi-family home at the location tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
4. Proposed lots # 38-2, 38-3, 38-4, & 38-5 are based on 3 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
5. Additional soil testing will be required in the area of the proposed primary septic system on Lot # 38 for verification of soil conditions at the time of septic system design. 4 bedroom multi-family home will require a 1500 gallon septic tank.

Be advised you must receive approval from the appropriate commissions in the Town of Brooklyn prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Sherry McGann, RS
Registered Sanitarian ~ NDDH

cc: Town of Brooklyn; CLA Engineers; Archer Surveying