



TOWN OF SALISBURY
CONNECTICUT

P.O. Box 548
Salisbury, Connecticut 06068

Conservation Commission

Town of Salisbury, Conservation Commission, Application for Regulated Activity Permit

- 1) Applicants name: Allied Engineering Assoc., INC.
- 2) Applicants home address:
- 3) Applicants business address: 95 Main Street, 3rd Floor, North Canaan, Connecticut 06018
- 4) Applicants Home Phone #: Business Phone #: 860-824-1400
- 5) Owner of property: Name: Tara Mandy & Teddy Frischling
Address: 170 East 83rd Street #6H, New York, New York 10028
Phone #:

Signature of property owner consenting to this application:

-
- 6) Applicants interest in the land: Engineer
 - 7) Geographical location of property: 42 Slater Road, Salisbury, Connecticut 06068
Description of the land: A wooded peninsula bordered by a water channel and a lake, soil type is 95C-Farmington-Rock outcrop complex
Computation of wetland area or watercourse disturbance: 0 SF of area disturbed
 - 8) Purpose and description of the proposed activity: To construct an outdoor Sports Court, 2 sheds, and fenced in area
 - 9) Alternatives considered by applicant: Leave existing site as is

Why this proposal to alter wetlands was chosen: This plan does not alter wetlands area.
 - 10) Site plan showing existing and proposed conditions in relation to wetlands and watercourses:
(Attach map and plans to application)
 - 11) Names and addresses of adjacent property owners: Attached on an additional document.

North:
South:
East:
West:

- 12) Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through inaccurate or misleading information:
Signature: Joseph Phamman
- 13) Authorization for the commissioners and agents of the Commission to inspect the property, at reasonable times, both before and after a final decision has been issued:
Signature: Joseph Phamman
- 14) DEEP Reporting Form 22A-39-14 provided by applicant (Rev. 3/2013)
- 15) Any other information the Commission deems necessary to the understanding of what the applicant is proposing:
- 16) Section 7.6 Requirements, if stipulated by agent
- 17) Filing Fee: As defined in current Regulations
- 18) For activities involving a significant activity as determined by the Commission and defined in Section 2 of the regulations the provisions of Article 7.6 must be submitted with the application. (Attach documents).
- 19) If the affected property is within 500 feet of an adjacent municipality the applicant is responsible for providing documentation that the provisions of 8.9 of the regulations have been satisfied: (Attach documents).

DATE FILED: _____

DATE RECEIVED BY COMMISSION: _____

ACTION: a) INSIGNIFICANT ACTIVITY

CONDITIONS: Filling and Excavation within 75 FT of the wetlands boundary

DATE OF APPROVAL:

b) SIGNIFICANT ACTIVITY

PUBLIC HEARING DATE:

PUBLIC HEARING DATE + 65 DAYS:

CHECK LIST:

A. PUBLIC NOTICE:

DATES PUBLISHED:

B. PROOF THAT APPLICANT HAS MAILED COPIES OF PUBLIC NOTICE TO ABUTTING PROPERTY OWNERS:

C. PROOF OF PROVISIONS OF SECTION 8.2 (IF APPLICABLE):

Town of Salisbury, Conservation Commission, Application for Regulated Activity Permit

11) Names and addresses of adjacent property owners:

North: Washinee Lake

East: Anne MacDonald

45 Slater Road, PO Box 498, Salisbury, Connecticut 06068

Southeast: Maureen B Barton, CO-Owner: William H Jr. Barton

1 Southgate Apt 6A, Bronxville, New York 10708

South: Carey D & Kim M Fiertz

225 Taconic Road, Salisbury, Connecticut 06068

Southwest: William & Lynne Stanton

12 Slater Road, Salisbury, Connecticut 06068



Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Salisbury
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Bashbish Falls or number: 1
subregional drainage basin number: 6002
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Allied Engineering Assoc., INC.
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 42 Slater Road, Salisbury, Connecticut 06068
briefly describe the action/project/activity (check and print information): temporary permanent description: Construction of an outdoor sports court
- ACTIVITY PURPOSE CODE (see instructions - one code only): K
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.062 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

SITE INFORMATION

TAX MAP DESIGNATION: TOWN OF SALISBURY MAP 65, BLOCK 6 VOL. 261 PG. 1127
PROPERTY OWNER: TARA MANDY & TEDDY FRISCHLING 170 EAST 83RD STREET 6TH FLOOR NORTH CANAAN, CONNECTICUT 06018 Ph: # (860) 824-1400
APPLICANT: ALLED ENGINEERING ASSOC. INC. 95 MAIN STREET, 3RD FLOOR NORTH CANAAN, CONNECTICUT 06018 Ph: # (860) 824-1400
USE: RESIDENTIAL
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL
ZONED: RR1, LAKE OVERLAY ZONE

ZONING DATA

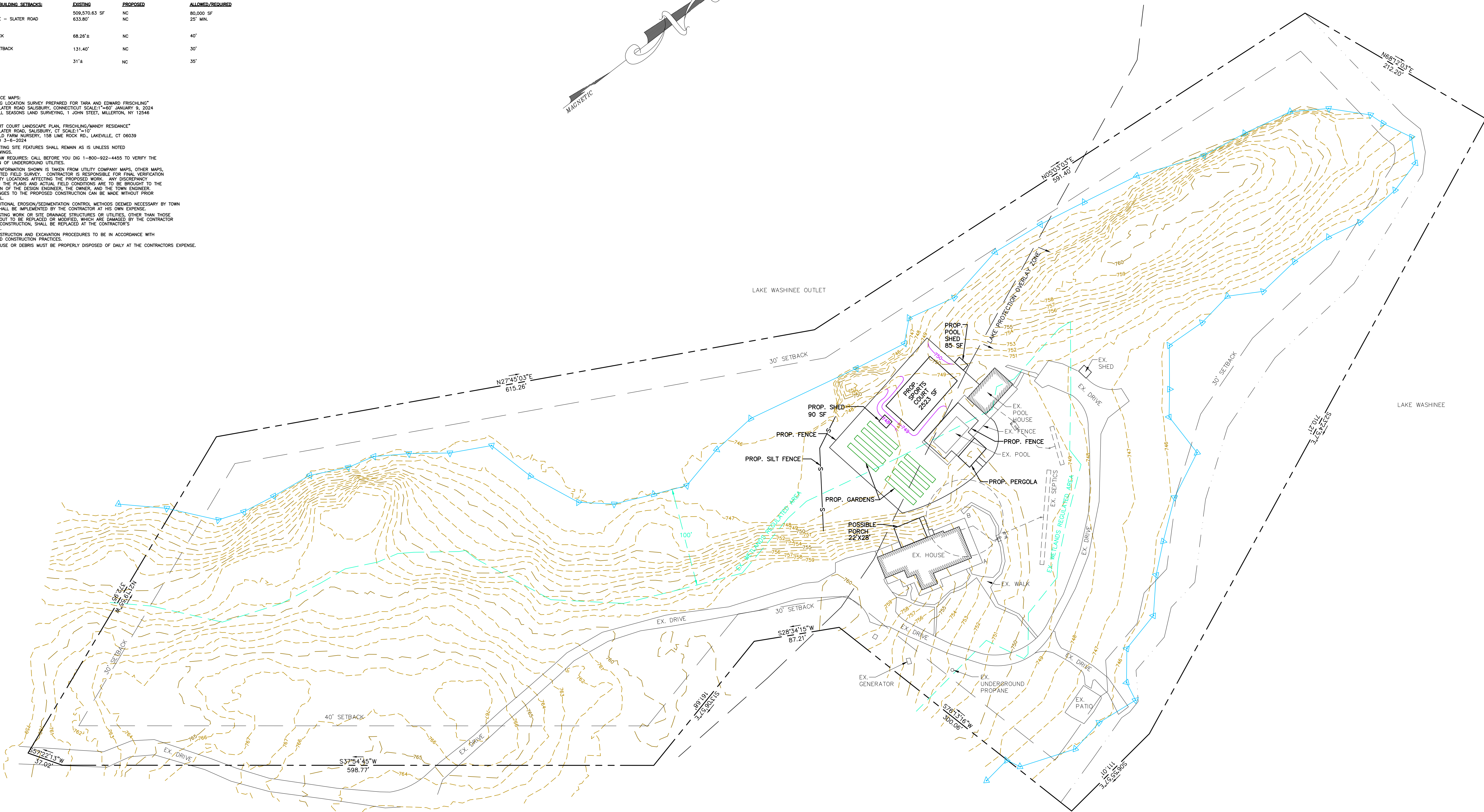
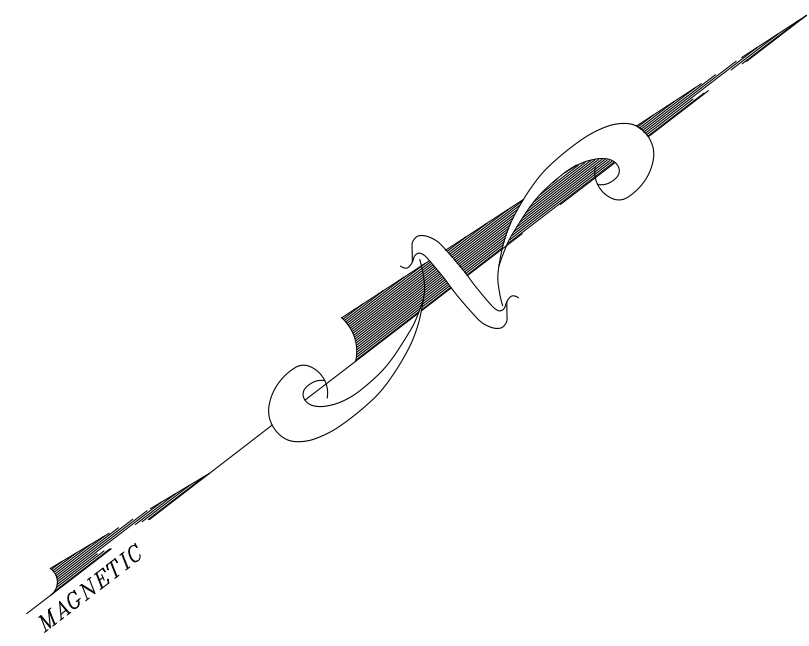
NC = NO CHANGE
 NR = NO REGULATION

BUILDING AREAS	EXISTING	PROPOSED	ALLOWED/REQUIRED
BUILDING AREA	4742 SF	4,742+3,287+8,029 SF	20,000 SF
BUILDING COVERAGE	0.93%	1.58%	10%
FLOOR-AREA-RATIO (F.A.R.)	0.008	NC	0.1
IMPERVIOUS SURFACE COVERAGE	.93%	1.58%	10%

LOT AREA & BUILDING SETBACKS	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT AREA	509,570.83 SF	NC	80,000 SF
LOT FRONTAGE - SLATER ROAD	633.80'	NC	25' MIN.
BUILDING			
FRONT SETBACK	68.28'	NC	40'
SIDE/REAR SETBACK	131.40'	NC	30'
HEIGHT	31'	NC	35'

NOTES

1. REFERENCE MAPS:
 "ZONING LOCATION SURVEY PREPARED FOR TARA AND EDWARD FRISCHLING"
 42 SLATER ROAD SALISBURY, CONNECTICUT SCALE: 1"=50' JANUARY 9, 2024
 BY ALL SEASONS LAND SURVEYING, 1 JOHN STEET, MILLERTON, NY 12546
2. "SPORT COURT LANDSCAPE PLAN, FRISCHLING/MANDY RESIDANCE"
 42 SLATER ROAD, SALISBURY, CT SCALE: 1"=10'
 BY OLD FARM NURSERY, 155 LIME ROCK RD., LAKEVILLE, CT 06039
 DATED 3-6-2024
3. ALL EXISTING SITE FEATURES SHALL REMAIN AS IS UNLESS NOTED ON DRAWINGS.
4. STATE LAW REQUIRES: CALL BEFORE YOU DIG 1-800-922-4455 TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.
5. UTILITY INFORMATION SHOWN IS TAKEN FROM UTILITY COMPANY MAPS, OTHER MAPS, AND LIMITED FIELD SURVEY. CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF UTILITY LOCATIONS AFFECTING THE PROPOSED WORK. ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER, THE OWNER, AND THE TOWN ENGINEER. NO CHANGES TO THE PROPOSED CONSTRUCTION CAN BE MADE WITHOUT PRIOR APPROVAL.
6. ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL METHODS DEEMED NECESSARY BY TOWN STAFF SHALL BE IMPLEMENTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
7. ANY EXISTING WORK OR SITE DRAINAGE STRUCTURES OR UTILITIES, OTHER THAN THOSE CALLED OUT TO BE REPLACED OR MODIFIED, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ALL CONSTRUCTION AND EXCAVATION PROCEDURES TO BE IN ACCORDANCE WITH STANDARD CONSTRUCTION PRACTICES.
9. ANY REFUSE OR DEBRIS MUST BE PROPERLY DISPOSED OF DAILY AT THE CONTRACTOR'S EXPENSE.



SEA

AEEA
 Allied Engineering Assoc. Inc.
 95 Main St., 3rd Flr. E.C. 06018
 P.O. Box 7700 North Canaan, CT 06018
 860-824-1400 (cell) 860-824-1401 fax
 aea.george@gmail.com

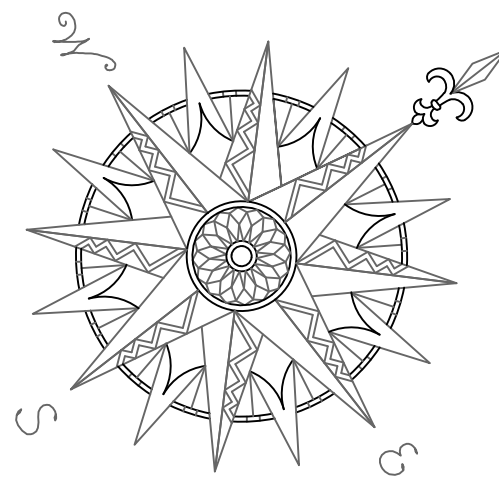
REVISION NUMBER - DESCRIPTION - DATE - INITIAL

PROPOSED SPORTS COURT
 PREPARED FOR:
 TARA MANDY & TEDDY FRISCHLING
 42 SLATER ROAD
 SALISBURY, CONNECTICUT

SCALE: 1"=50'
 FILE NAME: 1078-SITE
 DATE: 5-9-2024
 ISSUED FOR: PERMITTING

PROJECT NO. 1078

DRAWING NO. C-1



NOTES:

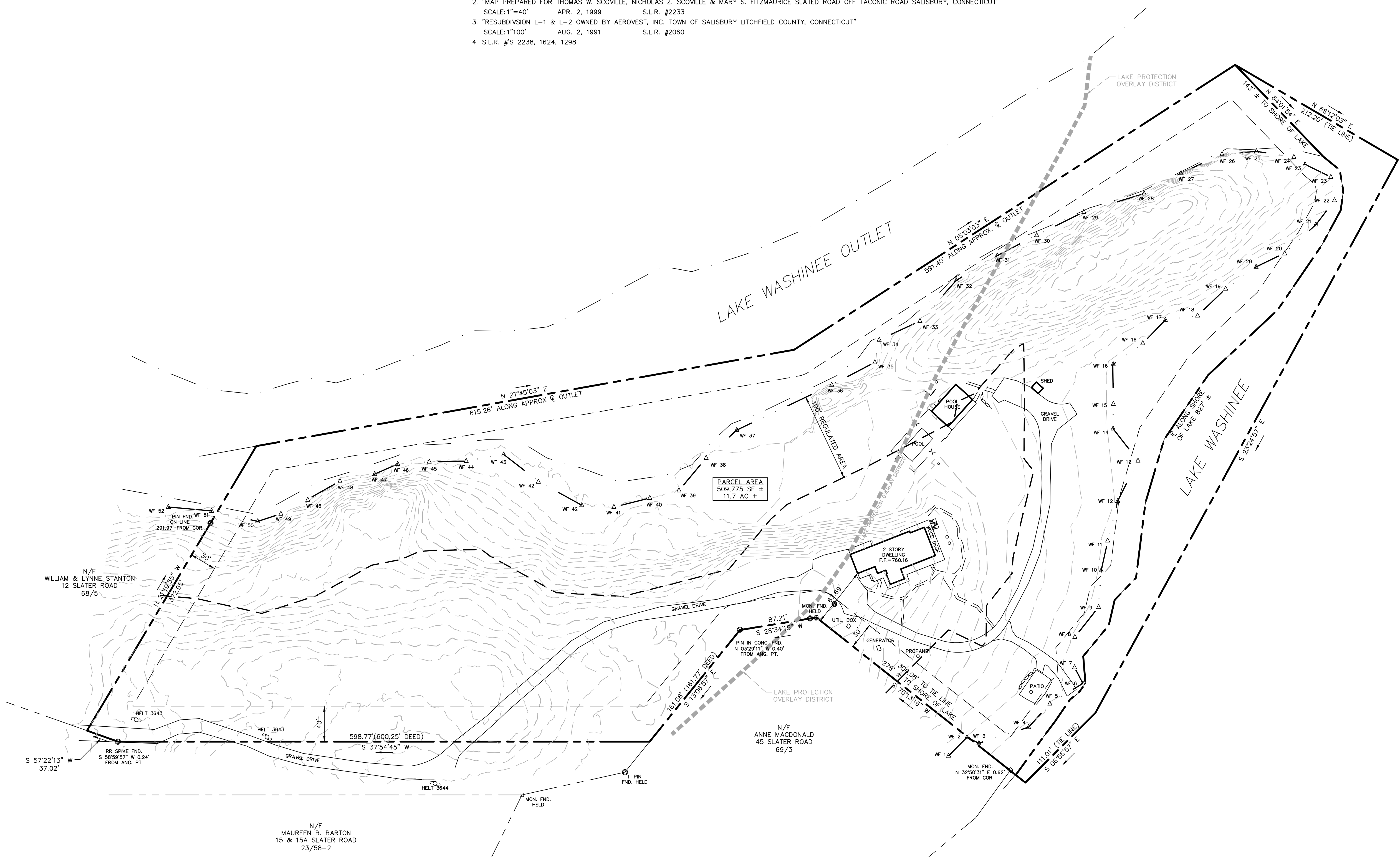
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2. TOPOGRAPHIC INFORMATION DEPICTED IS TAKEN FROM FIELD LOCATIONS AND BLENDED LIDAR TOPOGRAPHY.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED. ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES, THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS LOT 6 ON ASSESSOR'S MAP 68.
11. WETLANDS DEPICTED WERE DELINEATED BY IAN COLE PROFESSIONAL SOIL SCIENTIST, DECEMBER 2023.
12. THE EDGE OF THE FLOOD ZONE 'A' AS DEPICTED ON FEMA FLOOD MAP 0900520006B DATED JAN. 5, 1989 APPEARS TO FOLLOW THE EDGE OF LAKE WASHINEE AND THE LAKE WASHINEE OUTLET.
13. THE LAKE PROTECTION OVERLAY DISTRICT AS DEPICTED IS SCALED FROM THE SALISBURY GIS MAPPING.
14. PROPERTY IS SUBJECT TO THE ENCROACHMENT OF THE PRIVATE ROADWAY AS DEPICTED IN WHICH IT DEVIATES FROM THE RIGHT-OF-WAY AS DEPICTED ON REF. MAP #2 BELOW.

MAP REFERENCES:

1. "MAP OF PORTION OF LAND OWNED BY HERBERT SCOVILLE JR. TOWN OF SALISBURY, CONN." SCALE: 1"=200' MAR. 1982 S.L.R. #1678
2. "MAP PREPARED FOR THOMAS W. SCOVILLE, NICHOLAS Z. SCOVILLE & MARY S. FITZMAURICE SLATED ROAD OFF TACONIC ROAD SALISBURY, CONNECTICUT" SCALE: 1"=40' APR. 2, 1999 S.L.R. #2233
3. "RESUBDIVISION L-1 & L-2 OWNED BY AEROVEST, INC. TOWN OF SALISBURY LITCHFIELD COUNTY, CONNECTICUT" SCALE: 1"=100' AUG. 2, 1991 S.L.R. #2060
4. S.L.R. #S 2238, 1624, 1298



LOCATION MAP
NTS



SALISBURY ZONING TABLE (RR-1 DISTRICT)			
STANDARDS	REQUIRED	EXISTING	
MINIMUM LOT AREA	80,000 SF	509,775 SF	
MIN. FRONTAGE	25'	REAR	
MINIMUM SQUARE	150'	> 150'	
MAXIMUM HEIGHT	35'	31' ±	
BLDG. SETBACKS:			
	FRONT	40'	> 40'
	SIDE	30'	67.69'
	REAR	30'	> 30'
MAXIMUM BLDG. COVERAGE	10 %	1.1 %	

LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	WETLAND LINE
	100' WETLAND REGULATED AREA
	EXISTING STONE WALL
	EXISTING SANITARY SEWER MAIN
	EXISTING FENCE
	EXISTING WELL
	UTILITY POLE
	MONUMENT
	IRON PIN
	LAKE PROTECTION OVERLAY DISTRICT LINE

ZONING LOCATION SURVEY
PREPARED FOR
TARA & EDWARD FRISCHLING
42 SLATER ROAD
SALISBURY, CONNECTICUT

COPYRIGHT © 2024
SCALE: 1" = 60'
JANUARY 9, 2024
PROJ. NO.: 0772



LAND SURVEYING - LAND PLANNING
44 Fair Street Wallingford, CT 06492 Phone: (860) 274-5053
1 John Street Millerton, NY 12546 dan@allseasonslandsurveying.com allseasonslandsurveying.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492

