



TOWN OF SALISBURY
CONNECTICUT

June 10, 2024

To: Town of Salisbury
Land Use Administrator
PO Box 548
Salisbury, CT 06068

From: Mat Kiefer, Tree Warden, Town of Salisbury

Old Grove School Parcel owned by the Town of Salisbury - Map 56/Lot 06 (Undermountain Rd, Salisbury)
It is shown on a map titled "Map Prepared for Salisbury Housing Trust, Undermountain Road, Route 41, Salisbury, Connecticut, Scale 1"=20", January 31, 2008, Total Area = 0.813± Acres".

Presently the Grove School lot has no buildings. Please review the referenced map for locations of trees shown. The trees shown are in good health, which includes the two large white oak trees. With proper care they should be around for several more decades.

Currently there is an existing gravel driveway into the property with a gravel parking area suitable for 10 to 12 cars.

Upon review of the proposed improvements shown on plans dated April 10, 2024 and titled "Sheet 1 of 4, Salisbury Housing Trust, Undermountain Road, Salisbury Connecticut, Site Plan Option 1" and "Sheet 2 of 4, Salisbury Housing Trust, Undermountain Road, Salisbury Connecticut, Site Plan Option 2" prepared by Patrick R. Hackett, Professional Engineer.

Site Plan Option 1 and Site Plan Option 2 show proposed improvements with a proposed road along the southern property line. This proposed new road would have an adverse effect to the tree root systems along the south side of the property. If the proposed driveway would be built approximately half of the tree roots would be killed. Also, on the two mentioned plans are proposed buildings and/or parking. The improvements as shown in the area of the two large white oaks would have adverse effect on the root systems.

The existing gravel driveway and gravel parking area is working. The vehicular traffic in this area has compacted the underlying soils. There is currently no vegetation. Tree roots that are in the top 8 inches are most important to the health of any tree.

It is my opinion the location of the existing driveway has been in the same location for many decades. I remember in the 1960's the old school house was being used by the Town of Salisbury as a gathering place for Salisbury teenagers. That old school house was under the left hand (second in) white oak. The earliest picture of the school house is 1870 and hangs in the Town Clerk's office. Most likely the roots learned to grow around the old school house and the current road, which leads me to believe that is why the trees are in good health.

It is my opinion, that any proposed improvements to the Grove School lot should have the proposed driveway follow the existing gravel road and stay far away from these two white oak trees. If there are any underground utilities proposed they should also be underneath the existing road.

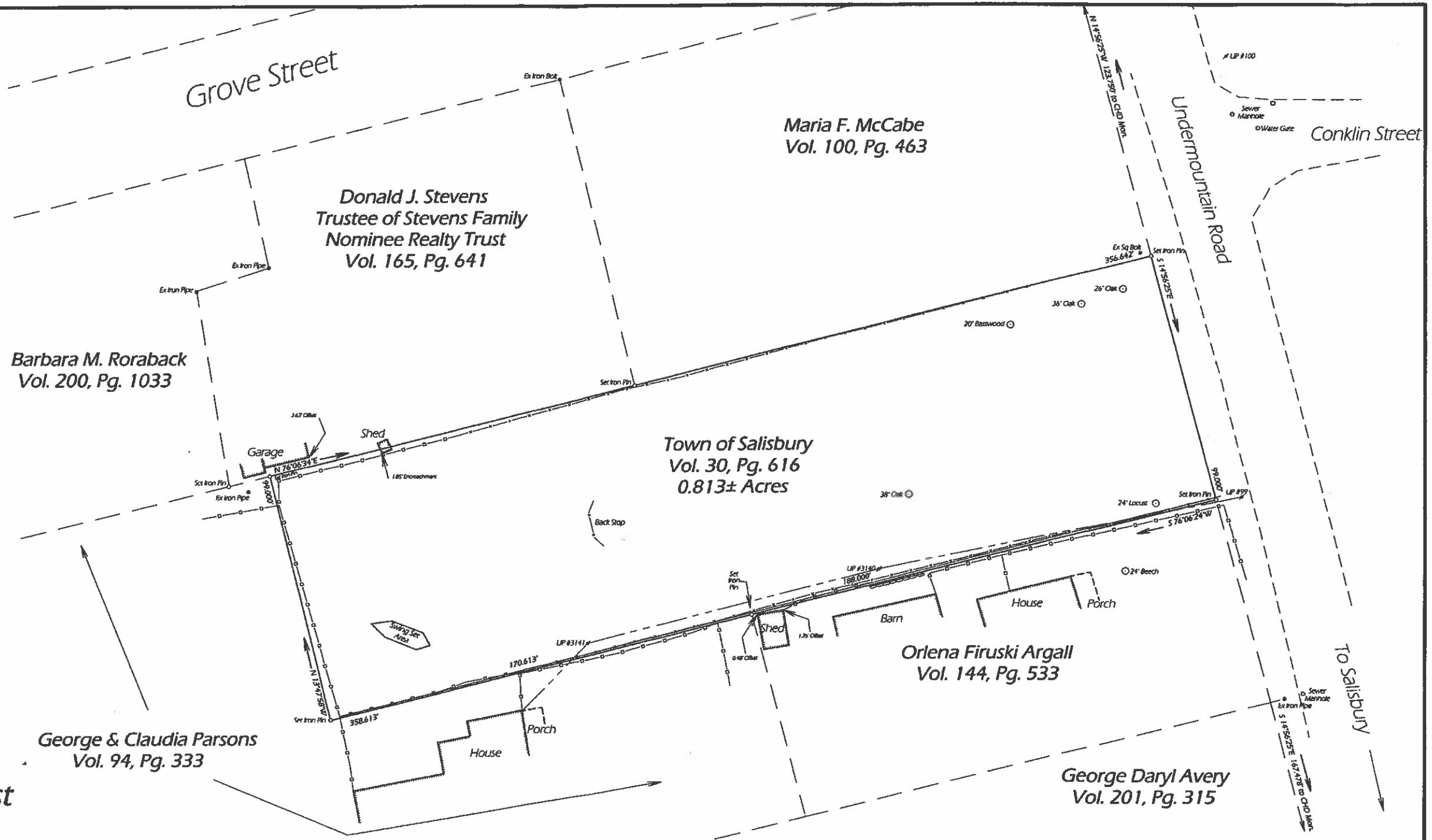
I would not recommend trying to change the existing driveway or parking area.

Tree roots go out through the top 8" – 12" of the ground as far as the tree is tall and are not limited to the "drip line" of the tree's canopy.

Please call me with any questions.

Mat Kiefer

A handwritten signature in blue ink that reads "Mat Kiefer".



Map Prepared for
Salisbury Housing Trust
 Undermountain Road
 Route 41
 Salisbury, Connecticut
 Scale 1" = 20' January 31, 2008
 Total Area = 0.813± Acres

This survey and map have been prepared in accordance with Sections 20-300b-1 thru 70-300b-70 of the regulations of Connecticut State Agencies- "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. It is a Property Boundary Survey based on a First Survey conforming to Horizontal Accuracy Class A-2.

To my knowledge and belief, this map is substantially correct as noted hereon.

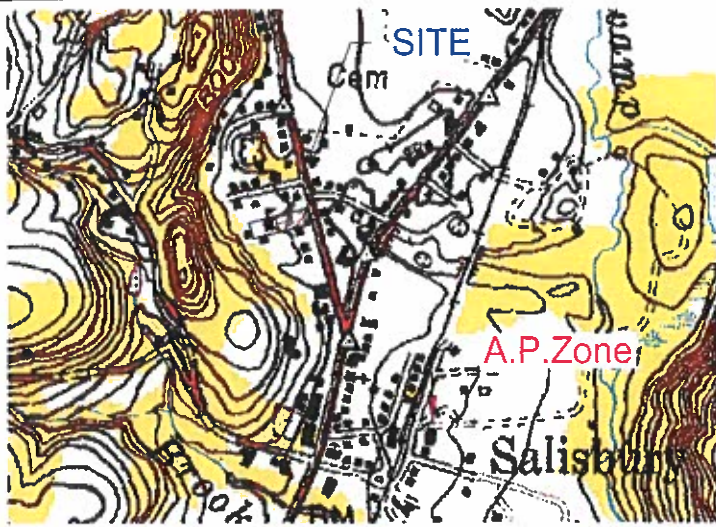
Mathias M. Kiefer, R.L.S.#16101
 from the office of:
 Larriv Kiefer Land Surveyors, LLC, Salisbury, Connecticut
 MAP NOT VALID WITHOUT A LIVE SIGNATURE
 AND EMBOSSED SEAL

Legend

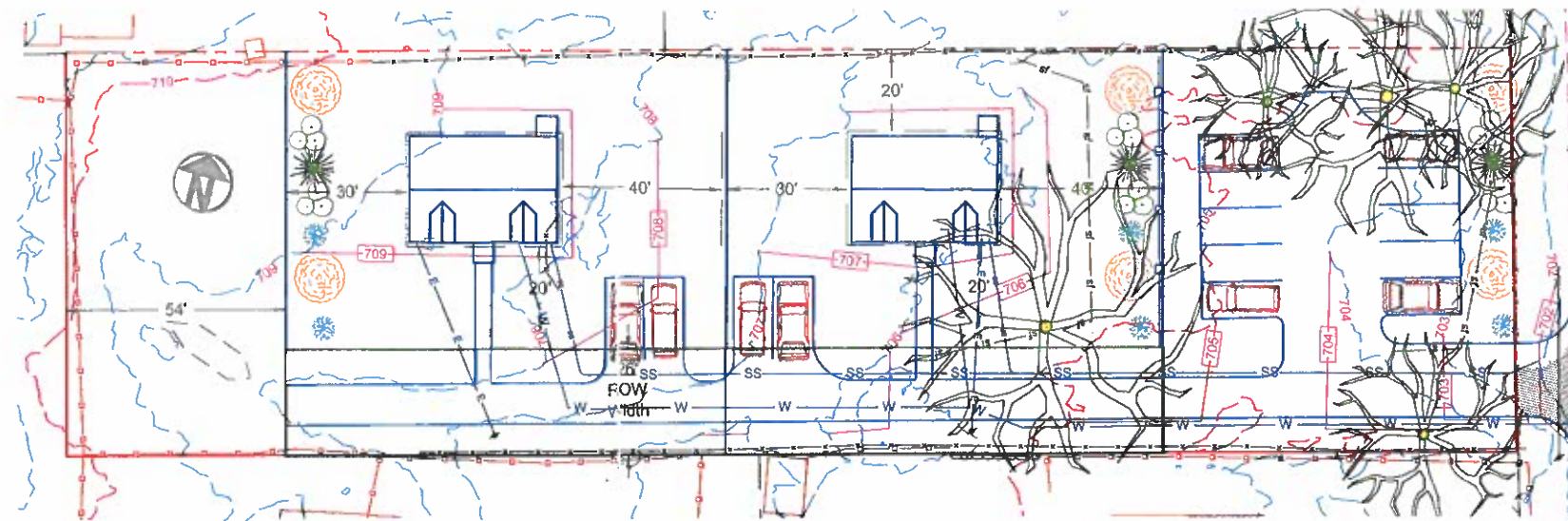
| | |
|-----------------------------|---------|
| Set Iron Pin | ○ |
| Existing Iron Pin/Pipe/Bolt | ● |
| Existing Highway Monument | ■ |
| Utility Pole | ⊥ |
| Catch Basin | □ |
| Wire Fence | — — — — |
| Wood Fence | — — — — |
| Sewer Manhole | ○ |
| Utility Line | — — — — |

Scale
 0 20 40 60
 GRAPHIC SCALE - FEET

- Notes**
- 1) Owner of Record: Refer to Salisbury Land Records Volume 30, Page 616, William S. Parson to Seventh School District, dated February 25, 1873.
 - 2) Refer to map titled "Map of the Bushnell Woods At Salisbury CT. Feb. 1902". William E. Pettee.
 - 3) Refer to map titled "Map Showing Property of Dorothy Haven and Nannie Screven Basinger in Town of Salisbury, Conn. Scale 1 inch = 100 Feet, Area = 20.248/1000 ± Acres. May 26, 1936". H. Knickerbocker. Salisbury Land Records Map #131.
 - 4) Refer to map titled "Map Showing Portion of Property of Elsie O. Reed in Town of Salisbury, Conn. To Be Conveyed To Town of Salisbury. Scale 1 inch = 40 Feet, Area = .110 ± Acres". H. Knickerbocker, Land Surveyor. Salisbury Land Records Map #604.
 - 5) Refer to map titled "Map of Land Owned by Anne Lloyd Basinger, Town of Salisbury - Conn. Scale 1 in. = 50 ft., Oct. 1976, Rev. Nov. 1976". Charles P. Hurley, Land Surveyor. Salisbury Land Records Map #1812.
 - 6) Refer to map titled "Plot Plan of Property of George S. Dodge and Gladys S. Dodge in Town of Salisbury, Conn. Scale 1 inch = 40 feet, Total Area = .468 ± Acres, May 3, 1950". H. Knickerbocker. Salisbury Land Records Map #511.
 - 7) Refer to map titled "Map Showing Property of James and Olive Dubois in Town of Salisbury, Conn. Scale 1 inch = 40 feet, Area = .818 ± Acres, Apr. 28, 1955". H. Knickerbocker, Land Surveyor. Salisbury Land Records Map # 661.
 - 8) Refer to map titled "Map Showing Portion of Property of James and Olive Dubois in Town of Salisbury, Conn. To be Conveyed to Donald E. and Lorraine M. Stevens, Scale 1 inch = 40 feet, Area = .424 ± Acres, Jan. 16, 1965". H. Knickerbocker, Land Surveyor. Salisbury Land Records Map #1011.
 - 9) Refer to map titled "Amendment Map of Subdivision: Property of Reynolds G. Rockwell, Town of Salisbury, Litchfield Co., Conn. Scale 1" = 100'. Dated Nov. 14, 1968, Revised July 28, 1970, Sept. 4, 1970". Roy E. Gilbert, L.L.S., Lane Land Surveys Inc. Town of Salisbury Land Records Map #1229.
 - 10) Refer to map titled "Map Showing Property of Edgar C. Otten in Town of Salisbury, Conn., Scale 1 inch = 40 feet, Area = .704 ± Acres, Oct. 5, 1945". H. Knickerbocker, Land Surveyor, Salisbury Land Records Map #418.
 - 11) Parcel is located in Town of Salisbury "R-20" Residential Zone. Minimum lot size = 20,000 Sq. Ft. Minimum Yard Setbacks: Front = 40'; Sides = 20'; Rear = 30'. Minimum Square = 90 feet.
 - 12) Town highway lines as shown are approximate and are subject to the establishment of the highway layout by the Board of Selectmen of the Town of Salisbury.



LOCATION PLAN
SCALE: 1" = 500'



Without Ortho
SCALE: 1" = 20'

UNDERMOUNTAIN ROAD

NOTES:

- Town-owned property
- MBL 56-5, 56-6
- Zone: R-20, MFH-Overlay
- Front Yard - 40'
- Side Yard - 20'
- Rear Yard - 30'
- Layout shows - Two Houses
- Soils - Sand and gravel
- Average Land Slope
- West to East - 2%

Option - 1

- Public parking front
- Two houses centered
- Public space back
- Proposed Impervious = 10.3%

OPTION 1 HOUSING, PARKING, OPENSACE

| | | | |
|---|---|--|-------------|
| b | 1 | Gross site area as determined by actual on-site survey | 0.493 acres |
| | 2 | Subtract land constituting roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access and land with deed restrictions prohibiting building or development | 0.130 acres |
| | 3 | Equals Base Site Area | 0.363 acres |
| c | 1 | Lakes, ponds and watercourses | 0.000 acres |
| | 2 | Wetlands | 0.000 acres |
| | 3 | Floodplains | 0.000 acres |
| | 4 | Moderate Slopes (15% to 25%) | 0.000 acres |
| | 5 | Steep Slopes (25% or greater) | 0.000 acres |
| | 6 | Total land in Resource | 0.000 acres |
| d | 1 | Total base site area | 0.493 acres |
| | 2 | Subtract total land in resource | 0.000 acres |
| | 3 | Equals net building area | 0.493 acres |
| | 4 | Multiply by maximum density factor | 4 |
| | 5 | Multiply by density bonus factor (if provided) | 1 |
| | 6 | Equals number of dwellings (round off) | 2 |
| e | 1 | MFH | 4 |



With Ortho
SCALE: 1" = 20'

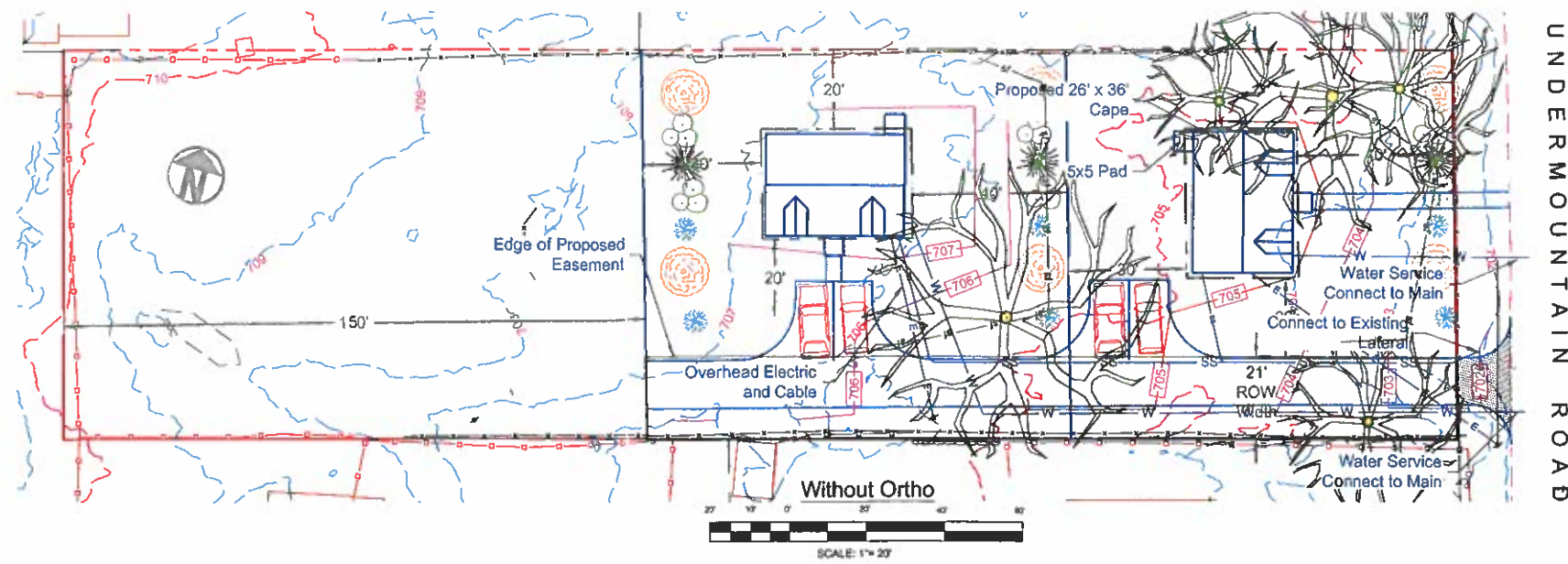
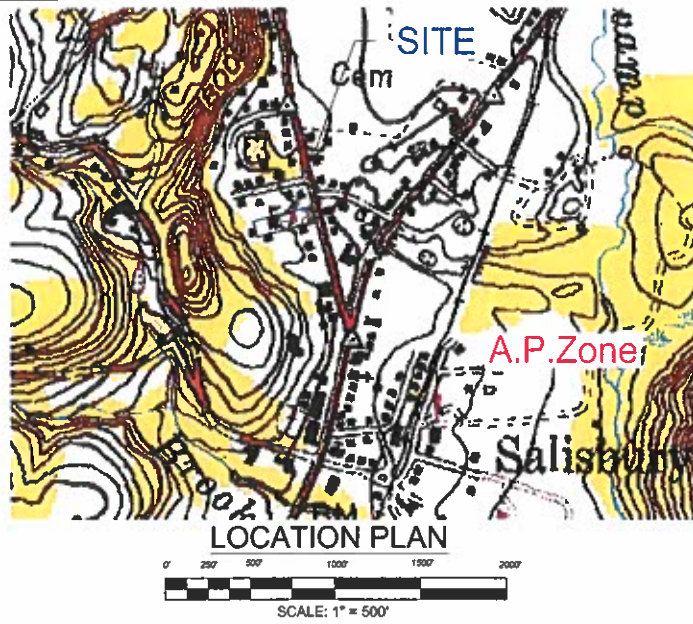
UNDERMOUNTAIN ROAD

SALISBURY HOUSING TRUST
UNDERMOUNTAIN ROAD
SALISBURY, CONNECTICUT

SITE PLAN OPTION 1

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039
Surveyor:
Lamb-Kiefer Land Surveyors
55 Selleck Hill Road
Salisbury, Connecticut 06068

Date: April 10, 2024
Revisions:



UNDERMOUNTAIN ROAD

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039
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55 Selleck Hill Road
Salisbury, Connecticut 06068

Date: April 10, 2024
Revisions:

NOTES:

Town-owned property
- MBL 56-5, 56-6
Zone: R-20, MFH-Overlay
Front Yard - 40'
Side Yard - 20'
Rear Yard - 30'
Layout shows - Two Houses
Soils - Sand and gravel
Average Land Slope
- West to East - 2%

Option - 2

No public parking
Two houses front
Public space back
Proposed Impervious = 10.4%

OPTION 2 HOUSING, OPENSOURCE

| | | |
|-----|------------------------------------|-------------|
| b 1 | Gross site area as determined by a | 0.473 acres |
| | Subtract land consisting roads | |
| | and land within rights-of-way of | |
| | existing roads, rights-of-way of | |
| | utilities and easements of access | |
| | and land with deed restrictions | |
| | prohibiting building or | |
| | development | 0.100 acres |
| 3 | Equals Base Site Area | 0.372 acres |
| c 1 | Lakes, ponds and watercourses | 0.000 acres |
| 2 | Wetlands | 0.000 acres |
| 3 | Floodplains | 0.000 acres |
| 4 | Moderate Slopes (15% to 25%) | 0.000 acres |
| 5 | Steep Slopes (25% or greater) | 0.000 acres |
| 6 | Total land in Resource | 0.000 acres |
| d 1 | Total base site area | 0.473 acres |
| 2 | Subtract total land in resource | 0.000 acres |
| 3 | Equals net building area | 0.473 acres |
| 4 | Multiply by maximum density | |
| | factor | 4 |
| 5 | Multiply bby density bonus factor | |
| | (if provided) | 1 |
| 6 | Equals number of dwellings | |
| | (round off) | 2 |
| e 1 | MPH | 4 |



UNDERMOUNTAIN ROAD

SALISBURY HOUSING TRUST
UNDERMOUNTAIN ROAD
SALISBURY, CONNECTICUT

SITE PLAN OPTION 2