

APPLICATION FOR APPROVAL OF SUBDIVISION X OR RESUBDIVISION 2024-0263
(FILL IN ALL SPACES, IF NOT APPLICABLE, MARK N/A)

OWNER OF RECORD: Eleanor A. Sternlof

ADDRESS (as per Town Assessor): 143 White Hollow Road

PROPERTY LOCATION: TAX MAP# 03 LOT# 26 LAND RECORDS: VOL.# 141 PAGE# 219 ZONE _____

BOUNDED GENERALLY ON THE NORTH BY: Martin Zelanky

(Full name of owner of record, EAST BY: White Hollow Road

attach additional pages if needed). SOUTH BY: _____

WEST BY: Nature Conservancy of CT, Silent Meadows Partners

TOTAL TRACT ACREAGE: 28.96 PROPOSED LOT ACREAGE: (12.36, 7.78, 8.82) _____

APPROVAL IS REQUESTED FOR: REVISION _____; COMPLETE PLAN X; PORTION _____ CONSISTING OF LOTS LETTERED/NUMBERED: _____

The application must be accompanied by the following maps, plans and documents providing the information required in the Subdivision Regulations and meeting the standards required in the Regulations. The following is basic information/requirements additional information/requirements may apply as per the Subdivision Regulations:

- A. SUBDIVISION MAP X
- B. SITE DEVELOPMENT MAP (MAP A. AND B. MAY BE COMBINED) X
- C. CONSTRUCTION PLAN NA
- D. SOIL EROSION AND SEDIMENT CONTROL PLAN X
- E. APPROVAL FROM TAHD _____, WPCA NA, OR BHC NA REGARDING SEWER AND WATER
- F. SELECTMEN'S APPROVAL OF LAYOUT: STREETS _____, EASEMENTS _____
- G. WARRANTY DEED TO TOWN: EASEMENTS NA, STREETS NA, OPEN SPACES _____
- H. APPLICATION TO CONSERVATION COMMISSION (if applicable) NA
- I. PROFILE OF PROPOSED STREETS NA, FINAL GRADE NA
- J. ESTIMATED ROAD CONSTRUCTION COSTS NA
- K. PROFILE OF PROPOSED SEWERS: STORM NA, SANITARY NA, GRADES NA, PIPE SIZE NA
- L. WRITTEN ASSURANCE OF LETTER OF CREDIT OR PERFORMANCE BOND _____
- M. CONSIDERATION OF PASSIVE SOLAR ENERGY TECHNIQUES _____
- N. PRIVATE ROADWAY MAINTENANCE AGREEMENT NA
- O. APPROVAL OF DRIVEWAY CUTS INTO PUBLIC ROAD: SELECTMEN _____, DOT _____
- P. DRAINAGE REPORT OF ENGINEER X
- Q. SKETCH OF CONTIGUOUS LANDS OF APPLICANT NOT A PART OF SUBDIVISION NA

Upon approval of the above plan or portion thereof, the applicant agrees to comply with the subdivision regulations in effect at the time of such approval.

Dated at _____ this 12 day of September, 20 24

Owner's signature [Signature]
ELEANOR A. STERNLOF BY KARL-ERIK STERNLOF ATTORNEY IN FACT

Applicant's signature [Signature]

Applicant's title Engineer
Address 92 Cream Hill Rd West Cornwall Phone 860-318-5300
CT 06796

Filed at the Planning and Zoning Commission Office this 12 day of Sept, 20 24

*Fee paid \$ 660 OR 500 Received by: Miles Todor

Title: Land Use Technical Specialist

*Fee: Family 1 lot into 2 lots = \$300.00 per lot plus state surcharge of \$30.00
Three to six lots = \$750.00 per lot plus state surcharge of \$30.00
Over six lots = \$1,500.00 per lot plus state surcharge of \$30.00



Bodwell Engineering and Surveying LLC
92 Cream Hill Rd.
West Cornwall, CT 06796
(860) 318-5300 - Bodwellengineering@gmail.com

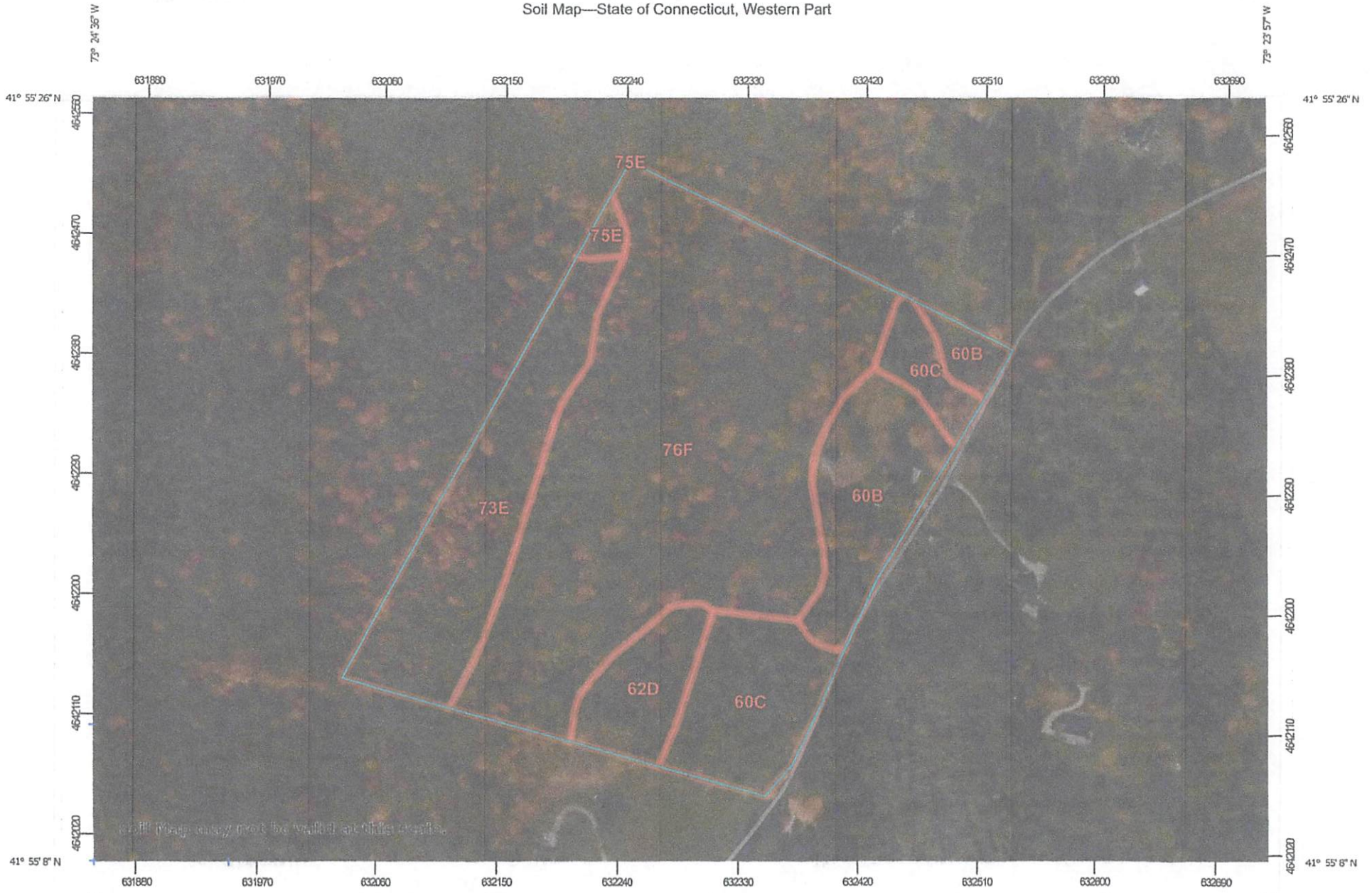
Subdivision Narrative for 143 White Hollow Road – Salisbury

The proposed Subdivision consists of a first split and a 2 lot subdivision taking place on the 28.96 acre property located at 143 White Hollow Road in Salisbury. This parcel is also known as map 3 lot 26 on the Town of Salisbury assessor's maps. The three lots created by this subdivision will consist of a 12.36 acre parcel containing the original farm house and barns, a 7.78 acre parcel and a 8.82 acre parcel for single family development. The property sits along White Hollow Road abutting the Salisbury/Sharon town line. The property is a sloping property rising up from White Hollow Road in a northerly direction and ends at or near the top of the ridge. This property abuts the property of the nature conservancy to the north. Due to this location of the Nature Conservancy Property along the northern border of this subdivision we have designated a strip along the northern border of the 3 parcels as the required open space for this subdivision in order to facilitate more contiguous open space. The subject parcel contains no wetlands soil types on the national wetlands inventory, nor on the NRCS soils maps. I have also walked the property and no signs of wetlands exist on the property.

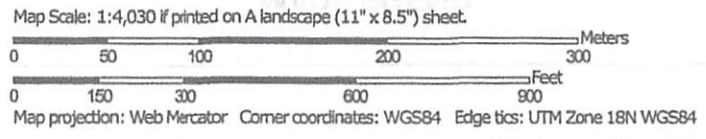
Drainage Report

The soil types on this parcel of land consist of sloping well drained soils as evidenced by the NRCS Soil Survey as well as the onsite testing performed by our firm. The large lot sizes that we have proposed will provide ample area to infiltrate any additional runoff caused by the addition of 2 new dwellings. No roads or other site improvements are proposed as part of this subdivision. At the time of development of these lots, the developers will need to come back to Planning and Zoning with site development plans detailing proposed drainage. At this time the proposed house and driveway locations are conceptual only to show the potential to develop these lots.





































Soil Map—State of Connecticut, Western Part



Soil Map may not be valid at this scale.



MAP LEGEND

- | | | | | |
|---|---|---|---|------------|
| Area of Interest (AOI) |  | Area of Interest (AOI) |  | Spoil Area |
| Soils |  | Soil Map Unit Polygons |  | Stony Spot |
|  | Soil Map Unit Lines |  | Very Stony Spot | |
|  | Soil Map Unit Points |  | Wet Spot | |
| Special Point Features | |  | Other | |
|  | Blowout |  | Special Line Features | |
|  | Borrow Pit | Water Features | | |
|  | Clay Spot |  | Streams and Canals | |
|  | Closed Depression | Transportation | | |
|  | Gravel Pit |  | Rails | |
|  | Gravelly Spot |  | Interstate Highways | |
|  | Landfill |  | US Routes | |
|  | Lava Flow |  | Major Roads | |
|  | Marsh or swamp |  | Local Roads | |
|  | Mine or Quarry | Background | | |
|  | Miscellaneous Water |  | Aerial Photography | |
|  | Perennial Water | | | |
|  | Rock Outcrop | | | |
|  | Saline Spot | | | |
|  | Sandy Spot | | | |
|  | Severely Eroded Spot | | | |
|  | Sinkhole | | | |
|  | Slide or Slip | | | |
|  | Sodic Spot | | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
 Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| 60B | Canton and Charlton fine sandy loams, 3 to 8 percent slopes | 3.8 | 11.7% |
| 60C | Canton and Charlton fine sandy loams, 8 to 15 percent slopes | 3.9 | 11.9% |
| 62D | Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony | 1.8 | 5.6% |
| 73E | Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky | 5.2 | 15.9% |
| 75E | Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes | 0.2 | 0.8% |
| 76F | Rock outcrop-Hollis complex, 45 to 60 percent slopes | 17.7 | 54.1% |
| Totals for Area of Interest | | 32.7 | 100.0% |

Statutory Short Form Power of Attorney

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE DEFINED IN CONNECTICUT UNIFORM POWER OF ATTORNEY ACT, WHICH EXPRESSLY PERMITS THE USE OF ANY OTHER OR DIFFERENT FORM OF POWER OF ATTORNEY DESIRED BY THE PARTIES CONCERNED. THE GRANTOR OF ANY POWER OF ATTORNEY OR THE AGENT MAY MAKE APPLICATION TO A COURT OF PROBATE FOR AN ACCOUNTING AS PROVIDED IN SUBSECTION (B) OF SECTION 45A-175 OF THE GENERAL STATUTES. THIS POWER OF ATTORNEY DOES NOT AUTHORIZE THE AGENT TO MAKE HEALTH CARE DECISIONS FOR YOU.

Know All Persons by These Presents, which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to Connecticut Uniform Power of Attorney Act:

That I, **ELEANOR A. STERNLOF**, of 143 White Hollow Road, Lakeville, Connecticut 06068, do hereby appoint: **KARL-ERIK STERNLOF** of 19 Glenwood Avenue, New London, Connecticut 06320, my agent(s) to ACT severally.

(If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.)

FIRST: In my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in the Connecticut Uniform Power of Attorney Act to the extent that I am permitted by law to act through an agent:

(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)

- | | |
|--|-----|
| (A) Real property; | () |
| (B) Tangible personal property; | () |
| (C) Stocks and bonds; | () |
| (D) Commodities and options; | () |
| (E) Banks and other financial institutions; | () |
| (F) Operations of entity or business; | () |
| (G) Insurance and annuities; | () |
| (H) Estate, trusts and other beneficial interests; | () |
| (I) Claims and litigation; | () |
| (J) Personal and family maintenance; | () |
| (K) Benefits from governmental programs or civil or military service; | () |
| (L) Retirement plans; | () |
| (M) Taxes; | () |
| (N) To have on-line and electronic access to any of my accounts, including without limitation my bank accounts, investment accounts, retirement accounts, insurance accounts, social media accounts, and any other digital assets. | () |

This power of attorney shall not be affected by the subsequent disability or incompetence of the principal.

SECOND: With full and unqualified authority to delegate any or all of the foregoing powers to any person or persons whom my agent(s) shall select.

THIRD: Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

FOURTH: Limitation on Agent's Authority - An agent that is not my ancestor, spouse or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the special instructions.

FIFTH: Designation of Successor Agent

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: KURT R. STERNLOF

Successor Agent's Address: 151 Parker Street, Newton Centre, Massachusetts 02459

SIXTH: Effective Date - This power of attorney is effective immediately unless I have stated otherwise in the special instructions.

The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.


IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this 4th day of December, 2020.



Emily D. Vail




ELEANOR A. STERNLOF



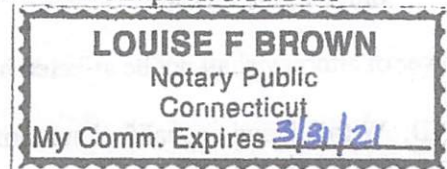
Megan M. Foley

STATE OF CONNECTICUT)
 : ss. Sharon
COUNTY OF LITCHFIELD)

On this the 4th day of December 2020, before me, signer of the foregoing instrument, **ELEANOR A. STERNLOF**, personally appeared, and acknowledged the execution of such instrument to be her free act and deed.



Louise F. Brown, Notary Public
My Commission Expires: 3/31/2021



Town of Salisbury

Date Paid: 9/12/2024

Payer: Bodwell Engineering and Surveying LLC
Payer Address: 92 Cream Hill Road West Cornwall

Notes:

| Payment Type | Amount | Ref # |
|--------------|----------|-------|
| Check | \$660.00 | 582 |

Amount Paid: \$660.00

| Fee Type | Amount |
|---------------------|----------|
| Sub-Division | \$600.00 |
| P&Z State Surcharge | \$60.00 |