NEW CINGULAR WIRELESS PCS, LLC (AT&T)

Application to the
State of Connecticut Siting Council

For a Certificate of
Environmental Compatibility and Public Need

–SALISBURY FACILITY–

Docket No. ____

BULK FILING

NEW CINGULAR WIRELESS PCS, LLC (AT&T)
500 ENTERPRISE DRIVE
ROCKY HILL, CONNECTICUT 06067

BULK FILING CONTENTS

Section 1: Salisbury Connecticut 2012 Plan of Conservation and Development

Section 2: Zoning Regulations, Town of Salisbury, Connecticut, Adopted 1959, Twenty-Fourth Revision May, 2013, Amended Effective September 30, 2019

Section 3: Lakeville Village Zoning Map, Effective July 9, 2020, Town of Salisbury Zoning Map, Effective July 30, 2020 and Town of Salisbury Zoning Overlay Districts Map, Effective July 30, 2020.

Section 4: Inland Wetlands and Watercourses Regulations, for the Town of Salisbury, Connecticut.

Section 5: Technical Report

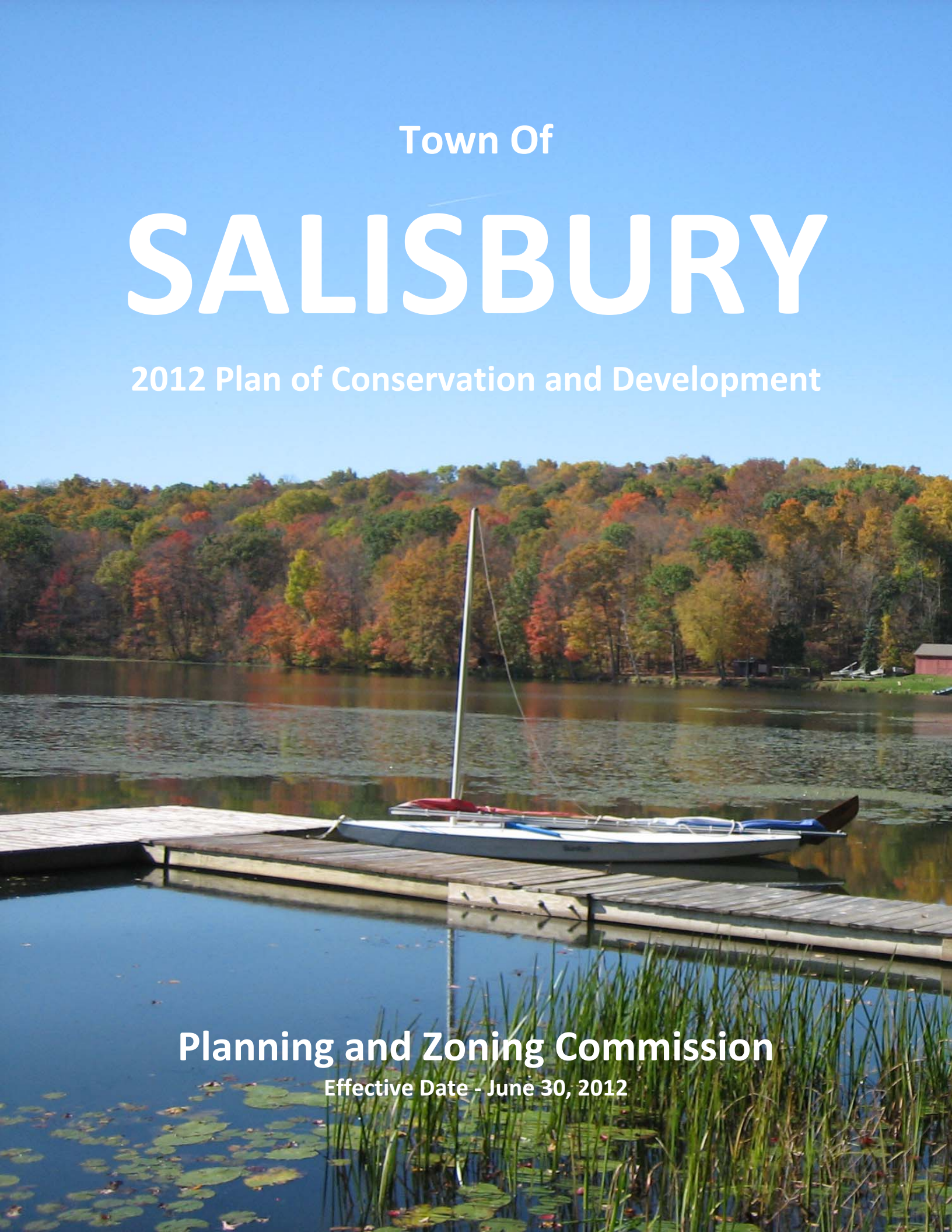
Section 6: Supplement to Technical Report

SECTION 1

Town Of

SALISBURY

2012 Plan of Conservation and Development



Planning and Zoning Commission

Effective Date - June 30, 2012

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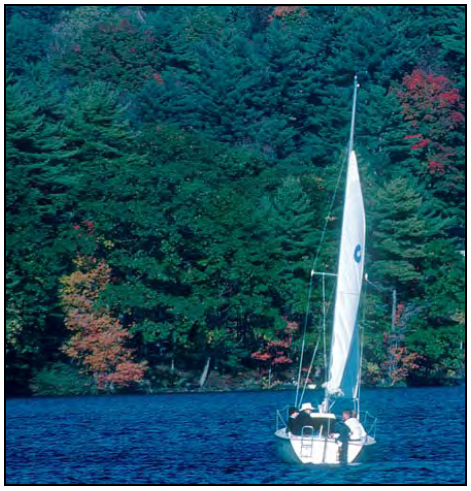
The photograph on the cover shows an autumn scene at Long Pond.

1 INTRODUCTION

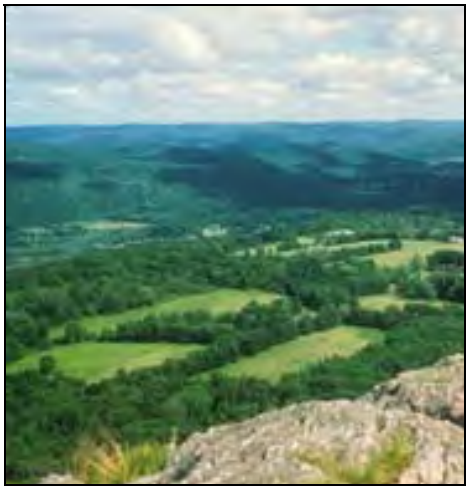
The town of Salisbury is a beautiful, historic, New England town located in the northwestern corner of Connecticut.

The municipality of Salisbury covers roughly 60 square miles and includes the villages of Salisbury, Lakeville, and Lime Rock as well as the hamlets of Taconic and Amesville.

Lakes



Hills

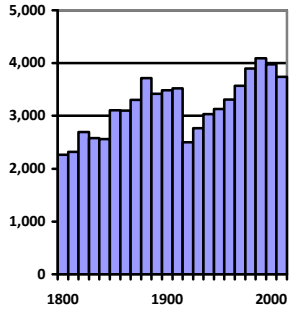


Villages

Community Spirit

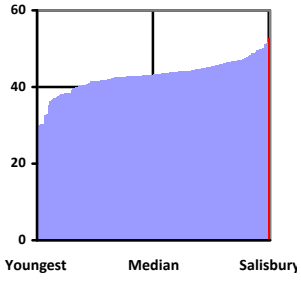
Historic Population

Census information reveals that Salisbury's population peaked at 4,090 people in 1990. There were 3,741 residents counted in the 2010 Census.



Age Composition

Salisbury has an older population than many other areas. Of all 169 Connecticut municipalities (see chart below), Salisbury had the highest median age (52.7 years) at the time of the 2010 Census. The median age reflects the age where half the residents are older and half the residents are younger. The state-wide median age was 43.2 years of age.



Salisbury's landform is diverse and includes a wide range of natural features that provide a diversity of habitats unequaled in the rest of the state. The Taconic Uplift that dominates the northwestern area of Salisbury is one of the most ancient rock formations in the region. It includes Mount Riga, Lions Head, Bear Mountain and the southern slope of Mount Frissell, which has the highest point in Connecticut, (2,380 feet).

Salisbury's rugged terrain has historically influenced the history of the community and the patterns of settlement, with the villages nestled in valleys between steep ridges. The wide, fertile valleys of the Housatonic and Salmon Kill rivers were important sites of pre-Columbian encampments. Later these broad, alluvial-rich valleys formed the basis of much of Salisbury's prime agricultural lands. The existence of iron ore and lime in the area spawned America's iron industry. Salisbury's forests were cleared in the 18th and 19th centuries for the production of charcoal for the iron industry and for farming. The 20th century saw regeneration of the forests cloaking the hills and valley-sides of the town. In recent years, Salisbury has become a recreation destination due to the natural beauty of the community, the many activities available in the region, and the proximity to major urban areas.

Preservation of Salisbury's magnificent natural resources and responsible stewardship of the ecological balance that provides for this habitat diversity are of primary importance to the future of Salisbury. In addition, Salisbury is experiencing some demographic, housing and economic challenges which are reflected in this Plan of Conservation and Development.

About Plans of Conservation and Development

This Plan of Conservation and Development is a guide for the future of Salisbury. It is prepared by the Planning and Zoning Commission in accordance with Section 8-23 of the Connecticut General Statutes (CGS).

While the Plan primarily addresses physical issues, it is also intended to influence the social and economic development of the community.

While this Plan is an advisory document, it identifies strategies which will result in the most positive outcomes for the Town and provides a framework for consistent decision making.

THINGS WE WANT TO PROTECT

2

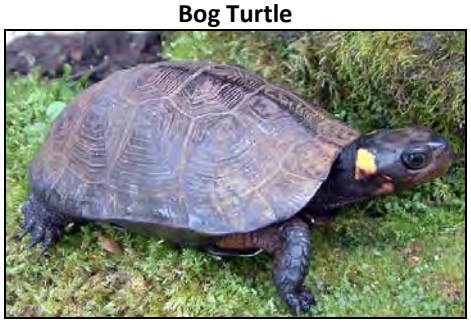
Preserve Natural Resources

Natural resources are key to the overall character of Salisbury and the quality of life here.

Salisbury's natural systems are among the most diverse and intact in Connecticut, providing critical habitats for a wide variety of plants and animals. Federally-protected species, including the diminutive bog turtle and the magnificent bald eagle, are among the noteworthy fauna found in Salisbury.

Our wetlands contain a myriad of flora, including a diversity of orchids and other lime-loving plants. The unique sense of place and beauty of our Town are a consequence of these bountiful natural resources, which are held in trust as the commons for generations to come.

Bog Turtle

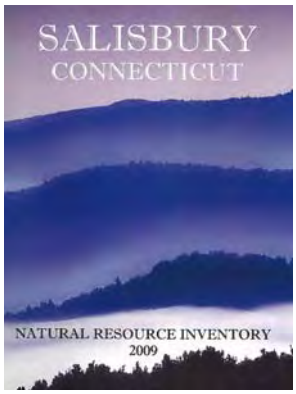


Bald Eagle

Orchid

Habitat Diversity

Natural Resource Inventory Report



Natural Diversity Database

The Natural Diversity Database is a listing maintained by the Connecticut Department of Energy and Environmental Protection (DEEP) which identifies approximate locations of endangered, threatened and special concern species and significant natural communities in Connecticut.

The information is intended to be used as a pre-screening tool to identify potential impacts to state-listed species.

The maps are updated regularly as new information becomes available. The most current information is available on the DEEP website.

The 2009 Natural Resources Inventory provides an overview of natural resources in Salisbury and is a framework which will help guide natural resource protection efforts.

Perhaps most important, environmental awareness and stewardship has been integrated into the daily life of the Town. Many individuals and organizations have been instrumental in securing protection and stewardship of important lands and landscapes within Salisbury. For example, the Salisbury Association has had, and will continue to play, a central role in the protection of the Town's many unique, scenic, historic and fragile areas. Many other organizations have made and continue to make significant contributions to the protection of Salisbury's landscape (such as the federal and state governments, The Nature Conservancy, Weantinogue Heritage Land Trust, and others).

STRATEGIES – Natural Resources

Environmental Quality Strategies

A. Minimize or avoid wetland disturbance and filling.

Encourage preservation of critical or unique wetland systems. Minimize losses of wetland structural complexity. Wetland loss and disturbance take many forms. Dewatering or overwatering wetlands through inappropriately placed/sized storm water management systems is one impact that can easily be avoided. Incremental loss of wetlands by filling and the loss of structural complexity are also serious challenges.

B. Protect floodplains from development and inappropriate uses.

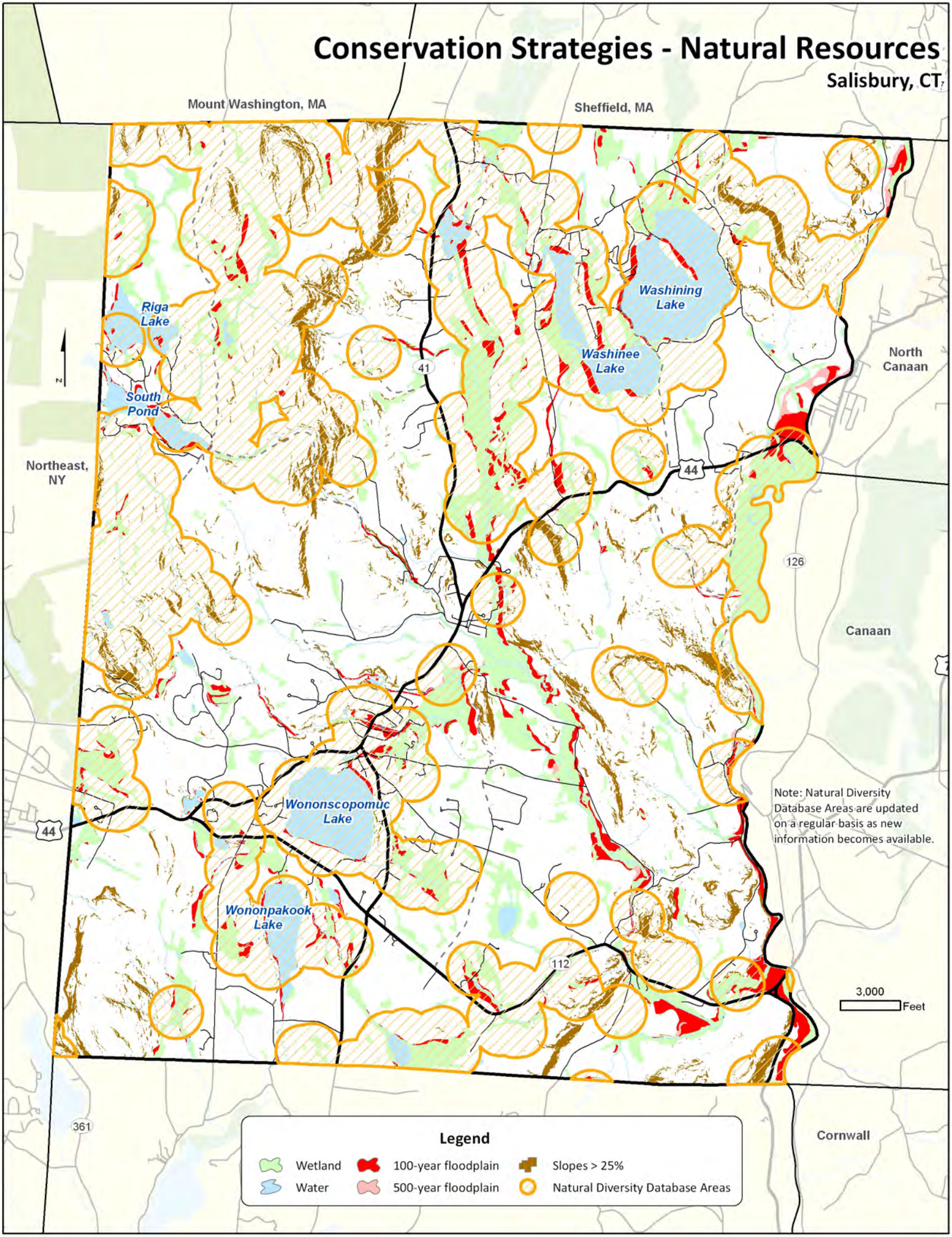
Floodplains have natural capacity to control flooding by allowing water to dissipate over the land. Salisbury has many important floodplain areas located along the Housatonic River and the Salmon Kill.

C. Preserve rocky talus slopes and outcrops.

Steep slopes, talus slopes, mountain-top balds and rock outcrops are important habitats, characterized by a unique assemblage of flora and fauna. They are fragile and vulnerable to erosion, rock disturbance, and removal. Ridgeline development on these slopes is often visible for a considerable distance, adversely impacting community character.

Conservation Strategies - Natural Resources

Salisbury, CT



Promote Resiliency

The interconnectedness of Salisbury's ecosystems provides resiliency.

Resiliency in turn provides the ability for species and systems to evolve and to manage change. As we enter a period of accelerating climate change, the resiliency of our natural systems will be tested.

By making careful stewardship decisions concerning our natural resources now, the future of the commons will be safeguarded for the benefit of all.

Invasive Species

The Natural Resource Inventory Report contains a list of invasive species which may be found in Salisbury.

Additional information is available on-line from the Connecticut Invasive Plants Council.

D. Preserve vernal pools and associated upland habitat.

Vernal (seasonal spring) pools aid in nutrient cycling, de-nitrification, and flood water detention, as well as aquifer recharge. Vernal pools exist in intimate association with the surrounding forest. One cannot survive without the other. The forest required to maintain a vernal pool system is many orders of magnitude larger than the pool itself.

E. Maintain ecological connectivity between upland and wetland habitats.

The interdependence of most species on a mosaic of wetland and upland habitat is an ecological reality to be given serious attention. Regulatory or planning review of wetland upland areas must focus on keeping wetlands buffered from pollution and other upland disturbance.

F. Protect wildlife corridors.

Wildlife corridors are an important part of the natural environment. The migratory pathways of wildlife species are often unrecognized, but essential for species ranging from salamanders to bobcats.

G. Protect groundwater resources.

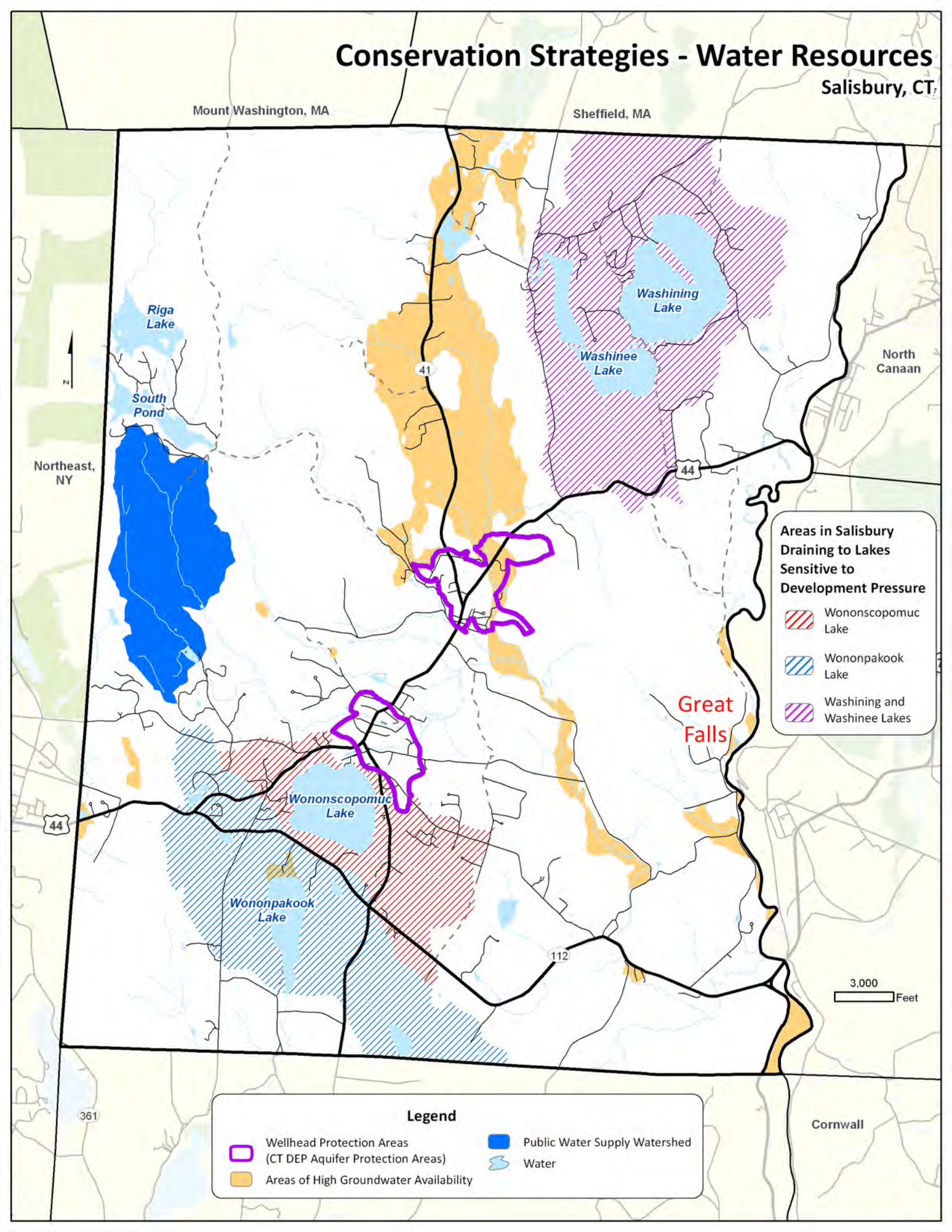
Groundwater resources are an integral part of the overall water cycle. Protecting the quality and quantity of groundwater is critical for public health and helps ensure overall environmental quality.

H. Minimize stressors that degrade rivers, streams, and wetlands.

In order for wetlands and watercourses to provide better ecological services, such as flood control and clean drinking water, the input of stressors such as road salt, nutrients and silt, which all degrade wetlands, must be curtailed.

I. Encourage the use of native plants.

Landscaping needs and sensitivities are determined by the nature of the landscape in which development is contemplated. In each instance, the use of native plants and the elimination of invasive plant species should be encouraged. Benefits of using native plants are that they are better suited to the climate of our region and require less maintenance and irrigation and may provide food for wildlife. Native plants are more resistant to disease and require less irrigation than exotic species. They are also rarely invasive. Careful thought should be given to areas where plants could easily escape from cultivation into the wild. Critical areas include water bodies and watercourses where plants can be readily dispersed, both by seed and by woody cuttings transported by flood waters. Of special concern in this regard would be the lakes and larger rivers and streams of the Town.


Conservation Strategies - Water Resources
Salisbury, CT
Mount Washington, MA
Sheffield, MA
Riga Lake
South Pond
Northeast, NY
Washining Lake
Washinee Lake
North Canaan
41
44
Areas in Salisbury Draining to Lakes Sensitive to Development Pressure
Wononscopomuc Lake
Wononpakook Lake
Washining and Washinee Lakes
Great Falls
Wononscopomuc Lake
Wononpakook Lake
112
3,000
Feet
361
Cornwall
Legend
Wellhead Protection Areas
(CT DEP Aquifer Protection Areas)
Areas of High Groundwater Availability
Public Water Supply Watershed
Water

J. Encourage wetland and riparian (riverside and lakeshore) restoration.

Restoration of wetlands is an important tool in re-creating structural complexity within wetlands. Structural complexity is best exemplified by a heavily vegetated wetland, where there are layers of herbaceous and woody vegetation in the canopy, creating an abundance of micro-habitats. Converting this shrub swamp to an open pond may keep the wetland, but lose its structural complexity and most of its ecological value.

The riparian zones of small streams and the river banks of the Salmon Kill and Housatonic Rivers should be stabilized through plantings of non-invasive, native species.

K. Work with other organizations to protect important resources.

Experience in Salisbury suggests that protection of natural resources is best achieved when approached as a partnership between private interests, government, and agencies that provide technical support and guidance. We encourage a clean and healthy environment as a foundation of our community and our economic vitality.

L. Encourage air quality monitoring in Salisbury.

Information / Education Strategies

M. Develop strategies to educate land-use decision makers and the public and increase ecological literacy.

One of our challenges for the 21st century is to promote a richer understanding and knowledge of how we as a society interact with the natural world (ecological literacy). We must become more adept at developing the skill sets required to thrive in our environment, discarding the outdated notion that one must choose between clean air and water, biological diversity and healthy food on the one hand, and economic growth on the other.

N. Increase the database of ecological information.

The Salisbury Natural Resources Inventory (NRI) is an important first step in identifying the location of ecologically important areas. But in order for many of the subsequent strategies to be effective, more in-depth knowledge of Salisbury's natural resources is needed, which can only be acquired by additional field work to collect biological data, and mapping of this information.

O. Continue to educate the public about control of invasive and over-abundant species, such as invasive landscape plants that colonize woodlands and zebra mussels which have spread to Twin Lakes and to the Great Falls area of the Housatonic River.

Work with State and regional agencies to determine the best course of action. Continue working with local agencies such as the Lake Wononscopomuc Association.

CASE STUDY – Education

Salisbury contains many critical and unique wetland systems. These include:

- old scours and oxbows of the Housatonic River that serve as a critical wildlife habitat,
- ground-water-fed, sloping calcareous fens, (which are a globally imperiled ecological community),
- broad floodplains that slow and detain floodwaters, especially along the Housatonic River and the Salmon Kill,
- high-elevation perched wetlands, and
- spring-fed streams that contain rare species, including the slimy sculpin and spring salamander.

Housatonic River

Great Falls

Regulation / Administration Strategies

P. Inform potential applicants regarding required environmental studies.

A frequent source of tension in the land-use process is the lack of any guidance given by land-use agencies to applicants concerning how to collect data in a manner that will allow the regulatory agency to comprehensively review the application. The Town should consider establishing a list of accepted techniques and their references for various topics. As methodologies and techniques change over time, this list should be reviewed and updated once a year to ensure that it reflects the most up-to-date thinking and methods for conducting these surveys in the most efficient and cost-effective manner.

Q. Use third party reviews when beneficial.

Natural resource and engineering information is often complex. Land-use boards benefit by adopting the enabling legislation that formalizes the practice of hiring independent, third-party consultants to assist the local decision-makers by conducting a peer review of the technical information that is the foundation of complex applications. A collateral benefit is that tax-payer dollars that were being used to review applications by staff are now being charged back to the applicant, effectively removing an inequitable municipal subsidy for private development.

CASE STUDY – Implementation

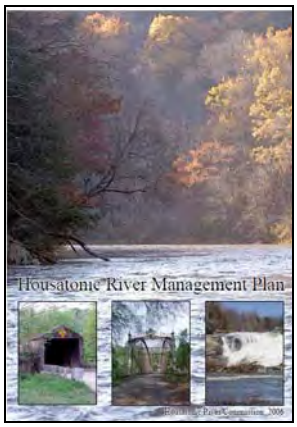
Revisions to the Salisbury Zoning Regulations in 2010 were enacted in order to protect natural resources and community character and discourage the placing of development of infrastructure on steeply graded terrain.

These regulation changes included:

- development and associated grading on steep slopes (Article VI, 601.1), and
- driveway regulations (Article VII, 700.1).

TASKS – Natural Resources

Housatonic River Management Plan



Environmental Quality Tasks

1. Consider adopting regulations to encourage the implementation of Low Impact Development (LID) storm water management.

   LID techniques preserve the pre-development hydrology of small watersheds, and re-infiltrate and return the water into the ground and wetlands where it was originally destined, maintaining the natural water cycle on each property. LID favors naturalized, softer techniques using grassy swales and bio-filtration basins in place of concrete pipes and basins. New regulations should be considered that will make the use of LID mandatory on all projects within the Town, unless it can be demonstrated that the peculiarities of the site render it impossible to do so.

2. Consider adopting regulations (accompanied by education and community outreach) that prohibit the use of non-native plants in ecologically sensitive areas.

   Plants that are considered to be invasive should be prohibited in any planting plan that is reviewed as part of a permitting action by the Planning and Zoning Commission, or other land use agencies. Examples of such highly invasive plants are burning bush, various woody Eurasian honeysuckles, Japanese barberry, and Russian olive to name but a few. Additional benefits of using native plants are that they are better suited to the climate of our region and require less maintenance and irrigation.

3. Consider protective measures for ridgelines and steep slopes.

   Establish comprehensive ridgeline development protection by identifying and mapping ecologically noteworthy rocky outcroppings, mountain top balds, talus slopes, and scenic views. The NRI has generally identified these sensitive habitats, however, much work needs to be done to specifically locate these areas.

4. Inventory, assess and map vernal pools.

   Salisbury's zoning regulations specifically cite vernal pools as areas to be considered in both the sub-division and zoning (site plan) processes. Yet, the location of most of the Town's vernal pools is not known, nor have their productivity and landscape integrity been assessed. Productivity of vernal pools (both biodiversity and biomass) is key to determining the relative conservation value of each pool. A Town-wide survey of vernal pools could be accomplished, using trained volunteer citizen-scientists, to develop this data-base and increase public awareness of vernal pools.

5. Continue to evaluate groundwater resources and the capacity of aquifer areas.

River Bank Restoration

Voluntary river bank restoration on Housatonic River Road.

6. Establish a local wildlife management program.

   Provide education and outreach to landowners concerning the preservation of wildlife habitats. Provide recognition or a tax incentive to landowners who maintain targeted wildlife habitats.

7. Establish programs to encourage voluntary wetland and stream-bank restoration and stabilization.

   There are well established Federal programs that aid farmers in stabilizing stream corridors, especially in areas that are in pasture. These efforts could be augmented by voluntary land-owner education and incentives to re-vegetate and stabilize riparian corridors with native vegetation on both agricultural and non-agricultural lands. Wetland restoration could be accomplished in a similar manner with technical guidance, information on sources of appropriately priced native plant materials, and recognition of land-owner stewardship efforts.

8. Consider methods of managing the deer population.

   Investigate the options of increasing the hunting season or increasing the use of crop-damage permits to control deer.

9. Consider developing an air quality monitoring station in Salisbury.

Information / Education Tasks

10. Increase ecological literacy among land-use decision makers and the public.

    The fields of natural resource protection and ecology, as they relate to impact analysis, and ultimately land-use decision making, evolve rapidly with the increase of scientific knowledge of the requirements of natural systems and the species that inhabit them, as well as more sophisticated techniques to assess and mitigate impacts. There are many opportunities for commissioners and staff to gain additional insight through a variety of training opportunities. Increased emphasis on periodic in-service training for land-use commissioners and staff should be encouraged.

11. Consider updating the Natural Resources Inventory in order to increase the availability of ecological information as part of the permitting process.

    The NRI should be a living document, updated with new information that is documented by citizens, researchers, or other agencies. One important task that could be undertaken to amend the NRI would be to conduct the research and to map wildlife corridors and connectivity between certain wetlands and uplands, as well as other important features such as nesting areas. This would be a vital step in creating the baseline needed by the P&Z to consider these resources in the context of the regulations that mandate avoidance of wildlife corridors.

Regulation / Administration Tasks

12. Consider establishing and periodically updating standards for collection of natural resource data.

    The Town should consider establishing a list of accepted techniques, and some guidance as to the amount of effort per acre of habitat that is needed to be expended to yield results adequate for the proper consideration of an application. This list should be reviewed and updated once a year to ensure that it reflects the most up-to-date thinking and methods for conducting these surveys in the most efficient and cost-effective manner.

13. File reports of Salisbury's Inland Wetlands Authority decisions with the Connecticut Department of Energy and Environmental Protection (DEEP).

    Establish better protection of the wetlands within Salisbury by coming into compliance with State reporting requirements. This information is used by the State to analyze the loss or conservation of wetlands within the Town, and to contrast those data with the overall trends within the State.

14. Encourage communication between the Conservation Commission and the Planning and Zoning Commission.

    Consider establishing a liaison position where a Commissioner would attend both meetings and report ongoing activities. The liaison position could be rotated among the Commissioners of both groups on a regular basis. Alternatively, undertake joint distribution of land use staff reports and meeting minutes between commissions.

Preserving Agriculture

Salisbury is blessed with extensive concentrations of high-quality farmland soils. According to the Natural Resource Inventory, about one-third of Salisbury's land is considered prime farmland soil or important farmland soil.

Factors that help protect farm land in Salisbury are:

- Many second-home owners desire a bucolic environment. Some of the most exclusive home sites in Salisbury are surrounded by stunningly beautiful farm fields, some preserved, some not.
- Distance from urban centers. Salisbury's relatively isolated location is a major factor in how much land is consumed for residential development.
- Permanent easements and flood plain designations have saved much of the agricultural land we do have left.

Some of the challenges to preserving farms and farmland include:

- Losing the knowledge and culture of farm families who know how to work the land.
- People purchasing products solely based on price or convenience without supporting local farmers who work and preserve the land.

Preserve Working Landscapes

Salisbury is blessed with tracts of open space that enhance the historically rural character of the community. Many of these are not simply open spaces, but are productive working landscapes, managed forests, or fields that are important to the ecology and economy of the town. Salisbury has a significant amount of high quality tillable land as well as more marginal land, best used for pasture or hay production. Salisbury also has thousands of acres of managed forests.

Farmland soils disregard town boundaries. Fragmentation of farmland adversely affects the economic viability of farming, causing farmers to leave once productive land for larger, easier-to-manage, parcels. As much as 50% of the fields in Salisbury are no longer working landscapes, but simply open land. Many fields are too small, too wet or have too many restrictions placed upon them to be viable working lands.

Working landscapes are important assets not only for the owners and people who work the land, but also for the Town of Salisbury itself. These large fields and open vistas create the rural, rugged character which we identify as Salisbury. The rural landscape throughout Salisbury keeps adjoining real estate values high, which in turn helps keep taxes lower for the average homeowner.

Our working landscapes warrant preservation and protection. Degradation of working landscapes has many faces, including uncontrolled residential development, depletion of soil and water through improper management of sedimentation and erosion, and disruption of key wildlife habitats.

Agriculture

Horse Farm

Collaborations between local farms and institutions are another way working landscapes enrich our community. The collaboration between Whippoorwill Farm and Hotchkiss School provides fresh produce for the school and a working landscape to help educate students about agriculture and food production. The collaboration of Laurelbrook Farm, Hotchkiss School and Salisbury School provides a means to recycle food waste into compost which can then be used in landscaping by the Town. We should look for ways to encourage and expand the development of these types of collaborations.

Prime farmland in Salisbury that remains unprotected includes areas in Lime Rock, Salmon Kill Valley, along Indian Mountain Road and along Route 41 in Taconic. We must strive to encourage the preservation of land for agriculture, forestry, and other working uses.

The relationship between "conservation" and "agriculture" has traditionally been viewed narrowly with the result that farming was often considered incompatible with natural resource protection. However, working landscapes can have tremendous benefit, not just for the creation and maintenance of certain habitats, but also as part of a landscape mosaic that strengthens ecological connectivity and resiliency. Outreach to the agricultural community about the benefits of their practices to wildlife, and possibly engaging in modest changes to certain regimes such as mowing to enhance wildlife production is one way that this relationship can be strengthened for the benefit of all.

Forests are another form of a working landscape. Forest resources within Salisbury are of great importance to the town, it's landowners and regional businesses. More than half of the land area in the town is forested and a large portion of this land is under long term management plans that work to support the continuation of this significant resource.

Timber revenue has been integral to the support of maintaining these many large tracts of land as they pass from generation to generation as well as providing jobs and resources that support our local and regional economy. The Hotchkiss School Biomass Facility (power plant) is one use for forest products that will help reduce the use of fossil fuels.

PA 490 is critical to keeping these tracts intact by making it more possible for individuals or families to hold these parcels without an undue financial burden that can lead to development.

Benefits of Agriculture

Benefits of local agriculture and other working lands include:

- food for people and animals,
- nursery products,
- production of native wildlife,
- local jobs,
- open space,
- rural, scenic roads,
- more tax revenue to municipalities than are required in services even when assessed at current-use value.

Employing best practices for farmland can also provide a host of environmental benefits. Salisbury's forests are diverse, extensive and productive. They are home to many species of plants and animals, including rare species that depend on large tracts of interior forest that are undisturbed by human development.

Wood products from Salisbury forests help to sustain a regional rural economy.

Public Act 490

Public Act 490, established in Connecticut in 1963, provides for the assessment of farm, forest and other land on the basis of its current use, rather than its market value. This results in a dramatically lower land valuation for assessment purposes. The lower assessment makes it easier to preserve land but it does not guarantee, in perpetuity, the preservation of a parcel of land.

Salisbury utilizes all three elements of the PA-490 program authorized by the State (codified as CGS Section 12-107):

- Forest land,
- Farm land,
- Open space land

A 1986 American Farmland Trust study done in Hebron, Connecticut, found that raw land received approximately 36 cents in services per $1.00 in taxation, as opposed to $1.06 in services per $1.00 in taxation for residential use.

STRATEGIES – Working Landscapes

A. Continue to support farming in Salisbury.

B. Establish a Regional Agricultural Commission.

Farmers who live in other towns work 90% of the farmland in Salisbury. A Regional Agricultural Commission could develop strategies to help dairy and beef farmers regardless of which towns they live in.

C. Promote working landscapes as a method of natural resource conservation.

Promote agricultural activities, especially grazing and pasturage, keep grassland and wet meadows open. Encourage farming of protected parcels.

D. Consider developing zoning regulations to allow a variety of alternative operations on farm land to help keep farming economically viable.

Such operations might be bed and breakfast designations, small-scale food processing and private event functions. Support Connecticut State policies on enhancing the economic viability of farms.

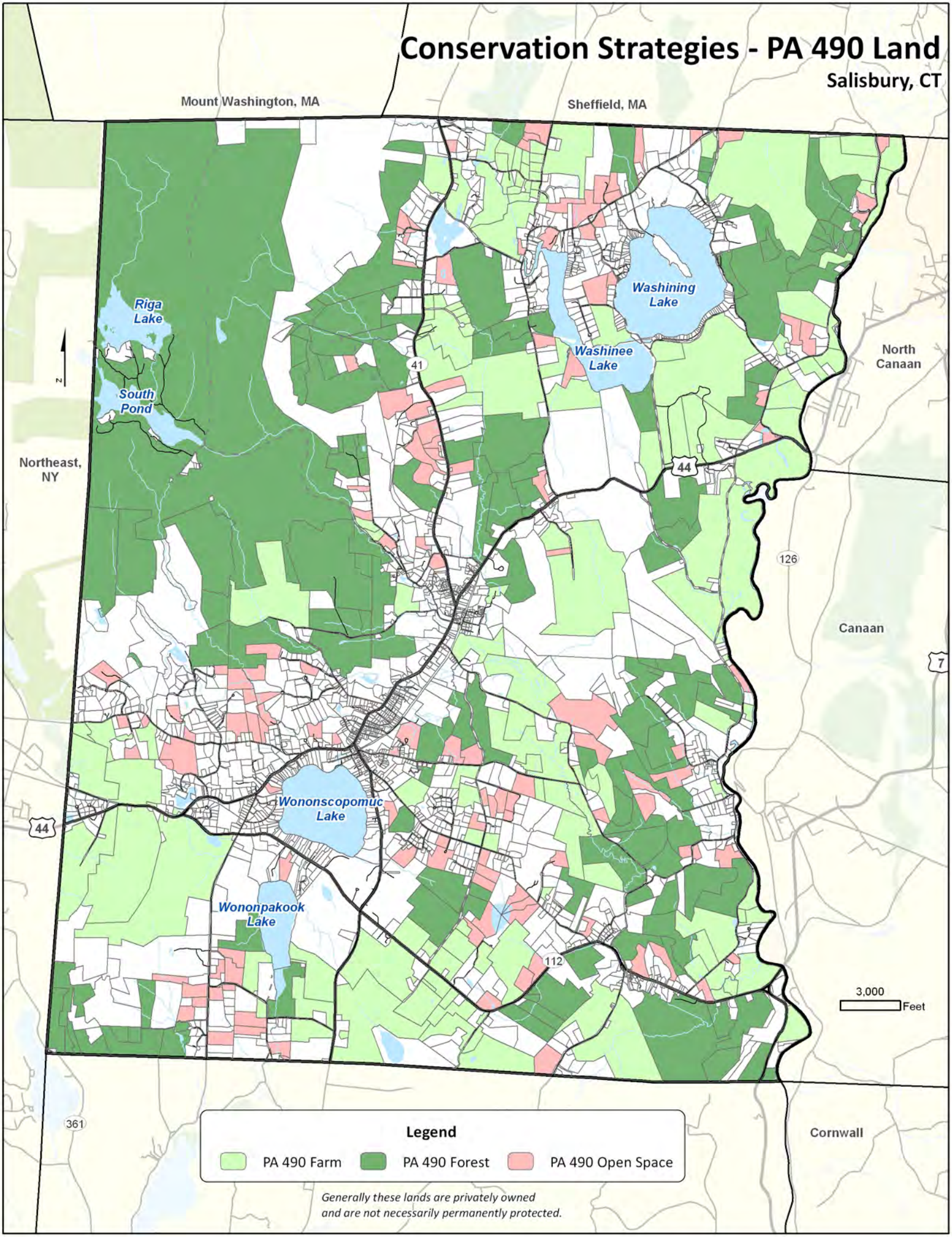
E. Continue the PA 490 program and consider enhancing these financial incentives.

F. Investigate the possibility of encouraging primary or secondary processing of farm products or other farm-related businesses in Salisbury.

G. Consider developing a designation of Recreational Lands as a category for local protection.

H. Consider developing a Farming Friend to Wildlife designation to acknowledge the contributions farming makes to preserving critical habitats.

Under this designation a species (bobolinks, bog-turtles) whose habitat is preserved by thoughtful farming practices would be recognized as a "product" of a particular farm.


Conservation Strategies - PA 490 Land
Salisbury, CT
Mount Washington, MA
Sheffield, MA
Riga Lake
South Pond
Washining Lake
Washinee Lake
North Canaan
Northeast, NY
Canaan
Wononscopomuc Lake
Wononpakook Lake
Cornwall
41
44
126
7
112
361
N
3,000 Feet
Legend
PA 490 Farm
PA 490 Forest
PA 490 Open Space
Generally these lands are privately owned and are not necessarily permanently protected.

TASKS – Working Landscapes

1. Consider adopting a "right to farm" ordinance.

   A right-to-farm ordinance is a policy statement asserting a community's commitment to agriculture and farming and clarifies a community's support of agriculture as a preferred land use. Such an ordinance helps to protect farms and agricultural operations from certain nuisance lawsuits.

2. Promote local agriculture on the Salisbury Town website.

   Provide a Local Farms page on the Town website, and a map to locate local farms.

3. Link to the CT Farmmatch site to connect landowners with potential farmers.

4. Request identification of locally important farmland soils through U.S. Department of Agriculture's Natural Resources Conservation Service (USDA-NRCS).

5. Designate a fund for farmland preservation and have a method of funding.

   Establish a municipal fund to purchase conservation easements on important agricultural lands. Establish criteria for designating eligible and desirable properties.

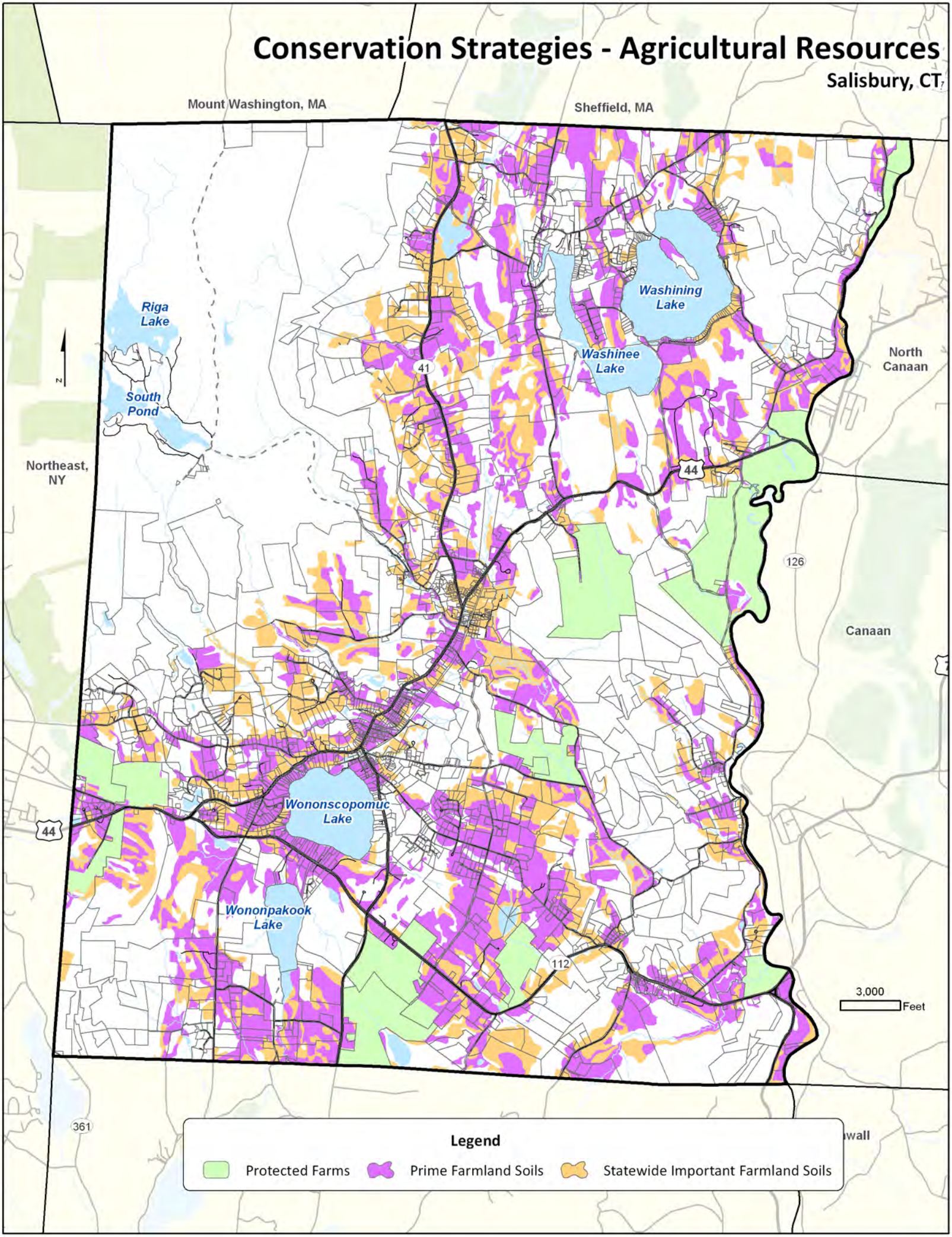
6. Encourage collaborations between local farms and businesses or schools.

Corn Field

Tedding Hay

Conservation Strategies - Agricultural Resources

Salisbury, CT



Character Elements

Salisbury is known for its lakes and water features, which include:

- Housatonic River (including the Great Falls),
- Salmon Kill,
- Moore Brook,
- Washining Lake,
- Washinee Lake,
- Lake Wononscopomuc,
- Wononpakook Lake,
- Riga Lake, and
- South Pond.

Trees and forests are also important elements of the overall character of Salisbury. Salisbury is blessed with thousands of acres of protected land, both forest and farmland. These areas contribute to the overall character of the community and ensure that this character will be preserved in the future.

The Appalachian Trail controls significant acreage along the most dramatic ridgelines of Salisbury through easements or through ownership by the Department of the Interior. Forest land under protective easements totals 8,000 acres.

The oaks at the Town Grove are a particularly noteworthy stand of old trees, many of which are over 300 years old and deserve our special protection.

Preserve Community Character

Community character is an elusive concept that is difficult to define as it means different things to different people. Yet, it is often the most important attribute of Salisbury according to residents and visitors. As a result, protecting community character is an important goal of the Town.

For the purposes of the Plan, community character is considered to contain several components:

- physical character,
- social fabric, and
- educational institutions.

Physical Character

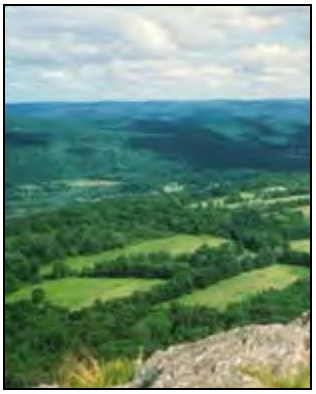
The qualities contributing to physical character in Salisbury include diverse landforms, unspoiled vistas, and a healthy functioning ecosystem including clean air, clean water, dark skies, and diversity of plants and wildlife.

It includes the beautiful, rugged lands that surround us and the attributes such as colonial architecture, dry stone walls, and the open landscape that defines Salisbury as a historic New England town. We value and protect our open spaces, lakeshores, wooded hillsides and unscarred ridgelines that retain their vegetation and/or rock outcrops without visible buildings, and wide variety of water bodies and wetlands as valuable resources for the generations to come.

The amount of open space that has been preserved in Salisbury contributes significantly to preserving the character of our community into the future.

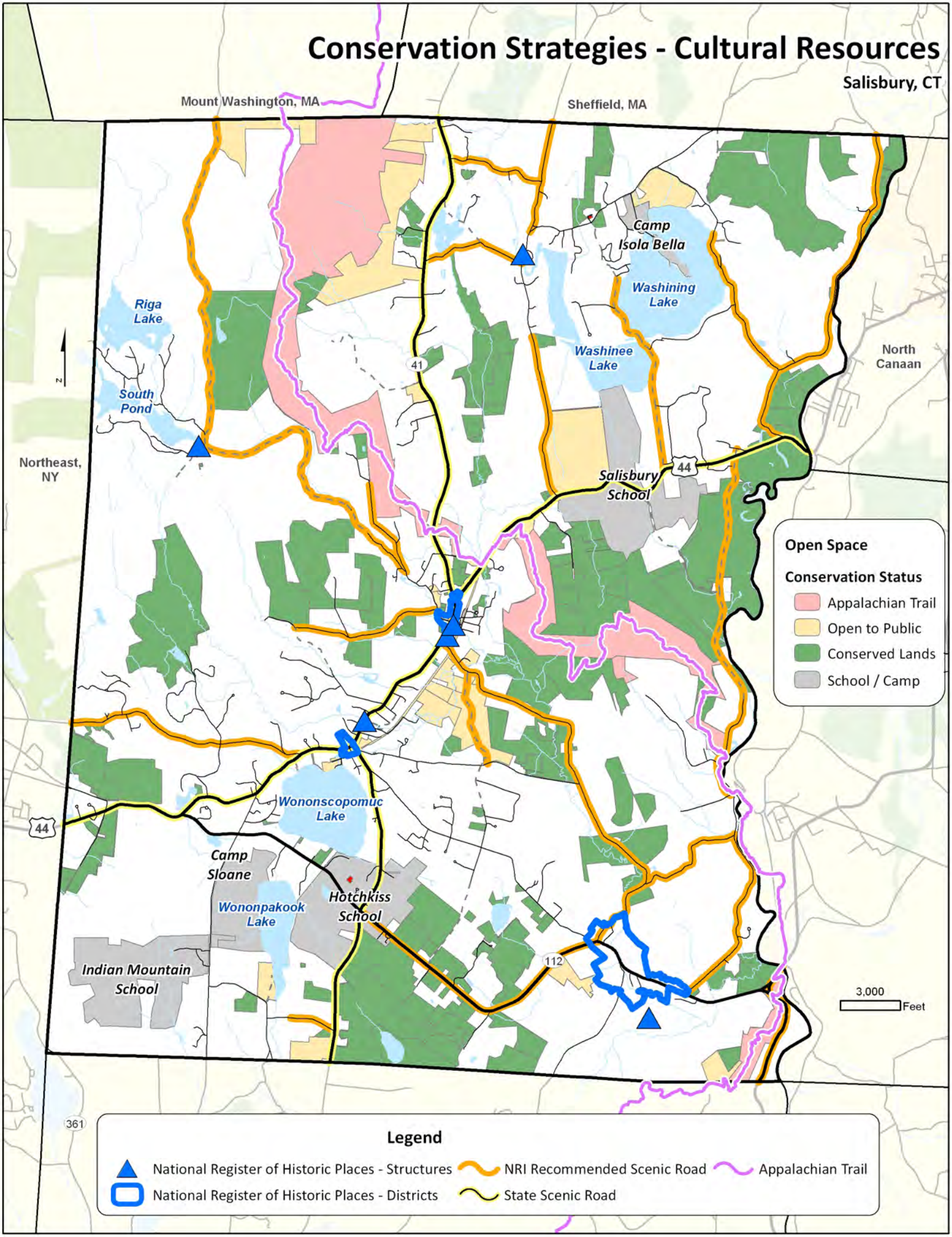
Although most residents prize the rural character and small-town atmosphere Salisbury has to offer, citizens generally don't want the town to become a "picture-postcard" community, maintained primarily as a scenic retreat or retirement destination.

Scenic View



Community Art

Community Event


Conservation Strategies - Cultural Resources
Salisbury, CT
Mount Washington, MA
Sheffield, MA
Camp Isola Bella
Washining Lake
Riga Lake
Washinee Lake
North Canaan
South Pond
Northeast, NY
Salisbury School
Open Space
Conservation Status
Appalachian Trail
Open to Public
Conserved Lands
School / Camp
Wononscopomuc Lake
Camp Sloane
Wononpakook Lake
Hotchkiss School
Indian Mountain School
3,000
Feet
Legend
National Register of Historic Places - Structures
National Register of Historic Places - Districts
NRI Recommended Scenic Road
State Scenic Road
Appalachian Trail

Town Meeting

There is perhaps nothing so integral to the social fabric of a small New England community than the Town Meeting. This is especially true in Salisbury where the Town Meeting provides an opportunity for all residents to discuss the affairs of the community.

"Town Meeting"
Norman Rockwell

Social Fabric

The community character of Salisbury is reflected by the energy and expertise of the people who love this town and want to enhance, protect and improve it for generations to come. The qualities contributing to the social fabric of Salisbury include an open friendly atmosphere, residents who have a willingness to volunteer and contribute to the Town through participation in government, recreation, non-profits, school activities, and community events.

At this time, the population of Salisbury is roughly 3,700 people, and it has the highest median age (52.7 years) in Connecticut. This can be explained by the propensity of people to come to Salisbury upon retirement. According to the 2010 US Census, one in four housing units in Salisbury is maintained for seasonal or occasional use, and this number of units has been growing for some time. Since 1990 there has been a downward trend in the overall number of year-round residents.

Salisbury is run primarily by volunteer boards and commissions. Non-profit organizations provide many essential services. People give freely of their time and expertise, which ultimately brings the human resources of a much larger area to bear on the activities of a small town. If the citizens of Salisbury were to stop volunteering to hold Town offices or work on the fire and ambulance squads, Salisbury would be greatly diminished. A key factor to maintaining a healthy pool of potential volunteers is to provide an array of housing options, so that the single working person, the young family and the senior citizen can all find a comfortable place to live in Salisbury.

Issues critical to increasing the number of young families choosing to live in Salisbury are affordable housing, good schools, and employment opportunities.

In order to preserve and support our human resources, we need to foster affordable housing options that allow for economic diversity and employment opportunities that attract full-time residents to Salisbury. A robust network of social services is essential to support youth, families and senior citizens in times of duress. Part-time residents who are civically active contribute greatly to the vitality of Salisbury. We want to encourage and support local community events such as the Ski Jump, Memorial Day Parade, Fourth of July at the Grove, and other events and activities in which all residents can participate.

The community character of Salisbury is reflected in the number of citizens involved in conducting the business of the Town. We are a community driven by people who have passion about their town and are willing to serve to make it a better place. As a community we are welcoming of diversity and strive to be inclusive. We need to remain mindful that a bucolic setting doesn't eliminate the potential for larger social issues affecting the world at large. Continuing to provide services for our people, young and old, in times of need should remain a priority.

Scenic Resources

Recommendations about designating scenic roads are discussed on page 39.

Educational Institutions

The schools located in Salisbury are among our greatest assets. Our public schools, Salisbury Central School and Housatonic Valley Regional High School, consistently perform above state averages and are among the best in Litchfield County.

The local private schools, Indian Mountain School, Hotchkiss School and Salisbury School, provide a wealth of cultural, educational and recreational opportunities that are generously shared with all those who reside in Salisbury. These schools provide a wide-range of employment opportunities for Salisbury residents. The educators and their families who come to Salisbury to teach at these schools have a diversity of background and expertise that greatly enriches our town. In addition, the schools also participate in a number of community initiatives and programs (such as the "lake keeper" program).

Examples of this symbiotic relationship include:

- environmental education, such as the study of the water quality of Lake Wononscopomuc in the 1970's, and
- ecological stewardship, such as the alternative energy plant currently being built at Hotchkiss.

They also attract students from around the world. Many families who later become long-term residents discover Salisbury when they, or their children, come to attend one of these boarding schools.

STRATEGIES – Community Character

A. Continue to preserve and enhance the physical character of Salisbury.

B. Explore the potential of developing a Town recreation area for Twin Lakes.

C. Explore the potential for the use of State lands on Lake Wononscopomuc for the public.

D. Promote a "dark-skies" approach to land-use and development.

> *One of the beauties of living in Salisbury is to be able to see so vividly the stars in the inky night sky, especially on a cold clear winter's night. Light spillage and reflection from artificial lighting is an ecological as well as community character issue. Localized light spillage from residences and commercial establishments can disorient migration and reproduction of wildlife and disrupt the cycles of budding, flowering, and fruiting of plants. At a meta-scale, many communities produce a corona in the night sky from excessive amounts of light reflected into the atmosphere. This corona affects not only wildlife and plants, but impacts community character. Light pollution can be curbed by a variety of new technologies which shield light spillage into natural areas and into the atmosphere.*

E. Continue to support and enhance the social fabric of Salisbury.

F. Strive to be inclusive in civic affairs.

Include all segments of our community in the business of the Town by providing open access to the decision-making process. Conduct public business in a transparent, respectful and inclusive manner. Continue to broadcast meetings so that a large number of residents can view government in action. Use the Town's webpage to make information available.

G. Increase Town support for community services.

There are families and individuals in Salisbury struggling with issues of substance abuse, violence in the home, illness and economic hardship who need the ongoing support of a caring community.

H. Provide for increased childcare options for working families in Salisbury.

Adults cannot take advantage of employment opportunities if there is no safe haven for their children.

I. Support excellence in education.

Seek to provide for housing for teachers and encourage families with school-age children to reside in Salisbury. Support our public schools.

J. Provide and disseminate a response plan for the community in the event of a wide-spread emergency.

TASKS – Community Character

1. Consider adopting regulations to promote a "dark skies" approach to land-use and development.

The use of low-impact lighting could be enhanced by drafting a new regulation that encourages the use of environmentally preferable solutions to exterior lighting as the site plan standard.

2. Prepare a detailed emergency plan for the Town, including public buildings, safe havens, search and rescue services, and communication strategies.

3. Evaluate the use of school facilities for community purposes.

HOW WE WANT TO GUIDE DEVELOPMENT

3

Enhance Village Centers

The village centers of Salisbury, Lakeville, and Lime Rock are the heart of the community. Much of the charm of Salisbury can be directly attributed to the villages and the activities which take place there.

Main Street (Route 44)

Salisbury Village

Main Street (Route 44)

Lakeville Village

Lime Rock Road (Route 112)

Lime Rock Village

However, the village centers have experienced some challenges in the recent past due to:

- The overall economic conditions,
- The availability of alternative retail outlets and opportunities in other locations,
- Internet shopping, and
- The fact that roughly one out of four houses in Salisbury are kept for seasonal or occasional use (meaning that there are fewer potential customers in the primary trade area on a daily basis).

At the same time, opportunities exist to enhance our village centers in new ways. Salisbury's population of those 65 and older is projected to more than double from 751 to 1,829, by 2030. Experience in other areas suggests that senior residents are often interested in smaller-units, village-type settings, and/or housing arrangements where maintenance is provided.

In addition, Salisbury has the highest percentage of one-person households (33%) and the smallest household size (2.19 persons) in Connecticut. This may help explain why a number of people express an interest in varied residential options such as smaller houses, condominiums or rental apartments if such housing options were available in Salisbury.

If land parcels suitable for development for some of these housing options were within walking distance of the village centers, both merchants and seniors would benefit. As housing develops in our village centers other amenities such as playground areas, community gardens and pleasant congregating areas would follow. These areas could all be connected with walkways and promenades which would be easily negotiated and beautiful.

Goals for our village centers include:

- increased ease of pedestrian circulation, vehicular circulation and parking.
- incorporating more varied housing in the village centers, and
- improving the overall aesthetics.

STRATEGIES - Village Centers

A. When planning for village centers, establish and maintain regular communication between the Planning and Zoning Commission, the Selectmen, Salisbury Affordable Housing Commission, the Scenic Roads Committee (Village Center Sub-Committee), property owners, merchants, and other groups.

B. Consider delineating the village centers with "urban service boundaries" as described in the State of Connecticut Conservation and Development Policies Plan.

An urban service boundary is an officially adopted and mapped line that divides the community into lands to be developed and lands to be protected. Such a boundary can lead to programs that encourage appropriate development inside the boundary and enhance long-term ecological agricultural and natural lands outside the boundary.

C. Consider establishing a "village district" (as authorized by CGS 8-2j) in the village centers of Salisbury, Lakeville, and Lime Rock.

Establishing "village districts" would provide for design review in the village center areas and help protect the distinctive character, landscape, and historic values of each of these unique areas.

D. Consider developing a strategy for burying utility lines in the village centers.

CASE STUDY – Planning

Members of the Planning and Zoning Commission, the Salisbury Scenic Road Committee and the First Selectmen are developing a plan for improvements to Academy Street in Salisbury. The objectives are to make the entrance to the village, via Academy Street, more inviting and to provide more parking in the village center.

The results of two traffic studies of the Salisbury village center led to the conclusion that a one-way traffic loop would be inadvisable as it would put too much stress on the intersection of Library Street and Route 41. Thus, based on the results of these studies, Academy Street will continue to be a two-way street and will serve as the primary entrance to the village center of Salisbury.

Proposed improvements to the Academy Street entrance include:

- increased parking,
- techniques to calm traffic, (such as curbing bumps, surface changes), and
- additional sidewalks and crosswalks to encourage pedestrian activity.

Other issues being explored include:

- environmentally sensitive exterior lighting,
- improvements to the bike trail, and
- researching the possibility of burying the power lines.

CONCEPT STUDY –Village Principles

It is important that any development in our village centers happen in such a way that reinforces the overall goals of this Plan of Conservation and Development. Some of the key principles which should guide development and other activities in the village centers include:

Vibrancy / Uses – Villages should be expanded to contain more uses and activities and a variety of uses which all work together to create a vibrant, enticing, and multi-dimensional focal point. Street-level uses should attract people. Housing is an important part of village centers, whether in single-unit, multi-unit, or mixed use buildings (such as retail below with offices and/or apartments above). Housing should be available for singles, families and seniors at many different prices. Uses which do not enhance the village (such as highway garages or similar uses) should be relocated as opportunities arise.

Internal Connectivity – Internal connections and pathways for pedestrians, bicycles, and vehicles are important to the overall function and appearance of a village. To the extent possible, streets and adequate parking areas should interconnect to facilitate circulation and parking efficiency. Future pedestrian connections could include:

- sidewalks in all areas,
- secondary walkways within sites, and
- in Salisbury village, a pedestrian promenade linking Main Street with the Salisbury Winter Sports Association (SWSA) field.

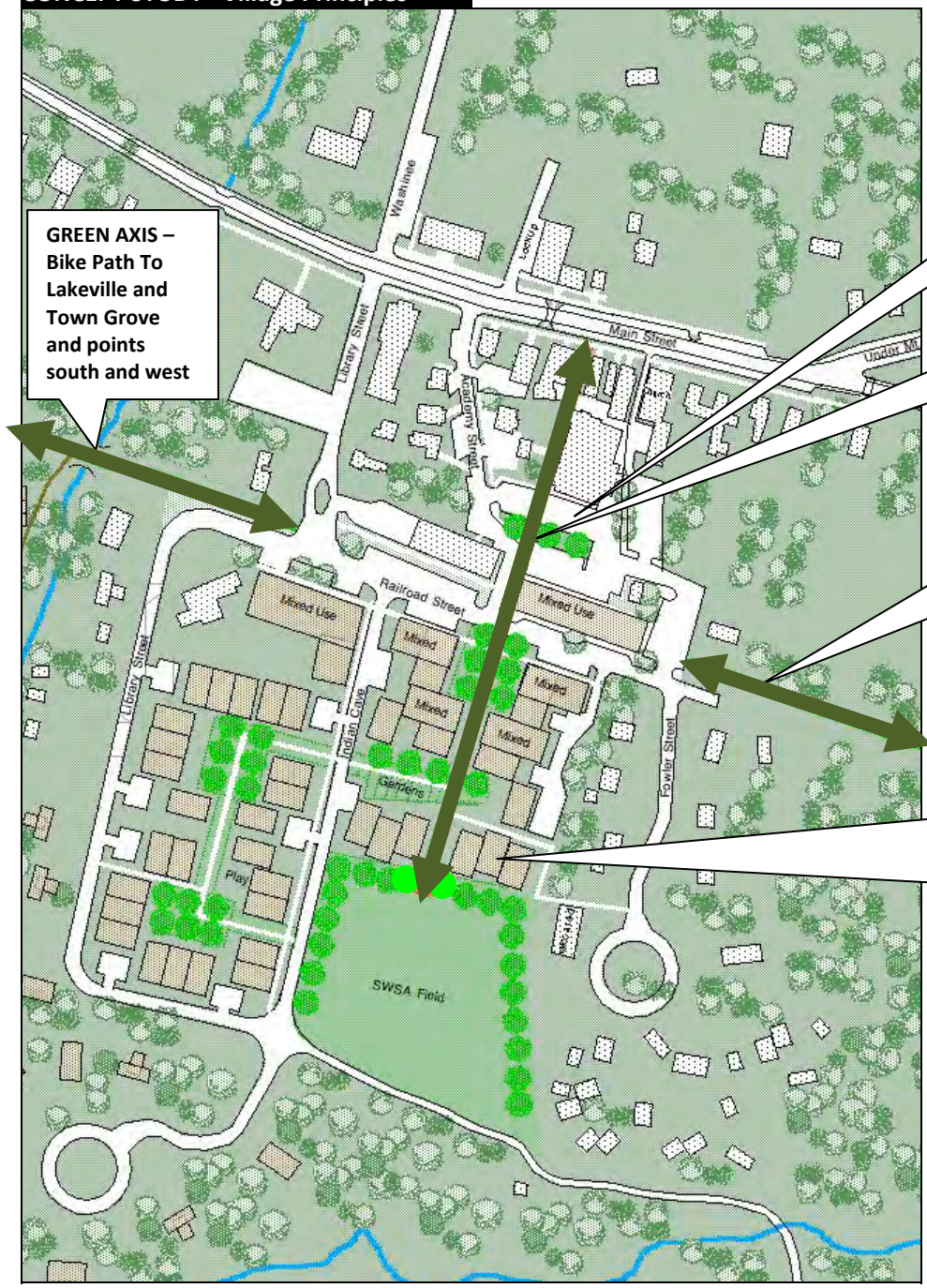
Exterior Connectivity – While state highways provide the most visible means of access to the village centers, other means of access should also be provided and enhanced. For example, the pedestrian/bike path connecting the villages of Salisbury and Lakeville could be extended to surroundings areas (such as the Town Grove).

Appropriate Design – Any new development in a village should be required to conform to the architectural character that presently exists in these areas, complement our historical villages, and retain the character which citizens are so fond of. Establishing "village districts" (per CGS 8-2j) would help preserve the character of these special places.

Investigation / Action – Approaches to enhancing the villages should be studied and then acted on expeditiously. If regulation changes are desirable (for parking requirements, building heights, or setbacks, for example), they should be implemented.

The illustration on the facing page depicts one possible example of how some of the above principles might be applied in Salisbury village.

CONCEPT STUDY –Village Principles



GREEN AXIS – Bike Path To Lakeville and Town Grove and points south and west

Interconnected Streets and Parking Areas

GREEN AXIS – Possible Pedestrian Promenade To SWSA Field

GREEN AXIS – Bike Path To Lakeville and Town Grove and points south and west

Possible Additional Development

(Perhaps with mixed use closer to Route44 and residential uses further back from Route 44)

The above illustration depicts one possible example of how some of the principles on the facing page might be applied in Salisbury village.

Green Axes

Recommendations about establishing and extending trails ("green axes") are discussed on page 39 and page 40.

TASKS - Village Centers

1. Designate the village centers of Lakeville and Salisbury as CAC-20 District–Center Area Commercial.

   This zoning designation would permit commercial uses in a manner that retains the historic quality and scale of the main street development. If appropriate, the regulations could be modified by adjusting density, lot-line setbacks and parking requirements.

2. Continue developing planning studies for Salisbury village.

   Evaluate alternative ways to show pedestrian walkways, vehicular circulation, parking and landscape amenities. Consider the need for municipal parking in the downtown area. Show potential retail spaces and define the number of apartment units that could be added over the retail spaces. Encourage all new retail development to cluster around existing establishments. Seek creative ways to increase public participation in this process. Integrate recommendations from other groups.

3. Continue implementing the State Scenic Road Study for Routes 41 and 44 (1998) for improvements to the Lakeville village center traffic, parking and appearance and for pedestrian and bicycle safety.

4. Solicit schematic designs for the village centers.

   Solicit architectural plans for the centers of Salisbury and Lakeville that will facilitate pedestrian and vehicular traffic circulation, encourage appropriate business venues for the historic centers and establish a variety of housing options in the village centers.

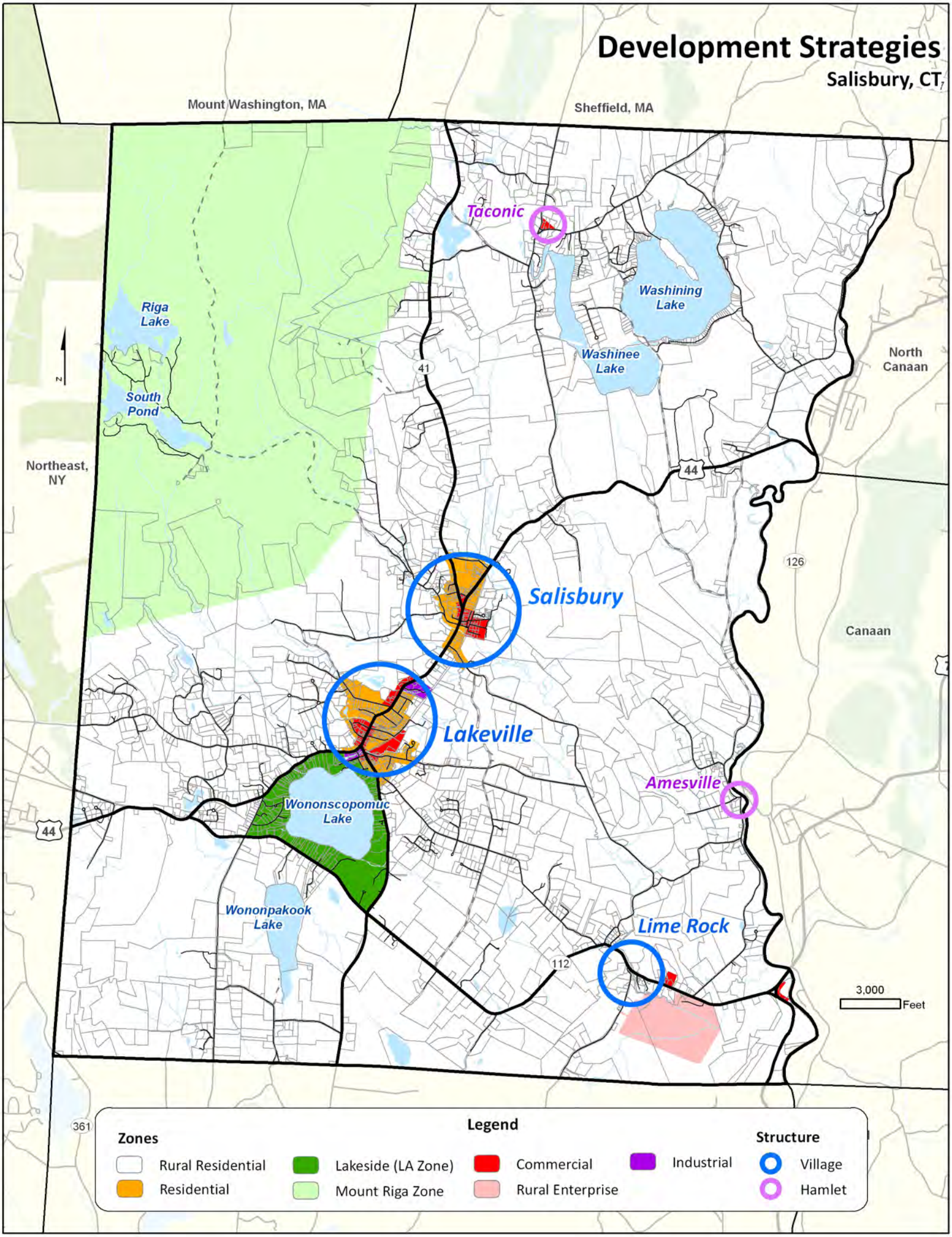
5. Explore potential uses of the old Lakeville Fire Station.

   A use that contributes to the vitalization of Lakeville should be the goal.

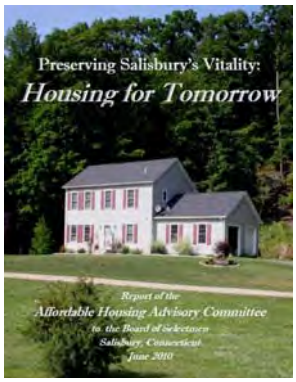
6. Evaluate the advisability of increased building height in the historic village centers.

7. Explore the establishment of public bathrooms in Salisbury village center and Lakeville village center.

8. Explore the possibility of zoning that might allow for additional small businesses in Lime Rock village center (restaurants, general store, boutiques, offices, etc.).


Development Strategies
Salisbury, CT
Mount Washington, MA
Sheffield, MA
Taconic
Washining Lake
Washinee Lake
Riga Lake
South Pond
North Canaan
Northeast, NY
41
44
126
Salisbury
Canaan
Lakeville
Amesville
Wononscopomuc Lake
Wononpakook Lake
Lime Rock
112
361
3,000
Feet
Legend
Zones
Rural Residential
Residential
Lakeside (LA Zone)
Mount Riga Zone
Commercial
Rural Enterprise
Industrial
Structure
Village
Hamlet

Report On Affordable Housing



Provide For Housing Options

Salisbury has many large single-family homes but few apartments, townhomes or multi-family houses. This limited range of housing choices limits the diversity of Salisbury residents. This is, and will continue to be, a challenge for the community.

Policies that encourage the development of affordable housing, workforce and senior citizen housing options will help to increase the diversity of families and individuals who live in Salisbury.

Salisbury has already done much work in this area. The Informal Task Force on Affordable Housing (2007) and the subsequent 18-month study completed by the Affordable Housing Advisory Committee (*Preserving Salisbury's Vitality: Housing for Tomorrow*, June 2010) recommended:

- increasing the number and range of housing units in Salisbury,
- encouraging the development of accessory apartments in existing structures,
- establishing cluster housing to preserve open space,
- endorsing the practice of mixed-use properties in the village centers (to provide for second-story apartments over existing businesses), and
- encouraging the conversion of existing buildings in the village centers into multi-unit housing.

Additional recommendations from this report call for changes in the Salisbury Zoning Regulations to support affordable housing.

Based on recommendations from this process about how to provide for ongoing attention to affordable housing, Salisbury also:

- established a permanent Affordable Housing Commission,
- created the Salisbury Affordable Housing Fund, and
- established the position of Affordable Housing Coordinator.

These accomplishments complement efforts by a number of organizations dedicated to housing, including the Salisbury Housing Trust, the Salisbury Housing Committee & Faith House Council, and Habitat for Humanity. There are also regional organizations dedicated to improving the range of available housing, such as the Northwestern Connecticut Regional Housing Council and HousingUs -- programs of the Berkshire Taconic Community Foundation.

STRATEGIES – Housing Options

A. Collaborate with the Salisbury Affordable Housing Commission.

The Planning and Zoning Commission and the Salisbury Affordable Housing Commission should seek ways to increase communication and collaboration through joint meetings, designated liaisons, shared minutes, and other approaches.

B. Consider developing Zoning Regulations to provide for Conservation Cluster Development.

Such developments preserve specific areas of open space while providing for higher-density housing. Conservation Cluster Development would focus on leaving the bulk (around 75%) of the area undeveloped and ensure that what is conserved is ecologically connected and resilient. Provisions can include reductions in dimensional standards, density bonuses, reduced road and driveway standards, and frontage requirements.

C. Review Zoning Regulations for conflicts with the goal of providing for higher-density housing.

D. Support and expand on-going efforts to increase public awareness of the positive impact a full range of housing options will provide to all Salisbury residents and of successful projects in other areas which are relevant to Salisbury.

E. Support development of housing options where served by existing sewer lines.

F. To provide for more varied housing options, promote more flexibility in developing strategies to deal with sewage, such as shared septic systems.

G. Encourage "green" building practices such as energy efficiency, water efficiency, and other programs such as those sponsored by the U.S. Green Building Council and others.

Single Family Housing

Multi-Family Housing

Buildout Analysis

Salisbury should consider conducting a build-out analysis to understand the implications of growth in the community.

Performing a build-out analysis identifies the development capacity of the land based on current land use regulations and environmental constraints.

The build-out calculation estimates the amount of future development potential.

By graphically estimating the amount of future development potential, a community can decide whether it needs to make zoning changes to address potential over-development.

TASKS – Housing Options

1. Seek to provide for additional housing opportunities within the town of Salisbury, especially in village centers.

   On apartment conversions in village centers, consider removing the requirement of owner occupancy of the principal residence when served by public sewer. Consider allowing for more than three apartments when a house is converted to multi-family use. Where deemed appropriate, consider adopting Incentive Housing Overlay Zone districts (as provided in CGS 8-13m et seq.).

2. To facilitate the development of affordable housing, consider eliminating any minimum-floor-area requirements.

3. Consider modifying or eliminating the "ratio limitation" for accessory dwelling units.

   We should consider modifying or eliminating the current limits on accessory dwelling units which are:
   - *40 percent of the area of the building if within the principal building and*
   - *60 percent of the area of the principal building if within an accessory building.*

CASE STUDY – Implementation

The Planning and Zoning Commission undertook consideration of a number of recommendations provided by the Salisbury Affordable Housing Commission. On February 3, 2011, the following amendments to the Salisbury Zoning Regulations concerning affordable housing were passed:

- 714-Accessory Apartment,
- 714a–Apartment in Business Building,
- 715 – Bed and Breakfast,
- 716a–Conversion of Existing Residence to Multi-Family Dwelling, and
- 718.1-Affordable Multi-Family Housing.

SUPPORTING THE COMMUNITY WE WANT TO BE

4

Protect Our Water Supply

Strengthening our commitment to protect the watersheds and water supply lands in Salisbury is essential. There should be clear objectives, goals and public education for protecting these vital resources.

STRATEGIES –Water Supply

A. Consider establishing an overlay district to protect sensitive water supply resources.

An overlay district is a zoning tool which would help ensure that the amount and type of development is consistent with water supply protection.

B. Support recommendations in the State of Connecticut Conservation and Development Policies Plan by acquiring watershed lands as they become available.

C. Provide education about the protection of aquifers and recharge areas.

TASKS –Water Supply

1. Identify, map, protect and preserve aquifer recharge areas.

Town Grove Beach

Lakefront Cabin

Manage Wastewater Discharge

Most areas of Salisbury rely on septic systems to treat and discharge wastewater. Since these areas generally contain large-lot residential development, this approach should be adequate provided these systems are properly maintained. Salisbury should continue to treat these areas as "sewer avoidance" areas and "septic management" areas including new shared septic systems and other innovative wastewater treatment technologies. Special approaches may be especially desirable in lake watershed areas in order to protect these important resources.

On the other hand, a sewer system is available to support development in the Salisbury and Lakeville village areas. An adequate sewer system will help support our village centers and greatly facilitate the development of alternative housing options for Salisbury. We must evaluate the current sewer system in terms of expanding residential capacity in the village centers and enhancing the protection of our water resources.

STRATEGIES – Wastewater Discharge

A. Continue to treat the Rural Residential zoning districts in Salisbury as "sewer avoidance" areas and "septic management" areas.

B. Consider means of enforcing proper maintenance of septic systems in lake watershed areas.

C. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for expanded sewer services to defined contiguous areas in the village centers of Salisbury and Lakeville.

D. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for new sewer services to the village center of Lime Rock.

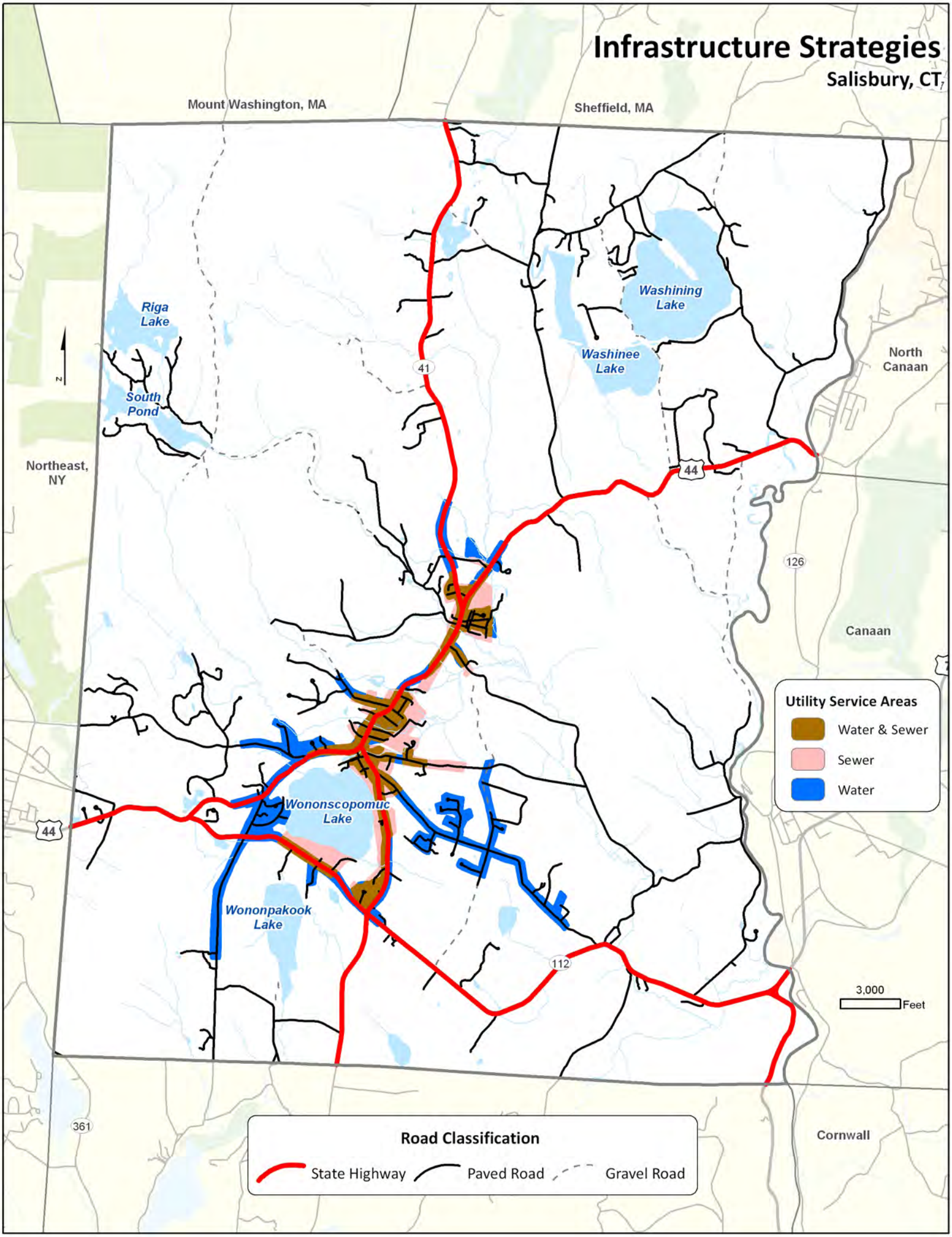
    Assess the potential and value of a community sewer in Lime Rock village center.

E. Continue to separate stormwater drainage flows from sanitary sewer flows and support repairs to sewer lines to prevent infiltration of groundwater into the sewer system.

TASKS – Wastewater Discharge

1. Consider means of enforcing proper maintenance of septic systems, especially in lake watershed areas.

2. Investigate ways to construct an efficient sewer system to encompass the watershed of Lake Wononscopomuc.


Infrastructure Strategies
Salisbury, CT
Mount Washington, MA
Sheffield, MA
Riga Lake
South Pond
Washining Lake
Washinee Lake
North Canaan
Northeast, NY
41
44
126
Canaan
Wononscopomuc Lake
Wononpakook Lake
112
361
Cornwall
Utility Service Areas
Water & Sewer
Sewer
Water
3,000 Feet
Road Classification
State Highway
Paved Road
Gravel Road

Power Outages

Power outages have been a problem in the Northwest corner. This was particularly true in 2011.

A systematic review of the causes for these outages should be completed with the cooperation of Connecticut Light and Power. Improvement of the utility's restoration response is needed.

Outdoor Furnaces

Salisbury recently adopted regulations to allow outdoor wood-burning furnaces by Special Permit in certain zoning districts provided that potential air quality impacts are considered and addressed.

Support Energy and Communication Infrastructure

Salisbury's ability to participate in the global economy hinges on the development and maintenance of an appropriate infrastructure. We should establish policies which promote an efficient and environmentally sensitive infrastructure to support current and future needs for energy and communication.

The use of alternative energy should be encouraged where possible. Two recent examples are the bio-fuel heating plant currently under construction at the Hotchkiss School and a photo-voltaic system that is in use at the new firehouse. Other examples of alternative energy in Salisbury are geothermal heating and indoor wood-burning stoves.

Cell phone coverage is uneven in Salisbury due to the mountainous terrain and other factors. The cell phone tower at the Town garage serves the Salisbury village area well, but service in outlying areas is less reliable. Consideration should be given to strategies for improving cell phone coverage in Salisbury.

STRATEGIES – Energy and Communications

A. Provide education to encourage the development of alternative energy sources.

B. Support additional communications technology for the schools and Town Hall when requested.

C. Consider developing a Special Permit process to regulate windmills of any size (recognizing that windmills larger than one megawatt are regulated by the Connecticut Siting Council).

D. Consider developing regulations for ground-based solar panels.

TASKS – Energy and Communications

1. Consider encouraging or requiring new power lines to be placed underground.

2. Consider ways to place existing utility lies underground, especially in village center areas.

Hotchkiss Fuel Heating Plant Under Construction

Solar Panels On An Agricultural Building

Maintain An Adequate Roadway System

An adequate roadway system is important to Salisbury's residents and visitors.

A professional analysis of the town roads in Salisbury should be completed in order to have a comprehensive database of surface condition, drainage, culvert locations, sight-lines, and other aspects requiring maintenance or adjustment.

We should undertake efforts to designate more Town roads as scenic roads. We value our gravel roads and should retain them where appropriate.

Roads that have been discontinued should be identified and formally designated as abandoned.

Many of the Town's short-span bridges have been replaced or refurbished under the Town Bridge Improvement Program. These include bridges at Selleck Hill, Farnam Road and Salmon Kill Road. A project to rehabilitate the Amesville Bridge has been undertaken.

Maintaining the character of roadways in Salisbury is also important. The project to improve the intersection of Routes 41 and 44 in Lakeville has been planned and funded.

Gravel Roads

Gravel roads add immeasurably to the scenic quality and rural sense of place of Salisbury.

They also provide other benefits that may not be as readily appreciated. Gravel roads are pedestrian, equestrian, and bicycle "friendly" and, by slowing travel speeds, are wildlife "friendly" as well.

STRATEGIES – Roadways

A. Continue to develop a long-term capital improvement program for road maintenance and bridge repair.

B. Maintain gravel roads as an important element of Salisbury's overall road system.

C. Whenever road improvements are undertaken, consider opportunities for traffic calming and providing for pedestrian, bicycle, and wildlife improvements.

TASKS – Roadways

1. Undertake a comprehensive analysis of the condition of Town roads.

2. Develop a complete and accurate road map of Salisbury distinguishing between public/private, active/discontinued/abandoned, and paved gravel.

3. Designate more Town roads as scenic roads using the listing in the Natural Resource Inventory report as a guide (see map on page 21 of this POCD).

4. Identify all discontinued roads and formally designate them as abandoned at a Town Meeting.

5. Consider seeking State Scenic Road designation for Route 112.

Provide For Pedestrians, Bicycles, and Wildlife

Salisbury should develop strategies to accommodate increased pedestrian and bicycle traffic throughout Salisbury and provide for wildlife passages. We should consider developing additional sidewalks, bicycle lanes and under-and-over-passes, as well as implementing speed-control measures and widening town roads to provide adequate shoulder space for pedestrians and safe crossings for wildlife.

STRATEGIES – Pedestrians & Bicycles

A. Promote pedestrian improvements in the village centers of Salisbury, Lakeville, and Lime Rock.

B. Encourage improvement of the bike path connection between Salisbury village center and Lakeville village center.

C. Seek to establish bike path connections to other areas such as to Millerton, the Harlem Valley Rail Trail, and the Housatonic River Bike Path.

D. Consider connecting the Town Grove to Salisbury village via the bike path.

TASKS – Pedestrians & Bicycles

1. Develop an overall plan for pedestrian and bicycle improvements.

2. Consider placing wildlife crossing warning signs, where appropriate.

Encourage Transit Service

Transit services are an important transportation consideration in Salisbury and the larger region and should be supported..

STRATEGIES – Transit Services

A. Maintain senior transportation and dial-a-ride services.

B. Encourage improvements in rail service and bus service in the region.

Manage Solid Waste

Recycling and reuse of waste resources is a contemporary mark of civic responsibility and excellence. Salisbury currently has one of the highest levels of recycling compliance in the State.

Modern waste-management practices have created a need for a more efficiently designed and expanded recycling facility. In order to accomplish this, two organizations have been established:

- the Salisbury-Sharon Resource Recovery Authority that will build and run the new Transfer Station on behalf of both towns, and
- the Transfer Station Building Committee (TSBC) which is charged with the task of building the new transfer station.

STRATEGIES – Solid Waste Management

A. Encourage best practices in the development of our Transfer Station/Recycling Facility so that Salisbury can continue to be a leader in this area.

B. At the new transfer station, develop a method for disposing of household hazardous waste that is available during all regular operating hours.

C. Encourage composting on a community and household level.

TASKS – Solid Waste Management

1. Plan for the negotiation of a new municipal solid-waste contract at the end of the current five-year contract.

CASE STUDY – Implementation

In 2010, Salisbury began a composting-recycling initiative linking the Hotchkiss School and Salisbury School with Laurelbrook Farm in Canaan.

This program takes food waste from the two schools and recycles it into compost. The compost is then made available for use in landscaping initiatives by the town and the schools. This program is a model for self-sustaining, local recycling of resources.

The "Poland Report"

Don Poland Consulting

Town of Salisbury, Connecticut
Land Use Administrative Procedures Review

In 2009, Salisbury requested a review of land use procedures. The ensuing report, typically referred to as the "Poland Report", recommended improvements to the land use system in Salisbury.

Some findings from the report:

- Planning, zoning, and the administration of the land use system is a complex system.
- The complexity of the system creates challenges for communities of all sizes.
- Based on Salisbury's [attractive attributes], the many challenges within the land use system are far greater and more complex than that of small rural communities of similar size. The unique circumstances of Salisbury have created far more complex challenges than the existing land use system is designed to handle.

Improve Administrative Capacity

It is apparent that the complexity of issues facing the Town, and most specifically the land-use management of the Town, are increasing. If Salisbury is to be successful at accomplishing its goals, changes in our approach need to be considered.

STRATEGIES – Administrative Capacity

A. Consider revising the structure of the Planning and Zoning Commission.

The tasks of planning and zoning are time-consuming and complex. Often the immediate concerns of individual applications preclude the long-range planning that could simplify and clarify land-use practices in Salisbury.

Increasing the number of elected Commissioners from five to seven would provide for a broader range of expertise to address these issues. Consider election of alternates rather than appointment. Finally, consideration should be given to the costs and benefits of dividing the Planning and Zoning Commission into two distinct bodies.

B. Consider creating a separate Inland Wetlands Agency (IWA).

Given the rich diversity of wetlands in Salisbury, and the importance of wetland stewardship, Salisbury could be better served if a separate IWA was created. This would allow the Conservation Commission to focus on issues of preservation and stewardship which are distinct when contrasted with the regulatory authority vested in IWAs.

Studies conducted by the Connecticut Council on Environmental Quality (2008) and the Connecticut Association of Conservation and Inland Wetlands Commissions (2002) support the heightened effectiveness of wetland protection when IWAs are administrated separately from Planning and Zoning Commissions and the Conservation Commissions.

C. Consider creating an Economic Development Commission (EDC).

The full-time working residents of Salisbury are currently loosely organized into many small groups. This structure makes it difficult to identify and address concerns which may be common to all. An Economic Development Commission could provide an over-arching structure where the economic health of the community could be discussed.

The EDC could address issues such as:

- *Identify suitable locations in Town where food processing, such as a commercial kitchen for use by local farmers might be appropriate.*
- *Assess and promote local forms of food production. Consider developing hydroponics, community gardens and green houses.*
- *Discuss ways to support business incubation options and enhanced technology to promote internet businesses.*
- *Evaluate ways that the visual arts, performing arts and other cultural activities could enhance the overall quality of life in the Town, and stimulate the local economy.*
- *Provide a regular venue for local artists to display their works in public buildings such as the Town Hall, the Library and the Grove Senior Center.*
- *Investigate opportunities to acquire State funding for development of "business clusters" appropriate for Salisbury.*

Business Cluster

"Business clusters" are an economic development concept which is based on encouraging businesses which do similar or compatible things.

As stated on the "Connecticut Industry Clusters" web page:

> A cluster is defined as a concentration of companies and industries in a geographic region, which are interconnected by the markets they serve, and the products they produce, as well as the suppliers, trade associations and educational institutions.

D. Consider a dedicated Land-Use Planner.

As recommended in the "Poland Report", Salisbury should consider an arrangement whereby it would have a dedicated land-use planner. Presently the Town spends a considerable amount of money on various consulting planners. The downside of this arrangement is that no single person considers him- or herself Salisbury's planner, rather, Salisbury is one of a number of clients.

Interactions among the P&Z Commission, the Selectmen, and various committees of the Town would be enhanced by having a single planner. This would avoid costly and confusing duplication of efforts as well as greatly improving overall planning for the Town.

E. Continue to update regulations and ordinances.

Review Zoning Regulations and Town Ordinances to ensure that they align as much as possible with the goals of the POCD. Review the zoning map and the boundaries of zoning districts to ensure they align as much as possible with the goals of the POCD.

F. Consider additional strategies for enforcing regulations.

Consider enforcement and penalties for zoning violations.

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IMPLEMENTATION 5

Implementation Overview

Implementation is the main purpose of the planning process. While identification of desirable strategies is important, that effort will only bear fruit if tasks or actions are implemented to make it happen. It is intended that this Plan of Conservation and Development be a working document geared towards implementation.

It is expressly intended that this Plan of Conservation and Development be used and updated on a regular basis by:

- Assessing how implementation is proceeding,
- Adding new tasks or actions that will help accomplish the overall strategic goals,
- Refining tasks or actions already under way in order to enhance their implementation or improve their effectiveness,
- Deleting tasks or actions completed satisfactorily, and
- Adding or deleting tasks or actions as the Plan is amended from time to time.

This process is intended to cultivate a "culture of planning" within Salisbury where the overall strategies are periodically reviewed and the supporting tasks and policies are regularly revised to respond to changing conditions. This approach will help the Plan (and Plan strategies) be relevant over a long timeframe.

It is understood that implementation of the Plan will be a gradual and continual process. While some recommendations should (and will) be carried out in a relatively short period of time, others may be long-term in nature. Further, since some recommendations will involve additional study or a commitment of fiscal resources, their implementation will take place over several years or occur in stages.

The Planning and Zoning Commission has the primary responsibility of coordinating implementation of the Plan's recommendations. Of course, some recommendations will require the cooperation of, and actions by, other local boards and commissions. However, if the Plan is to be successfully realized, it must serve as a guide to all residents, businesses, and individuals interested in the orderly growth of Salisbury.

STRATEGIES – Plan Implementation

A. Establish a Plan Implementation Committee.

Some communities establish a Plan Implementation Committee to promote and coordinate implementation of the Plan's recommendations. Such a committee can include representatives of different boards and commissions or be a sub-set of the Planning and Zoning Commission.

B. Refer to the Plan of Conservation & Development when reviewing applications.

Referring to the Plan of Conservation & Development when making decisions can help accomplish the goals of the Plan. All discretionary approvals should be evaluated relative to Plan recommendations.

C. Continue to update the Zoning Regulations and the Subdivision Regulations.

As recommended in the "Poland Report", the Zoning Regulations and the Subdivision Regulations are important tools to implement the recommendations of the Plan provided they are updated to reflect the Plan's recommendations.

D. Use the Plan of Conservation & Development to help guide Town budgeting.

How Town funds are allocated can facilitate or frustrate implementation of the Plan of Conservation & Development. The Planning and Zoning Commission should encourage Plan recommendations be considered during formulation of the Town's Operating Budget and Capital Budget.

Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning and Zoning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by Town Meeting.

E. Coordinate and cooperate with non-Town organizations during implementation.

Regional and inter-town cooperation and coordination should continue to be encouraged since it will help implement the recommendations of the Plan and could save time and/or money. Past efforts have shown that benefits can accrue from such efforts and these should be continued.

Local boards and agencies can also benefit from coordination and cooperation. Some communities have annual events where all boards and commissions get together to discuss issues of common interest. In some, local boards and commissions make brief presentations on their work efforts so that opportunities for coordination and cooperation can be explored. Such a program might be of interest in Salisbury also.

Implementation Tables

The implementation tables on the following pages can be used by a Plan Implementation Committee, the Planning and Zoning Commission and other boards and commissions to implement the Plan.

In addition, it is envisioned that the Plan Implementation Committee will update these implementation tables on a regular basis to ensure that they reflect the most current thinking about desirable actions and programs for Salisbury.

Legend For Implementation Tables

The following codes are used to identify some of the organizations expected to participate in implementation as leaders or partners:

Code	Description	Code	Description
AHC	Affordable Housing Committee	PZC	Planning and Zoning Commission
BOE	Board of Education	R1SD	Region One School District
BR	Business Representatives	RC	Recreation Commission
BOF	Board of Finance	Res.	Salisbury Residents
BOS	Board of Selectmen	SA	Salisbury Association
CWC	Conservation / Wetlands Comm.	SSA	Social Service Agencies
FS	First Selectman	SSC	Senior Services Commission
HDC	Historic District Commission	TAHD	Torrington Area Health District
HRC	Housatonic River Commission	Town	Town Departments / Staff
Other	Other Boards, Agencies, or Persons	VFD	Volunteer Fire Department
PIC	Plan Implementation Committee	WPCA	Water Pollution Control Authority
PFC	Parks & Forest Commission	ZBA	Zoning Board of Appeals

In addition, the following codes are used to give some sense of the perceived importance of Plan recommendations:

Code	Description
1	Implementation is critical to implementing the Plan
2	Implementation is very important to implementing the Plan
3	Implementation is important to implementing the Plan

In the following tables, the recommended leader and up to two partners (such as municipal agencies) have been identified. There are likely to be many other partners to assist with implementation, including Salisbury residents, non-profit agencies, private organizations, and State and Federal agencies.

All contributions to implementation are welcome!

Things We Want To Protect

Preserve Natural Resources

Strategies	Leader	Partner	Priority / Status
A. Minimize or avoid wetland disturbance and filling.	CWC		1
B. Protect floodplains from development and inappropriate uses.	PZC	CWC ZBA	1
C. Preserve rocky talus slopes and outcrops.	PZC	CWC	1
D. Preserve vernal pools and associated upland habitat.	CWC	PZC	1
E. Maintain ecological connectivity between upland and wetland habitats.	PZC	CWC	1
F. Protect wildlife corridors.	PZC	CWC	2
G. Protect groundwater resources.	CWC	PZC TAHD	1
H. Minimize stressors that degrade rivers, streams, and wetlands.	CWC	PZC HRC	2
I. Encourage the use of native plants.	PZC	CWC	1
J. Encourage wetland and riparian (riverside and lakeshore) restoration.	CWC	PZC	2
K. Work with other organizations to protect important resources.	Town	CWC HDC	2
L. Encourage air quality monitoring in Salisbury.	CWC	TAHD	3
M. Develop strategies to educate decision makers and the public and increase ecological literacy.	CWC	PZC	2
N. Increase the database of ecological information.	Town	CWC	1
O. Continue to educate the public about control of invasive and over-abundant species, such as invasive landscape plants that colonize woodlands and zebra mussels which have spread to Twin Lakes and to the Great Falls area of the Housatonic River.	CWC	PZC	2
P. Inform potential applicants regarding required environmental studies.	PZC	CWC	2
Q. Use third party reviews when beneficial.	PZC	CWC	1

Things We Want To Protect (cont.)

Preserve Natural Resources (continued)

Tasks	Leader	Partner	Priority / Status	
1. Consider adopting regulations to encourage the implementation of LID storm water management.	PZC	CWC	1	
2. Consider adopting regulations that prohibit the use of non-native plants in ecologically sensitive areas.	PZC	CWC	1	
3. Consider protective measures for ridgelines and steep slopes.	PZC	CWC	1	
4. Inventory, assess and map vernal pools.	CWC	PZC	1	
5. Continue to evaluate groundwater resources and the capacity of aquifer areas.	PZC	CWC	2	
6. Establish a local wildlife management program.	CWC	PZC	2	
7. Establish programs to encourage voluntary wetland and stream-bank restoration and stabilization.	CWC	PZC	2	
8. Consider methods of managing the deer population.	Town		3	
9. Consider developing an air quality monitoring station in Salisbury.	Town		3	
10. Increase ecological literacy among land-use decision makers and the public.	CWC	PZC	2	
11. Consider expanding and updating the Natural Resources Inventory in order to increase the availability of ecological information as part of the permitting process.	CWC	Town	1	
12. Consider establishing and periodically updating standards for collection of natural resource data.	CWC	PZC	2	
13. File reports of Salisbury's Inland Wetlands Authority decisions with the Connecticut Department of Energy and Environmental Protection (DEEP).	CWC		1	
14. Encourage communication between the Conservation Commission and the Planning and Zoning Commission.	PZC	CWC	1	

Things We Want To Protect (cont.)

Preserve Working Landscapes

Strategies	Leader	Partner	Priority / Status
A. Continue to support farming in Salisbury.	Town		1
B. Establish a Regional Agricultural Commission.	Town		2
C. Promote working landscapes as a method of natural resource conservation.	Town	PZC	1
D. Consider developing zoning regulations to allow a variety of alternative operations on farm land to help keep farming economically viable.	PZC		1
E. Continue the PA 490 program and consider enhancing these financial incentives.	Town		1
F. Investigate the possibility of encouraging primary or secondary processing of farm products or other farm-related businesses in Salisbury.	Town		1
G. Consider developing a designation of Recreational Lands as a category for local protection.	Town		2
H. Consider developing a Farming Friend to Wildlife designation to acknowledge the contributions farming makes to preserving critical habitats.	Town		2

Tasks	Leader	Partner	Priority / Status
1. Consider adopting a "right to farm" ordinance.	Town		1
2. Promote local agriculture on the Salisbury Town website.	Town		2
3. Link to the CT FarmMatch site to connect landowners with potential farmers.	Town		1
4. Request identification of locally important farmland soils through U.S. Department of Agriculture's Natural Resources Conservation Service (USDA-NRCS).	Town		2
5. Designate a fund for farmland preservation and have a method of funding.	Town		1
6. Encourage collaborations between local farms and businesses or schools.	Town		In Process

Things We Want To Protect (cont.)

Preserve Community Character

Strategies	Leader	Partner	Priority / Status
A. Continue to preserve and enhance the physical character of Salisbury.	Town		In Process
B. Explore the potential of developing a Town recreation area for Twin Lakes.	Town		3
C. Explore the potential for the use of State lands on Lake Wononscopomuc for the public.	Town		2
D. Promote a "dark-skies" approach to land-use and development.	PZC		1
E. Continue to support and enhance the social fabric of Salisbury.	Town		In Process
F. Strive to be inclusive in civic affairs.	Town		1
G. Increase Town support for community services.	Town		1
H. Provide for increased childcare options for working families in Salisbury.	Town	BOE	2
I. Support excellence in education.	Town	BOE R1SD	In Process
J. Provide and disseminate a response plan for the community.	Town		1

Tasks	Leader	Partner	Priority / Status
1. Consider adopting regulations to promote a "dark skies" approach to land-use and development.	PZC		1
2. Prepare a detailed emergency plan for the Town, including public buildings, safe havens, search and rescue services, and communication strategies.	Town		1
3. Evaluate the use of school facilities for community purposes.	Town	BOE	2

How We Want To Guide Development

Enhance Village Centers

Strategies	Leader	Partner	Priority / Status
A. When planning for village centers, establish and maintain regular communication between the Planning and Zoning Commission, the Selectmen, Salisbury Affordable Housing Commission, the Scenic Roads Committee (Village Center Sub-Committee), property owners, merchants, and other groups.	PZC	Town	**In Process**
B. Consider delineating the village centers with "urban service boundaries" as described in the State of Connecticut Conservation and Development Policies Plan.	PZC	Town	**2**
C. Consider establishing a "village district" (as authorized by CGS 8-2j) in the village centers of Salisbury, Lakeville, and Lime Rock.	PZC	Town	**1**
D. Consider developing a strategy for burying utility lines in the village centers.	Town		**3**

Tasks	Leader	Partner	Priority / Status
1. Designate the village centers of Lakeville and Salisbury as CAC-20 District–Center Area Commercial.	PZC		**2**
2. Refine concept studies for Salisbury village.	PZC	Town	**In Process**
3. Continue implementing the State Scenic Road Study for Routes 41 and 44 (1998) for improvements to the Lakeville village center traffic, parking and appearance and for pedestrian and bicycle safety.	Town		**2**
4. Solicit schematic designs for the village centers.	PZC	Town	**3**
5. Explore potential uses of the old Lakeville Fire Station.	Town	PZC	**1**
6. Evaluate the advisability of increased building height in the historic village centers.	PZC		**3**
7. Explore the establishment of public bathrooms in Salisbury village center and Lakeville village center.	Town	TAHD	**2**
8. Explore the possibility of zoning that might allow for additional small businesses in Lime Rock village center (restaurants, general store, boutiques, offices, etc.).	PZC		**3**

How We Want To Guide Development (cont.)

Provide For Housing Options

Strategies	Leader	Partner	Priority / Status
A. Collaborate with the Salisbury Affordable Housing Commission.	Town		In Process
B. Consider developing Zoning Regulations to provide for Conservation Cluster Development.	PZC		1
C. Review Zoning Regulations for conflicts with the goal of providing for higher-density housing.	PZC		In Process
D. Support and expand on-going efforts to increase public awareness of the positive impact a full range of housing options will provide to all Salisbury residents and of successful projects in other areas which are relevant to Salisbury.	AHC	PZC	In Process
E. Support development of housing options where served by existing sewer lines.	PZC	WPCA TAHD	2
F. To provide for more varied housing options, promote more flexibility in developing strategies to deal with sewage, such as shared septic systems.	PZC	WPCA TAHD	2
G. Encourage "green" building practices such as energy efficiency, water efficiency, and other programs such as those sponsored by the U.S. Green Building Council and others.	PZC		3

Tasks	Leader	Partner	Priority / Status
1. Seek to provide for additional housing opportunities within the town of Salisbury, especially in village centers..	AHC	PZC	1
2. To facilitate affordable housing consider eliminating any minimum-floor-area requirements.	PZC	AHC	1
3. Consider modifying or eliminating the "ratio limitation" for accessory dwelling units.	PZC		1

Supporting The Community We Want To Be

Protect Our Water Supply

Strategies	Leader	Partner	Priority / Status
A. Consider establishing an overlay district to protect sensitive water supply resources.	Town		2
B. Support recommendations in the Conservation and Development Policies Plan by acquiring watershed lands as they become available.	Town		2
C. Provide education about the protection of aquifers and recharge areas.	CWC		2

Tasks	Leader	Partner	Priority / Status
1. Identify, map, protect and preserve aquifer recharge areas.	CWC	PZC	1

Supporting The Community We Want To Be (cont.)

Manage Wastewater Discharge

Strategies	Leader	Partner	Priority / Status
A. Continue to treat the Rural Residential zoning districts in Salisbury as "sewer avoidance" areas and "septic management" areas.	WPCA	PZC	1
B. Consider means of enforcing proper maintenance of septic systems in lake watershed areas.	WPCA	PZC	2
C. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for expanded sewer services to defined contiguous areas in the village centers of Salisbury and Lakeville.	WPCA	PZC	2
D. Coordinate with the Water Pollution Control Authority (Sewer Commission) in planning for new sewer services to the village center of Lime Rock.	WPCA	PZC	1
E. Continue to separate stormwater drainage flows from sanitary sewer flows and support repairs to sewer lines to prevent infiltration of groundwater into the sewer system.	WPCA	PZC	1

Tasks	Leader	Partner	Priority / Status
1. Consider means of enforcing maintenance of septic systems, especially in lake watershed areas.	PZC	WPCA	1
2. Investigate ways to construct an efficient sewer system to encompass the watershed of Lake Wononscopomuc.	PZC	WPCA	1

Supporting The Community We Want To Be (cont.)

Support Energy and Communication Infrastructure

Strategies	Leader	Partner	Priority / Status
A. Provide education to encourage the development of alternative energy sources.	CWC		2
B. Support additional communications technology for the schools and Town Hall when requested.	Town	BOE	2
C. Consider developing a Special Permit process to regulate windmills of any size (recognizing that windmills larger than one megawatt are regulated by the Connecticut Siting Council).	PZC	Town	1
D. Consider developing regulations for ground-based solar panels.	PZC		3

Tasks	Leader	Partner	Priority / Status
1. Consider encouraging or requiring new power lines to be placed underground.	PZC		1
2. Consider ways to place existing utility lies underground, especially in village center areas.	Town	PZC	2

Supporting The Community We Want To Be (cont.)

Maintain An Adequate Roadway System

Strategies	Leader	Partner	Priority / Status
A. Continue to develop a long-term capital improvement program for road maintenance and bridge repair.	Town		2
B. Maintain gravel roads as an important element of Salisbury's overall road system.	Town		2
C. Whenever road improvements are undertaken, consider opportunities for traffic calming and providing for pedestrian, bicycle, and wildlife improvements.			1

Tasks	Leader	Partner	Priority / Status	
1. Undertake a comprehensive analysis of the condition of Town roads.	Town			In Process
2. Develop a complete and accurate road map of Salisbury distinguishing between public/private, active/discontinued/abandoned, and paved gravel.	Town	PZC		In Process
3. Designate more Town roads as scenic roads using the listing in the Natural Resource Inventory report as a guide (see map on page 21 of this POCD).	Town		1	
4. Identify all discontinued roads and formally designate them as at a Town Meeting.	Town	PZC	1	
5. Consider seeking State Scenic Road designation for Route 112.	Town		3	

Supporting The Community We Want To Be (cont.)

Provide For Pedestrians, Bicycles, And Wildlife

Strategies	Leader	Partner	Priority / Status
A. Promote pedestrian improvements in the village centers of Salisbury, Lakeville, and Lime Rock.	Town	PZC	1
B. Encourage improvement of the bike path connection between Salisbury village center and Lakeville village center.	Town		1
C. Seek to establish bike path connections to other areas such as to Millerton, the Harlem Valley Rail Trail, and the Housatonic River Bike Path.	Town		2
D. Consider connecting the Town Grove to Salisbury village via the bike path.	Town		1

Tasks	Leader	Partner	Priority / Status
1. Develop an overall plan for pedestrian and bicycle improvements.	PZC	Town	1
2. Consider placing wildlife crossing warning signs, where appropriate.	PZC	Town	1

Supporting The Community We Want To Be (cont.)

Encourage Transit Service

Strategies	Leader	Partner	Priority / Status
A. Maintain senior transportation and dial-a-ride services.	Town		**1**
B. Encourage improvements in rail service and bus service in the region.	Town		**2**

Supporting The Community We Want To Be (cont.)

Manage Solid Waste

Strategies	Leader	Partner	Priority / Status
A. Encourage best practices in the development of our Transfer Station/Recycling Facility so that Salisbury can continue to be a leader in this area.	Town		In Process
B. At the new transfer station, develop a method for disposing of household hazardous waste that is available during all regular operating hours.	Town		2
C. Encourage composting on a community and household level.	Town		3

Tasks	Leader	Partner	Priority / Status
1. Plan for the negotiation of a new municipal solid-waste contract at the end of the current five-year contract.	Town		2

Supporting The Community We Want To Be (cont.)

Improve Administrative Capacity

Strategies	Leader	Partner	Priority / Status
A. Consider revising the structure of the Planning and Zoning Commission.	PZC	Town	**2**
B. Consider creating a separate Inland Wetlands Agency (IWA).	Town	CWC	**2**
C. Consider creating an Economic Development Commission (EDC).	Town		**1**
D. Consider a dedicated Land-Use Planner.	Town	PZC	**1**
E. Continue to update regulations and ordinances.	Town	PZC	**In Process**
F. Consider additional strategies for enforcing regulations.	Town	PZC	**2**

Implementation

Implement The Plan

Strategies	Leader	Partner	Priority / Status
A. Establish A Plan Implementation Committee within the Town of Salisbury.	PZC	Town	**1**
B. Refer to the Plan of Conservation & Development when reviewing applications.	PZC		**1**
C. Continue to update the Zoning Regulations and the Subdivision Regulations.	PZC		**In Process**
D. Use the Plan of Conservation & Development to help guide Town budgeting.	Town	BOS BOF	**2**
E. Coordinate and cooperate with non-Town organizations during implementation.	PZC	Town	**2**

CONCLUSION 6

The Plan of Conservation & Development has been developed to prepare the Town of Salisbury for the challenges that it will face during the next decade and beyond.

Yet, the most important part of the planning process remains to be done. Once adopted, the Plan must be implemented in order for its strategies to be put into action and its vision fulfilled.

The Plan is intended as a guide to be followed in order to enhance the quality of life and the community character of the Town of Salisbury. It is intended to be flexible in order to allow adjustments in the manner that specific goals and objectives are achieved while maintaining stability in the long-term goals of the community.

During implementation, some goals may be achieved quickly, some goals will be achieved incrementally as time and money allow and the premise behind others will undoubtedly change, calling recommendations into question. Such situations are to be welcomed since they will mean that the Plan is being used.

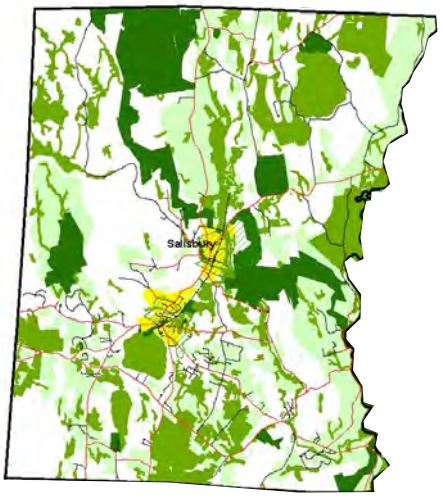
The Plan of Conservation and Development is not static but a living document that is meant to be referenced, challenged and if changing circumstances warrant, amended to keep in tune with the goals and vision of the community. If Salisbury is successful in implementing this Plan, the character of the community will be preserved and enhanced, making it an attractive place to work, shop, play, and live.

Consistency With State and Regional Plans

The recommendations of this Plan of Conservation and Development are considered to be consistent with both the State Plan of Conservation and Development and the Regional Plan of Conservation and Development.

While the terminologies used are different, all three plans focus on the preservation of important resources and the enhancement of village areas in Salisbury. In addition, the Plans suggest that development occur in harmony with natural resource constraints in order to preserve and conserve important resources.

State Plan



NWCOG Plan

No Map Available

Consistency With Growth Principles

In accordance with Section 8-23 of the Connecticut General Statutes, the Plan of Conservation and Development has been evaluated for consistency with statewide growth management principles.

Principle 1 – Redevelop and revitalize regional centers and areas of mixed-land uses with existing or planned physical infrastructure.

Although Salisbury does not contain a "regional center", the Plan promotes development and revitalization in the village centers of Salisbury and Lakeville. These areas contain mixed uses and existing infrastructure (water and sewer service) to support this growth.

Principle 2 – Expand housing opportunities and design choices to accommodate a variety of household types and needs.

The Town of Salisbury recently completed an Affordable Housing report and the recommendations of that report have been incorporated into the Plan of Conservation and Development. In particular, the Plan promotes the following policies:

- Providing for greater diversity in the Town's housing options, and
- Allowing mixed-use developments in village areas to provide opportunities for additional housing diversity.

Principle 3 – Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.

While Salisbury does not contain any major transportation nodes, the Plan of Conservation and Development recommends additional mixed-use development in village areas of Salisbury and Lakeville (nodes).

Principle 4 – Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.

The Plan of Conservation and Development contains many strategies and tasks related to:

- protecting natural resources,
- preserving open space,
- providing for the continuation of farming and other working lands, and
- protecting historic resources, and scenic views.

These strategies will help conserve and restore the natural environment, cultural and historical resources.

Principle 5 - Protect environmental assets critical to public health and safety.

The Plan of Conservation and Development also contains recommendations to protect environmental assets critical to public health and safety. This includes goals, policies and objectives to protect water quality (both surface and ground), preserve floodplain areas, preserve sensitive hillsides, renovate storm water discharges, minimize runoff, and other similar strategies.

Principle 6 – Integrate planning across all levels of government to address issues on a local, regional, and statewide basis.

The Plan of Conservation and Development is part of the process of integrating planning with other levels of government and with other agencies. The Plan will be used to coordinate efforts with:

- adjacent communities,
- regional organizations, and
- state agencies.

GLOSSARY

Affordable Housing Advisory Committee – A sixteen member committee which met from the fall of 2008 to the spring of 2010 to address issues concerning affordable housing in Salisbury. The document," *Preserving Salisbury's Vitality: Housing for Tomorrow"* presents their findings and recommendations.

Biomass Facility – New energy production facility, currently in construction at Hotchkiss School.

CGS - Connecticut General Statutes

Connecticut DEEP – State of Connecticut, Department of Energy and Environmental Protection

IWA – Inland Wetlands Agency – The regulatory agency in Salisbury for wetlands.

Lake Wononpakook – Also referred to locally as Long Pond.

Lake Wononscopomuc – Also referred to locally as Lakeville Lake.

Northwestern Connecticut Regional Housing Council – A multi-town committee established by the Northwestern Connecticut Council of Government's for addressing affordable housing in the region.

NRI – Natural Resources Inventory – A document compiled by Salisbury residents in 2009 to identify natural resources in the community.

NWCCOG – Northwestern Connecticut Council of Governments

POCD - Plan of Conservation and Development – A long-range strategic plan for a community as required by CGS Section 8-23. An up-to-date POCD may be a requirement for a Town to be eligible for certain state and federal grants.

Poland Report – A Report on Land Use - Administrative Procedures Review completed by Don Poland, Connecticut Planning and Development for the Town of Salisbury, February 9th, 2010.

Riga Lake – Also referred to locally as North Pond.

SAHC – Salisbury Affordable Housing Commission: The coordinating group for addressing affordable housing in Salisbury. This Commission was established in 2010.

Salisbury Housing Committee and Faith House Council – A group which provides low and very low-income rental housing for Salisbury residents.

Salisbury Housing Trust – This group provides affordable housing for families of moderate income who live in Salisbury.

Salisbury Conservation Commission – This group currently includes the Inland Wetlands Agency.

SSRC – Salisbury Scenic Roads Committee – Overseer of State Scenic Road Study for Salisbury

SSRRA – **Salisbury-Sharon Resource Recovery Authority** – This group is the legal authority governing the development of the new waste management facility for the municipalities of Salisbury and Sharon.

SWSA – Salisbury Winter Sports Association

TRAC – Transfer (station) Recycling Advisory Committee – This group oversees the operations of the joint transfer station which serves Salisbury and Sharon.

TSBC - Transfer Station Building Committee – This group was established in 2011 to oversee the building of the new Salisbury-Sharon Resource Recovery Center.

Urban Service Boundary – Described by State of Connecticut Conservation and Development Policies Plan as a line that divides land for higher density development from lower density development.

USDA NRCS – United States Department of Agricultural Resources Conservation Services

Washinee Lake – Also referred to locally as West Twin Lake.

Washining Lake – Also referred to locally as East Twin Lake.

WPCA – Water Pollution Control Authority

ACKNOWLEDGMENTS

The Salisbury 2012 Plan of Conservation and Development was prepared by the Planning and Zoning Commission with technical assistance from Planimetrics, a planning consulting firm. The planning process occurred during a one-year period from June 2011 to June 2012.

Salisbury Town documents referenced in the development of this POCD included:

- *Town Plan of Conservation and Development for Salisbury, 1999,*
- *Natural Resources Inventory, 2009,*
- *Land Use Administrative Procedures Review, December 2009.*
- *Preserving Salisbury's Vitality, Housing for Tomorrow, June 2010.*

Planning and Zoning Commission

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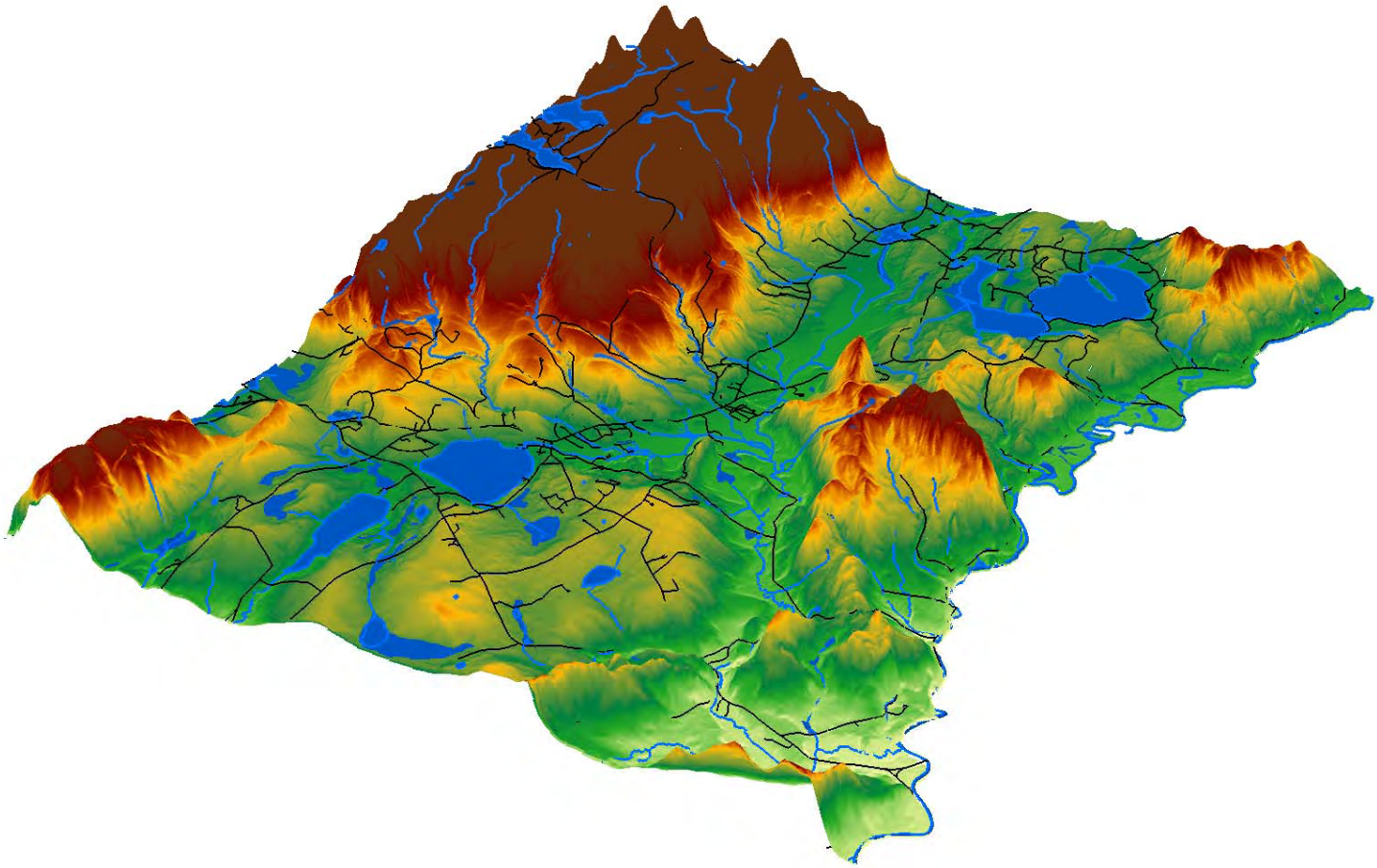
The Town of Salisbury and the Planning and Zoning Commission gratefully acknowledge receipt of a grant from the State of Connecticut – Office of Policy and Management which supported the preparation of this Plan of Conservation and Development.



The above image is a three-dimensional representation of Salisbury's landform. It helps to illustrate the diversity of landscapes and habitats in our community and the sensitivity of lake watersheds and steep slopes.

SECTION 2

ZONING REGULATIONS
Town of Salisbury
Connecticut

Planning and Zoning Commission

Last Revised September 30, 2019

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Salisbury Zoning Regulations – First Adopted June 8, 1959.
Twenty-Fourth Revision – May, 2013.
Amended September 30, 2019

ARTICLE I - INTRODUCTION

100 Authority and Purposes

100.1 Authority

These Zoning Regulations are adopted under the authority granted by Chapter 124 of the Connecticut General Statutes, as amended.

100.2 Purposes

As provided in Section 8-2 of the Connecticut General Statutes, these Zoning Regulations are adopted to help accomplish the following purposes:

a. Promoting and protecting the public health, safety, convenience, and general welfare of the community;

b. Conserving and protecting natural resources, such as ridgelines, farmland, wetlands, watercourses, and other sensitive natural resources and areas;

c. Protecting water quality, especially groundwater and existing and potential drinking water supplies;

d. Conserving the value of buildings and property and encouraging the most appropriate use of land throughout the town;

e. Lessening congestion in the streets and securing safety from fire, panic, flood, and other dangers;

f. Providing and maintaining adequate light and air and privacy;

g. Facilitating adequate provision of transportation, water, gas, electric power, sewerage, drainage, schools, parks and other public requirements;

h. Assuring that proper provision is made for sedimentation control and the control of erosion caused by wind or water;

i. Encouraging the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, which will promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encouraging the development of housing which will meet identified housing needs; and

j. Implementing the Plan of Conservation and Development for the Town of Salisbury prepared under Section 8-23 of the Connecticut General Statutes.

100.3 Implementation

In order to accomplish the above stated purposes, these Zoning Regulations shall:

a. Divide the Town into zones and overlay districts of such type, number, size, shape and area to implement the above stated purposes and the Town Plan of Conservation and Development;

b. Regulate the density of population, the location, the use of buildings, structures, land for businesses, industries, residences and other purposes;

c. Regulate the construction, reconstruction, alteration, use of buildings/structures and the use of buildings and land in each zone and overlay district;

d. Permit certain classes of uses or types of buildings and structures only after approval of a special permit;

e. Regulate the height, number of stories and size of buildings and other structures and the percentage of the lot area developed, the area of yards, open spaces and buffer strips;

f. Regulate height, size, location of signs, parking, landscaping, lighting and other uses of land;

g. Regulate development to minimize erosion and sedimentation, ground and surface water pollution and adverse impact on wetlands, watercourses, lakes and ponds, flood hazard areas, steep slopes, ridgelines and other sensitive and significant features of the natural environment.

100.4 Jurisdiction

These Regulations apply to all areas within the Town of Salisbury and to the use to which any area and any and all buildings or structures may be devoted.

101 Zones and Overlay Districts Established

To accomplish the purposes of these Regulations, the Town of Salisbury is divided into different zones and overlay districts.

101.1 Zoning Map Established

The established zones and overlay districts are shown on the official Zoning Map(s), as amended, on file in the office of the Town Clerk and are hereby made a part of these Regulations.

101.2 Interpretation of Zoning Map

Unless otherwise dimensioned on the Zoning Map, zone boundaries shall be construed as follows:

a. Following the center line of a street, highway, railroad, right-of-way, easement or utility right of way. Where a boundary is shown parallel to a street, such boundary shall be interpreted as running parallel to the nearest street right-of -way line and at such distance from it as indicated on the Zoning Map.

b. Following the lines of a particular geophysical feature including water bodies, watercourses, flood areas, aquifer recharge areas, watershed boundaries and the like.

c. Following lot lines, such being lines of record at the time of adoption of these Regulations or relevant amendments hereto.

d. Where zone boundaries are set back from such lines, they shall be considered running parallel thereto, at distances indicated.

e. In case of uncertainty regarding boundaries on the Zoning Maps, the zone or overlay district boundary shall be determined by the Commission.

In the case of uncertainty as to the location of any zone or overlay district boundary line, the determination thereof shall be made by the Commission in accordance with these rules and any other specific guidelines for established zone and overlay district boundaries as set forth in these Regulations.

102 Interpretation of Regulations

a. Uses Not Permitted are Prohibited. The uses of land, buildings or structures that are not allowed as a permitted use or Special Permit use or otherwise allowed in the various zones or overlay districts are prohibited.

b. For a principal use permitted by these Regulations, uses which are customarily incidental and subordinate thereto are permitted.

c. In the event of uncertainty as to whether a use or activity is permitted, the Commission shall be responsible for interpreting these Regulations.

102.2 Minimum or Maximum Requirements

In their interpretation and application, the provisions of these Regulations shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare, unless the context clearly indicates that such provision is intended to be a maximum limitation.

102.3 In The Event of Conflict

Applicants and landowners should be aware that in addition to these Regulations there are other regulations and requirements relating to land use and development. Where any conflict arises between the provisions of these Regulations and any other law, ordinance, easement, covenant, rule, regulation, or permit, the provision that establishes the greatest restriction upon the use of land, buildings or structures or imposes the highest standard shall control.

102.4 Conformity Provisions

a. No building, structure or land shall be used except in conformity with these Regulations for the zone and overlay district in which the land, building, or structure is located.

b. No building or other structure or part thereof shall be erected, moved, reconstructed, extended, enlarged, or altered except in conformity with these Regulations for the zone and overlay district in which the building or structure is located.

c. No land shall be sold, divided, or diminished in area in a manner which results in:

- The lot area requirement, lot frontage, yard setback, or other dimensional standard ceasing to conform to the requirements of these Regulations, or
- The use of all or a part thereof ceasing to conform to these Regulations.

103 Administrative Provisions

103.1 Severability

a. Should any provision of these Regulations be declared to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any other provision of these Regulations.

b. If a court of competent jurisdiction finds the application of any provision of these Regulations to be invalid or ineffective in whole, or in part, with respect to any use, land or improvement, the effect of such decision shall be limited to the person, property or situation immediately involved and the application of any such provision to other persons, property or situations shall not be affected.

103.2. Repealer and Effective Date

a. Any previously enacted zoning regulations for the Town of Salisbury, including any and all amendments thereto are hereby repealed and replaced with these Regulations as of the effective date hereof.

b. These Regulations and any amendments hereto shall be in full force and effect from the date established by the Commission in accordance with the Connecticut General Statutes. The effective date of this revision to the Zoning Regulations is September 30, 2019.

ARTICLE II - ZONES, DISTRICTS, MAPS AND USE REQUIREMENTS

200 Zones

For the purpose of these Regulations the Town of Salisbury shall be divided into the following zones;

ZONES	ZONING MAP LEGEND
Residence 10 Zone	R - 10
Residence 20 Zone	R – 20
Rural Residence 1 Village Zone	RR –1-V
Rural Residence 1 Zone	RR – 1
Rural Residence 3 Zone	RR – 3
Mount Riga Zone	MR
Lake Residential Zone	LA
Rural Enterprise Zone	RE
Commercial Zone	C – 20
General Commercial Zone	CG – 20
Industrial Zone	LI – 1

201 Overlay Districts

In addition to the above zones, the following overlay districts shall be superimposed upon portions of the above stated zones. The requirements of the overlay districts shall be in addition to the requirements of the underlying zone. Where the requirements of the overlay district are more restrictive than the underlying zone the more restrictive requirement shall apply. The overlay districts are:

ZONES	ZONING MAP LEGEND
Flood Plain Overlay District	FP
Housatonic River Overlay District	HR
Aquifer Protection Overlay District	AP
Lake Protection Overlay District	LP
Multi-Family Housing Overlay District	MFH
Pocketknife Square Overlay District	PKSQ

202 Zoning Maps

The above stated zones shall be as shown on the following zoning maps. These maps and any amendments thereto are a part of these Regulations.

ZONING MAP #1	Town of Salisbury Connecticut, as revised
ZONING MAP #2	Village of Salisbury Connecticut, as revised
ZONING MAP #3	Village of Lakeville Connecticut, as revised
ZONING MAP #4	Lime Rock Zoning Map, 9.4.07, as revised

203 Overlay District Maps

The boundaries of the Overlay Districts shall be as shown on the following maps.

a. The Flood Plain Overlay District - Flood Insurance Rate Maps (FIRM), dated January 5, 1989, with accompanying floodway maps and other supporting data and any revision thereto which defines areas of special flood hazard.

b. The Housatonic River Overlay Zone – Housatonic River Corridor Map dated November 1, 1980, as amended.

c. The Aquifer Protection Overlay Zone – Aquifer Protection Overlay Zone Map, Town of Salisbury, dated October 6, 1986 as amended.

d. The Lake Protection Overlay Zone – The Lake Protection Overlay Zone covers an area of 300 foot setback measured from the shoreline ordinary high water mark of the following lakes: Wononscopomuc, East Twin and West Twin and Wononpakook.

e. The Multi-Family Housing (MFH) and Pocketknife Square (PKSQ) Overlay District Zone Map dated September 30, 2019, as amended.

204 Lots Located in More Than One Zone

For all zones where a lot of record existed at the time of the adoption of these Regulations or amendment thereto, and said lot is divided by a zone boundary line, a use or regulation which applies in one Zone may extend not more than 100 feet into the adjacent Zone where it otherwise would not be permitted.

205 Tables of Uses Permitted According to Zone

205.1 Table of Uses Permitted in Residential Zones

The uses permitted in the Residential Zones are as listed under the RR1, RR-1-V, RR-3, MR and LA columns in 205.1 – Table of Uses Permitted in Residential Zones. This table lists the uses allowed in Residential Zones and the type of permit required. Uses that do not require a Zoning Permit shall conform to any minimum requirements stated in this Article.

205.2 Table of Uses Permitted in Rural Enterprise, Commercial and Industrial Zones

The uses permitted in the Rural Enterprise, Commercial and Industrial Zones are as listed under the RE, C-20, CG-20, and LI-1 zone columns on Table 205.2 - Uses Permitted in Rural Enterprise, Commercial and Industrial Zones. This table lists the uses allowed in these zones and the type of permit required. Uses that do not require a Zoning Permit shall conform to any minimum requirements stated in this Article.

205.3 Table of Accessory Uses

The Table of Accessory Uses lists certain accessory uses, buildings and structures according to type of permit required and subject to requirements set forth in Sections 207 and 208 of this Article.

206 Single Family Residential Zones – Purposes

206.1 Single Family Residential Zones (R-10, R-20)

These zones are designed to provide for the orderly development of the residential neighborhood housing in the Salisbury and Lakeville village centers consistent with the historic rural New England character of these village centers.

206.2 Single Family Residential Zones (RR-1-V, RR-1, RR-3)

The purpose of these zones, which encompass most of the geographic area of the Town, is to provide for residential housing, agricultural and other uses compatible with the rural residential – agricultural character of the Town and consistent with topographic, soil, wetland and water resource development limitations. The RR-1-V zone is a transition area between small lot village residential zones (R-10 and R-20) and larger lot rural residential zones (RR-1 and RR-3) where public water and sewer service may permit housing clusters designed to maintain open space entry-ways to the village centers.

206.3 Single Family Residential Zones – Mount Riga Zone (MR) and Lake Residential Zone (LA)

Mount Riga Residential Zone (MR). The purpose of this single family residential zone established in the area around Mount Riga is to provide for uses and standards consistent with the development limitations in this rugged, remote mountain area location.

Lake Residential Zone (LA). The purpose of this single family residential zone established around Lake Wononscopomuc is to permit development under standards designed to reduce the effects of eutrophication (weed and algae growth in the lake) and protect lake and ground water quality.

207 Accessory Uses, Buildings and Structures

207.1 Accessory buildings, structures and uses customarily incidental to uses permitted in these Regulations are allowed in all zones.

207.2 No accessory building or structure shall be constructed on any lot prior to the commencement of construction of the principal building to which it is accessory.

207.3 Accessory buildings, structures and uses shall include: a garage or carport, swimming pool, bath house, storage buildings, sheds, fences and similar buildings and uses.

207.4 Accessory building and breezeway. An accessory building connected to a principal building by a breezeway shall be considered a part of the principal building provided it meets the requirements stated under the definition of Principal Building in the Appendix.

207.5 Farming for Personal Use. Farming, gardening, raising of crops or fruit and keeping of farm animals for personal use only and accessory to a residential use is permitted and shall not require a Zoning Permit, except buildings or other structures in connection therewith shall be subject to a Zoning Permit.

207.6 Horses. Keeping of horses for personal use accessory to a residential use on a lot of 3 or more acres is permitted, subject to a Zoning Permit.

207.7 An apartment in a single family residence on a single family residential lot is permitted, subject to a Site Plan and the requirements in Section 208.

207.8 An apartment in an accessory building on a single family residence lot is permitted**,** subject to a Special Permit and the requirements in Section 208

207.9 Excavation and grading. Excavation, grading or filling of land, or removal of sod, loam, clay, sand, gravel or stone from any lot **is NOT permitted** except as defined and regulated in conformance with Article VI.

207.10 Rented Room. Renting of not more than one room with board in an owner occupied residence is permitted subject to a Zoning Permit.

207.11 Home office of convenience. A home office accessory to a residential use in a dwelling or an accessory building shall not require a Zoning Permit provided:

- The maximum office floor area is 25 percent of dwelling total floor area;
- Only family members living on the premises may work in the office;
- There shall be no outside sign or other exterior visible indication of office use;
- Office use shall not increase the vehicular and pedestrian traffic to the dwelling, and
- No hazardous materials shall be involved.

207.12 Commercial vehicle and equipment storage.

a. Parking of one registered commercial vehicle shall not require a Zoning Permit provided it occupies a maximum footprint of 200 square feet.

b. Parking of more than one registered commercial vehicle and/or commercial equipment storage associated with a residence is allowed subject to a Zoning Permit provided:

- The residence is owner occupied,
- Vehicles and/or equipment use on site is limited to owner-occupant or owner-occupant employees, and
- Maximum area of all commercial vehicle and equipment storage is 750 square feet and no one vehicle or single piece of equipment shall occupy a footprint of more than 250 square feet.

207.13 Recreational Vehicle. A recreational vehicle and associated trailer storage accessory to a residential use shall not require a Zoning Permit provided the vehicle is:

- Owned by the occupant of the premises,
- Not used or occupied on site and has all wheels affixed, and
- Located to the rear of the principal building on the lot.

207.14 Fences. Fences, and walls used as fences, in residential zones shall be considered an accessory use and shall be allowed subject to the following:

- A fence 8 feet or less in height with the finished side facing the neighboring property may be located in a yard and shall not require a Zoning Permit.
- A fence more than 8 feet in height shall meet all yard setbacks and shall require a Zoning Permit.
- Fences in non-residential zones and fences designed as noise barriers or landscape buffers or proposed to separate residential use from a use of higher intensity may be placed on or near the property line subject to Site Plan approval.

207.15 Dock or mooring. A removable dock and mooring accessory to a property abutting a waterbody shall require a Zoning Permit and shall be located a minimum of 10 feet from side lot lines and extend not more than 50 feet from the shore line. A removable dock where the lot width is less than 20 feet measured at the shoreline between the side lot lines shall have a maximum dock width of 4 feet, shall be located as close as possible to the center of the shoreline frontage and shall be not less than 5 feet from side lot lines.

207.16 Construction trailer. A temporary field office trailer at a construction site shall be permitted subject to a Zoning Permit and the requirement that the trailer shall be removed upon completion of construction or upon issuance of Certificate of Occupancy and provided the use of the trailer is limited to office use.

207.17 Family Day Care Home as defined herein subject to a Zoning Permit.

207.18 Wireless telecommunications antennae subject to a Zoning Permit as provided in Article XI.

208 Additional Requirements for Certain Accessory Uses, Buildings and Structures in Residential Zones

208.1 Apartment on Single Family Residential Lot

a. Statement of Purpose. The purpose of this regulation is to broaden the options for a variety of housing types by permitting an apartment associated with a single family owner occupied residence and lot. The Commission finds that such apartments are an expeditious option for the creation of much needed, low impact, housing units which can be dispersed within the community, that such apartments often require modest construction modifications and such improvements can readily blend into existing residential neighborhoods, and that an apartment in an accessory structure, such as a garage or barn, further expands new housing opportunities while avoiding the need to alter existing homes.

b. General. An apartment may be permitted within an existing or proposed single-family dwelling subject to Site Plan approval. An apartment in an approved accessory building associated with a single family dwelling may be permitted subject to approval of a Special Permit provided only one apartment is permitted on a lot and the site plan and proposed improvements are designed to maintain residential appearance and character on the lot.

c. Owner Occupied. The applicant shall be the owner of the lot. The applicant, or their family member, shall reside in either the principal dwelling or the apartment unit.

d. Apartment Floor Area. The minimum floor area for an apartment in a principal dwelling or in an accessory building shall be 350 square feet or the minimum required by the State Building Code, whichever is less. The maximum floor area of an apartment in an accessory building shall be 2,000 square feet.

e. Location and Design. Additions to existing structures or new construction requires submission of elevations of the structure exterior for review by the Planning and Zoning Commission. If the building is located within a Historic District, in accordance with Salisbury Historic District Commission (SHDC) policies and procedures, an application shall be made to SHDC in advance of seeking planning, zoning, and building approvals. Additions to an existing dwelling shall:
   - Have a scale and exterior appearance that blends with and maintains the appearance of the dwelling as a single-family residence.

f. Apartment in an Accessory Structure. Additions or modifications to an existing accessory structure or construction of a new accessory structure for purposes of creating an apartment shall be designed in a manner consistent with the residential character of the neighborhood. An accessory building constructed after July 13, 2003 and proposed for apartment use shall meet the yard requirements for a principal dwelling. Where determined necessary to protect privacy or to shield lighting or parking, the Commission may require a landscape screen between the accessory building and neighboring property line(s).

g. Off-Street Parking. Off-street parking shall be provided in accordance with Section 703 "Parking and Loading Requirements." Wherever possible, parking for the apartment shall be located to the rear or side of the dwelling or accessory building. The Commission may require that new parking space(s) in view from a street be screened from public view.

h. Access. The apartment shall have its own outside access to the parking area and shall be equipped with its own kitchen, bath and utility services that conform to the list of minimum utility and installation requirements specified on the Zoning Application Form.

i. Sewage. For a lot with an on-site septic system the Torrington Area Health District (TAHD) shall certify that the existing system or the proposed modified or new subsurface sewage disposal system is adequate to serve the proposed additional use.

208.2 Outdoor Wood-Burning Furnace (OWF)

An Outdoor Wood-Burning Furnace shall be allowed as an accessory use in the RR-1-V, RR-1 and RR-3 zones subject to a Special Permit meeting the requirements set forth in Article X.

209 Additional Requirements for Uses in Residential Zones

The general standards and requirements for Zoning Permit, Site Plan or Special Permits apply to the uses listed on the above 205.1 Table of Uses Permitted in Residential Zones. The following additional requirements shall also apply.

209.1 New Construction Multi-Family Dwelling

New construction multi-family dwellings of two but not more than three dwelling units shall be permitted provided all regulations as to lot size, setbacks, density, parking and other requirements for the zone are met; except that within the Multi-Family Housing and Pocketknife Square Overlay Districts, the lot size, setbacks, density, and other dimensional regulations of the respective overlay district shall apply.

209.2 Conversion of Existing Structure to Multi-Family Dwelling

a. Purpose. The purpose of this section is to enhance housing opportunities by allowing subject to a Special Permit an existing structure to be converted to a multi-family dwelling. The floor area of any dwelling unit within the existing structure shall be consistent with the minimum square feet required by the State Building Code, and in no case shall be less than 350 square feet. For properties not within the MFH or PKSQ Overlay Districts, the maximum number of dwelling units shall be three.

b. Existing Building. Only a structure existing at the time of the adoption of this section is eligible for conversion to a multi-family dwelling under this section. Structures that are dimensionally pre-existing non-conforming are eligible for conversion to a multi-family dwelling. New appurtenances or additions necessary for access or safety that would not increase the non-conformity may be permitted subject to Special Permit review by the Planning and Zoning Commission.

c. Water and Sewer Service. The multi-family dwelling shall be served by either the public sewer system provided the applicant shall submit evidence that the additional sewer volume resulting from the proposed conversion meets the requirements of the Water Pollution Control Authority or by a septic system provided the applicant shall submit evidence that the existing or proposed modified system meets the requirements of the Torrington Area Health District. The multi-family dwelling shall be served by the public water system or the applicant shall present certification from the Torrington Area Health District that the existing or proposed well is adequate to serve the proposed use.

d. Building Design, Scale and Proportion. Proposed additions and modifications to the existing building may be permitted provided such changes are consistent with scale, height, proportions and character of the existing building and the neighborhood. Any modifications for fire safety or access, such as fire escapes and elevator shafts shall be located on the side or rear of the building. If the building is located within a Historic District, in accordance with Salisbury Historic District Commission (SHDC) policies and procedures, an application shall be made to SHDC in advance of seeking planning, zoning and building approvals.

e. Other External Elements. All materials, construction, lighting, and other external elements of the building and on the site shall be compatible with the character of the neighborhood, and the rural and historic character of the Town. Signs shall be in accordance with Section 704, "Signs," of this Section.

f. Parking. Off-street parking shall be provided in accordance with Section 703, "Parking and Loading Requirements." No new parking areas shall be created in between the front façade of the structure and the street. New parking spaces may be created to the side and rear of the structure. Landscaping or screening may be required where needed to shield the view of parking areas from the street and neighboring residences.

209.3 [Reserved]

209.4 Lots on a Dead-End Street in a Subdivision

a. This regulation requires a Special Permit application for a proposed subdivision with driveway access to a dead-end street, or proposed extension to an existing dead-end street where the total length of the dead-end street exceeds 2,000 feet and/or the total number of dwelling units exceeds twenty (20). The following requirements shall be in addition to the requirements of the Subdivision Regulations.

b. The application shall be submitted simultaneously with a subdivision application and shall include a report prepared by a Connecticut licensed traffic engineer that addresses traffic safety, considering the dead -end street length, the subdivision plan and the total existing and proposed dwellings on the dead-end street. The report shall also:

- Identify the road grade, pavement width and cleared right of way width as it would affect access by emergency equipment and the potential for a temporary blockage;
- Identify and recommend solutions to factors which could pose a threat to temporary blockage of the dead-end street including bridges, adjacent steep slopes, potential rock fall areas, large trees and utility lines;
- Identify potential alternative emergency access ways to the dwelling units in the subdivision;
- Identify and evaluate proposed or needed site safety improvements, including but not limited to, fire ponds, emergency pull-offs or turnabout areas;
- Evaluate the potential to extend the proposed dead-end road to a connector road and the costs related to any potential extension, and
- Provide an analysis of the need and benefit of providing an internal looped dead-end road design.

c. The Commission shall refer all subdivision applications involving proposed dead-end streets to the Selectmen and the Volunteer Fire Department and shall consider any report received in its decision on the Special Permit.

209.5 (RESERVED FOR "**Multi-Family and Cluster Development**")

209.6 Adaptive Re-Use of Existing Buildings Near the RE Zone, Approved: 10/21/14

a. Statement of Purpose: The purpose of this regulation is to provide for the adaptive re-use of existing buildings and structures located in the vicinity of the RE Zone by special permit. The Commission finds that the RE Zone allows for a variety of commercial uses, including a commercial race track, and that such uses may tend to diminish the property values of surrounding residences located in the RR-1 Zone. In order to enhance property values and promote economic revitalization of such surrounding RR-1 zoned properties while maintaining the character of the Lime Rock Village area, the Commission may allow, by special permit, the existing buildings and structures on eligible properties to be used for the uses set forth herein, in addition to such uses allowed in the RR-1 Zone.

b. Uses Allowed by Special Permit: Professional or business office, retail store, or such similar business enterprise uses approved by the Commission.

c. Eligibility Area: The following areas are eligible for a special permit under this section: Any parcel which has at least 50 feet of frontage on Rt. 112 and wherein all or part of such parcel lies within 1,000 feet of the boundary of the RE Zone.

d. Existing Buildings: The building for which the adaptive re-use is sought shall have existed on the effective date of this regulation.

e. Building Design, Scale, and Proportion: The Commission may approve, as part of the adaptive use special permit, new construction including such construction as shall be necessary to comply with State or local building, fire, safety or health codes, or to improve circulation throughout the building. Any proposed additions and modifications to the existing building shall not materially change the single-family residential appearance of the building and shall be consistent with the scale, height, proportions, and character of the existing buildings and the neighborhood.

f. Other External Features: All materials, construction, lighting, signs and other external elements of the building on the site shall be compatible with the residential character of the neighborhood, and the rural and historic character of the town.

g. Landscaping: A landscape plan shall be submitted with the application and shall be designed to maintain the single-family residential appearance of the neighborhood and protect neighboring residential property values.

h. No Outside Storage: There shall be no outside storage or exterior display, or advertising or other visible evidence of such use except in accordance with the authorized signage under these Regulations.

i. Parking: Parking areas shall be screened to maintain the single-family residential appearance of the neighborhood and to protect neighboring residential property values. New parking areas for business or office uses shall be located behind or beside the principle building on the site.

j. Conditions: In addition to such conditions that the Commission may impose to ensure compliance with Sections 801, 802 and 803 of these regulations, the commission may impose conditions limiting the number of employees working on the site at any one time, and also limiting the days and hours of operation based on the characteristics of the use, the site, and the surrounding area.

210 Home Related Uses

The following are home related uses: home occupation, home shop and repair service, bed and breakfast and major home office. The following general standards and specific requirements apply to these home related uses.

210.1 General Standards

a. Owner/Resident. The owner of the principal dwelling shall reside on the property housing the home use.

b. Exterior. The plan shall not alter the exterior appearance of a residential lot and or structures on it in a manner that would cause these to differ from its residential character either by use of materials, construction, or lighting. Other than permitted signs and required off street parking, there shall be no exterior non-residential evidence of the home use, including but not limited to, exterior storage of goods, supplies or other material associated with the home use.

c. External Impact. The home use shall not produce noise, vibrations, odor, electrical emissions or other external effects, which would adversely impact neighboring residents.

d. Traffic. To protect neighboring property values and safety the Commission may limit the volume of vehicle trips, type of vehicles, and hours of vehicles entering and leaving the premises.

e. Hazardous Materials. Incidental use of hazardous materials may be permitted provided the applicant documents and the Commission determines the proposed activity will not pose a threat to ground water quality or air quality. Home related uses posing a significant threat to ground water quality or air quality shall not be permitted, including but not limited to: furniture stripping, beauty salons, auto and major appliance repair, and medical offices.

f. Parking.

- No on street parking shall be permitted. Off-street parking shall not be permitted in the front yard, except where the applicant demonstrates that there is no alternative, in which case not more than one parking space may be permitted in the front yard which space shall be shielded year-round from view from the street and neighboring residences by a landscape screen.
- A landscape screen of any other parking area may also be required where the Commission determines that it is necessary to protect neighboring residential property values and to maintain the single family residential appearance of the neighborhood.
- The number and location of off-street parking spaces may be limited as a condition of the permit.

g. Water, Septic and Sewer Approval. The applicant shall present certification from the Regional Health District that the existing or proposed well and subsurface sewage disposal system is adequate to serve the proposed use. Where public sewer or water is proposed the applicant shall submit a letter from the Water Pollution Control Authority and/or the water company stating that such service will be provided.

h. Statement of Use and Floor Plans. All applications shall include:

- A statement of use that estimates the daily volume of client/customer visitation, traffic generation and parking needs and any other information the Commission needs to assess compliance with the requirements of this regulation, and
- Building floor plans drawn to scale to show the floor area and layout of the residence and/or accessory building and the floor area (in square feet) devoted to the home use.

210.2 Home Occupation

A home occupation for limited office use, professional or business use or shop and repair services shall meet the following requirements.

a. Outside employees. No more than two non-resident, non-family members shall work on the lot in association with the home occupation.

b. The total floor area of the home occupation either in a dwelling and/or in an accessory structure shall not exceed 1/3 of the gross floor area of the dwelling.

c. Sales. There shall be no sales of goods to customers on the premises with the exception of goods, products or crafts grown or made primarily on the premises. The applicant shall submit a sample of the items for sale as part of the application.

d. Traffic. As a condition of the permit the Commission may limit the delivery and pickup of material and commodities by a commercial vehicle, the location and number of parking spaces, and/or the number of clients/customers permitted on the premises.

e. Accessory Building. The home occupation may occupy an accessory building provided the location and appearance of the accessory building is consistent with the residential appearance of the lot and neighborhood and the type and intensity of the proposed use will not alter the residential character of the lot.

210.3 Home Shop and Repair Services

All of the requirements for a home occupation shall apply to a home shop and repair service. The following additional requirements shall also apply.

- There shall be indoor space adequately located and designed to accommodate all activities and to contain the external impact of noise, vibrations or other external effects which could adversely impact neighboring residents.

- No motor repair services shall be permitted except for the repair of small motors, such as small household appliances or yard maintenance equipment. Repair services expressly **not permitted** include, but are not limited to, major appliances, automobiles or motorcycles (repair, restoration or painting of), farm equipment or the repair of any vehicle that requires licensing for operation on a public way.

210.4 Bed and Breakfast

A bed and breakfast use for transient visitors located in an owner-occupied dwelling shall meet the following requirements.

a. Suitable Structure. The structure shall be suitable to accommodate guest rooms based upon its interior arrangement, size and structural condition. Complete bathrooms shall be provided at the rate of one per two guest rooms.

b. Maximum Rooms. No more than 3 guest rooms rated for double occupancy shall be permitted. Bed and Breakfast use shall also be eligible for an Accessory Apartment use provided the Bed and Breakfast shall have a maximum of 2 guest rooms.

c. Additions. Minor additions not to exceed 200 square feet may be made to a structure for improvements necessary for a bed and breakfast use.

d. Length of Stay. The owner operator shall maintain a guest registration book noting length of stay. Food service shall be limited to service to overnight guests.

210.5 Major Home Office Use

A major home office use shall be subject to the following:

a. It shall provide a productive use of large, older residential buildings and accessory buildings while maintaining the residential appearance of the structures.

b. Only a low-traffic generating business, office or professional use shall be permitted. Use involving on a regular basis more than three non-employee incoming vehicle trips during any hour of the day, including delivery vehicles, shall not be considered low-traffic generating. There shall be no retail sales of goods to customers on the premises. Personal service uses shall not be permitted, including but not limited to, barber, hairdresser, beautician, tailor, and masseuse.

c. Access. Access to the major office use shall be from a State highway or a major Town road.

d. Existing Buildings. The original portion of the principal residential building shall be a minimum of 50 years old from the date of the application and have a minimum total floor area of 2,500 square feet.

e. Building Addition and Dimension Requirements. Proposed additions and modifications to the existing building shall be consistent with scale, height, proportions and character of the existing building and the neighborhood. Building(s) containing the major office use shall conform to the building coverage, setback and height dimension requirements of these Regulations.

f. Floor Area. The major office use shall be located in a single-family dwelling or an approved accessory building. The total floor area of the office shall not exceed 50% percent of the gross floor area of the dwelling.

g. Maximum lot coverage. The maximum ratio of the footprint of all buildings on the lot to the total lot area shall be 10%. The maximum ratio of the total footprint area of all impervious surfaces on the lot including buildings, parking areas (paved and unpaved) and other impervious surfaces to the total lot area shall be 20%. For the purpose of determining lot coverage the computation of total lot area shall not include the area of any lake, pond, watercourse or inland wetland as defined by the Salisbury Conservation Commission. The site plan shall show the footprint area of all buildings, structures and impervious surfaces on the lot.

h. Building Type and Appearance. The type and appearance of the buildings and all external construction materials, lighting, signs and other external elements of the building and lot shall be compatible with the residential character of the neighborhood and rural and historic character of the Town. Buildings with a domed, free form, A-frame, flat roof and other similar buildings not consistent with the historic character of the Town and are not eligible for major home office use.

i. Employees and Lot Area.

- The number of employees working on the site in the office use at any given time, including employees residing on the property, may be limited as a condition of the permit but in no case shall exceed 15.
- The minimum lot area shall be twice that for the residential zone. Where the proposed maximum number of employees working on the site at any time is greater than 5 the minimum lot area shall be 6 acres.
- The Commission may limit the number of employees as a condition of approval to meet the standards of this regulation and in consideration of the size or configuration of the lot, type of office use, projected traffic, including number and size of delivery vehicles, and any other factors relating to the traffic impact of the proposed use on the site and the surrounding neighborhood.

j. Traffic. Where an application involves access from a major town road or more than three non-resident employees, the applicant shall submit a traffic study prepared by a licensed traffic engineer. The study shall project the traffic (volume and type) and assess its impact on the Town road systems providing access to the site. The Commission may also attach conditions including, but not limited to, delivery and pickup by commercial vehicles, the location and number of parking spaces, and the number of clients or customers permitted on the premises.

211 Farm and Related Uses

211.1 Seasonal Farm Stand
A structure used by a farm business for the temporary seasonal sale of raw and/or processed agricultural and horticultural products. Seasonal Farm Stands are allowed provided:

- The temporary structures and sales areas are compatible in size and scale with neighboring uses.
- A minimum of 80% of gross sales shall be from agricultural goods produced on the owner's farm and a maximum of 20% of gross sales may be from agricultural goods produced at other locations in the states of Connecticut, Massachusetts or New York.
- The seasonal farm stand must cease operations for at least six weeks each year.
- Farm stands shall be set back a minimum of 20 feet from the street line.

211.2 Permanent Sawmill
Minimum lot area shall be 5 acres and minimum setback shall be 150 feet from the street right of way line.

211.3 Temporary Sawmill
Minimum lot area shall be 5 acres and minimum setbacks shall be 150 feet from the street right of way line and 200 feet from all other property lines.

211.4 Commercial Greenhouse

a. A minimum of 80% of gross sales shall be from greenhouse goods produced on the premises and a maximum of 20% of gross sales may be from greenhouse goods produced at other locations in the States of Connecticut, Massachusetts or New York.

b. The Commission shall determine that the proposed site is located and designed to be compatible with the surrounding residential neighborhood.

c. The minimum lot size shall be 5 acres.

d. The maximum total floor gross area of all greenhouses, pool houses, sheds and other buildings or covered structures related to the growing and selling business shall be 20,000 square feet.

e. The lot shall meet the minimum street frontage requirements of the zone. All structures shall be located a minimum of 100 feet from the street right of way line and 100 feet from any dwelling on an adjacent lot. The minimum side yard setback shall be 50 feet for all buildings, parking areas and driveways.

f. Parking spaces shall be located to the rear and the side of the sales building.

g. Buildings and parking areas may be required to be screened from view from the road and from view from surrounding residences.

211.5 Commercial Horse Boarding or Riding Stable

a. This regulation applies to the use of land, buildings and other structures for commercial horse-related activities that involve more than two horses, including but not limited to, commercial horse boarding stables or riding schools.

b. Lot Area. The barns, riding rings, corrals and accessory facilities shall be located on land that is suitably drained for horse use purposes. The minimum lot area shall be 5 acres plus one-half acre for each additional horse after the first two.

c. Parking and Circulation. Sufficient off-street parking shall be provided to accommodate all users and visitors to the property. The access driveways entering and leaving the property shall be located with adequate sight lines at the intersection with public streets. For a horse boarding use one parking space shall be provided per boarding animal. For a riding school or instructional program the parking space requirement shall be determined by the Commission based on the size of classes, age of students, scheduling of classes and related factors.

d. Health. The application shall include a letter from the Health District commenting on the adequacy of plans for the storage and handling of manure or any other materials with the potential to pose a risk to water quality and to groundwater and surface water on site and on adjacent properties. Locations for storage of manure shall be identified on the site plan. Manure storage facilities and areas shall be located a minimum of 100 feet from property lines and water bodies.

e. Safety. Perimeter fencing shall be installed and maintained as needed to contain horses.

f. Fire. Fire control access and facilities shall be acceptable to the Fire Marshal.

g. Noise and Lighting. The applicant shall demonstrate that the type and location of all lighting fixtures and parking areas will not produce lighting or glare visible off the premises. The applicant shall identify the projected decibel level for all planned activities and installations with a potential to generate a noise level which could be heard off premises, including but not limited to, public address systems or similar voice projection systems for spectators, rider instruction programs, horse training programs and other similar activities.

h. Setback. Horse related buildings shall be setback a minimum of 100 feet from the street right of way line and 100 feet from the side and rear boundary lines. Riding rings and corrals shall be a minimum of 75 feet from all property lines.

i. Special Events. Shows, exhibitions, contests or other similar special events shall be permitted only where expressly applied for and approved as part of the Special Permit. The Commission may deny or establish conditions limiting such events where necessary to safeguard the neighborhood.

212 Educational, Health, Religious and Other Non-Profit Uses

212.1 Nursery School

a. The minimum lot area shall be 1 acre.

b. Nursery school buildings shall be setback a minimum of 150 feet from the street right of way line.

c. No play apparatus shall be permitted in front or side yards.

212.2 Fraternal Club or Lodge

A fraternal club or lodge operated by a non-profit organization may be permitted provided it does not involve the use of firearms or motorized vehicle related recreational uses. The applicant shall provide a copy of the existing or proposed charter and bylaws documenting its non-profit status, purposes and activities.

212.3 Buildings for Religious or Philanthropic Use, Library or Museum Operated by a Non-Profit Organization

a. Minimum lot size shall be (5) five acres, except if the use is served by public water and sewer the minimum lot shall be the same as that for the zone.

b. Maximum building coverage shall be 15% of the lot area.

c. Parking. Off-street parking shall be sufficient in size to ensure that no vehicles patronizing such establishments need park on a public street. Parking areas shall be adequately screened from surrounding property.

d. Access. Vehicle entrances and exits shall be located not less than (50) fifty feet from any adjoining property lot line.

212.4 Hospital or Medical Clinic

a. The minimum lot area shall be 1 acre, plus an additional 2,000 square feet per bed.

b. The site shall be served by a public sewer system approved by the Town Water Pollution Control Authority.

c. The applicant shall provide a traffic study prepared by a licensed traffic engineer evaluating the projected traffic and safety of the Town streets providing access to the site, the internal access driveway, traffic circulation plan and parking plan.

d. All buildings and structures must be designed, constructed and maintained according to a unified and harmonious design plan compatible with the Town's rural New England character.

212.5 Skilled Nursing Facility, Assisted Living Facility, Chronic and Convalescent Home or Continuing Care Retirement Community as defined in the Connecticut General Statutes

Skilled Nursing Facility, Assisted Living Facility, Chronic and Convalescent Home or Continuing Care Retirement Community uses as defined in the Connecticut General Statutes as authorized by the State of Connecticut may be permitted in residential zones subject to the following:

- Minimum lot area shall be 10 acres and the facilities shall be served by a public sewer system approved by the Town Water Pollution Control Authority.
- The maximum number of residents of any such facility shall be 150.
- The applicant shall provide a traffic study prepared by a licensed traffic engineer evaluating the projected traffic and safety of the Town roads providing access to the site, the internal access driveway, traffic circulation plan and parking plan.
- All buildings and structures must be designed, constructed and maintained according to a unified and harmonious design plan compatible with the Town's rural New England character.
- The application shall provide for the proper storage and disposal of medical waste and any other hazardous materials associated with the facility.

212.6 Establishment for Instruction in the Fine Arts or Performing Arts

The Commission may limit as a condition of the permit the number of students present at any one time in consideration of the suitability of the site to accommodate the projected volume of traffic, and the impact on neighboring residences. In no case shall the number of students on the property exceed 60 at any one time.

a. The minimum street frontage shall be 100 feet.

b. Minimum lot area shall be 4 acres with the following exception. Where street frontage and access are from a State highway and the facility is served by public water and sewer systems the Commission may permit a smaller lot but not less than the minimum lot area for the zone in which the lot is located.

c. Buildings and parking areas shall be setback from property lines by a minimum distance equal to twice the minimum setback (front, side and rear) for the zone in which the lot is located except in the following instances:

- The Commission may reduce the above stated setback requirement from the property lines (front, side and rear) to not less than the minimum setback for the zone if the applicant demonstrates to the satisfaction of the Commission that the existing or proposed topography and/or the proposed landscaping effectively screen the view of the building and parking area on the site as observed along the property line.

- The Commission may permit the conversion of a residence to this use on a lot where an existing yard setback(s) do not meet the zone yard setback requirements provided the Commission determines that the residence will retain its single-family appearance and the conversion will be a productive re-use of a large, older, single-family residence and such use will be compatible with the surrounding neighborhood.

d. Maximum impervious surface coverage by buildings, parking areas and other impervious surfaces on the lot shall be no more than 30% of the total lot area.

e. The design of building(s) shall be consistent with the character and ambiance of the surroundings, neighboring buildings and the Town's rural and historic character. Applicants are encouraged to retain the traditional and historic character of the existing buildings.

f. Parking areas shall be screened to maintain the single-family residential appearance of the neighborhood and to protect neighboring residential property values.

g. A landscape plan shall be submitted with the application and shall be designed to maintain the single-family residential appearance of the neighborhood and protect neighboring residential property values.

h. The applicant shall provide documentation that the sewage treatment system, and the traffic, parking and vehicular circulation plan will adequately and safely provide for the maximum projected number of students, employees and visitors on the property at any one time.

213 Services

213.1 Major Home Office Use (see Residential and Related Uses – Home Related Uses)

213.2 Restaurant - Low Turnover
A low turnover restaurant shall require a Special Permit in a residential zone, meet the definition as provided in the Appendix – Definitions, and be on a lot with a minimum area of 2 acres.

213.3 Kennel, Veterinary Hospital, Veterinary Clinic, Veterinary Office
These uses shall meet the following definitions and requirements.

Definitions.

KENNEL. A kennel is any structure(s), other than a residence, housing a total of five or more dogs, cats or other household pets.

VETERINARY HOSPITAL. A veterinary or animal hospital is a facility providing treatment of patients and may include overnight confinement of patients as well.

VETERINARY CLINIC. A veterinary or animal clinic is a facility primarily for an out-patient practice which includes treatment of patients and may include overnight confinement limited to

post-surgical and trauma patients. The number of permitted overnight confinement spaces shall be determined based upon the location of the proposed facility, size of the lot and other factors impacting the surrounding neighborhood. In no case shall the number of overnight patients be more than five (5).

VETERINARY OFFICE. A veterinary office is a facility where a limited or consultative practice is conducted and which provides no facilities for the overnight housing of patients.

a. Lot Area. For a kennel or veterinary hospital the minimum lot area shall be 3 acres. The minimum lot area for a veterinary clinic or veterinary office shall be the same as the minimum lot area for a single family dwelling in the zone in which it is located.

b. Health. Applicants for all uses shall provide a letter from the Health District addressing the adequacy of plans for storage and handling of wastes and other materials that could pose a risk to water quality.

c. Outdoor areas for animals, including runs or yards shall be restricted to use during daylight hours and shall be 150 feet from all property lines. For structures or fenced areas for animals located less than 200 feet from a property line the Commission may require a vegetated buffer between the facility and property line.

d. Structures for overnight animal use shall be sound proofed. Noise from such structures measured at the property line shall not exceed the maximum noise level allowed under the State Health Code.

213.4 Contractor's Equipment Storage

a. Lot and Storage Area. The lot shall meet the minimum lot requirement for the zone. Total storage area shall not exceed 40,000 square feet, including maneuvering space.

b. Storage area setbacks. Front property line - 100 feet. Side and rear property line – 50 feet. Where the storage area is over 25,000 square feet the setback shall be 100 feet from all property lines.

c. Application. The application shall include:

- The number of employees, number and gross weight of all vehicles and equipment owned or leased by the applicant, type and the amount of material and the method of storing;
- The amount and composition of waste containing potentially hazardous materials and the proposed methods of disposal.

d. Standards. The following standards shall apply:

- Method of storing material shall insure protection against contamination of ground and surface waters. Fuel storage tanks on the site shall be located above ground.
- Waste materials shall be kept in buildings or in covered sanitary containers behind enclosures.
- Provision shall be made to prevent the emission of dust, smoke, fumes, odor, glare, noise or vibration beyond the lot line.
- Any area not used for storage or covered by a building or structure will be maintained in lawn or landscaping.
- Storage areas shall be in a building or may be outside provided storage is screened from view from the street or adjacent lot(s) by a fence, natural plant material or by a building to protect the neighbors from unreasonable noise, dust and view of the equipment and storage materials.
- Storage areas shall not include inland wetland soils or be located within 75 feet of a well, a primary or reserve septic field or unrelated buildings.

- Repair areas shall be surfaced with an impervious material and all storm water runoff shall be collected and discharged into a sedimentation chamber which shall be subject to required periodic removal of gas, oil, silt, and sand. Parking areas may be required to meet the same impervious surface and sediment chamber requirements as repair areas.
- Access roads, stockpiling and equipment storage areas shall be located to minimize adverse affect on surrounding properties.
- Storage area boundaries shall be marked with permanent pins or monuments.
- Storage areas shall be regular in shape and shall have no side measuring less than 100 feet.

e. A Performance Bond in an amount and in a form satisfactory to the Commission may be required to guarantee satisfactory completion of drainage facilities, erosion and sediment control measures, parking and access facilities, buffer strips and any other site improvements other than buildings. The applicant shall provide a cost estimate of improvements to be bonded, together with a description of the basis for the estimate. Where a bond is required no permit shall be issued until the bond is received.

f. The site operation shall be subject to inspections by the Zoning Enforcement Officer for compliance with the conditions of approval and for the purpose of verification of the proper handling and disposal of waste and toxic or hazardous materials.

214 Recreational and Related Uses

214.1 Commercial or Non-Profit Cross Country Ski Area

a. Cross country skiing shall include cross country snow shoeing.

b. The minimum lot area shall be 10 acres, exclusive of the area of any lake, pond or other year round standing water body.

c. The Site Plan shall provide layout of proposed cross-country trails which shall be a minimum of 100 feet from the property lines unless the adjoining property is a permanently protected public access open space.

d. The applicant shall demonstrate that the proposed off-street parking is adequate for the use.

e. There shall be no permanent outdoor loud speaker, public address system or outside illumination of ski slopes.

f. Accessory buildings and uses shall be for equipment rental and changing purposes only.

214.2 Boarding Camp

A boarding camp shall be any land, including structures, used for overnight camping and recreation, training or educational purposes for groups including youth outdoor recreational camps such as Y.M.C.A. camps, scout camps or camps for adults limited to training and educational purposes, such as corporate training. Boarding camp staff may include administrative personnel, counselors, teachers and help for kitchen and grounds.

a. The minimum lot area shall be 100 acres, exclusive of the area of any lake, pond or other year round standing water body.

b. The length of stay for boarding camp for outdoor recreational camping shall be limited to the summer season. The length of stay for all other boarding camp uses shall be not more than two (2) weeks for any individual group.

c. Off-street parking areas shall be designed to provide for the largest camp function. No parking shall be permitted within 100 feet of a property line or street right of way.

d. The minimum setback of all buildings or activity related structures from all lot lines shall be 200 feet. However, the Commission may require additional setbacks considering the use of the building, traffic, noise and visibility and the potential impact on surrounding land uses.

e. There shall be one main entrance, with at least one additional entrance for emergency use.

f. The Commission may require a landscape plan where it determines a landscape screen is needed to preserve and protect the rural character of the surrounding land uses.

215 Short-Term Event - Carnival, Fair, Circus, Show, Athletic Meet or Similar Event

a. An event held by a local church, school, civic association, special club volunteer fire department or other non-profit organizations shall NOT require a zoning permit provided the length of the event does not exceed ten (10) days.

b. An event which is held for more than ten (10) days shall require a zoning permit, subject to the approval of the Commission.

216 Studios/Performing Arts

The following uses are permitted in the C20, CG20 Zones with submission of a Site Plan, prepared according to the requirements described in Article VII.

- Exercise and Dance Studios
- Musical Theater
- Theatrical Instruction
- Indoor Theater (stage or film)

217 Recreational Facilities

a. Indoor Tennis, Racquetball or Squash Facilities are permitted in the C20, CG20 and RE Zones with submission of a Site Plan, prepared according to the requirements described in Article VII.

b. Public Park or Playground is permitted in all Zones with the submission of a Site Plane, prepared according to the requirements described in Article VII.

218 Non-Profit Organizations (See also 212.3)

a. A Library, Museum or Auditorium sponsored by a Non-Profit Organization is allowed by Special Permit only in all Zones, except the RE Zone.

b. A Fraternal Club or Lodge sponsored by a Non-Profit Organization is allowed by Special Permit only in all Zones, except the RE Zone.

c. A Golf course, tennis club or riding club, sponsored by a Non-Profit Organization is allowed by Special Permit only in the RR1, RR1-V, RR3, MR and RE Zones.

219 Rural Enterprise Zone (RE) – Purpose

The purpose of this zone is to provide for a mixture of uses – residential, recreational, commercial and other in a location removed from the village center in a manner compatible with the soils and topography limitations of the district subject to requirements designed to protect the neighboring residential property values.

220 Uses Permitted in Rural Enterprise Zone

The uses permitted in the RE Rural Enterprise Zone are as listed under the RE Column, Table of Uses Permitted in Rural Enterprise, Commercial and Industrial Zones.

220.1 Accessory Uses, Buildings and Structures (See Section 207).

a. An accessory apartment in Single Family Dwelling or in an Accessory Building is subject to the same requirements as in a Residential Zone (see 208.1).

b. Outdoor Wood-Burning Furnace as a Special Permit subject to the requirements of Article X.

220.2 Commercial Golf Course is permitted in the RE Zone only, with submission of a Site Plan, prepared according to the requirements described in Article VII.

220.3 Commercial Recreational Uses

The following uses are allowed by Special Permit in the RE Zone only: Outdoor commercial skating rink; ski area; golf driving range; picnic area; tennis court; beach and swimming area**.**

221 Additional Requirements for Uses in RE Zone

The uses listed under the RE Colum in the Table of Uses Permitted in Rural Enterprise, Commercial and Industrial Zones which are also allowed in residential, commercial or industrial zones shall be subject to the same additional requirements for these zones and the following.

221.1 Track for Racing Motor Vehicles

A track for racing motor vehicles, excluding motorcycles, as well as for automotive education and research in safety and for performance testing of a scientific nature, private auto and motorcycle club events, car shows, and certain other events identified in section 221.2 are permitted subject to the issuance of a special permit in compliance with the procedures and standards of these regulations and also subject to the following:

a. No motor vehicle races shall be conducted on any such track except in accordance with the following parameters[1]:

(1) All activity of mufflered or unmufflered racing cars upon the asphalt track or in the paddock areas shall be prohibited on Sundays.

(2) Activity with mufflered racing car engines shall be permitted as follows:

[1] The parameters set forth herein are identical to those set forth in the Amended Stipulation of Judgment entered by the Court, Dranginis, J., on March 21, 1988 in the civil action, Ann Adams, et al. v. B. Franklin Vaill, et al., CV No. 15,459 (Judicial District of Litchfield at Litchfield), which parameters were previously incorporated by reference in the zoning regulations.

A. On any weekday between 9:00 a.m. and 10:00 p.m. provided, however, that such activity may continue beyond the hour of 10:00 p.m. without limitation on not more than six (6) occasions during any one calendar year.

B. Permissible mufflers are those which meet the standards set forth in Section 14-80(c) of the General Statutes of Connecticut, Revision of 1959, or as the same may be amended from time to time.

(3) Activity with unmufflered racing car engines shall be permitted as follows:

A. On Tuesday afternoon of each week between 12:00 noon and 6:00 p.m.

B. On Saturdays, not more than ten (10) in number in each calendar year, between the hours of 9:00 a.m. and 6:00 p.m.

C. On the ten (10) Fridays which precede the said ten (10) Saturdays between the hours of 10:00 a.m. and 6:00 p.m. for the purpose of testing, qualifying or performing such other activities as may be necessary or incidental to the direct preparation for races on the Saturdays specified, provided that no qualifying heats or races shall be permitted on such Fridays.

D. In such event the scheduled activity for any of the said ten (10) Saturdays must be rescheduled for a "rain date", then the said "rain date" and the Friday preceding it shall not be considered as one of the ten (10) days referred to in Paragraphs b) and c) above.

E. On Memorial Day, Fourth of July and Labor Day between the hours of 9:00 a.m. and 6:00 p.m.

(i) In the event any of said holidays falls on a Tuesday, Thursday or a Friday, there may be unmufflered activity on the day preceding the holiday between the hours of 12:00 noon and 6:00 p.m., but in the event the permissible unmufflered activity of the Tuesday next preceding the holiday shall be forfeited.

(ii) In the event any of said holidays falls on a Sunday, the next day (Monday) will be considered the holiday for these purposes.

(iii) In no event shall any such holidays increase the number of Saturdays of permissible unmufflered activity beyond ten (10) as provided in Paragraph b) above.

(4) Prohibited activity upon the track property shall include the revving or testing of mufflered or unmufflered car engines on Saturdays and permitted holidays prior to 9:00 a.m. and after 6:00 p.m., excepting the transportation of said vehicles to and from the paddock areas on or off their respective trailers, which transporting, unloading or loading shall not commence before 7:30 a.m. or extend beyond 7:30 p.m.

(5) The use of the track loudspeakers before 8:00 a.m. and after 7:00 p.m. is prohibited.

(6) A "racing car", for purposes of this subsection, is defined as any car entered in an event on an asphalt track.

(7) Racing of motorcycles is prohibited. Nevertheless, specifically permitted are non-racing motorcycle activities including but not limited to demonstrations, instruction, timing, testing, practice and photography.

(8) The parameters set forth in this subsection may be amended by the Commission upon filing and approval of (1) a special permit application in compliance with all requirements of these regulations, including a site plan identifying the location of all uses, accessory uses, buildings, structures, pavement, and all other improvements on the relevant property, and amendments to any of the parameters set forth above; and (2) a petition to amend the zoning regulations setting forth alternative parameters for this subsection.

b. Where the land on which a race track is situated abuts or faces a residential zone district, there shall be a minimum of fifty foot buffer strips along each yard, or part thereof, so abutting or facing, which shall contain a screen of shrubbery not less than fifteen feet in width nor less than six feet in height within one year of the adoption of this amendment to the regulations. This screen shall thereafter be suitably and neatly maintained by the owner, tenant and/or their agent. Any such screen shall consist of at least fifty percent evergreens so as to maintain a dense screen at all seasons of the year.

c. The lot shall have adequate frontage on or access to a principal traffic street or street capable of handling the volume of traffic to be generated thereon. The access and service roads connecting with the principal traffic street or streets shall be so located and designed as to avoid unsafe traffic conditions or congestion. Traffic control devices and lighting of access points at or across street or access intersections shall be provided at the expense of the owner when required and provision shall be made for safe pedestrian traffic to, from and within the lot. The design and location of access and intersections with public highways shall be subject to the approval of the Selectmen for a town road or the Connecticut Department of Transportation for a state highway.

d. Adequate off-street parking shall be provided to accommodate the vehicles of employees, proprietors, participants, customers, visitors and others.

e. Not more than three signs, not more than 50 square feet each, advertising the use of the premises shall be permitted. Any sign not consistently visible from off the premises is permitted. Directional signs, not more than six square feet each, are permitted.

f. No sign, with the exception of scoreboards, visible off the premises shall be illuminated by exposed tubes or other exposed light sources, nor shall any flashing sign be visible from off the premises. Spot or other lighting of any sign, building, structure, land track, parking space or any other part of the premises shall be so arranged that the light source is not visible from any point off the premises.

221.2 Accessory Uses to a track for racing motor vehicles may include: retail stores, professional or business offices, fire or emergency services, ATMs, restaurants, and food stands. Accessory uses may also include the use of the premises for automobile shows, sale of motor vehicles during racing events, sale of automotive parts and accessories; car washes, auto service and repairs; filling stations; commercial parking; laundry; equipment storage; racing schools and clubs; indoor theaters; and other similar activities that are accessory to the operation of a recreational race track herein permitted. Other accessory uses may include the production, showing, or performance of television, motion picture or radio programs with their related lighting and sound equipment.

221.3 Camping by spectators and participants is allowed as an accessory use to permissible automobile racing events subject to the following restrictions:

a. All camping and camping vehicles shall be limited to locations within the infield of any asphalt race track existing as of the effective date of this regulation.

b. No motor vehicles shall be parked in any Race Track outfield during the hours of 10:00 p.m. to 6:00 a.m. except those which are (1) on official track business; and (2) parked in the parking lot existing as of the effective date of this regulation.

c. No traffic other than emergency or service vehicles shall be allowed between the hours of 11:00 pm and 6:00 am on any accessway into any race track that abuts property located at 52 White Hollow Road.

d. The standards set forth in this subsection may be amended by the Commission upon filing and approval of (1) a special permit application in compliance with all requirements of these regulations, including a site plan identifying the location of all uses, accessory uses, buildings, structures, pavement, and all other improvements on the relevant property, and amendments to any of the restrictions set forth above; and (2) a petition to amend the zoning regulations setting forth alternative standards for this subsection.

221.4 The following uses are deemed not to be accessory uses to a track for racing motor vehicles but are allowed subject to a special permit: Fireworks displays (with the exception of a single evening display during the annual Independence Day period in early July for charitable purposes), concerts, flea markets, craft fairs, food shows, non-automotive trade shows, and garden shows.

221.5 If the holder of a special permit for a track for motor vehicle racing leases or otherwise authorizes a private organization to use all or part of its property to a third party, it shall require said party to comply with all provisions of these regulations, the special permit, and its conditions.

222 Commercial and Industrial Zones - Purposes

222.1 Village Center Commercial Zones (C-20, CG-20)

The primary purpose of these zones is to provide centralized, compact areas for local and area retail, office, business and specialized uses and services, accessory residential, and associated parking, pedestrian circulation and landscaping. The requirements for these districts are aimed at maintaining the historic rural New England character of the Salisbury and Lakeville village centers. Residential uses are intended to be supportive of the commercial uses and, where feasible, should be located above the first floor when located in a prime retail or restaurant corridor.

222.2 Industrial Zones (LI-1)

The purpose of this zone is to provide appropriate locations for offices, manufacturing, warehousing and research uses in existing industrial areas along major highways where major utilities are available.

223 Uses Permitted in Commercial and Industrial Zones

The uses permitted in the Commercial and Industrial Zones are as listed under the C-20, CG-20 and LI-1 zone columns in 205.2 – Table of Uses Permitted in Rural Enterprise, Commercial and Industrial Zones.

224 Additional Requirements for Uses in Commercial and Industrial Zones

The uses listed below shall meet the following requirements in addition to the general standards and requirements for Zoning Permits, Site Plans or Special Permits.

224.1 Accessory Uses, Buildings and Structures (See Section 207).

a. Apartment in Single Family Dwelling or in Accessory Structure subject to same requirements as Residential Zone. (See 208).

b. Outdoor Wood-Burning Furnace as a Special Permit in the LI-1 zone subject to the requirements in Article X.

224.2 Auto Sales, Service, Repair, Filling Station and/or Car Wash

a. A car wash may be permitted only in connection with and on the same lot with one or more of the following uses: auto sales, service, repair or filling station.

b. The Site Plan shall provide detailed plans for vehicle and pedestrian access and circulation; location, size and dimensions for each exterior sign and lighting fixture. A rendering shall be provided for each proposed sign and lighting fixture. No vending machine or display goods or equipment shall be permitted outside the building.

c. The principal building shall be separated from the public highway by a landscaped island with a minimum width of 10 feet and bounded by curbing. Lanes of ingress and egress to and from the street shall be clearly defined by curbing.

d. Water quality requirements. No discharge shall be permitted to the groundwater. No floor drains shall be allowed and all sweepings, wash water and auto fluids shall be disposed of off premises in accordance with a site disposal plan prepared by the applicant.

224.3 Contractor's Equipment Storage and Sales

In the CG-20 Zone, Contractor's Equipment Storage or Equipment Storage and Sales shall be allowed subject to the same requirements for Contractor Equipment Storage allowed in residential zones RR-1 and RR-3, except the following standard shall NOT apply in the CG-20 zone: "The storage site shall be regular in shape and shall have no side measuring less than 100 feet."

224.4 Commercial Vehicle and Equipment Storage

Commercial vehicle and equipment storage on any lot or any group of immediately adjoining lots in any zone may be permitted as an accessory use to the principal use on the lot or any group of immediately adjoining lots in any zone subject to the following:

a. Such commercial vehicles or equipment must occupy a combined area of less than 750 square feet, with no one vehicle or piece of equipment occupying more than 250 square feet.

b. Said vehicle and equipment shall be owned by the resident of the premises and operated by said resident and his employee.

c. A Zoning Permit for such accessory use shall be required as described in Article IX of these zoning regulations.

d. The period of the Zoning Permit shall not exceed four years but may be renewed without reapplication, at the request of the applicant, if upon inspection by the Commission or the Zoning Administrator the character of the surrounding area has not been adversely affected, it is found that the storage is not detrimental to the public health, safety and general welfare and if the operation is being conducted in compliance with the provisions of these Regulations. Any persons storing not more than one registered commercial vehicle, occupying not more than 200 square feet, shall be exempt from the requirement for a Zoning Permit.

224.5 Research Laboratories

a. The maximum building coverage shall be no more than 10% of the total lot area. The total area of building coverage and the area of outside storage of goods and machinery shall not exceed 20% f the lot area.

b. Outside storage areas in the RE and LI-1 zones shall be located and designed so that any goods and/or machinery shall be completely screened year round from view from both the highway and abutting property lines. The applicant shall submit a landscape plan demonstrating compliance with this requirement.

c. Adequate provision shall be made to prevent the emission of dust, smoke, fumes, odor, glare, noise or vibration beyond the lot line.

d. The storage building or area shall be regular in shape and shall have no side measuring less than 100 feet.

224.6 Multi-Family Dwelling

a. The purpose of this use is to broaden the options for housing opportunities in village centers. This use is allowed in a business or commercial building subject to the same requirements as Residential Zones (see Section 209).

224.7 Other Residential Related Uses

The requirements for the following uses, where permitted in a Commercial or Industrial Zone, shall be the same as the additional requirements for residential uses.

- Single family with accessory apartment
- Multi-family dwelling
- Conversion to multi-family dwelling

224.8 Agricultural and Related Uses

The additional requirements for the following uses where permitted in a Commercial or Industrial Zone shall be the same as the additional requirements for residential uses.

- Farm
- Nursery or commercial greenhouse
- Farm stand
- Permanent sawmill
- Temporary sawmill
- Commercial livery, boarding or riding stable
- Veterinary hospital clinic, office or kennel

224.9 Educational, Institutional and Related Uses

The additional requirements for the following uses where permitted in a Commercial or Industrial Zone shall be the same as the additional requirements for residential uses.

- School or college operated by a non-profit organization
- Religious institution
- Facilities of philanthropic or charitable organization
- Hospital or medical clinic
- Skilled nursing, assisted living, convalescent, continuing care, retirement home
- Cemetery

ARTICLE III - LOT AND BUILDING DIMENSIONAL REQUIREMENTS

300 General

300.1 No building or structure shall be erected, constructed, enlarged, altered or arranged on a lot except in accordance with the requirements set forth in the Tables of Dimensional Requirements and provisions of this Article. Additional requirements may apply to uses in the Overlay Districts.

300.2 See section 300.2 – Table of Dimensional Requirements - Residential Zones. This table summarizes the basic requirements for lot area, buildings and other dimensional requirements in the residential zones.

300.3 See section 300.3 – Table of Dimensional Requirements - Rural Enterprise, Commercial and Industrial Zones. This table summarizes the basic requirements for lot area, buildings and other dimensional requirements in the rural enterprise, commercial and industrial zones.

300.4 The following supplements the Tables of Dimensional Requirements and provides for exceptions to the lot and building dimensional requirements.

301 Minimum Lot Area

301.1 Calculation of Lot Area. The calculation of minimum lot area in all zones shall not include the area of a water, sewer, power or similar utility easement or an easement of access or private right of way for access. The area of a storm drainage easement may be included in the computation of the minimum lot area requirement.

301.2 Minimum Lot Area in the R-10, R-20, C-20, CG-20, and LI-1 Zones. In these zones the area of any water body, watercourse or inland wetland as defined by the Salisbury Conservation Commission shall not be included in the calculation of the required minimum area of any lot.

301.3 Exceptions to Minimum Lot Area in RR-1, RR-1-V and LA Zones. Subject to a Special Permit, a lot for a single family dwelling in the RR-1 and RR-1-V zones with a minimum lot area of 40,000 square feet may be approved provided the lot and dwelling is served by public sewer and water service. In the LA zone subject to the same requirements and provided the lot has a minimum square of 90 feet, a lot for a single family dwelling may be approved for a minimum lot area of 20,000 square feet.

301.4 Exceptions to Minimum Lot Area in LI-1 Zone. The minimum lot area for a lot with an accessory dwelling use for the caretaker, proprietor or lot owner in the LI-1 zone shall be 50,000 square feet.

302 Minimum Buildable Area in RR-1, RR-1V, RR-3, MR, RE AND LA Zones *(effective date 3.10.2010)*

302.1 A Buildable Area shall be a rectangular area within a lot that contains no inland wetland soils, water bodies, watercourses, utilities, conservation or access easements or rights of way, and where not more than 5% of such rectangular area consists of naturally occurring slopes exceeding 25% as measured using 2-foot contour intervals as established based on a field survey.

302.2 Each lot in the RR-1, RR-1-V, RR-3, MR, RE and LA zones shall contain at least one buildable area. The buildable area shall be a minimum of 20,000 square feet. The minimum dimension of the buildable area rectangle shall be 100 feet.

302.3 All structures and septic systems shall be located within a buildable area except accessory structures with a footprint under 250 square feet, and wells which may be located outside of the buildable area, and as allowed under the following sections 302.4 and 302.5.

302.4 For lots that legally existed prior to the effective date of this regulation (3.10.2010), as evidenced by deed recorded in the office of the Town Clerk, the buildable requirements of Sections 302.2 and 302.3 shall not apply to the expansion of existing structures.

302.5 For lots that legally existed prior to 3.10.2010, as evidenced by deed recorded in the office of the Town Clerk, new structures that cannot be placed in a buildable area may be constructed provided a Special Permit is obtained from the Commission. In deciding on the Special Permit, the Commission may impose such conditions that most closely conform to the buildable area requirements.

302.6 The Commission may allow, by Special Permit, structures and septic systems outside of the buildable area if the placement will:

- Result in less grading and other disturbances to the natural environment; or
- Preserve a scenic view or significant natural feature.

303 Minimum Square

Each lot shall be of a size and shape that can contain a square with one side placed on the front yard setback line and meeting the minimum square side dimensions specified in the Tables of Dimensional Requirements.

304 Minimum Yard Setback Requirements

304.1 Principal buildings, including one connected to an accessory building with a breezeway (see definition of principal building) and accessory buildings shall meet the minimum yard setback requirements subject to the following standards and exceptions.

304.2 Exceptions to Yard Setback Requirement for Accessory Buildings. Accessory buildings shall meet all yard setback requirements with the following exceptions.

a. A storage building in a side or rear yard: For the purpose of this section an accessory storage building is a building not equipped with sanitary facilities or water service, nor otherwise designed or used for human habitation or housing of animals. Such a storage building may be located within a side or rear yard provided it:

- Is a minimum of five (5) feet from the side or rear property line;
- Is fifteen (15) feet or less in building height as measured according to the method stipulated in 309.2, and
- Has a maximum footprint of 250 square feet.

b. An accessory building may be located in a front yard provided the principal building is located in the front yard and the accessory building is no closer to the front street line than any part of the principal building.

304.3 Exceptions.
The following building projections or additions shall be exceptions to yard setback requirements.

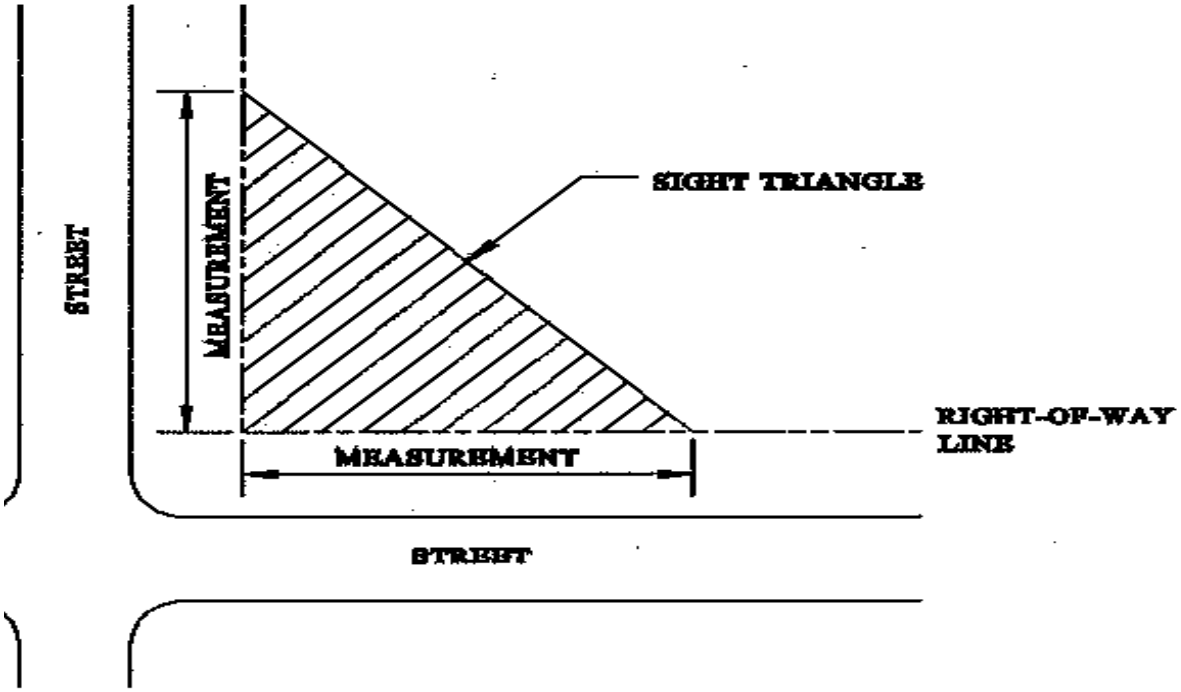
a. The projection or overhang of not more than one foot into a required yard of a pilaster, course, sill, cornice, fire escape or similar architectural features.

b. The projection of an addition to an existing building into the required side or rear yard where the addition is clearly designed to function solely for the purpose of either:

- A handicapped access which is necessary or is required according to the State Building Codes, or
- A fire egress required by the State Building Code and/or the Connecticut Fire Safety Code, provided that the applicant submits a copy of a written statement of approval for the proposed addition signed by the Fire Marshal.

304.4 Sight Triangle Requirement in Yards at Street Intersections At all street intersections no obstructions to vision over three (3) feet in height shall be erected (including but not limited to, a fence, wall, planting or other structure) within the area of a Sight Triangle as shown in the following illustration. The Sight Triangle shall have sides of twenty (20) feet each (see measurement on illustration) measured from the intersecting street right of way lines. (Note: More restrictive State requirements may apply at State Highway intersections.)

STREET INTERSECTION SIGHT TRIANGLE ILLUSTRATION



305 Setback From Water Bodies and Watercourses

305.1 General No principal building shall be located within seventy-five(75) feet, and no attached deck or detached accessory building shall be located within fifty (50) feet of a water body or watercourse regulated by The Salisbury Conservation Commission. In the Lake Protection Overlay District no principal building or attached deck or accessory building shall be located within seventy-five (75) feet of the lake shoreline ordinary high water mark as described under Article IV Lake Protection Overlay District.

305.2 Exception for Accessory Building An accessory building as defined in these Regulations may be located less than fifty (50) feet from a water body or watercourse, and less than seventy-five (75) feet from the lake shore line ordinary high water mark in a Lake Protection Overlay District, subject to securing a Special Permit and meeting the following requirements:

a. The Site Plan shall:
    - Be designed to protect water quality and quantity;
    - Show the existing and proposed site conditions in relation to the water body, site topography, building(s) location and footprint especially within the minimum required setback;
    - Include a Storm Water Management Plan meeting the requirements set forth in Article VI.;
    - Provide a vegetated buffer within the shoreline setback area for the purpose of water quality protection;
    - Provide for protection of existing trees and other vegetation beneficial for water quality protection;
    - Provide additional non-invasive trees and shrubs under a landscape planting plan designed to maintain water quality, retard and treat the flow of existing and potentially increased water run-off into the water body, and to compensate for the loss of vegetation due to the building construction, and;
    - Show all impervious surfaces as defined in the Appendix-Definitions and document that the total area of the lot covered with such impervious surfaces does not exceed 10% of the total lot area.

b. The proposed Accessory Building:
    - Shall be a minimum of twenty (20) feet from all property lines;
    - Shall not be equipped with sanitary facilities, water service or otherwise be designed for human habitation or for housing animals;
    - Shall be no more than fifteen (15) feet high as measured according to the method stipulated in 309.2.

306 Minimum Street Frontage and Access

FEE OWNED. The person who owns absolute and complete ownership of the property.

306.1 Minimum street frontage shall be provided in one location along the front street line. Street frontage shall be land that is fee-owned and part of the lot or an unobstructed access right of way through another lot or parcel of land. Minimum street frontage shall be on a street located in the Town of Salisbury. Both the fee-owned street frontage and the access right of way shall be a minimum of 25 feet wide at all points from front street line to the front yard setback line.

306.2 Where an access right of way is proposed it shall be located along a lot boundary line and shall not divide the lot or parcel it passes through into portions, except where it is demonstrated to the satisfaction of the Commission that the topography along the property boundary will not permit location of a safe access way along the property boundary line.

306.3 Each lot shall have a safe and suitable corridor for vehicular driveway access from the street frontage to the principal building on the lot. (See also Article VII, Driveway Requirements. Note that driveways that are 75 feet or more in length and located in residential zones are subject to the driveway requirements in Article VII.)

307 Maximum Building Coverage

BUILDING FOOTPRINT. The ground area on a lot that is enclosed by the walls of a building, together with the ground area of covered porches and other roofed portions

Maximum building coverage establishes the limit of the total building footprint on a lot. Building coverage is determined by dividing the total building footprint by the total lot area.

308 Maximum Impervious Surface

IMPERVIOUS SURFACE. Any material that substantially reduces or prevents the infiltration of storm water into previously undeveloped land. Impervious surfaces shall not include graveled driveways or graveled parking areas or other porous surfaces, including a patio as defined herein.

In the LA zone, the maximum total impervious surface on a lot shall be 20%, except for that portion of the LA zone in a Lake Protection Overlay District. The maximum total impervious surface for that portion of a lot in a Lake Overlay District shall be 10%.

309 Building Height

309.1 General No building or structure shall exceed maximum building height as specified on the Tables of Dimensional Requirements except as provide herein.

309.2 Maximum Building Height for a Principal Building

a. The maximum building height requirements for a principal building shall be no more than thirty-five (35) feet for gable, hip and gambrel roofed buildings, and thirty (30) feet for flat, mansard, or any other type of building roof.

b. The building height shall be measured as the vertical distance between a horizontal plane passing through the average elevation of the finished lot grade at the base of the building to:

- The mid-point between the eaves and ridge of the highest roof for a gable, hip or gambrel roofed building, or
- The highest point of the highest roof (including the top of the parapet) for a flat, mansard or any other type of building roof.
- The average elevation of the finished lot grade at the base of the building shall be determined from the measurements taken at the finished grade every five (5) feet along the building walls.

c. A plan prepared by a Registered Land Surveyor (R.L.S.) showing the calculation of the average elevation of the finished grade and the maximum building height measurement may be required by the Zoning Administrator where such documentation is needed to clearly determine that the application meets the building height requirements.

309.3 Exceptions
The maximum building height limitation as shown in the Tables of Dimensional Requirements shall not apply to:

- Church spires, farm buildings, cupolas and similar parts of a structure not used for human occupancy; or
- Chimneys, tanks, skylights, communications antennas, windmills and similar mechanical appurtenance usually set above roof level.

309.4 Building Height for Accessory Buildings

a. The maximum height for an accessory building shall be the same as for a principal building, with the exception of a storage building in a side or rear yard which shall be under fifteen (15) feet (See 304.2).

b. The height of an accessory building or structure shall be determined by measuring the vertical distance between horizontal planes drawn through the lowest point of the building visible above the finished grade to the highest point of the roof.

ARTICLE IV- OVERLAY DISTRICTS – STANDARDS AND REQUIREMENTS

400 General

The following are the standards and requirements for the Overlay Districts as shown on the Zoning map and the various Overlay District maps on file in the Planning and Zoning Office. The standards and requirements for these Overlay Districts are in addition to the requirements of the underlying zone. Where the requirements of the Overlay District are more restrictive than the underlying Zone the more restrictive requirement shall apply. The Overlay Districts are:

Flood Plain Overlay District (FP)
Housatonic River Overlay District (HR)
Aquifer Protection Overlay District (AP)
Lake Protection Overlay District (LP)
Multi-Family Housing Overlay District (MFH)
Pocketknife Square Overlay District (PKSQ)

401 Flood Plain Overlay District

401.1 Statement of Purpose

The Flood Plain Overlay District provides for the regulation of areas subject to potential, periodic, occasional or frequent flooding. These regulations establish necessary minimum standards and review procedures over the use of land in the Flood Plain Overly District in order to: reduce flooding hazard to human life and health, reduce damage to public and private property, minimize disruptions of commerce and governmental services, protect property values, maintain the capacity of natural drainage systems to safely store and transport flood waters, minimize damaging flood erosion, and minimize increases in downstream flood potential.

The Flood Plain Overlay District consists of the special flood hazard areas as identified by the Federal Emergency Management Agency in its Flood Insurance Study or on the Flood Insurance Rate Map (FIRM), dated January 5, 1989, with accompanying floodway maps and other supporting data. The Flood Insurance Study, Flood Insurance Rate Map and the supporting data, as revised, are adopted by reference and declared to be a part of these Regulations.

401.2 Definitions

For the purpose of this section the following terms shall be defined as follows:

BASE FLOOD. The flood having a one-percent chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION. The elevation of the base flood as recorded on the Flood Hazard Boundary Map and accompanying stream profile data.

DEVELOPMENT. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within an area of special flood hazard.

FLOOD PLAIN. The areas adjoining a river, stream, watercourse, drainage course, lake or other body of water, which have been or may be covered with floodwater.

FLOODWAY. The high risk channel area of a watercourse and adjacent land area that must be reserved to discharge the base flood without increasing water surface elevations more than one foot.

LOWEST FLOOR. The lowest floor or the lowest enclosed area (including basement) of a building. An unfinished or flood resistant enclosure, useable solely for parking of vehicles, building access or storage, in an area other than a basement of a building is not considered a lowest floor for the purpose of this regulation.

MEAN SEA LEVEL. For the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other data, to which base flood elevations are shown the Flood Insurance Rate Map, are referenced.

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of this section of the Zoning Regulations.

START OF CONSTRUCTION. The issuing of a construction or building permit, as long as actual start of construction begins within 180 days. The actual start of construction means the first placement of permanent construction of a structure on a site, such as pouring of slabs or footings or any work beyond the stage of excavation.

STRUCTURE. A walled and roofed building or a gas or liquid storage tank, that is principally above ground.

SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction or improvement of a structure, the cost of which equals 50 percent of the market value of the structure either before the improvement or repair is started or before the damage occurred if a damaged structure is being restored.

401.3 General Standards

In the Flood Plain Overlay District no structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered; no land use shall be established; and no land shall be filled, graded or excavated until the Commission has approved a plan for the proposed structure, land use or alteration of land contour. Such approval shall not be granted or permit issued unless the plan complies with all of the following requirements:

a. No residential structures will be permitted in a floodway. No encroachment including fill, other new construction, substantial improvements and other development shall be permitted in a floodway unless technical evaluation demonstrates that the encroachment will not result in any increase in flood levels during the base flood discharge. All other Flood Plain Overlay District standards must also be satisfied.

b. New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure, and be constructed of materials resistant to flood damage using methods and practices that minimize flood damage. Electric, heating ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located to prevent water from entering or accumulating within the components during flood conditions.

c. New and replacement water systems shall be designed to minimize infiltration of floodwater.

d. New and replacement sanitary systems shall be designed to minimize infiltration of floodwaters and discharge from the systems into floodwaters. On-site sanitary disposal systems shall be located to avoid impairment or contamination during flood conditions.

e. Structures and improvements shall be designed to cause the least possible impediment to floodwater and debris.

f. No outdoor storage of materials shall be permitted which would tend to be floated by floodwater and cause obstructions downstream.

g. Any reduction in the water holding capacity of the flood plain for a 100-year event caused by structures, improvements, filling or re-grading of land shall be compensated for prior to issuance of a Certificate of Zoning Compliance or building permit.

h. The portions of a watercourse that have been altered shall be maintained so that the flood carrying capacity is not diminished.

i. Where base flood and/or data is not available, the applicant shall obtain, review and reasonably utilize any base flood elevation or floodway data available from Federal, State or other source.

j. Where base flood elevations have been determined but there is no designated floodway, no new construction, substantial improvement or other development (including fill) shall be permitted which will increase base flood elevations more than one (1) foot at any point along the watercourse based upon the development site at full build out.

k. Manufactured (mobile) homes are prohibited in the Flood Plain Overlay District.

l. Fully enclosed areas below base-flood elevation are prohibited.

m. New construction and substantial improvement of any residential structure shall have the lowest floor, including basements, raised at least one foot above the base-flood elevation.

n. New construction and substantial improvement of any non-residential structure shall have the lowest floor, including basements, raised or flood-proofed to at least one foot above the base-flood elevation. Flood proofing shall conform to standards set by the Federal Insurance Administration and shall be certified by a registered professional engineer or architect.

401.4 Application

Application for a Special Permit shall be submitted to the Planning and Zoning Commission and shall include the following:

a. Four (4) copies of a Site Plan and an A-2 Survey, certified by a professional licensed to practice in the state of Connecticut showing:

- The shape and dimensions of the lot, the size and location of all existing and proposed structures, utilities and land uses;
- The layout of parking and loading facilities and access thereto;
- The existing and proposed contours at an interval not exceeding two (2) feet based on a field and aerial survey;
- Base-flood elevation data and limits of the Flood Plain area.

b. Such other information required by the Commission to determine compliance with this regulation.

c. When Federal or State permits are required, approval of a Special Permit may be contingent on obtaining said permits. Such permits may include, but are not limited to Water Diversion, Dam Safety and Corps of Engineers 402 and 404.

401.5 Procedure

The Commission shall approve, disapprove, or approve with modifications the proposed plans. One copy of the approved plan, (date of approval noted thereon) shall be filed with Zoning Administrator, one copy shall go to the applicant and one copy shall be filed with the Building Official.

Within Flood Hazard Areas prior to issuance of a Certificate of Zoning Compliance involving the construction of a new residential structure, or a substantially improved residential structure the applicant shall submit an A-2 Survey certifying that the lowest floor (including basement or cellar) is elevated to or above the base-flood level.

401.6 Information to be Recorded

The Zoning Administrator shall record and maintain a record of the actual elevation of the lowest floor, including the basement, and of all new and substantially improved structures in the Flood Plain Overlay District. The Zoning Administrator shall also record actual elevation and flood-proofing certification for all new or substantially improved flood-proofed structures.

401.7 Alterations of Watercourse – Notification Required

The Zoning Administrator shall notify adjacent municipalities and the Water Resource Unit of the Connecticut Department of Energy and Environmental Protection, or successor agency, prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Insurance Administration.

402 Housatonic River Overlay District

402.1 Purpose

This Overlay District is part of a cooperative effort with neighboring northwestern Connecticut Housatonic River towns to protect with uniform standards a defined area of land designated as the Housatonic River Corridor, which is flood prone, environmentally sensitive and possesses many valuable natural resources. The Housatonic River Overlay District consists of:

- The Inner Corridor which is the combination of a stream belt (determined by soil types) and the 100 year flood hazard limit as shown on the Overlay District map.

- The Outer Corridor which is a portion of the river watershed lying between the Inner Corridor and the top of the Housatonic River valley ridge and delineated by lines drawn from peak to peak along this ridge line, as shown on the Overlay District map titled, “The Housatonic River Corridor” dated November 1, 1980, as amended.

402.2 Inner Corridor Uses

The following shall be permitted uses in the Inner Corridor.

a. Open space uses, which do not require moving, removing or otherwise altering the position of the earth, stone, sand, gravel or water, except for safety and environmental protection control measures such as for flood control or erosion control.

b. Farming, plant nurseries, pastures, golf courses, trails, forest management, horticultural and other agricultural uses that do not significantly alter the natural character of the corridor.

c. Maintenance or reconstruction of existing public ways and bridges.

d. Except for uses stated above, all other uses permitted in the underlying zone within the Inner Corridor shall be allowed only by Special Permit.

402.3 Special Permit Procedure

Application for a Special Permit shall be in accord with the following requirements which shall be in addition to the requirements for all Special Permits.

402.4 Inner Corridor General Requirements

No Special Permit shall be granted unless the Planning and Zoning Commission finds that a proposed land use will not: create water or air pollution; increase erosion or sedimentation; create danger of flood damage; obstruct flood flow; damage fish or wildlife habitat or adversely affect any unique feature or natural resource.

402.5 Inner Corridor Standards

In determining a Special Permit for the Inner Corridor, the following standards shall apply:

a. Air or Water Pollution Control.

- There shall be no land use which would adversely affect air or water quality through release of noxious fumes, gases or other emissions or through creation of significant amounts of dust or particulate matter.
- No activity shall locate, store, discharge or permit the discharge of any treated, untreated or inadequately treated liquid, gaseous or solid materials of such nature, quantity, obnoxious condition, toxicity or temperature, that run off, seep, percolate or wash into surface streams or ground waters so as to contaminate, pollute or harm such waters or cause nuisances.
- Such harm or nuisances shall include any activity that results in objectionable shore deposits, floating or submerged debris, oil or scum, a change to water color, odor or taste, or cause harm to animal, plant or aquatic life.

b. Flood Control. Any use within the 100-year flood area shall conform to the Flood Plain Overlay District requirements.

c. New Subsurface Sewage Disposal (Septic) Systems. These systems shall be located only in soils having characteristics rated as having no more than slight limitations, or the closest revised soil rating for septic system suitability, for the proposed use in the most current soil rating system for Litchfield County published by the U.S. Department of Agriculture, NRCS, or a successor agency, unless the system has been designed by a Connecticut qualified sanitary engineer and approved by the Health District or Town Sanitarian subject Section 19-13B2OM of the Public Health Code, as revised.

d. Insecticides, Herbicides and Fertilizers. Use of these shall be prohibited except as recommended and applied according to the standards established by the Connecticut Department of Energy and Environmental Protection or a successor agency.

e. Timber Harvesting. Logging or clear cutting of timber may be permitted only when in compliance with a plan approved by the State Forester.

402.6 In the event of a conflict with provisions in other sections of these Regulations, the more restrictive provision shall apply.

402.7 Additional Requirements

Prior to taking action the Commission shall consider any report from the Salisbury Conservation Commission and may take into consideration the recommendations of the Housatonic River Commission; federal, state or regional agencies; town departments or outside specialist consultants.

402.8 Outer Corridor – Statement of Purpose

To guard against pollution, erosion, and sedimentation and to establish other safeguards on development activity in the Outer Corridor, which although occurring at some distance from the Housatonic River, could adversely affect the river.

402.9 Outer Corridor Permitted Uses

Uses in the Outer Corridor shall require a Site Plan application subject to the following in addition to general requirements and standards for Site Plans.

- Activities involving earth moving shall require an Erosion and Sedimentation Control Plan and are subject to the excavation, filling and grading requirements of these Regulations.

- Clearing of land, other than immediate areas required for building construction, or clearing for agricultural use, shall require submission of a plan prepared by a State Certified Forester.

- Permits involving commercial or industrial construction shall be reviewed to assure that building location, site layout, landscaping and screening will be compatible with the rural and natural character of the Outer Corridor area.

403 Aquifer Protection Overlay District

403.1 Statement of Purpose

The purpose of this Overlay District is to protect the public health, safety and welfare through the preservation of the Town's major groundwater resources; to insure a future supply of safe and healthy drinking water for the residents of Salisbury, and to reduce the potential for groundwater contamination. These regulations are adopted pursuant to Public Act 85-279 of the Connecticut General Statutes, Section 1, amending Section 8-2, Chapter 124, of the Connecticut General Statues.

403.2 Overlay District and Map

a. As shown on the Aquifer Protection Overlay District map this area consists of coarse grained stratified drift deposit with a water saturated thickness of greater than forty (40) feet and all land directly up gradient, based on the United States Geological Survey.

b. Where the bounds of this Overlay District are in dispute, the burden of proof shall be upon the applicant or owners of the land in question to show that the bounds are not as shown on the Aquifer Protection Overlay District map. Such proof shall be in the form of an A-2 Survey at a scale of one (1) inch to forty (40) feet, showing property lines, topographic lines at two foot contours, the Overlay District boundary and the areas of Overlay District boundary dispute, if any. The Survey shall be accompanied by a report from a geo-hydrologist or similarly qualified professional providing documentation, such as well records or other scientific evidence, that the Overlay District boundaries are not as shown on the Aquifer Protection Overlay Map.

403.3 Permitted Uses

All uses permitted in the underlying zone are permitted in the Aquifer Protection Overlay District, except in the Overlay District certain uses or activities shall require a Special Permit, and other uses shall be prohibited.

403.4 Uses Requiring a Special Permit

a. Excavation, filling or removal of earth materials, except as permitted by a building permit.

b. Above ground storage of hazardous materials, other than fuel storage for residential heating.

c. Any use rendering more than thirty percent (30%) of the total lot area in impervious surfaces.

d. Any use retaining less than thirty percent (30%) of the total lot areas in vegetative ground cover.

e. Any use having on-site sewage disposal of more than 2,000 gallons per day.

f. The handling and storage of road salt and de-icing materials which shall be subject to structural and non-structural measures to prevent leachate contamination. These measures shall include, but are not limited to: building enclosures, impervious pads, self-contained drainage systems, filters, separators and efficient management practices.

g. Removal of water for the purpose of sale or export out of the Overlay District by means of wells, pumps, pipelines or similar equipment by any entity other than those exempted from local regulation by the State of Connecticut.

403.5 Prohibited Uses

a. Manufacture, use, storage, transport or disposal of hazardous materials in significant quantities.

b. Sanitary landfill, seepage lagoon, waste water treatment facility for municipal or industrial waste, junk yard, salvage yard and truck terminal.

c. Gasoline station, carwash, auto repair or auto-body shop.

d. Underground storage of hazardous materials other than fuel storage tanks installed below ground in impermeable containers accessible to complete visual inspection of the tank.

e. Agricultural operations which do not employ best management practices as recommended by the U.S. Department of Agriculture, NRCS or a successor agency for the application of manure, fertilizer or pesticides and the management of animal waste.

403.6 Special Permit Requirements

a. An application for a Special Permit shall include:

- A complete list of all chemicals, pesticides, fuels or other potentially hazardous materials to be used or stored on the premises. Documentation of measures proposed to protect all storage containers from vandalism, corrosion, leakage and spillage, and to control spilled materials.

- A description of potentially hazardous wastes generated, including provision for storage and disposal measures as described above.

- For above ground storage of hazardous materials or waste, evidence of qualified professional supervision of the design and installation of such storage facilities or containers.

- The proposed measures to mitigate any adverse impacts to underground water resources shall include a system for monitoring implementation of such measures and a schedule for providing timely monitoring status reports as may be required by the Commission.

b. The Commission may request comments and recommendations on an application from local officials, commissions and other entities qualified to review such applications.

c. In reaching a decision on an application, the Commission shall give consideration to the simplicity, reliability and feasibility of the control measures proposed and the degree of threat to groundwater quality which would result if the control measures failed. The Commission must find that the groundwater quality resulting from on site wastewater disposal, or other operations on site, shall not cause effluents which would result in a condition that renders the groundwater

unsuitable for direct human consumption and, if existing groundwater quality is not suitable for drinking water, the proposed on-site disposal or operation shall cause no further deterioration.

403.7 Definition of Hazardous Materials

The following definition of hazardous material shall apply within the Aquifer Protection Overlay District.

Hazardous Materials shall be substances or combinations of substances (except as specified below) which because of quantity, concentration or physical, chemical or infectious characteristics, pose a significant present or potential hazard to water supplies or to human health if disposed into or on any land or water, including groundwater, or any substance deemed a hazardous waste under the Connecticut General Statutes or the Regulations of Connecticut State Agencies. Hazardous materials include, but are not limited to:

- Substances, which are toxic, flammable, corrosive, explosive, radioactive or infectious.
- Substances listed in the U.S. Environmental Protection Agency Titled 111 list of Chemicals subject to reporting under Title 111 of the Superfund Amendments and Reauthorization Act (SARA) of 1986 as revised, and in quantities exceeding those identified in SARA.
- Acids and alkaloids outside the Ph range of two (2) to ten (10).
- Petroleum products, including fuels and waste oils and synthetic organic solvents.
- Any soil materials which if exposed to water will leach or dissolve to form a hazardous material as defined above.

Exceptions: Hazardous materials used only in conjunction with residential use of property for non-commercial purposes or for the handling or storage of agricultural chemicals in the ordinary course of agriculture or farming operations as defined in Section 1-1 (q) of the Connecticut General Statutes as amended.

404 Lake Protection Overlay District

404.1 Statement of Purpose

EUTROPHICATION. A natural lake aging process accelerated by development and other human activities occurring along the shoreline and in the lake watershed.

This Overlay District encompasses a defined area along the shore lines of the following lakes in the Town of Salisbury - Lake Wononscopomuc, Lake Washining and Lake Washinee (the Twin Lakes) and Lake Wononpakook (Long Pond). The purpose of this Overlay District is to require measures that will assist in arresting the progress of lake eutrophication and protect water quality. An eutrophic lake is rich in dissolved nutrients resulting in excessive lake algae and weed growth, diminishing lake water transparency and resulting in oxygen depletion.

The purpose of this Overlay District is to establish vegetated buffer strips along the lake shores and incorporate other best management practices and measures designed to:

- Avoid water pollution and acceleration of lake eutrophication;
- Maintain the lake's ecological, recreational and aesthetic qualities;
- Prevent water pollution caused by erosion, sedimentation, nutrient or pesticide run-off and waste disposal facilities.
- Encourage retention of shoreline vegetative cover, including diversity of natural plantings, age distribution and the ground cover density needed to provide a protected buffer and pollution filter along the lake shore;
- Conserve the ecological, water supply and flood storage functions of the lake's flood plain and related groundwater table and to protect life, public safety and property from flooding hazards.
- Protect valuable fisheries along the lake shore area.

- Conserve and enhance the Overlay District's natural scenic and topographic conditions and environmental quality recognizing that these are vital to the economic and environmental health of the Town and to preserve the natural scenic quality of the lake;
- Carry out the recommendations of the Town Plan of Conservation and Development and the State Plan of Conservation and Development.

404.2 Overlay District and Map

The Lake Protection Overlay District shall consist of the area between the ordinary high water mark on the lake shoreline and a distance of 300 feet landward. The location of the shoreline ordinary high water mark, and the boundaries and the area of the Lake Protection Overlay District shall be shown on a Site Plan prepared by a Connecticut Registered Land Surveyor.

Where there is a question or dispute over the location of the ordinary high water mark, the owner/applicant shall provide documentation satisfactory to the Commission that the location as shown on the site plan meets the following ordinary high water mark definition:

ORDINARY HIGH WATER MARK. The line along a lake shore providing evidence of the presence of the lake water level based on vegetative characteristics such as the presence, absence or destruction of terrestrial or aquatic vegetation, and physical characteristics such as a clear natural line impressed on a bank, scouring, shelving, or the presence of sediments or debris.

404.3 Permit Uses and Special Permit Uses

The Permitted Uses and Special Permit Uses allowed in Lake Protection Overlay District shall be the same as allowed in the underlying zone, except for the following.

These uses are not permitted: multi-family dwelling; permanent sawmill; commercial livery, boarding or riding stables; commercial kennels or veterinary hospital; a hospital, clinic, convalescent home, nursing home, extended care facility or similar use; cemeteries; hotels, motels or tourist cabins; golf courses; undertakers, and any commercial vehicle or equipment storage use.

404.4 The following activities shall NOT be permitted.

- Bulk storage of chemicals.
- Bulk storage of petroleum products or hazardous materials.

404.5 Overlay District Requirements

LAND DISTURBANCE. Clearing, stripping or removing vegetation exposing the underlying soil.

a. All development activities within the Overlay District, including new or expanded septic system installation, retaining walls and similar structures, or any activity involving land disturbance of 500 square feet or more within seventy five (75) feet of the ordinary high water mark line shall require submission and approval of a Site Plan meeting the following requirements, in addition to the requirements of the underlying zone.

b. Principal buildings shall be located a minimum of seventy-five (75) feet from the ordinary high water mark line.

c. Accessory buildings or structures shall be located a minimum of seventy-five (75) feet from the ordinary high water mark line, except as permitted subject to the provisions of Article III.

d. The maximum area of impervious surfaces on that portion of a lot within the Overlay District shall be ten percent (10%).

e. Septic leaching fields and tank waste disposal systems relating to new construction shall not be located within 150 feet of the ordinary high water mark line, except where the applicant can demonstrate there is no other feasible location on the lot and, if regulated by the Conservation and Inland Wetland and Watercourse Commission, that Commission has rendered its approval. Septic leaching fields and tank waste disposal systems shall not be located where there is less than 4 feet of naturally occurring soil.

This requirement shall not apply to repairs to or replacement of an existing septic leaching field and tank waste disposal system.

f. The Site Plan and Sedimentation and Erosion Control Plan (S&EC) shall be designed to prevent sediment from the project impacting the lake. These plans shall demonstrate that within the Overlay District natural vegetation has been retained, protected or supplemented, wherever practical. Where stripping of vegetation is necessary, measures shall be taken to minimize the area and duration of soil disturbance and appropriate control measures shall be installed prior to removal of vegetation.

g. Any land disturbance of 500 square feet or more within 75 feet of the ordinary high water mark line shall require submission of a Storm Water Management Plan which shall be developed using low impact development storm water treatment techniques. This plan shall meet the requirements of these Regulations and shall be designed to retain, treat and remove nutrients and pollutants carried by storm water by intercepting storm water flow paths and using infiltration, retention, and biological uptake techniques such as bio-filters, vegetated swales and rain gardens.

h. Trapped sediment and other disturbed areas shall be permanently stabilized within two weeks of the completion of a project. The Zoning Administrator may require that any disturbed areas associated with a project that remains idle for more than two weeks be permanently stabilized and shall require immediate correction and enforcement of any site in violation of the erosion and sediment control plan.

i. The Site Plan design shall protect natural drainage systems including streams, wetlands and swales.

j. Buildings located in the Overlay District shall be:

- Fitted to the natural topography to avoid extensive grading that would alter drainage patterns or create steep slopes, and
- Located to minimize the potential for erosion and to maintain existing vegetation.

EXAMPLES: Buildings located on a slope should be sited with the long dimensions of the building parallel to the slope, with one wall buried into the slope. Multiple building levels should be considered where it will reduce the amount of the grading required for construction.

k. New public roads or streets shall not be permitted within the Lake Protection Overlay District.

l. Wherever possible, driveways in the Overlay District should be laid out parallel to the natural slope, winding up a hill rather than perpendicular to the hill.

405 Multi-Family Housing and Pocketknife Square Overlay Districts

405.1 Statement of Purpose

The Town of Salisbury finds that multi-family housing for long-term residential use is a community need. The Multi-Family Housing and Pocketknife Square Overlay Districts promote a diversity of housing stock to meet the changing housing needs of all residents. These overlay districts facilitate the development of a

variety of housing choices that would appeal to seniors, families, and those employed in the community. The Multi-Family Housing and Pocketknife Square Overlay Districts provide flexibility within the context of the Town's zoning ordinance to encourage the development of multi-family housing to meet these community needs. The Multi-Family Housing Overlay District is mapped within the existing village centers and to undeveloped or underdeveloped parcels with access to public sewer adjacent to the village centers. Upon a petition to the Planning and Zoning Commission to amend the zoning map in accordance with Section 911 of the Zoning Regulations of the Town of Salisbury, the Multi-Family Housing Overlay District may be extended for the purpose of constructing multi-family housing outside the village center. The Pocketknife Square Overlay District is mapped to the parcels within the immediate vicinity of Pocketknife Square, and promotes the adaptive re-use of existing structures and contextual redevelopment.

405.2 Definitions

For the purpose of this section the following terms shall be defined as follows:

AFFORDABLE HOUSING UNIT. A housing unit that is affordable to a household whose income does not exceed 80% of the area median income (AMI) for Litchfield County or the State of Connecticut, whichever is less, as defined annually by the U.S. Department of Housing and Urban Development (HUD) and for which the annual housing cost of a unit including: common charges; principal, interest, taxes and insurance (PITI), as applicable; and tenant paid utilities on a rental unit; does not exceed 30% of 80% AMI, adjusted for family size. Affordable housing units shall be deed restricted for use as affordable housing for a minimum of 50 years.

COMMUNITY AMENITIES. Customary accessory residential amenities intended for use by residents of the development, including but not limited to playscapes, fitness centers, community recreation rooms, gardens, walking trails, outdoor exercise equipment, swimming pools, and sport courts.

DENSITY BONUS. An incentive-based zoning tool that permits an increase in the maximum allowable development on a property in exchange for achieving a stated public policy goal.

STREET WALL. A street wall is a line of building facades that maintain a consistent front yard setback and minimal side yard setbacks thus forming a "wall."

405.3 Permitted Uses

Within the Multi-Family Housing and Pocketknife Square Overlay Districts, new construction multi-family housing shall be permitted as a Special Permit use. Conversion to multi-family dwellings shall be permitted in accordance with Section 209.2.

405.4 MFH Overlay District Density

The determination of the permitted number of new construction dwellings, lot size and related bulk requirements for the MFH Overlay District shall be as follows:

a. General purpose. The permitted number of dwellings for a multi-family development is equal to the net buildable area of the site multiplied by the density factors assigned for each overlay district. The site capacity calculation provides the mechanism for subtracting from the base site area all portions of a site considered inappropriate for the development. Consequently, the purpose of this section is to determine the extent to which a site may be utilized given its unique characteristics.

b. Calculation of base site area. The base site area shall be determined as follows:

Calculation of Base Site Area	
1. Gross site area as determined by actual on-site survey	acres
2. Subtract land constituting roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access	acres

and land with deed restrictions prohibiting building or development	
3. Equals base site area	= acres

c. Calculation of site resource protection land. All land area consisting of the natural resources or natural features listed below shall be measured. The total acreage of each resource shall be multiplied by its respective open space ratio to determine the amount of resource protection land or area required to be kept in open space to protect the resource or feature. The sum total of all resource protection land on the site equals the total resource protection land on the site. It should be noted that certain categories may overlap and are not intended to be duplicated.

Resource or Feature	**Open Space Ratio (A)**	**Acres in Resource (B)**	**Total land in Resource (A * B)**
Lakes, ponds and watercourses	1.0		
Wetlands	1.0		
Floodplains	1.0		
Moderate slopes (15% to 25%)	0.5		
Steep slopes (25% or greater)	1.0		
Total land in resource =	--		

d. Determination of site capacity. Individual site capacity is determined by calculating the net buildable site area. For multi-family developments, the number of dwelling units permitted is determined by multiplying the density factor for each overlay district by the net buildable area. The calculations are as follows:

Determination of Site Capacity	
1. Total base site area	acres
2. Subtract total land in resource	acres
3. Equals net building site area	acres
4. Multiply by maximum density factor	x acres
5. Multiply by density bonus factor (if provided)	x acres
6. Equals number of dwellings (round off)	

e. Density factors.

1. Density factors for the MFH Overlay District. The maximum density factors to be used in the previous calculation shall be as follows:

District	**Maximum Density Factor**
MFH	4

2. A bonus density factor of four (4) may be applied at the discretion of the Planning and Zoning Commission for the provision of affordable housing where a minimum of fifty percent (50%) of the units are affordable as defined herein.

DENSITY WORKSHEET

Step One: Establish Existing Site Information

Based on a site survey, determine the existing acreage for each of the following.

Gross Site Area: _____ acres

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 ("ROW land"): _____ acres

Lakes, ponds and watercourses: _____ acres

Wetlands: _____ acres

Floodplains: _____ acres

Moderate slopes (15% to 25%): _____ acres

Steep slopes (25% or greater): _____ acres

Step Two: Calculate the "Base Site Area"

Gross Site Area (acres)	–	ROW land (acres)	=	Base Site Area (acres)

Step Three: Calculate the "Total Land in Resource"

Lakes, ponds and watercourses (acres)	x	1.0	=	_____ acres
Wetlands (acres)	x	1.0	=	_____ acres
Floodplains (acres)	x	1.0	=	_____ acres
Moderate slopes (15% to 25%)	x	0.5	=	_____ acres
Steep slopes (25% or greater)	x	1.0	=	_____ acres
Total Land in Resource (sum of the above)			=	_____ acres

Step Four: Determine Net Building Site Area

Total Base Site Area (acres)	–	Total Land in Resource (acres)	=	Equals Net Building Site Area (acres)

Step Five: Determine Number of Dwellings

Net Building Site Area	x	Maximum Density Factor	x	Density Bonus Factor	=	Number of Dwellings (round off)

Density Factors:

District	Maximum Density Factor
MFH	4

Development Provision	Density Bonus Factor
Provision of Affordable Housing	4

f. Protection of natural resources.

1. New dwelling units or other site development shall be located away from identified resources listed in this section to the maximum extent practicable. Driveways providing access to a property are exempt from this provision, provided that construction of a driveway will not result in significant adverse environmental impacts, and provided that no alternative configuration that avoids protected resources is available. The Planning and Zoning Commission, in its review of the special permit applications may require modifications to the plans to minimize the potential for impact to any of the resources listed in this section.

405.5 PKSQ Overlay District Density

Within the PKSQ Overlay District the maximum density shall be sixteen (16) dwelling units per acre with the following exception: where a minimum of fifty percent (50%) of the units are affordable housing, a greater number of units may be permitted per acre provided the minimum unit size shall be 350 square feet or the minimum required by the State Building Code, whichever is less.

405.6 Design Requirements Applicable to Multi-Family Development within the Multi-Family Housing and Pocketknife Square Overlay Districts

a. Dimensional Requirements. Except as specified herein, the minimum yard setbacks, maximum building coverage, and maximum building height of the underlying zoning district shall apply to new construction multi-family housing developments within the MFH and PKSQ overlay districts.

1. The maximum building height shall be 40 feet if necessary to accommodate a third floor plus a gabled, hipped, or pitched roof consistent with community character.
2. The front yard setback shall conform to the underlying zoning district, or shall match the existing front yard setback of one or more buildings on abutting properties to maintain the existing street wall. The purpose of this provision is to maintain a predictability of design within the Village centers.
3. The maximum building coverage shall be 50 percent in the MFH Overlay District and 75 percent in the PKSQ Overlay District.
4. The minimum side yard setback within the PKSQ Overlay District shall be 6 feet.
5. The minimum rear yard setback within the PKSQ Overlay District shall be 10 feet.
6. The minimum side yard setback within the MFH Overlay District shall be 50 percent of that required in the underlying zoning district.
7. The minimum rear yard setback within the MFH Overlay District shall be 50 percent of that required in the underlying zoning district.

b. Building Design, Scale and Proportion. All development shall be contextual in character. New construction shall be of a height, bulk, and design that complements the existing character of the neighborhood and community. If the site proposed for new multi-family construction is located within a Historic District, in accordance with Salisbury Historic District Commission (SHDC) policies and procedures, an application shall be made to SHDC in advance of seeking building and zoning approvals.

The following design elements shall be considered:

1. Buildings facades shall be massed and scaled to present a varied appearance at street level, and shall be designed to give individual identity to each unit or section of units.

2. The design shall consider the spacing and proportion of window and door openings, bays or other aspects of building fenestration, as well as colors, textures and the general nature of exterior materials and treatment, including building ornament and trim.
3. Blank wall exposures shall be limited.
4. The design shall consider variation in roof heights, use of pitched roofs, and other roof elements such as cross gables and dormer windows to provide visual interest and to reduce the scale of the building.
5. All multi-family buildings shall comply with all applicable building and fire code regulations.

c. Sewer. The proposed development shall be served by the public sewer system or an on-site system compliant with the requirements of the State Health Code as administered by the State of Connecticut Department of Environmental Protection or the Torrington Area Health District. For developments connecting to the public sewer, the applicant shall submit evidence that the additional sewer volume resulting from the proposed project meets the requirements of the Water Pollution Control Authority.

d. Water. The proposed development shall be served by the public water system or the applicant shall present certification from the Torrington Area Health District that the existing or proposed well is adequate to serve the proposed use.

e. Parking. Off-street parking shall be provided in accordance with Section 703, "Parking and Loading Requirements." No new parking areas shall be created in between the front façade of the residence and the street. New parking spaces may be created to the side and rear of the residence. Landscaping or screening shall be required where needed to shield the view of parking areas from the street and adjacent properties. Shared and satellite parking is permitted in accordance with Section 703 of this Section.

f. Landscaping and Screening. A Landscape Plan consistent with the requirements of §701 shall be provided. The Commission may require screening around parking, refuse, and community amenity areas.

g. Lighting. A Lighting Plan consistent with the requirements of §702 shall be provided. All onsite lighting shall be of a residential character and scale. All lighting shall be dark-sky compliant. The maximum light levels on the property shall not exceed 5 footcandles.

h. Other External Elements. All materials, construction, signs and other external elements of the building and on the site shall be compatible with the character of the neighborhood, and the rural and historic character of the Town.

i. Accessibility. All new construction developments shall include units accessible and adaptable to individuals with disabilities under the Americans with Disabilities Act (ADA).

405.7 Procedure

a. Application for a Special Permit shall be submitted to the Planning and Zoning Commission in accordance with Article VIII- Site Plans and Special Permits – Application Requirements, Standards and Procedures of this Section.

b. Affordable Housing Program.

a. Each project that includes affordable housing shall be required to define the selection criteria and process for ensuring compliance with the affordable housing eligibility requirements and long-term maintenance and monitoring of the development for such compliance.

b. The applicant shall identify an organization, group or company who shall ensure compliance with the affordable eligibility requirements for the project. As part of the

Special Permit approval process, the Planning and Zoning Commission shall refer the organization, group, or company to the Salisbury Affordable Housing Commission for a report and recommendation on the suitability of the organization, group, or company's suitability to ensure compliance with the affordable housing program. The Planning and Zoning Commission shall request the Salisbury Affordable Housing Commission issue a report and recommendation within 60 days of receipt of the referral. Based on the report and recommendation, the Planning and Zoning Commission shall have the authority to approve or disapprove of the organization, group, or company that shall ensure compliance with the eligibility requirements for the project. If no report or recommendation is received within 60 days, the Planning and Zoning Commission may assume that the Salisbury Affordable Housing Commission has no objections thereto.

ARTICLE V- NON-CONFORMING USES, BUILDINGS AND LOTS

500 Non-Conforming Situations – Definition and Intent

500.1 Definition

A non-conforming situation is a use, building, structure or lot which lawfully existed at the time of the adoption of these Regulations, or any relevant amendment thereto, that does not conform to the requirements of these Regulations or such amendment. These non-conforming situations consist of the following:

NON-CONFORMING LOT. A lot that does not meet the dimensional requirement(s) of these Regulations, such as the minimum lot area requirement.

NON-CONFORMING BUILDING OR STRUCTURE. A building or structure that does not conform to one or more of the building or structure exterior dimension or location requirements of these Regulations as set forth in the Tables of Dimensional Requirements, or other dimension requirements of these Regulations. Examples are:

- A building or portion thereof that does not meet a yard setback requirement between the building and the front, side or rear property line, or
- A building height that exceeds the maximum building height requirement.

NON-CONFORMING USE. A non-conforming use is a use of a lot, building or structure that does not meet the use requirements for the zone or overlay district in which it is located. A non-conforming use may be a non-conforming use of land and/or a non-conforming use of a building or structure.

500.2 Continuance of a Non-Conforming Situation

As required by Connecticut General Statutes Section 8-2, these Regulations do not prohibit the continuance of a non-conforming situation. With certain exceptions provided for in this section, it is the intent of these Regulations to reduce or eliminate non-conforming situations as quickly as possible.

501 Change of Non-Conforming Use

501.1 The Commission may approve a change of a non-conforming use to another non-conforming use provided it finds the proposed non-conforming use will not have an adverse effect on the zone, the neighborhood or surrounding properties greater than the effect of the current non-conforming use. In making this determination the Commission shall consider the character, nature, purpose and scope of the proposed change compared to the existing non-conforming use. This includes any new or increased activity on the property, such as traffic, noise, lighting and other external factors affecting the zone, neighboring, or surrounding properties.

501.2 Site Plan

The Commission may require a Site Plan for an application to change a non-conforming use where it determines such is needed to make a determination under the requirements of 501.1.

502 Abandonment of Non-Conforming Use

502.1 General Rule

Once a non-conforming situation or any portion thereof, has been changed so that it conforms to these Regulations, it shall not revert to a non-conforming situation.

503 Enlargement of a Non-Conforming Use, Building or Structure

503.1 No non-conforming use of land or non-conforming use of a building or a structure shall be extended to occupy a greater area, space or portion of such land, building or structure than was occupied or manifestly arranged for the use on the date that its non-conforming status was established.

503.2 Except as provided below, no non-conforming building or structure shall be altered, enlarged or extended in any way that increases the area or space, including vertical enlargement, of that portion of the building or structure that is non-conforming. For the purposes of this regulation, vertical is defined as enlargement or expansion either upward or downward.

In all zones, except the LA Zone, subject to approval of a Special Permit, the Commission may approve second story additions or other vertical additions to the height or bulk of that portion of a residential building which is non-conforming in terms of minimum Yard Setback Requirements provided:

a. The proposed addition is designed to be compatible with the existing building in terms of architecture, materials and appearance.

b. The proposed addition does not project into the required minimum yard any further than the existing non-conforming building foundation or building façade.

c. The Commission determines the application meets the General Standards for Site Plans and Special Permits, particularly sections 801.2, 801.3, 803.2, and 803.3.

d. In evaluating the application and reaching its decision, the Commission shall take into consideration the degree of the existing non-conformity.

504 Restoration or Replacement of a Non-Conforming Building or Structure

504.1 Fire or Other Casualty

The non-conforming portions of a building or structure damaged by fire or other casualty may be restored or replaced to no more than its previous non-conforming footprint and other exterior dimensions subject to Commission approval of a Site Plan and submission of the following:

a. Building plans showing exterior dimensions prior to damage. If not available, photographs and a drawing prepared as accurately as possible showing all exterior dimensions prior to damage.

b. An A-2 Survey showing as accurately as possible the pre-damage foundation footprint, including where needed the distance between the existing non-conforming building or structure and the property lines.

504.2 Non-Conforming Dwelling Restoration or Replacement for Other Purposes

The non-conforming portions of a non-conforming dwelling not damaged by fire or other casualty may be restored or replaced for any other purpose to no more than its previous non-conforming footprint and other exterior dimensions subject to Commission approval of a Site Plan and submission of the following:

a. Photographs of the non-conforming dwelling;

b. An A-2 Survey showing measurements of all exterior dimensions of the existing dwelling in sufficient detail to reconstruct it to no more than its non-conforming foundation footprint and exterior dimensions;

c. Construction drawings of the proposed replacement dwelling certifying that the proposed foundation footprint and exterior dimensions are no greater than the previous non-conforming dwelling.

504.3 All Other Non-Conforming Buildings and Structures

With the exception of a non-conforming building or structure permitted under 504.1, or a non-conforming dwelling permitted under 504.2, all other non-conforming buildings and structures which are torn down or removed, if reconstructed, shall conform to all conventional requirements of these Regulations.

504.4 Certificate of Zoning Compliance

For applications approved under 504.1 and 504.2 prior to issuance of the Certificate of Zoning Compliance, the applicant shall submit an As-Built Survey showing that the foundation and exterior dimensions of the completed dwelling are in compliance with the approved application.

505 Building on Vacant or Unimproved Non-Conforming Lot

505.1 These Regulations shall not prohibit a permitted use or the construction of an otherwise permitted building or structure on a vacant or unimproved lot, which does not meet the minimum lot area or width requirements of these Regulations, provided:

a. The lot is owned as a separate parcel as evidenced by a deed recorded prior to the adoption and effective date of these Regulations, or the relevant amendment thereto, which made the lot non-conforming, or

b. The lot is shown on a subdivision map approved by the Commission and said map was legally recorded prior to the effective date of these Regulations, or the relevant amendment thereto, which made the lot non-conforming, and

c. All necessary permits regarding subsurface sewage disposal and private water supplies are approved and the development meets all other requirements of these Regulations, and provided:

d. If such lot is served by neither public sewer nor public water supply, the minimum lot area shall be a minimum of 20,000 square feet and the minimum lot width shall be fifty (50) feet.

e. If such lot is served by both public water supply and public sewer, the minimum lot area shall be a minimum of 5,000 square feet and the minimum width shall be fifty (50) feet.

ARTICLE VI - LAND DISTRUBANCE RELATED REGULATIONS - EROSION AND SEDIMENTATION CONTROL, STORMWATER MANAGEMENT, AND EXCAVATION AND GRADING

600 Sedimentation and Erosion Control Plan

A Sedimentation and Erosion Control Plan shall be required with any application for development when the cumulative disturbed area is more than one-half (1/2) acre. However, a Sedimentation and Erosion Control Plan may be required for applications with disturbed land of less than one-half (1/2) acre, if deemed necessary by the Zoning Administrator.

A lot in a subdivision shall be subject to the requirements for a Sedimentation and Erosion Control Plan both as part of the subdivision plan and as part of an application for a Zoning Permit. The applicant shall describe in mapped and narrative form the measures to be taken to control erosion and sedimentation both during and after construction. The plan and its specific measures shall be based upon the best available technology and shall be in accordance with the principles and the minimum standards as stated in the Connecticut Guidelines for Erosion and Sediment Control (2002), as amended.

The Sedimentation and Erosion Control Plan shall be designed to result in development that minimizes erosion and sedimentation during construction, prevents off-site erosion or sedimentation and stabilizes and protects against post construction erosion.

600.1 Sedimentation and Erosion Control Plan (S&EC) Requirements

Mapped information as required below shall be shown separately or as part of the Site Plan and/or construction plan. Said plan shall contain, but not be limited to, the following:

a. A narrative describing the development project; soil erosion and sedimentation control measures with construction, installation and maintenance details and procedures; time schedules for undertaking and completing all major construction activities; indication of the anticipated start and completion dates; grading operations; and stabilization of disturbed areas.

b. A Site Plan map at a scale not to exceed 100 feet to the inch showing:

- Existing and proposed topography;
- Topographic contours within the disturbed area at no less than two foot contour intervals, based upon a field survey, and
- Proposed site alterations and disturbed areas, including cleared, excavated, filled or graded areas and identification and location of all erosion and sedimentation control measures and facilities.

600.2 Decision

a. The Commission shall either certify that the Sedimentation and Erosion Control plan complies with the requirements of this section or deny certification when the development proposal does not comply with this section.

b. Prior to action on the plan, the Commission may consider requesting a review of the plan from the Northwest Conservation District, its successor agency, or a qualified person designated by the Commission.

600.3 Conditions

a. Sedimentation and erosion control measures and facilities shall be installed as scheduled according to the approved plan. The Commission may require a performance bond or other form of surety acceptable to the Commission to guarantee completion of erosion and sedimentation control measures.

b. All sedimentation and erosion control measures and facilities shall be maintained in effective condition to ensure compliance with the approved plan.

600.4 Inspection

The Commission or its authorized agent may conduct inspections during development to ensure sedimentation and erosion control measures and facilities are properly performed, installed and maintained according to the approved plan.

600.5 Definitions

APPROVAL. Certification that a sedimentation and erosion control plan complies with the applicable requirements of these Regulations.

DISTURBED AREA. An area where ground cover is destroyed or removed leaving the land subject to accelerated erosion.

EROSION. The detachment and movement of soil or rock fragments by water, wind, ice or gravity.

SEDIMENT. Soil material, either mineral or organic, that is in suspension, or has been moved from its site of origin by erosion.

SOIL. Unconsolidated mineral/organic material of any origin.

SEDIMENTATION AND EROSION CONTROL PLAN. A scheme meeting the requirements of this section and the minimum standards of the Connecticut Guidelines for Erosion and Sediment Control (2002), as amended. The plan includes a map and a narrative.

601 Excavation, Filling and Grading

601.1 Definitions

EXCAVATION. The removal from the ground by any means of rock, minerals, topsoil, gravel, sand or other earthen products.

GRADING. The filling, grubbing, moving, or stockpiling of earthen materials or other activity that alters the natural contours of the parcel.

602.2 General (amended 2.2.2010)

No loam, topsoil, sand, gravel, clay, stone or other natural earth product shall be excavated or removed, nor shall any filling or grading of land occur unless a Special Permit for Excavation, Filling and Grading for such activity has been approved by the Commission in accord with the requirements of this section, with the following exceptions.

The following activities may be undertaken without a Special Permit for Excavation, Filling and Grading provided no dangerous condition is created and there is no damage to surrounding land.

a. Excavation in connection with bona fide construction of a building or structure or the alteration of a building where:

- Such excavation is confined to the premises on which the structure is located,
- A zoning permit and a building permit has been issued for such construction, and
- Not more than 250 cubic yards shall be permitted to be removed from the premises.

b. Excavation in connection with the bona fide landscaping of premises.

c. Excavation in connection with an agricultural operation.

d. Excavation in connection with the installation of improvements in accordance with subdivision and/or construction plans approved by the Planning and Zoning Commission.

601.3 Application

Before any Special Permit for Excavation, Filling and Grading may be granted, a written application shall be submitted to the Commission by the property owner or by his agent, on forms provided by the Commission, together with maps and plans prepared by an engineer or Registered Land Surveyor licensed to practice in the State of Connecticut, which shows the following:

a. The boundaries of the property where the excavation is proposed and the delineation of the area to be excavated.

b. The existing contours in the area to be excavated and the proposed contours after completion of the excavation. The contours shall be derived from an actual field survey based on bench marks noted and described on the map and drawn to a scale of not less than 100 feet to the inch with a contour interval not to exceed five (5) feet.

c. The existing and proposed drainage during and after the excavation.

d. Existing and proposed drainage easement and flowage rights.

e. The surrounding access streets and property lines.

f. The existing and proposed structures on the premises; and

g. The proposed truck access route to the excavation area with particular reference to the route in relation to schools, playgrounds, churches and traffic through residential neighborhoods.

601.4 Additional Information

The Commission may require submission of additional information on soil conditions, location and depth of rock ledge, groundwater conditions and such other information as is deemed necessary to complete their review of the application based on these Regulations.

601.5 Conditions of Approval

The Commission may approve the Special Permit for a limited period of time, not exceeding two (2) years, if it finds that such excavation or removal will not result in the creation of any sharp declivities, pits or depressions, soil erosion or fertility problems, depressed land values nor create or result in any drainage or sewerage problems or other conditions which would impair the use of the property in accordance with the Zoning Regulations and that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

A Special Permit may be granted upon the following conditions:

a. No screening, sifting, washing, crushing or other processing shall be conducted except:

- In an Industrial Zone, or
- In any other Zone a stone crushing operation may be permitted as part of an excavation where: the crushed material is to be used exclusively on the premises to complete an improvement approved by the Commission as part of a subdivision plan or Site Plan, and
- The applicant documents that the crushing operation will provide materials needed to complete construction and provides a detailed description of the crushing operation, and
- The Commission determines that the duration and method of the crushing operation will be completed as quickly as practical, and will reduce or eliminate truck traffic to the site which would otherwise be necessary to haul substitute construction material to the site.

b. No building shall be erected on the premises, except as a temporary shelter for machinery and for a temporary field office.

c. There shall be no excavation within 100 feet of any street right of way line, or 50 feet of any other lot line, except to an elevation equal with or above the grade of an adjoining lot or street right of way line, or where Special Permits for Excavation, Grading and Filling are issued on adjoining property line boundaries and provided for appropriate final grading between such adjoining property lines.

d. Proper drainage shall be provided to prevent the collection and stagnation of water during and after the operation.

e. No sharp declivities, pits, depressions or soil erosion problems shall be created and no slopes or banks shall exceed one (1) foot of vertical rise to two (2) feet of horizontal distance.

f. All topsoil shall be stockpiled on the premises and after completion of the excavation topsoil shall be spread over the excavated area and exposed rock surfaces to a minimum depth to two (2) inches in accordance with the approved contour plan.

g. When the excavation and removal operations have been completed, the excavated area shall be seeded with a perennial rye grass or similar planting.

h. During the time of the operation, barricades or fences for the protection of the public shall be erected and maintained as necessary.

i. Truck access to the excavation shall be so arranged as to minimize danger to public travel and nuisance to surrounding properties and shall be maintained with a dustless surface.

j. The completed excavation shall not impair the future use of the property in accordance with these Regulations and the completed slopes and banks will not impair the development and safe use of the property after excavation.

k. The premises shall be excavated, drained, graded and seeded in conformity with the plan as approved.

l. As a condition of approval the Commission may require the applicant to submit periodic reports of work progress according to the approved plan. This may include the requirement to show topographic contours by a Registered Land Surveyor and/or cross sections prepared by an engineer licensed to practice in the State of Connecticut. If at any time the Commission determines work is not being conducted or cannot be conducted in accordance with the plans as approved, the Commission may order the applicant to cease operations.

m. As a condition of approval the Commission shall require a performance bond in a form acceptable to the Commission's attorney and in an amount acceptable to the Commission to insure restoration of the property in compliance with the approved plan. This bond shall be provided, reviewed and approved prior to issuance of a Zoning Permit to begin excavation operations.

601.6 Extension of Permit

The Commission may renew a permit at the time of expiration if the owner of the property or his agent files with the Commission a report from an engineer or Registered Land Surveyor licensed to practice in the State of Connecticut, certifying that the excavation completed to date conforms to the approved plans.

601.7 Unlawful Use

It shall be unlawful to excavate or remove for sale or other use any natural earth products, except as herein provided, and where a Special Permit for Excavation, Filling and Grading has been obtained and is still in effect.

602 Storm Water Management Plan Requirements

602.1 General

For any Site Plan application requiring a Storm Water Management Plan such plan shall meet the requirements of this section. A Storm Water Management Plan shall also be required in the C-20, CG-20, LI-1 or LI-20 zones for any Site Plan where the total impervious surface on the lot is greater than 20% or where the proposed Site Plan involves the disturbance of more than one half acre of land. All such plans may be subject to review by an engineer designated by the Commission.

602.2 Standards and Requirements

a. The proposed storm water management system and plan shall be designed to meet the following standards and requirements:

- Prevent flooding on or off the property.
- Minimize pollutant loads in storm water runoff into inland wetlands, surface and subsurface water.
- Maintain the hydrology of existing sub-watersheds including wetlands and watercourses.
- Prohibit direct channeling (via pipe or paved culvert or the like) of untreated surface water runoff into adjacent ground or surface water.

b. On-site storage of storm water shall be employed to the maximum extent feasible. On-site storage methods include, but are not limited to, bio-filters, landscaped depressions, grass swales, infiltration trenches and retention or detention basins.

c. Pollutants shall be controlled at their source to the maximum extent feasible using best available control measures and technology to contain the contamination. Measures include, but are not limited to, sweeping of streets and parking lots, especially in the early spring, the use of oil traps and sediment basins prior to infiltration, the use of pervious surfaces and the encouragement of sheet flow to filter strips.

d. The maintenance of a private storm water system is the responsibility of the property owner. The Commission may require that a maintenance program be developed and submitted as part of the plan. The Commission may require a bond be posted and/or that periodic reports be filed with the Town to ensure that the required maintenance has been performed

e. Storm water runoff control structures located on private property shall be accessible at all times for Town inspection.

ARTICLE VII- RESIDENTIAL DRIVEWAYS, COMMERCIAL ACCESS, LANDSCAPE, LIGHTING, PARKING AND LOADING AND SIGN REQUIREMENTS

700 Residential Driveways, Commercial and Industrial Access and Circulation Requirements

700.1 Driveways in All Residential Zones

The following shall apply to residential driveways with a length greater than 75 feet as measured from the intersection of the driveway with the street right of way to the driveway terminus, and for common driveways. Construction of a residential driveway within the town-owned right of way requires a permit signed by the First Selectman in accord with the requirements of Town Ordinance.

700.2 Driveway Permit Application

A newly constructed or relocated driveway or common driveway shall require a zoning permit. The zoning permit application shall include a Plot Plan as required under Article IX which shall also include the following:

a. The location, width, length and grades of the proposed driveway.

b. A plan for driveway drainage, including storm water runoff calculations when the Commission or staff finds such is necessary to determine that the application meets the requirements of this regulation.

c. Materials used in the driveway construction.

d. A Sedimentation and Erosion Control Plan.

e. A signed agreement that the applicant will notify the Planning and Zoning Commission office not less than one week prior to the start of construction.

700.3 Standards for Driveway Design and Construction.

a. Driveway corridors shall be located to follow the existing contours to the maximum extent possible, in order to minimize disturbance and erosion and to avoid wetlands and watercourses.

b. Driveway intersections with a town street or State highway shall be planned for safety and to minimize conflict with vehicular travel on the public roadway.

c. The driveway drainage plan shall be designed to shed water along the length of the driveway side slopes and to avoid concentration of water runoff onto existing or proposed streets, street rights of way and adjoining property.

d. Crowned driveways are encouraged and driveway curbing is discouraged.

e. Driveway grading shall be as follows:

- The maximum driveway grade for the first 100 feet beyond the Town or State right of way shall be 12%.
- The maximum driveway grade shall be 18%.
- Any segment with a grade over 15%, or all segments of a driveway added together with a grade over 15%, shall not exceed 10% of the total driveway length.

- A proposed driveway with a grade over 15% shall require submission of a Site Plan, meeting the requirements of these Regulations.

f. Driveway length shall be measured from the intersection of the driveway at the street right of way line to the driveway terminus.

g. The length of any grade over 15% shall be paved. However, a comparable surfacing may be approved subject to review and recommendation of the Commission's designated engineer.

h. The Commission may require submission of an As Built Survey where it determines such is needed to document the final grade, locations of drainage improvements or other elements of the approved driveway plan.

700.4 Common Driveway

a. The purpose of this regulation is to encourage the use of common driveways serving a maximum of two lots in the Residential Zoning Districts to:

- Minimize the frequency of curb cuts along town ways;
- Provide for the safest possible locations for curb cuts;
- Avoid or minimize the need for alterations of wetlands, tree lines, and stone walls;
- Minimize the amount of impervious surfaces created by driveways providing access to dwellings, and,
- Provide standards for safe driveways that are adequate for access by emergency vehicles.

b. In any Residential Zone the Commission may approve a maximum of two lots served by a common driveway subject to zoning requirements 700.2 and 700.3, and the following additional requirements:

- The common driveway shall be located on a strip of land which is under a deed of joint ownership of the lots it serves.
- This deed shall be subject to review and approval by the Commission's attorney and shall contain restrictions that the common driveway shall remain private in perpetuity; that no parking will be allowed on the common drive, and that all roadway maintenance, snowplowing and rubbish collection shall be the land-owner's responsibility.
- A copy of this approved and recorded deed shall be provided to the Commission prior to issuance of a Zoning Permit for the homes located on the lots the common driveway serves.

c. The jointly owned access strip on which the common driveway is located shall have a minimum width of 50 feet at all points.

d. Individual driveways branching off the common driveway shall contain an area at its terminus which is adequate for emergency vehicle access.

e. Utilities shall be underground, where feasible.

f. Maximum driveway grade for the common portion of the driveway shall be 15%.

700.5 Standards for Access and Circulation in Rural Enterprise, Commercial and Industrial Zones

The use of land, buildings and other structures subject to the requirement for a Site Plan in Rural Enterprise, Commercial and Industrial zones that involve the construction, reconstruction, enlargement, moving or structural alteration of buildings or parking areas shall conform to the following standards.

a. Vehicular access to a lot and circulation on a lot shall be designed in a manner that safeguards against hazards to traffic and pedestrians in the street and upon the lot; avoids traffic congestion on any street, and provides safe and convenient circulation on the lot.

b. Wherever possible, vehicular access to and from the lot shall be arranged to avoid use of streets located in or bordered by a Residential Zone.

c. The street or highway providing access to the lot shall have a traffic carrying capacity, roadway improvements and traffic management facilities that are sufficient to accommodate the amount and type of traffic generated by the use.

d. Where necessary to safeguard against traffic or pedestrian hazards and/or to avoid traffic congestion, provision shall be made for turning lanes, traffic direction islands, frontage road driveways and traffic controls on the street.

e. Wherever possible, provision shall be made for circulation driveway connections between adjoining lots with similar existing or proposed non-residential uses, where such driveway connections will facilitate fire protection service and/or where such driveway connections will improve safety of circulation between lots and avoid the need to travel on a public street.

701 Landscape Standards for Site Plans in Commercial and Industrial Zones, Special Permit Applications and Certain Other Site Plan Applications

701.1 Purpose

The purposes of this section are to provide landscape standards compatible with the rural character of the Town; to retain natural vegetation for scenic and water quality purposes; to enhance the appearance of public areas such as parking lots; to reduce the negative impacts between incompatible land uses, and to conserve and stabilize property values and otherwise insure the creation of an attractive and harmonious environment. To the extent practical, landscape areas shall be designed to provide multiple benefits including aesthetic, visual mitigation and storm water management.

701.2 General

Where a Landscape Plan is required the portion of a lot not covered by buildings, other structures, outside storage or paved areas shall be suitably landscaped with trees, shrubs, lawns or other landscape materials. Areas not disturbed by filling, grading or excavation for construction purposes shall be, where ever possible, left as natural terrain. The use of invasive or potentially invasive plants, as defined by the Connecticut Invasive Plants Council, as revised, shall be prohibited. The use of only Connecticut or New England native species is encouraged. Invasive plants shall be removed in areas where predevelopment vegetation is being left in place.

701.3 Where a Landscape Plan and Landscape Architect is Required

A Landscape Plan prepared by a registered Landscape Architect shall be required for a Special Permit application and for a Site Plan application in a Commercial or Industrial Zone. The Commission may require a Landscape Plan for any other Site Plan application involving outside storage of goods, material or machinery, or where there are more than fifteen (15) parking spaces, or for a non-residential use in a Residential Zone. At the request of the applicant, the Commission may approve preparation of the Landscape Plan by a landscape designer where it determines a Landscape Architect is not necessary, such as for a landscape buffer planting, parking lot landscape plan or other small plan or one that does not involve significant re-grading.

701.4 Plan Standards and Requirements

The following standards and requirements shall apply to Landscape Plans.

a. The plan shall:
   - Show existing and proposed landscaping and buffering;

- Provide a table identifying the plant and tree sizes (at the time of planting), and types, including the botanical and common name of all plant species, and
- Include a detailed estimate of the cost of installation and maintenance of the landscape materials.

b. Wherever possible the plan shall preserve natural stands of trees and shrubs located within the required yard area and the site's existing topographic patterns and vegetation which can contribute to the beauty of a proposed development.

c. Service yards, dumpsters, utility structures, loading areas and other places that tend to be unsightly shall be screened from public view by landscaping, berms, fencing or other means that are effective year round.

d. The Commission may require that one or all of the required yard areas along property boundary lines be landscaped with shrubs and trees, or such landscaping combined with berms, fences and/or walls, to provide a screen and transition from the site to the surrounding area.

e. Parking Lot Landscaping. To reduce visual and heat impact, excessive drainage and to facilitate snow removal, a lot with more than fifteen (15) parking spaces shall have a landscaped island at each end of each row of parking spaces. Any row of fifteen (15) or more parking spaces shall also have an intermediate landscaped island. Landscaped islands shall be a minimum of eighteen (18) feet in length and nine (9) feet in width. Each landscaped island shall contain a deciduous tree.

f. The Commission may waive or modify these parking lot landscape requirements for properties located within the C-20 and CG-20 zones.

g. The Commission may also require that a Landscape Architect provide a professional assessment of the visual impact of the proposed development and landscape plan as viewed from surrounding land uses and public streets where it finds such is needed to insure that the plan meets the purposes and standards of this regulation. For this purpose, the Commission may require cross section views from vantage points off the site that relate to the purposes of this regulation.

h. Minimum Planting Requirements

At the time of planting:

- All deciduous trees shall have a minimum caliper of 2.5 inches measured according to American Association of Nurserymen standard and shall be shade trees which have a minimum branching height of five (5) feet. The Commission may allow the substitution of ornamental trees with a 2.5 inch caliper. A variation of.25 inches in caliper is allowed.
- All required non-deciduous trees shall have a minimum height of six (6) feet.
- All required shrubs shall have a minimum height of eighteen (18) inches.
- All required trees, shrubs, landscaped islands and other buffer areas must be protected from vehicular damage by curbing, railing, landscape timbers or another suitable substitute.
- All required trees, shrubs and landscaped areas shall be maintained in good order by the property owner.
- No required tree shall be planted on a slope that exceeds 33% (3:1).

701.5 Performance Guarantee

The Commission may require a performance guarantee in an amount and a form of surety acceptable to the Commission to guarantee installation and survival of the proposed landscaping through a growing season.

702 Lighting Standards for Site Plans and Special Permits

702.1 Definitions of key lighting terms used in these Regulations and in the review of lighting plans are as follows:

FOOT CANDLE. A unit of measure for luminance. A unit of luminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

FULL CUT-OFF TYPE FIXTURE. A luminaire or light fixture that; by design of the housing, does not allow any light dispersion or direct glare to shine above a 90 degree, horizontal plane from the base of the fixture. Full cut-off fixtures must be installed in a horizontal position as designed, or the purpose of the design is defeated and disability glare will result.

HORIZONTAL ILLUMINANCE. The measurement of brightness from a light source, usually measured in foot-candle of lumens, which is taken through a light meter sensor at a horizontal position.

ISO-LUX LIGHTING PLAN. A lighting plan that indicates lighting levels expressed as foot-candles at grade by contour diagram or grid points over the entire site. Said plan is sealed by a lighting engineer.

LIGHT TRESPASS. Light from an artificial light source that is intruding into an area where it is not wanted or does not belong.

UPLIGHTING. Any light source that distributes illumination above a 90-degree horizontal plane

702.2 The following lighting standards shall apply to Special Permit and Site Plan applications.

a. All exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light and glare across property lines, and disability glare at any location on or off the property.

b. All parking lot lighting shall be full cut-off type fixtures.

c. Externally illuminated signs must be illuminated from the top and shine downward. The light must be shielded to prevent direct glare and/or light trespass. The light shall be designed to be contained to the target area.

d. All building lighting for security or aesthetics shall be full cut-off type or a shielded type, not allowing any upward distribution of light "Wallpack" type fixtures shall not be permitted. Floodlighting is discouraged and if used must be shielded to prevent:

- Disability glare for drivers or pedestrians;
- Light trespass beyond the property line, and
- Light above a 90-degree, horizontal plane.

e. Where a high level of illumination is proposed, such as for a parking lot for retail stores with a floor area of over 5,000 square feet, outdoor sales areas and similar uses the Commission may require an "iso-lux plan" or similar detailed plan providing level of illumination in foot candles at ground level.

f. Adjacent to residential property, no direct lighting source shall be visible at the property line at ground level or above.

703 Parking and Loading Requirements

Off-street parking and loading facilities shall be provided in accordance with the following requirements.

703.1 Key Term Definitions

PARKING AREA. The portion of a lot used by vehicles for access, circulation, parking and loading and unloading. It comprises the total of circulation area, loading and unloading areas, parking spaces, and aisles.

PARKING AISLES. That portion of the parking lot consisting of lanes providing vehicular access to parking spaces.

PARKING SPACE. A portion of the parking lot for the parking of one vehicle.

703.2 Parking Plans Required

All Site Plans involving provision for parking spaces shall meet the requirements of this section. All uses requiring a Zoning Permit shall provide the number of parking spaces required as designated in the Table of Parking Requirements.

703.3 Location of Parking

Required parking shall be located on the same lot as the building or other use served, except where the Commission approves joint or satellite locations.

703.4 General Requirements – Parking Spaces and Aisles

a. Parking space requirements shall be exclusive of driveways and aisle space necessary for access.

b. Unless otherwise specifically provided for, each required parking space, shall contain a rectangular area at least nineteen (19) feet long by nine (9) feet wide. Lines delineating parking spaces may be drawn at various angles in relation to curbs or aisles provided each parking space contains the rectangular area required in this section.

c. In a parking area containing ten (10) or more parking spaces, up to 20% of the parking spaces may contain a rectangular area of seven and a half (7 ½) feet in width by fifteen (15) feet in length. Such spaces shall be conspicuously designated as reserved for small or compact cars only.

d. Parallel parking spaces shall be not less than twenty-two (22) feet by nine (9) feet.

e. Parking aisle widths for one-way and two-way traffic shall be provided according to the degree of the angle of the parking space as follows:

	Minimum Required Aisle Width	
Angle of Parking Space	One way traffic	Two way traffic
30 degree	11 feet	20 feet
45 degree	13 feet	21 feet
60 degree	18 feet	23 feet
90 degree (perpendicular)	24 feet	24 feet

703.5 General Parking Requirements: All Uses Other Than Single and Two Family Dwellings

The following shall apply to all uses other than single and two family dwellings.

a. Parking areas shall be designed so that vehicles may exit such areas without backing onto a public street.

b. Parking areas shall be designed so that sanitation, emergency and other public service vehicles can safely access the site.

c. Parking areas shall be graded and surfaced with material that is stable and provides protection against potholes, erosion and dust.

d. Paved parking spaces shall be demarcated with painted lines and all parking areas and painted lines shall be well maintained and free from potholes.

e. The driveway leading from the parking area to the street shall be paved for a distance of fifteen (15) feet from the edge of the paved street.

703.6 Shared Parking

a. A parking area may contain required spaces for several different uses. However the count of parking spaces for one use may not be credited to any other use, unless specifically permitted by the Commission as a shared use of parking spaces.

b. The Commission may approve the shared use of parking spaces only where it determines that the nature of the uses involves parking demand primarily at different times. Example: A week day office use and a primarily weekend use such as a church would be eligible for shared parking.

c. The owner of the lot and applicants for shared use shall sign a statement to the Commission explaining how the proposed shared parking plan meets the standards stated above and provide a copy of their agreement to maintain a shared parking arrangement. A change of use or change of ownership for any use subject to a shared parking plan permit shall automatically void the permit.

d. An applicant for a shared parking use permit may also apply for satellite parking as provided below.

703.7 Satellite Parking

a. If the number of required off street parking spaces cannot be reasonably provided on the same lot with the principal use, then spaces may be provided on separately owned adjacent or nearby lots in accordance with these provisions for satellite parking.

b. All satellite parking spaces shall be located within 500 feet of the building and/or use it serves.

c. The applicant shall provide a written agreement with the owner of the satellite space for the use of such parking space. The validity of a satellite parking permit shall be dependent upon maintaining the required number of satellite parking spaces.

703.8 Parking for Existing Buildings in C-20, CG-20 and LI-1 Zones

a. This section provides flexibility in meeting parking requirements in the historic, compact Village Center areas (C-20, CG-20 and LI-1 zones) with the purpose of permitting the continued productive use of commercial and industrial buildings and lots.

b. Within these zones the applicant/owner of a building may apply for a Special Permit for parking flexibility provided:

- The lot has one or more building(s) which were constructed before the year 2000, and
- The building(s) are proposed for a change in use which does not involve an enlargement of the building and,
- There is insufficient area on the lot to meet standard parking requirements.

c. The Commission may require submission of a detailed Parking Needs Analysis prepared by a qualified Connecticut traffic and parking engineer.

d. In deciding on the Special Permit the Commission shall consider:

- The nature of the proposed use, its parking requirements and the impact of the proposed plan on the parking demands and traffic patterns in the surrounding area.
- The availability of options to provide sufficient parking for the use including proximate municipal parking, joint-parking or satellite parking.

e. The Commission may approve fewer than the number of required parking spaces as provided in 703.9 when it determines the parking needs of the proposed use can in part be served by public parking spaces and that the proposed plan will not jeopardize public safety.

703.9 Required Number of Parking Spaces

a. A sufficient number of parking spaces shall be provided to accommodate the number of vehicles ordinarily attracted to a proposed use, including but not limited to, vehicles of occupants, employees, customers, residents and other persons normally expected to park at any one time.

b. A minimum number of parking spaces shall be as specified in the Table of Parking Requirements. Where there is not a parking requirement specified for a particular proposed use in the Table of Parking Requirements, the Commission shall determine the minimum number of required parking spaces by referring to similar uses in this Table and any professionally prepared Parking Analysis.

c. In reaching a decision on a Special Permit use the Commission shall determine that the number of parking spaces provided is adequate to meet demands of the proposed use. In addition to the requirements in the Table of Parking Requirements, the Commission may consider projected customer traffic, hours of operation, location, relationship of the proposed use to uses in the surrounding area, and information presented by a qualified Connecticut traffic and parking engineer.

703.10 Truck Loading Space

In the case of hospitals, institutions, hotels, retail stores, wholesale and industrial buildings having a floor area of more than 20,000 square feet, off-street space shall be provided for the loading and unloading of trucks, determined as follows:

- One space of not less than 400 square feet in area for any building having a floor area from 20,000 to 39,999 square feet.
- Two spaces of not less than 400 square feet in area for any building having a floor area of 40,000 to 99,999 square feet.
- Three spaces of not less than 400 square feet in area for any building having a floor area of 100,000 square feet or more.

704 Signs (5-20-2014)

704.1 Statement of Purpose
The purpose of this section is to regulate the height, size, location, number and installation of signs for advertising, identification, or direction in all zones to protect the public health, safety, and general welfare of Salisbury. In addition, the purpose of this section is to protect and stabilize property values and the rural and historic character of the Town.

704.2 All Zones

704.2.1 All Zones- Signs Allowed Without a Permit

Note: See General Requirements, Section 704.6

a. Identification Sign. One permanent sign bearing the name of the occupant and address. Maximum area: 2 square feet.

b. Government Signs, Flags or Insignia. Signs posted by authorized government officials on public land or public right of way where necessary for public safety, identification, or direction, and the flags or insignia of a government. If these are located on private property it will require a special permit. Refer to section 704.2.2.

c. Temporary Signs for Sales, Lease Contractor Improvement or Events.
- Temporary sign(s) pertaining to sale, lease on same parcel, or construction. Maximum cumulative sign area: 6 square feet.
- Temporary sign for a garage sale, or auction. Maximum area per sign: 6 square feet.
- Temporary signs announcing art shows, church fairs, civic events, and other activities of non-profit organizations. Signs of any size or nature including pennants, streamers or flags may be displayed up to 4 weeks prior to an event.
- All temporary signs shall be removed within 48 hours after completion of activity.

d. No Trespassing, security, or other signs indicating the private nature of the property.
- Such signs shall not include advertising matter.
- Signs are limited to one per driveway plus one sign per 50 feet of continuous lot boundary as well as along those private roads which are approved as subdivisions and shown as such on recorded maps in the Land Records of the Town of Salisbury.
- Maximum area per sign: 1 square foot

e. Farm and Farm Stand Signs
- Maximum number of advertising signs per farm: 4
- Maximum area per sign: 32 square feet
- Maximum cumulative area of all signs: 90 square feet

f. Secondary Signs. Informational signs which are visible from the public right of way, and have a purpose secondary to the use of the premises on which they are located, such as “loading only”, “no parking”, “entrance”, “open”, “beware of dog” and other similar directives, located in a window or on the building.
- Maximum number of signs allowed without a permit: 6
- For seven or more signs a zoning permit is required.
- Maximum area per sign: 2 square feet.

704.2.2 All Zones- Signs Allowed With a Special Permit

Governmental signs for direction or identification located on private property with the landowner's concurrence.

704.3 Residential Zones- (R-10, R-20, RR-1, RR- 1-V, RR-3, MR, LA)

704.3.1 Signs Allowed in Residential Zones with a Zoning Permit

One Identification Sign of any type for the following uses:

- Multiple Dwelling Building - Maximum Sign Area: 4 square feet,
- Approved Subdivision - Maximum Sign Area: 6 square feet,
- Charitable, Religious, Government or Educational Use involving a single principal building – Maximum Sign Area: 20 square feet,
- Other non-residential uses, such as a Bed and Breakfast or a legal non-conforming use. Maximum Sign Area: 12 square feet.

704.3.2 Signs Allowed in Residential Zones With a Special Permit

Off Premises Signs for Local Governmental Services, Religious, Educational or Institutional Facilities or Non-profit Service Organizations for identifying and/or directing traffic.

- The applicant shall provide a written explanation of the need for the sign.
- One sign for an individual use or a composite sign for multiple uses
- Maximum sign area: 4 square feet.
- Maximum sign height: 10 feet
- The sign shall not be illuminated
- The sign shall be located in such a way that it does not obstruct the sightlines of motor vehicles.
- Locations of off-premises signs are limited to intersections of Town owned and maintained streets and State highways either on private property with the approval of the land owner or within Town owned street rights-of-way approved for such a sign by the Board of Selectmen.

** Note: Where more than one off premises sign is proposed at the same location the Commission may require a composite sign for all uses based on factors such as room available for signage, reduction of clutter, signage visibility and vehicle travel safety.

704.4 Commercial and Industrial Zones- (C-20, CG-20, LI-1)

704.4.1 Commercial and Industrial Zones- Signs Allowed With a Zoning Permit

a. Identification Signs for a Single Building or Multiple Buildings.

- One wall and one projecting sign per individual business use and one freestanding sign per building.
- Maximum area of a freestanding sign: 12 square feet.
- Total maximum sign area of all wall and projecting signs: 1 square foot for each linear foot of the front wall of the building. (The "front wall" of a building is the longest wall which faces most directly onto the principal access street or the principal access way.)
- Total maximum sign area for all wall, projecting and free standing signs: 100 square feet.

b. Temporary Sign for New or Relocated Business. A non-illuminated temporary sign announcing the opening of a new or relocated business is permitted provided the sign does not interfere with pedestrian traffic and the sign is removed not later than 60 days from the date of the permit.

- Maximum sign area: 12 square feet.

c. Sandwich Board Sign. A sandwich board sign shall be on display during daylight hours only, shall not be illuminated, shall not be located in a street or highway right-of-way and shall not interfere with pedestrian or vehicular traffic. Sign owners shall assume liability for damage or injury resulting from such sandwich board sign use and shall provide an Accord Certificate that holds the Town harmless and indemnifies the Town from any such damage or injury.

- One sign per business.
- Maximum area: 6 square feet on each side.
- Maximum height: 4 feet.

d. Flags for Decoration, Identification, or Incidental Purposes.

- One flag per public entrance.
- No flag shall project more than 5 feet from the building or into a pedestrian walkway.
- Maximum area: 15 square feet.

704.4.2 Commercial Zones- Signs Allowed With a Special Permit

a. Off Premises Signs. For business uses that do not have frontage on a State Highway or Town road, an off-premises sign for an individual business use or a composite sign for two or more business uses providing identification and direction to such use(s) may be allowed by Special Permit.

- One sign may be permitted at each of the following locations:
    - Street intersections, or on Town owned property approved for such a sign by the Board of Selectmen, or
    - On private property in the C-20 or CG-20 zones with the written approval of the land owner.
- Maximum sign area: 4 square feet per use, either as an individual sign or as part of composite sign. Maximum area for a composite sign: 20 square feet.

b. Business Use Not Visible from a Public Street. Where a business building(s) or use(s) is not visible from a Town owned and maintained street or State highway, the area of a freestanding sign at the entrance from the street may be excluded from the maximum sign area calculation by special permit.

c. Business Complex. One composite sign for a group of three or more stores, offices or other uses which are designed as a unit, such as a shopping center, may be permitted provided the sign identifies both the complex and the individual tenants, is located only at the entrance from a public street as defined above. Maximum sign area: 20 square feet.

704.5 General Requirements

a. Location. No sign shall be located where it would cause a hazard to vehicular or pedestrian public safety, such as to obscure the view of street traffic from a vehicle entering or leaving a driveway or parking area.

b. Materials and Condition. Permanent signs must be constructed of solid durable material, firmly supported. All signs must be maintained in good condition and removed when the purpose for which they were erected no longer exists.

c. Calculation of Maximum Sign Area.

- Calculation of a required maximum sign area allowed on a building or on a lot shall not include the area of temporary signs, signs in windows, awning signs, incidental signs, sandwich board signs or signs that do not require a Zoning Permit.
- The area of a sign for the purpose of calculation of maximum sign area shall be the smallest rectangle containing the entire sign, excluding supports or for a sign composed of individual letters or symbols on the wall of a building the smallest rectangle encompassing the letters or symbols. The total area of a double-sided sign

shall be deemed the area of the largest face and not the combination of the two faces provided the internal angle between them does not exceed 45 degrees. A sandwich board sign shall be an exception to this maximum 45 degree rule.

d. Freestanding, Wall and Projecting Sign Requirements.
   - Maximum height of a freestanding sign: 12 feet in all zones. A freestanding sign must be located entirely on the applicant's property unless otherwise permitted by these regulations and no part of any sign may project over any property line. Signs to be measured from ground level to the top of the sign, or any part thereof, including supports and lights.
   - Projecting signs shall not project more than 5 feet from the side of the building. The bottom of the sign shall be a minimum of 10 feet and a maximum of 15 feet above finished grade.
   - No wall sign shall project above the roof line or higher than 20 feet from ground level, or more than 1 foot from the face of the building.

e. Sign Illumination. No signs shall be of the flashing, animated, pulsating, moving or rotating type. Except for a scoreboard in an athletic field, internally illuminated signs shall not be permitted. Externally illuminated signs may be permitted provided the light source is properly shielded, the lighting is focused upon the sign and is designed to minimize glare to adjacent properties, to streets and toward the sky. Signs proposed as part of a Site Plan or Special Permit application are subject to the Lighting Standards under section 702 of these Regulations. Naked or un-shaded incandescent or fluorescent electric light bulbs shall not be allowed by themselves or as part of any sign, except as part of holiday season decorations or community events or celebrations.

f. Off-site advertising, unless otherwise permitted by these regulations, shall not be permitted.

g. The Zoning Enforcement Officer may order the removal of any signs that are not maintained or erected in accordance with the provisions of these regulations.

h. Zoning Permit, Site Plan and Special Permit Applications. Applications shall include a scaled drawing showing the type of lettering, sign dimensions, colors, materials, and method of illumination, if any, and a plan showing the location of the sign on the building or property. The Zoning Administrator or the Commission may require additional information as needed to determine compliance with these Regulations. A Zoning Permit shall be required for any change in the size, shape, lighting, materials, or location of an existing sign. No zoning permit shall be required if only the words or images on the sign are changed.

704.6 Non-conforming Signs

Signs that do not conform to this section that were legally in existence and met the sign regulations in effect prior to the adoption of this section (enter here the effective date of this new Sign section of the Zoning Regulations) shall be permitted to continue. Non-conforming signs may be altered only if the alterations conform with this section.

704.7 Definitions

Off-site Advertising: A sign for rent or lease on which are posted advertisements for goods, products, facilities, or services not exclusively related to the premises where such sign is located.
Commercial Sign: A sign advertising a product, use, service, or activity sold or conducted for private financial gain.
Externally Illuminated Sign: A sign illuminated from the exterior by electricity, gas, or other artificial light, including reflective or phosphorescent light, paint, or tape.
Flag: Any fabric or bunting containing distinctive colors or patterns , and used as a symbol or advertisement for an institution or a business.

Freestanding Sign: A sign and its sign-support structure which is not attached to or part of a building.
Internally Illuminated Sign: An illuminated sign that is made of translucent material with internal artificial lighting.
Off-premises sign: A sign that advertises goods, products, services or facilities or displays information not related to the site on which it is located or that directs persons to a different location from where the sign is located.
Projecting Sign: Any sign which extends from the exterior of any building more than 12 inches.
Sandwich Board Sign*:* A portable sign consisting of two sign faces hinged at the top and separated at the bottom to make it self-standing. **Sign:** Any signboard, inscription, pennant, or other material, structure, exterior painting, or device composed of lettered or pictorial material that is intended for outdoor viewing by the general public, and used as an advertisement or announcement, or for direction or identification.
Wall Sign: Any sign attached to a building which is parallel to and no more than 12 inches from the wall.

ARTICLE VIII- SITE PLANS AND SPECIAL PERMITS – APPLICATION REQUIREMENTS, STANDARDS AND PROCEDURES

800 Site Plans

800.1 Purpose

A Site Plan provides the Commission with information necessary to determine whether or not a proposed activity meets the standards and requirements of these Regulations.

800.2 General

A Site Plan shall be required for uses as specified in the Tables of Uses (see Article II). A Special Permit application shall be accompanied by a Site Plan where necessary to determine conformity with these Regulations. Site Plans shall be reviewed and decided upon by the Commission. Every Site Plan application shall be accompanied by such information and reports as required in these Regulations and as necessary to determine conformity with these Regulations.

800.3 Site Plan Application Requirements

Four (4) copies of a Site Plan shall be submitted. Site Plans shall be accurately drawn to a scale not to exceed 100 feet to the inch on sheets not to exceed 24 x 36 inches. Two (2) copies of preliminary plans shall be submitted for all proposed buildings, structures and signs, including general exterior elevations, perspective drawings, general floor plans and drawings of proposed signs.

The Site Plan shall meet requirements for landscaping, lighting, parking, loading, storm water management and/or erosion and sedimentation control as specified in Article VII and shall include such additional information required by the Commission when necessary to determine conformity with these Regulations. This information may be provided on separate plan sheets at the same scale and sheet size required for a Site Plan, or it may be incorporated onto the Site Plan provided such additional information can be shown clearly.

Site Plans shall be prepared to Class A-2 Survey Standards. Upon the request of an applicant and where the Commission determines an A-2 Survey is not necessary to determine compliance with these Regulations, the Commission may accept a Site Plan and survey with a lesser degree of accuracy.

The design, layout, computations and plans showing existing and proposed drainage patterns, and construction of storm drainage improvements, driveways, access ways, parking areas, loading areas and other site construction improvements shall be prepared by a Connecticut Registered Engineer.

A Site Plan shall contain the following information:

a. Name of applicant and owner of property; Names of owners of record of abutting properties.

b. Scale and North arrow; Property boundary, dimensions, angles, area, zoning and overlay district classifications, and zoning setback lines.

c. A key map drawn at a scale of at least one (1) inch = 400 feet showing the locations of buildings and facilities on abutting land, driveway entrances on both sides of the street or streets within 500 feet of the site and zone boundaries within 500 feet of the site.

d. Locations and dimensions of all existing and proposed buildings, outside storage areas, drainage improvements and utilities.

e. Location of existing and proposed roads, driveways, access ways, parking areas and loading areas, and sight lines from driveways or access ways intersections with existing and proposed roads, when determined necessary by the Commission.

f. Location of existing and proposed fences, walls, earth berms, landscaping and landscaped buffer strips, inland wetlands and watercourses, natural and artificial water features.

g. The proposed limits of areas to be disturbed by construction or other activity, including any disturbance of existing conditions between the site property boundary and the traveled surface of a public or private road. Within these disturbed area limits the following existing conditions shall be shown:

- Boundaries of wooded areas and location of specimen trees;
- Location of historic and archeological sites;
- Location of stone walls and built features such as foundations and dams;
- Rock outcroppings;
- Slopes in excess of 20%, and
- Location of any threatened or endangered species or species of special concern as defined and provided by the Connecticut Department of Energy and Environmental Protection (DEEP) including locations from the State DEEP Natural Diversity Data Base.

h. Exterior lighting, showing location and type of fixture.

i. Existing and proposed signs.

j. Locations and methods of water supply and sewage disposal facilities; certification by the Health Officer, either on the plan or separately, concerning satisfactory conditions for sewage disposal, consistent with the State Health Code.

k. Proposed methods of refuse storage and disposal.

l. Where grading is required, existing and proposed contours at two-foot intervals based upon a field survey.

m. Existing and post construction surface drainage patterns.

n. Recreation areas and open space.

o. A data block providing zoning information with applicable dimensional requirements for the zone and the dimensions proposed for the site, including but not limited to: lot area, building height, yard setbacks, building coverage, building height, impervious surface coverage, number and mix of units, required parking and number of spaces provided.

800.4 Modification of Site Plan Requirements

Upon the written request of an applicant, the Commission may, by resolution, determine that any part of the information required with a Site Plan application is not necessary to enable the Commission to decide upon the application. The Commission may accept the application without such information.

801 Site Plan Review Standards

Where a Site Plan is required the Commission shall apply the following standards in review of the application.

801.1 Preservation of Existing Landscape
Excavation, filling, grading of earth materials and the removal of existing vegetation should be generally limited to the extent necessary to reasonably accommodate the needs of the proposed or existing uses while avoiding substantial and unnecessary changes to the landscape. Where vegetative cover does not exist or has been removed, new plantings may be required.

801.2 Relation of Buildings to Environment
The design of the proposed project or development shall, to the extent practical, be related harmoniously to the terrain and the design and siting of existing buildings in the vicinity of the site. All buildings and other structures shall be sited to protect the character of the neighborhood. In its review of this standard the Commission may consider the functional, visual, and spatial relationships of all structures, buildings, landscaped elements and paved areas.

801.3 Landscape and Buffer Areas
All landscaped and/or screened areas, including yard setback areas, shall be so designed as to be consistent and compatible with nearby residential uses and properties.

801.4 Circulation
With respect to vehicular and pedestrian circulation, including entrances, ramps, walkways, drives and parking, special attention shall be given to the location and minimization of access points to public streets, the width of interior drives and access points, the general interior circulation, the separation of pedestrian and vehicular traffic, suitability of access for emergency vehicles, access to community or public facilities, and arrangement of parking areas. These elements of the circulation system shall be designed to be safe and convenient and, insofar as practical, not detract from the use and enjoyment of the proposed buildings and structures and the neighboring properties.

801.5 Storm Water Drainage
Special attention shall be given to proper surface water drainage so that it will not adversely affect neighboring properties or public storm drainage facilities, obstruct the flow of vehicular or pedestrian traffic or create standing water in paved or pedestrian areas. All surface water drained from roofs, streets, parking lots, and other site features shall be disposed of in a safe and efficient manner that will not create problems of water runoff or erosion on the site or on neighboring sites or pollution of surface water or groundwater. Insofar as possible, natural drainage courses and swales shall be properly stabilized and drainage-impounding areas shall be utilized to infiltrate water on the site through natural percolation to a degree equivalent to that existing prior to development. Also, appropriate erosion control measures shall be employed, including slope stabilization measures and the seeding of exposed areas to replace vegetative cover.

801.6 Preservation of Water Quality and Quantity

The proposed use and the site shall be designed to minimize any risk of surface-water or groundwater pollution, soil erosion and sedimentation, and water diversion.

801.7 Utilities

The placement of electric, telephone, or other utility lines and equipment shall be underground, except where not practical due to unusual limiting conditions, such as the presence of ledge. Planning for utility locations shall take into account the need to avoid adverse impact on groundwater levels and to minimize disturbance by coordinating the location of the various utility services planned for the site.

801.8. Other Site Features

Exposed storage or utility areas, machinery installations, and service areas shall be designed with screen plantings, fencing, or other screening methods to be compatible with the environment and the surrounding properties.

801.9 Safety

All open and enclosed spaces shall be designed to facilitate emergency evacuation and to insure accessibility by fire, police, and other emergency personnel and equipment.

801.10 Natural and Historical Resources

The Site Plan shall be designed to minimize any damage or destruction to locally significant natural or historical resources.

802 Special Permit Uses

802.1 Purpose

Special Permit uses are a class of uses that have characteristics or a location that unless properly planned and designed could be detrimental to properties in the neighborhood, the zone or overlay district. Accordingly this Article provides standards and requirements permitting the Commission to conduct a comprehensive review of the proposed Special Permit plan to:

a. Assess the layout of the building(s), structure(s) or use(s) in relationship to the topographical and other natural features of the land, and of the impact of the use(s) upon the environment, health, safety, welfare, and convenience of the members of the community.

b. Insure that the design and layout of the site and the proposed use(s) will constitute suitable and appropriate development in character with the neighborhood and will not result in an unreasonable decrease in property values or a detriment to the present and potential use of the area in which it is to be located.

c. Assure that proposed buildings, structures and uses will provide for the maintenance of air, surface-water, and groundwater quality and will not be detrimental to existing sources of potable water or other natural or historic resources.

802.2 General

Special Permit Applications shall be reviewed and decided upon by the Commission. A Special Permit Application shall be accompanied by a Site Plan when necessary to determine conformity with these Regulations.

803 Standards for Special Permits

When a Special Permit is required the Commission shall apply the following standards in review of the application.

803.1 General

All buildings, structures and uses for which a Special Permit is required under these Regulations must meet the applicable standards set forth throughout these Regulations, including, but not limited to, the standards set forth in 801 Site Plan Review Standards. In addition, the following standards shall apply to Special Permit uses.

803.2 Relation of Buildings to Environment

The size and intensity, as well as the design, of the proposed project or development shall be related harmoniously to the terrain and to the use, scale, and siting of existing buildings in the vicinity of the site.

The use shall not create a nuisance to neighboring properties, whether by noise, air, or water pollution; offensive odors, dust, smoke, vibrations, lighting, or other effects.

803.3 Neighboring Properties

The proposed uses shall not unreasonably adversely affect the enjoyment, usefulness and value of properties in the general vicinity thereof, or cause undue concentration of population or structures. In assessing the impact on surrounding properties the factors the Commission shall consider include, but are not limited to, the existing and proposed pedestrian and vehicular circulation, parking and loading plans, storm water management systems, exterior lighting, landscaping, and signage.

803.4 Adequacy of Proposed Methods, Measures and Plans

The Commission shall be satisfied that the applicant has shown the adequacy of proposed methods, measures and/or plans for:

a. Disposal of wastes and provision for protection of surface and groundwater water quality, including but not limited to, factors such as; hazardous material and storage areas; underground fuel storage facilities, location and size of floor drains; storm water run-off from parking lot areas and other impervious surfaces, and any other use that may adversely affect the quality or quantity of groundwater.

b. Proposed measures to control storm water run-off.

c. Proposed measures to foster an energy efficient layout.

d. Proposed methods of site landscaping,

e. Existing fire and police protection, transportation, water and sewer facilities, schools or other public facilities to meet the needs of the proposed use.

f. Provisions for signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, compatibility and harmony with adjacent properties and the neighborhood.

g. Provisions for open space and landscaping and other safeguards to be compatible with the adjacent property and the neighborhood in general.

803.5 Amendments or Modifications

A Special Permit use may be amended or modified provided an application is made in the same manner as the original application and subject to the same procedures for approval, with the following exception. An amendment or modification, which does not materially alter the Special Permit as determined by the Commission, may be approved as an amendment to a Site Plan for the Special Permit use.

804 Site Plans and Special Permit Applications – General and Pre-Application Review

804.1 Purpose

The purpose of the following sections is to provide both applicants and the Commission with comprehensive guidance on the Commission's and the Connecticut General Statute required procedures for review and action on Special Permit and Site Plan applications.

804.2 Pre-application Reviews

Applicants for a Site Plan or Special Permit approval, or any combination thereof, may request a pre-application review of a proposed project, as authorized by Connecticut General Statutes (CGS) §7-159b. This review may include members of the Planning and Zoning Commission, Inland Wetlands Agency, Historic District Commission, Housatonic River Commission, Health District Office, Building Official, Fire Marshal, land use staff and consultants, and other municipal officials as determined by the Commission or Zoning Administrator (collectively, the Pre-Application Review Team). Any meeting involving a quorum of board, Commission or agency members shall be duly noticed pursuant to Connecticut General Statutes, Section 1-225.

In addition to the pre-application review, an applicant for Site Plan or Special Permit approval may request a pre-application presentation to the Planning and Zoning Commission in accordance with CGS §7-159b.

In order to assist the Pre-application Review Team and/or Planning and Zoning Commission to determine conformity of any Site Plan or Special Permit application with the intent and purpose of these Regulations, the following information is recommended for submittal at any pre-application review or presentation:

a. Preliminary site plan drawings showing conceptual locations of buildings and other structures, access ways, parking, and other proposed development.

b. Photographs of the site including all adjacent properties as viewed from all public streets as well as from adjacent properties.

c. Elevation drawings of proposed buildings, landscaping, outdoor storage areas and refuse/trash containers and free-standing signs corresponding to the site photographs.

d. For buildings containing over 5,000 square feet, digital views showing the proposed development as integrated with existing adjacent development.

Any pre-application review or presentation under this section and any results or information obtained from it may not be appealed under the provisions of the Connecticut General Statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

805 Application Forms, Fees, Submission Dates, Information and Referral Notices

805.1 Application Forms

Application for approval of a Special Permit or Site Plan shall be made to the Commission in writing on Salisbury Planning and Zoning Commission forms. The application shall be signed by the property owner. However, the application may be signed by an agent for the owner provided the property owner submits a signed letter of authorization agreeing to the submission of the application and to its terms and requirements.

805.2 Application Fee

Fees for applications to the Planning and Zoning Commission shall be as set by Town Ordinance and shall be submitted with the application. As provided in the Town Ordinance as a part of such application fee the Commission may include the cost to retain outside consultants to assist the Planning and Zoning staff and Commission in analyzing, reviewing, and reporting on areas of the application requiring technical review.

805.3 Application Prior to Meeting or Public Hearing

The application with all required maps, documents and reports shall be submitted to the Planning and Zoning Office at least fourteen (14) calendar days prior to the next Commission meeting. Where additional information or reports are required prior to the date of a scheduled public hearing these also shall be submitted at least fourteen (14) days prior to the hearing date.

805.4 Date of Submission and Date of Receipt

The date of application submission shall be the date the signed application and fee has been filed with the Planning and Zoning Commission Office. The date of receipt of an application, which is the date that starts the time clock for decision on an application, shall be the date of the next regularly scheduled meeting of the Commission immediately following the date of submission to the Commission, or thirty-five (35) days after the date of submission, whichever is sooner. An application which does not include all required application material shall serve as a basis for denial.

805.5 Additional Information May Be Required

The Commission may require the submission of additional information deemed necessary to determine compliance with the standards and requirements of these Regulations.

805.6 Commission May Determine If Certain Site Plan Information Is Not Necessary

Upon the written request of an applicant, the Commission may, by resolution, determine that any part of the information required with a Site Plan application is not necessary to enable the Commission to decide upon the application and the Commission may then accept the application without such information.

805.7 Submission of an Application Involving Inland Wetlands or Watercourses

Where a Site Plan Application involves an activity regulated pursuant to the requirements of the Salisbury Inland Wetlands Regulations, the applicant shall provide documentation that an application for an Inland Wetland permit has been filed with the Conservation and Inland Wetland and Watercourse Commission (Inland Wetlands Agency) not later than the date of submission of the Site Plan application with the Planning and Zoning Commission.

805.8 Notice by Applicant to Commission on Public Health Where Property is in a Public Water Supply Aquifer or the Watershed of a Water Company

When an application is filed to conduct or cause to be conducted any action requiring approval of the Commission on a property, any portion of which is within a public water supply aquifer as identified in accordance with CGS §22a-354c or the watershed area of a water company, the applicant shall notify the Commission of Public Health as required by CGS Section 8-3i and shall certify such notice to the Commission prior to any action by the Commission on the application.

805.9 Notice by Commission to Adjoining Municipality of Applications with Potential Inter Town Impact

As required by Connecticut General Statutes the Commission shall notify the clerk of any adjoining municipality of any pending application, petition, appeal, request or plan concerning any project on any site meeting the criteria set forth in the statutes and as stated in 901.5 of these Regulations.

806 Public Hearings - General

806.1 Special Permit Hearings

The Commission shall hold a public hearing on an application for a Special Permit. Where a Site Plan application is required with a Special Permit application it shall be submitted at the same time as the Special Permit application and both applications shall be considered at the same public hearing.

806.2 Site Plan Hearings

Where no Special Permit is required and a Site Plan is required, the Commission, at its discretion, may hold a public hearing on the application for Site Plan approval.

806.3 Notice of Public Hearing

a. Legal Notice in Newspaper. A legal notice of the public hearing shall be placed in a newspaper with substantial circulation in the Town of Salisbury in a form and at intervals as required in the Connecticut General Statutes.

b. Notices to Adjacent Property Owners. Upon the scheduling of a public hearing by the Commission, the applicant shall notify by certified mail all owners of property adjacent to the subject property according to the current Grand List, including parcels separated from the subject property by a public street or other municipal property, at least seven (7) days in advance of the initial public hearing. The notice shall include a brief description of the application along with the date, time, and location of the public hearing. At or before the public hearing the applicant shall submit to the Commission a list of all property owners notified, and certificates of mailing of the notices to each such property owner, as evidence of compliance with this requirement.

807 Public Hearing, Time, Decision on Application and Filing Requirements

807.1 General - Simultaneous Applications for Special Permit and Site Plan Review

Where an applicant submits a Special Permit and Site Plan application at the same time the two applications shall be deemed to be a single proposal. Such an application shall comply with the procedural requirements for a Special Permit and the Commission shall with one vote approve, approve with conditions, modify and approve, or deny such as a single application.

807.2 Timing Requirements on Public Hearings and Decisions on Special Permit Applications

The public hearing on a Special Permit Application shall commence within sixty-five (65) days after receipt of such application and shall be completed within thirty-five (35) days after such hearing commences. The date of receipt shall be the day of the next regularly scheduled meeting of the Commission immediately following the day of submission to the Commission or thirty-five (35)days after such submission, whichever is sooner.

The decision on the Special Permit Application shall be rendered within sixty-five (65) days after completion of such hearing, unless a shorter period of time is required under Chapter 124 of the Connecticut General Statutes. The petitioner or applicant may consent in writing to one or more extensions of any period specified in this subsection, provided the total extension of all such periods shall not be more than sixty-five (65) days, or the applicant may withdraw the application. However, where the decision of the Conservation Commission/ Inland Wetlands and Watercourses Agency (CC/IWWA) on an application is made within less than thirty-five (35) days of the Planning and Zoning Commission's decision deadline on the same application, the P&Z Commission's decision deadline shall be automatically extended to thirty-five (35) days after the date of the CC/IWWA's decision.

807.3 Timing Requirements on Decision on a Site Plan Application

As required by Connecticut General Statutes, when the approval of a Site Plan is the only requirement to be met, or remaining to be met, under these Regulations for any building, use or structure, a decision on the Site Plan Application shall be rendered within sixty-five (65) days after receipt of such Site Plan. The applicant may consent in writing to one or more extensions of such period, provided the total period of any such extension or extensions shall not exceed sixty-five (65) days; or the applicant may withdraw the application. If the Commission holds a public hearing on a Site Plan application where no Special Permit is involved it must complete the public hearing and render its decision on the Site Plan application within

these time limits. However where the decision of the Conservation Commission/Inland Wetlands and Watercourses Agency (CC/IWWA) on an application is made within less than thirty-five (35) days of the Planning and Zoning Commission's decision deadline on the same application, the P&Z Commission's decision deadline shall be automatically extended to thirty-five (35) days after the date of the CC/IWWA's decision.

807.4 Report of Conservation Commission/Inland Wetlands and Watercourses Agency Must Be Considered Before the Planning and Zoning Commission Decision

If a Special Permit or Site Plan application involves an activity regulated by the Conservation Commission/ Inland Wetlands and Watercourses Agency under the Salisbury Inland Wetlands and Watercourses Regulations, the Planning and Zoning Commission shall not render its decision on such application until the CC/IWWA has submitted its report with its final decision on the application.

In making its decision, the Planning and Zoning Commission shall give due consideration to the report of the Conservation Commission/Inland Wetlands and Watercourses Agency and shall state on its record the reasons for any terms and conditions of its decision that are not consistent with the final decision of the CC/IWWA.

807.5 Conditions of Special Permit Approval

In deciding on a Special Permit Application, the Commission may attach such conditions to its approval necessary to assure compliance with the requirements of these Regulations. When the Commission grants a Special Permit application or a Special Permit with conditions, each and all of said conditions shall be an integral part of the Commission's decision. Should any of the conditions on appeal from such decision be found to be void or of no legal effect, then the entire conditional approval is likewise void. The applicant may re-file another application for review.

807.6 Modifications of Site Plan

Where only a Site Plan is required the Commission may require modifications to the Site Plan.

807.7 Reasons

The Commission shall state in its records the reason(s) for its decision.

807.8 Notice of Decision

Notice of the decision of the Commission on a Special Permit Application or Site Plan shall be published in a newspaper having a substantial circulation in the Town of Salisbury and a copy of the decision on a Special Permit or Site Plan application shall be sent by certified mail to the applicant within fifteen (15) days after the decision. In any case in which such notice is not published in a newspaper within such fifteen (15) day period, the person who requested or applied for such Special Permit may provide for the publication of such notice within ten (10) days after the expiration of the above fifteen (15) day deadline.

807.9 Filing Requirements and Effective Date

Special Permits shall become effective upon the filing of a copy thereof in the Office of the Town Clerk and the recording of a copy thereof in the Land Records of the Town. The applicant or owner on record shall be responsible for filing and recording the Special Permit and shall pay all filing and recording fees.

The copy of the Special Permit filed in the Land Records shall:

- Contain a description of the premises,
- Specify the nature of the Special Permit,
- State the regulation under which the Special Permit is issued, and
- State the names of all owners on record of the premises.

807.10 Zoning Permit Required

After the effective date of an approved Special Permit or a Site Plan and prior to construction, change of use, or other authorized activity, the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer.

808 Time to Complete Project and Expiration of Site Plan

808.1 Except for special conditions as set forth in the Connecticut General Statutes (CGS), all work in connection with any Site Plan shall be completed within five (5) years following the date of approval of such plan.

808.2 The Commission may grant one or more extensions of the time to complete all or part of the work in connection with such Site Plan, provided that the total time for completion shall not exceed ten (10) years from the date such Site Plan was approved.

808.3 The Commission may condition the approval of such an extension on a determination of the adequacy of the amount of the bond or other surety which shall be provided subject to the requirements of these Regulations.

808.4 The resolution of approval of a Site Plan shall state the date on which such approval expires. Failure to complete all work within the period of approval, including approved extension(s), if any, shall result in an automatic expiration of the approval of such Site Plan.

809 Effect of Amendment to Regulations on Approved Site Plan

The impact of an amendment to the Zoning Regulations on a Site Plan approved prior to the effective date of such amendment shall be as provided in the Connecticut General Statutes, Chapter 124, Section 8-3, as revised.

810 Bond

The Commission may require, as a condition of approval, that the applicant post a bond with surety satisfactory to the Commission in order to assure conformance with all physical improvements (excluding buildings) shown on the approved Site Plan. An itemized estimate of the cost of the specific improvements shall be prepared by the applicant, including a separate inflation factor, not to exceed ten (10) percent of the estimated amount, for the estimated construction period and shall be submitted to the Commission. The Commission may request its staff, consulting engineer or planner to review and comment on the estimate.

The bond shall be in an amount and form that is acceptable to the Commission and is in accordance with the requirements of the Connecticut General Statutes.

811 Minor Modifications to Site Plan

811.1 General

The Zoning Administrator, after consultation with the Commission Chairperson, may approve minor revisions to an approved Site Plan as specified below. Any such minor modification shall meet the requirements of these Regulations and any specific conditions of application approval.

811.2 Permitted Minor Modifications to a Site Plan

a. Minor Modifications shall include, but not be limited to:

- Minor site improvements such as parking lot alterations, landscape improvements (e.g. screening, retaining walls, fences) and on site utility installation improvements.
- Minor modifications mandated by the Fire Marshal or Building Official, such as exterior staircases, handicap ramps and elevators for public safety.
- Awnings and ground mounted or roof top mechanical units.
- Minor exterior facade changes to commercial buildings.

b. The Zoning Administrator and Chairperson shall review minor modification applications and shall either approve, modify and approve, or disapprove said application with conditions or reasons as appropriate, all within the statutory time period of sixty five (65) days.

c. Said application shall only be approved with the full written concurrence of both the Zoning Administrator and Chairperson.

d. The Zoning Administrator or Chairperson may defer action and forward any eligible application to the full Commission for its review and action within the statutory time period for Site Plan approval.

e. Any applicant, upon receipt of a denial of a minor modification, may submit a new application to the Commission for full review.

f. All minor modifications shall be recorded on a form prepared for this purpose, which shall state the reasons for the request and provide details on the modification request.

g. Action taken on all minor modification applications shall be reported to the Commission at the next regularly scheduled meeting of the Commission.

ARTICLE IX- ZONING ADMINISTRATION AND ENFORCEMENT; AMENDMENTS TO THE ZONING MAP AND ZONING REGULATIONS; ZONING BOARD OF APPEALS

900 Zoning Enforcement

900.1 Zoning Enforcement Officer and Zoning Administrator

a. These Regulations shall be enforced by the Commission acting by and through the Zoning Enforcement Officer, who shall be appointed by the Commission. The Zoning Enforcement Officer shall be directly responsible to the Commission and shall carry out his/her duties according to law and under such rules and regulations as the Commission may, from time to time, adopt.

b. The term "Zoning Administrator" and "Zoning Enforcement Officer" as used in these Regulations shall have the same meaning.

900.2 Enforcement – General

The Zoning Administrator may cause any building, structure, place or premises to be inspected and examined, and to order in writing the remedying of any condition found to exist in violation of any provision of these Regulations. The owner, agent, lessee, tenant, architect, builder, or contractor of any building or premises or part thereof in which a violation has been committed or exists shall be considered the violator and shall be subject to the penalties in accordance with §8-12, Planning and Zoning Statutes of the Connecticut General Statutes. Any official having jurisdiction may institute an action (such as an Order to Discontinue or a Cease and Desist Order), proceeding or any other remedies to prevent the unlawful erection, construction, alteration, conversion, maintenance or use of a building or to restrain, correct or abate such violation, or to prevent any illegal act, conduct, business or use in or about such premises. Orders to discontinue and Cease and Desist Orders may be filed on the land records in the Town Clerk's Office.

901 Zoning Permit

901.1 General

No building or structure shall be erected, added to, or exterior dimensions changed and no regulated use or change of use shall be established until a Zoning Permit has been issued by the Zoning Enforcement Officer.

901.2 Zoning Permit Required for Site Plan and Special Permit

A Zoning Permit shall be required following approval of a Site Plan or Special Permit or Zoning Variance. A Zoning Permit may be revoked if the conditions of the Planning & Zoning Commission approval, conditions of the Zoning Board of Appeals' variance, or Zoning Permit have not been met or have been violated.

901.3 Unauthorized Change Voids Permit

A Zoning Permit shall be rendered null and void if there are any substantial unauthorized changes or alterations to the Plot Plan, Building Plans and/or other supporting application documents after the issuance of such Zoning Permit.

902 Application

An application for a Zoning Permit shall be accompanied by such information and reports as required in these Regulations as necessary to determine conformity with the provisions of these Regulations. The application shall be in a form prescribed by the Commission and shall include the following information:

902.1 Plot Plan

The application shall be accompanied by three (3) copies of a plot plan drawn to scale on a sheet not to exceed 24" by 36". The Zoning Administrator may require that one or more of the plot plan requirements be shown on an A-2 Survey where the Administrator finds such is necessary to determine compliance with the Zoning Regulations.

The plot plan shall show the following information:

a. Name of applicant and name of the owner of record.

b. Assessor's map and lot numbers and street address of property.

c. North point, graphic scale and date.

d. Dimensions of the present lot, lot area, minimum lot area and buildable area.

e. Size and location of all existing and proposed buildings, or additions, structures, and uses; building height; building area and building coverage in square footage and as percentage of the lot area.

f. The minimum required yard setback lines must be shown and dimensions of all yard setback lines observed by buildings and structures.

g. Location of parking areas, driveways, curb-cuts, easements and rights-of way.

h. Location of sewer lines or septic tank, leaching field and reserve areas.

i. Location of water line or water well.

j. Location of high pressure gas lines and high tension transmission lines.

k. Location of Overlay District boundaries and other information shall be provided as required in the Flood Plain Overlay District, Housatonic River Overlay District, Aquifer Protection Overly District and Lake Protection Overlay District.

l. Location of all storm drainage facilities on the property.

m. Existing and proposed contours at two (2) foot intervals which may be based on Town of Salisbury topographic maps, and must be verified in the field by a surveyor.

n. When an application for development involves one half (1/2) acre or more of cumulative disturbed area(s), a Sedimentation and Erosion Control Plan (S&EC) as required in these Regulations shall be submitted. However, an S&EC Plan may be required for applications with disturbed land of less than one half (1/2) acre, if deemed necessary by the Zoning Administrator.

902.2 Building Plan

The application shall be accompanied by two (2) copies of architectural drawings of all new buildings or structures, or alterations, at a scale not to exceed one (1) inch equals eight (8) feet, showing the following information:

a. Name of applicant and name of the owner of record.

b. Assessor's map and lot numbers and street address of property.

c. Numerical scale and date.

d. All exterior wall elevations, indicating floor heights and overall building height and fenestration.

e. Building floor plans indicating existing and proposed usage, interior floor area and/or patron floor area.

902.3 Prior Approvals

Prior to the issuance of a Zoning Permit, the applicant shall obtain and submit all land use related approvals required by any other local and state agencies. All such approvals shall be listed and where applicable acknowledged on the Zoning Permit application form. These approvals include but are not limited to:

- Zoning Board of Appeals Variance
- Torrington Area Health District
- Water Pollution Control Authority
- Driveway Permit
- Fire Marshal Approval
- Inland Wetlands Permit
- Historic District Commission Approval
- Connecticut DOT Permit
- State Traffic Commission
- Connecticut DEEP Permit and/or Corps of Engineers Permit
- Water Company

902.4 Fee

All applications for a Zoning Permit shall be accompanied by a fee, pursuant to the fee schedule established in the Town ordinance on Land Use Fees. Said fee shall be made payable to the Town of Salisbury at the time of filing the application in accord with the procedures established in the town ordinance.

902.5 Other Information

The Zoning Administrator may require such other information as may be necessary to determine compliance with the intent and purpose of these Regulations such as total lot coverage computations, etc.

902.6 Delete or Modify Submission Requirements

The Zoning Administrator or the Commission may delete or modify any information requirement for a Zoning Permit provided the information is inappropriate to the particular application and the lack of such information will not impair or prejudice the determination that the application conforms to these Zoning Regulations.

903 Zoning Permit Term and Renewal

A zoning permit that does not involve an approved Site Plan or Special Permit shall be valid for one year. Such a zoning permit may be renewed for one additional year provided the renewal is obtained before the expiration of the first permit and a substantial amount of work on the project has been completed. Substantial work shall be deemed to mean at least the subsurface utility facilities, drainage structures and a complete building foundation with a certified As-Built Survey, where applicable. An expired zoning permit shall be considered null and void. Any further renewal will require a new application for a new zoning permit and other necessary approvals as applicable.

904 Notice by Commission to Adjoining Municipality of Applications with Potential Inter Town Impact

As required by the Connecticut General Statutes, the Commission and Zoning Board of Appeals shall notify the clerk of any adjoining municipality of any pending application, petition, appeal, request or plan which is subject to a decision by the Commission or the Zoning Board of Appeals where the site or proposed project meets any one of the following criteria:

a. Any portion of the site is located within five hundred (500) feet of the boundary of the adjoining municipality;

b. A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;

c. A significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewage system within the adjoining municipality; or

d. Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven days of the date of receipt of the application, petition, request or plan. Such adjoining municipality may, through a representative, appear and be heard at any hearing on any such application, petition, appeal, request or plan.

905 Sediment and Erosion Control Plan

A Sedimentation and Erosion Control Plan shall be required for all applications where the cumulative area(s) of disturbance is one half (1/2) acre or more; and maybe required for applications with less than one half (1/2) acre of disturbed area(s), if deemed necessary by the Zoning Administrator.

906 Temporary Zoning Permits

In special cases or unusual circumstances, such as seasonal uses, a temporary Zoning Permit, may be issued by the Zoning Administrator after authorization by the Planning and Zoning Commission. A Temporary Zoning Permit shall be valid for a specified time period, not to exceed six (6) months and may be renewed for a period not to exceed a second six (6) months. The Commission may impose appropriate safeguards and reasonable conditions for approval, and may require the posting of surety meeting the requirements of these Regulations to guarantee satisfactory compliance with such conditions.

907 Building Permits

No certificate of occupancy shall be issued for a building or structure subject to these Zoning Regulations without certification in writing by the Zoning Administrator charged with the enforcement of these Regulations that such building or structure is in conformity with these Regulations or is a valid non-conforming use under these Regulations.

908 Foundation Verification

Where required by the Zoning Administrator the applicant shall submit a certified As-Built Survey to the Zoning Administrator within thirty (30) days after the completion of foundation footings, columns, piers or walls, for verification of setbacks for any new detached building or structure on a lot. The Zoning Administrator may require a certified As-Built Survey in other situations involving close proximity to setback lines, lot lines, wetland boundary lines, channel encroachment lines, ordinary high water marks or other similar restriction lines such as conservation easement boundary lines, utility or other right of way lines.

909 Utility Verification

All sanitary sewer facilities required by any Special Permit, Site Plan or Subdivision application approved by the Commission shall be installed by the applicant under requirements for inspection and compliance by the Water Pollution Control Authority (WPCA) or other appropriate Town sewer official.

910 Zoning Certificate of Compliance

No building or structure or structural alteration hereafter erected shall be occupied or used, in whole or in part, for any purpose until a Zoning Certificate of Compliance shall have been issued by the Zoning Administrator stating that the premises or building complies with all the provisions of these Regulations, or is a valid non conforming situation (see Article V). A Zoning Certificate of Compliance may also be required for any change, extension or alteration in a use. No Zoning Certificate of Compliance can be issued for premises subject to the requirements of the Historic District Commission (HDC) until the HDC submits a written approval of the project to the Zoning Administrator.

910.1 Inspection Required

No Zoning Certificate of Compliance shall be issued by the Zoning Administrator until the Zoning Administrator or a designee has inspected the property and the Zoning Administrator has determined that all requirements and conditions of the Zoning Permit, including Special Permit and/or Site Plan, have been met by the applicant.

910.2 As-Built Survey Requirement - Buildings and Structures and Floor Plans

An As-Built Survey shall be provided by the applicant prior to issuance of a Certificate of Zoning Compliance where required, as a condition of application approval by the Commission, or as required by the Zoning Administrator to determine compliance with the approved plan and these Regulations.
The As-Built Survey shall be submitted to the Zoning Administrator certifying the location of buildings and structures on a lot, including where required, septic tanks, septic leaching fields, and well locations.
Where required, the As-Built Survey shall also provide documentation of building height, invert elevations of storm drainage pipes, manholes, catch-basins, and headwalls, water lines, sanitary sewer lines, and other on-site sewer connections for individual buildings. Applications may also require an “As-Built” floor plan to document that the floor area requirements of these Regulations have been met.

910.3 Zoning Certificate of Compliance for approved subdivisions

No Zoning Certificate of Compliance shall be issued by the Zoning Administrator for a principal building on an approved subdivision lot unless and until the sub-grade and base course for the new subdivision road and any required storm drainage facilities located downstream or downhill from said lot have been installed, inspected and approved by the Town or Planning and Zoning Commission Engineer.

910.4 Sewer permit or septic permit

No Zoning Certificate of Compliance shall be issued by the Zoning Administrator unless a Sewer Connection Permit has been issued by the Water Pollution Control Authority or a Septic System Permit has been issued by the Torrington Area Health District (TAHD), where applicable.

910.5 Conditional Zoning Certificate of Compliance

When the required site work cannot be completed because of inclement weather or other pertinent reasons, a Conditional Zoning Certificate of Compliance may be issued by the Zoning Administrator for a period not to exceed six (6) months provided that the applicant shall post a bond in accordance with the requirements of these Regulations to guarantee satisfactory completion of the site work in accordance with the approved Zoning Permit, including Special Permit and/or Site Plan, as determined by the Zoning Administrator. Upon satisfactory completion of the site work, the Zoning Administrator shall release the bond, subject to approval of the Commission.

911 Amendments to the Zoning Map and Zoning Regulations

911.1 Commission Initiated

The Planning and Zoning Commission may, on its own motion from time to time, adopt, amend or repeal the provisions and boundaries established by these Regulations. However, no such Commission initiated change in the regulations, restrictions, or Zoning Map boundaries shall become effective until after notice and public hearing is held by the Commission, at which time the public shall have an opportunity to be heard. For Commission initiated amendments the Commission shall provide notice in accordance with Connecticut General Statutes §8-3b and shall also provide notice to the Public Notice Registry established by the Town in accordance with Connecticut General Statutes §8-7d.

911.2 Application for Zoning Regulation Text Amendment or Change to the Zoning Map

Any person, firm or corporation desiring an amendment or change in the Salisbury Zoning Regulations and/or Zoning Map may submit an application proposing such amendment or change to the Commission. Such application shall be in writing on a form prescribed by the Commission and shall meet the following requirements.

911.3 Zoning Map Changes

An application for a change in a zone boundary shall be accompanied by three (3) copies of the relevant Town Zoning Map indicating, in color, the area for which the change is applied for, the proposed zone boundary line and the proposed zone designation.

The application shall describe the existing and proposed zone boundaries of the property and shall give a metes and bounds description of the property or identification by Assessor's Map and Lot Number of the lots, or parts thereof, to be included in the amendment or change. Where the proposed zone boundary change does not follow property lines or divides a property or is otherwise not readily identifiable, the Commission may require an A-2 Survey of the proposed zoning boundary line.

The Commission may require that applications for the establishment or change of a zoning boundary include conceptual Site Plans for the development of the land involved in the change including the location of buildings, streets, and open spaces, and such other information as the Commission considers necessary for its decision. Such plans shall demonstrate conceptual conformance with these Regulations or with the proposed modified regulations.

911.4 Notice to Neighboring Property Owners

The application for a Zoning Map boundary change or zone designation change shall include a list of all property owners of record on the current Grand List, within 500 feet in all directions including property across a public street of the proposed zone boundary or designation change. The applicant shall send a mail notification, with a certificate of mailing, to all these property owners. The notice shall state the public hearing time, place and date and identify the zone boundary change location.

Prior to or not later than the beginning of the public hearing on the proposed change, the applicant shall present to the Commission certificates of mailing to all persons on the list above documenting that the notice was sent not less than fourteen (14) days prior to the public hearing on the proposed change.

911.5 Zoning Text Changes

The application shall precisely set forth the existing provisions and the specific provisions to be changed with Article and Section numbers. It shall clearly show the provisions to be substituted, deleted or added to these Regulations. Three (3) copies of the proposed text shall be submitted to the Planning and Zoning Office.

911.6 Fees

Each application for a change in these Regulations and Zoning Maps shall be accompanied by a check in the amount specified in the Town Ordinance on Land Use Fees and made payable to the Town of Salisbury, Connecticut.

911.7 Explanatory Statement

All applications for a Zoning Map or text amendment shall be accompanied by three (3) copies of a statement explaining the need for the proposed amendment, identifying any benefits to the Town and an analysis of the consistency of the proposed zoning regulation or boundary with the current Town Plan of Conservation and Development.

911.8 Application Completeness, Date of Submission and Date of Receipt

A complete application shall be one which is in proper form and accompanied by the required application fee. The date of submission shall be the date that the application and fee are filed with the Planning and Zoning Office. The date of receipt of an application shall be the date of the next regularly scheduled meeting of the Commission immediately following the date of submission to the Planning and Zoning Office, or thirty-five (35) days after such submission date, whichever is sooner.

912 Procedures and Decision

912.1 General

The following statutory procedures shall be followed for changes to zone boundaries, classification or to the text of the Zoning Regulations:

a. For Commission initiated amendments to the Zoning Regulations or Zoning Map the Commission shall hold a public hearing and provide notice of its action on any such amendment in accordance with the requirements in the Connecticut General Statutes.

b. Applications for proposed changes to the Zoning Map or Zoning Regulations shall be considered by the Commission following the procedures provided in Connecticut General Statutes and these Regulations.

c. The Commission shall not be required to hear any application for a change to zone boundary, classification or text amendment within one year from the date after a decision by the Commission or a court decision on an earlier such application.

912.2 Regional Referral

Any proposed change of zone boundary, classification or regulation text change affecting a zone or use within a zone that has a boundary within five hundred (500) feet of the Salisbury Town line shall be referred by the Commission to the Northwest Connecticut Council of Governments and any Connecticut Regional Planning Agency or its successor agency, adjoining such Town line in accordance with the requirements of the Connecticut General Statutes.

912.3 Public Hearings and Decision – Notice and Timing Requirements

A public hearing shall be required and a notice of such hearing shall be published by the Commission in a newspaper having a substantial circulation in the Town of Salisbury and meeting the requirements in Chapter 124 of the Connecticut General Statutes.

The hearing shall commence within sixty-five (65) days after receipt of such application and shall be completed within thirty-five (35) days after such hearing commences. The date of receipt shall be the day of the next regularly scheduled meeting of the Commission immediately following the day of submission to the Planning and Zoning Office or thirty-five days after such submission, whichever is sooner.

The decision on the application shall be rendered within sixty-five (65) days after completion of such hearing, unless a shorter period of time is required under Chapter 124 of the Connecticut General Statutes. The petitioner or applicant may consent in writing to one or more extensions of any period specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five (65) days, or the applicant may withdraw the application.

912.4 Additional Information

During the public hearing process the Commission may require the submission of additional information deemed necessary to determine compliance with the intent and purpose of these Regulations.

912.5 Commission Decision – State Reasons and Findings of Consistency with Town Plan

Whenever the Commission adopts any change of zone boundary, classification or text change to these Regulations, it shall state upon its records the reason why such change was made. In making its decision the Commission shall take into consideration the Town Plan of Conservation and Development (prepared pursuant to Section 8-23, Connecticut General Statutes), and shall state on the record its findings on consistency of the proposed establishment, change or repeal of such regulations and boundaries with such Town Plan.

912.6 Effective Date

Zoning Regulations, zone boundaries and any amendments or changes thereto shall become effective at such time fixed by the Commission provided that prior to the effective date:

a. A copy of such regulation text change, zone boundary or classification change shall be filed with the Town Clerk, and

b. Notice of the decision of the Commission shall have been published in a newspaper having a substantial circulation in the Town of Salisbury.

913 Zoning Board of Appeals

913.1 Zoning Board of Appeals Powers and Duties

The Zoning Board of Appeals (the Board) shall have the powers and duties and follow the procedures as set forth in Section 8-6 of the Connecticut General Statutes, as amended. This includes:

a. Alleged Error. The Board shall hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by the Zoning Administrator charged with the enforcement of the Zoning Regulations. Decisions of the Planning and Zoning Commission on a Site Plan or Special Permit may not be appealed to the Zoning Board of Appeals but may be appealed to the Superior Court.

b. Variance. To determine and vary the application of the Zoning Regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the zone in which it is situated, a literal enforcement of such Regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured. The Board shall not be required to hear any application for the same variance, or substantially the same variance, for a period of six (6) months after a decision by the board or by a court on an earlier such application.

913.2 Forms and Fees

Every application to the Board taken under this section shall be made on forms especially provided by the Board. Such forms shall be filed with the Board in triplicate. The application fees to be paid by applicants or petitioners shall be as set by the Town Ordinance on Land Use Fees.

913.3 Certificate of Approval for Location of Motor Vehicle Sales or Repair Business

As required by the Connecticut General Statutes the Zoning Board of Appeals shall have the authority to issue a certificate of approval of the location for a motor vehicle sales or repair business following a determination that such business is permitted by right or has received any required zoning permit or special permit, or site plan approval in accordance with these Regulations. An application for such certificate shall be on a form provided by the Board and shall include all documentation necessary to support the determination required by the Connecticut General Statutes.

ARTICLE X- COMMUNICATION TOWERS, ANTENNAS AND OUTDOOR WOOD-BURNING FURNANCES

1000 Communication Towers

1000.1 Authority

The following regulations were adopted by the Planning and Zoning Commission for communication towers and wireless communication facilities at a time when Connecticut towns could under zoning regulation control the siting of such towers and facilities. Subsequent to the adoption of these Regulations under the terms of the Telecommunications Act of 1996 a federal court ruled that only the State of Connecticut (currently under the State Siting Council) could regulate the location of such towers and facilities. However, the State Citing Council must consider the policies and practices of the town where a tower is proposed. Accordingly, these Regulations are retained as a statement of the Planning and Zoning Commission's policy and practice regarding tower siting.

Also, the Commission retains the right to regulate the location of communication antennas under a certain size as established by the State of Connecticut. In these cases the requirements for communication antenna location shall be regulated according to the requirements in these Regulations.

1000.2 Purpose

The purpose of the regulation is to regulate the placement of antennas, towers and other wireless facilities, to protect the aesthetic quality of the Salisbury sky-line and to assure the safety of the community. The Planning and Zoning Commission shall:

a. Require the information necessary to evaluate the proposed facility;

b. Establish locations least disruptive to the public health, safety and welfare of the Town of Salisbury and consistent with the Town Plan of Conservation and Development;

c. Minimize adverse visual effects through proper design, siting and vegetative screening;

d. Avoid potential damage to adjacent properties;

e. Minimize the height of towers and the number of towers, especially free standing towers, and

f. Provide for the orderly removal of abandoned antennas and towers.

1000.3 Definitions

When used in this section, the following words or phrases shall have the following meanings.

ANTENNA. A device used to receive or transmit telecommunications or radio signals.

WIRELESS COMMUNICATION FACILITIES. The equipment and structure used to receive or transmit telecommunications or radio signals and to transmit signals to another wireless site, another communications source or receiver or to a central switching location.

COMMUNICATION TOWER. A support structure intended to support antennas and associated equipment. Examples include a monopole, lattice and roof stub structures.

ADEQUATE COVERAGE. Coverage is considered to be adequate within that area surrounding Base Station Tower where the predicted or measured median field strength of the transmitted signal is greater

than –95 dbm. It is acceptable for these to be within the area of adequate coverage where the signal is less than –95 dbm, so long as the signal regains its strength to greater than –95 dbm further away from the Base Station Tower. The boundary of the area of adequate coverage is that location past which the signal does not regain strength of greater than –95 dbm.

COBBS PROTOCOL. The testing protocol which is to be used to monitor the emission from existing and new Personal Wireless Service facilities upon adoption of this regulation.

1000.4 Site Selection Policies – Preferred Areas

The preferred location of antennas or towers and wireless facilities shall be:

a. Antennas: On existing communication towers or existing buildings, water towers or other suitable structures.

b. Towers: In locations where the existing topography, vegetation, building or other structures provide the greatest amount of screening and have the least long-range visual effect.

c. On Town owned land or building where the Town has determined that such town owned land or building is appropriate for a tower or antenna.

1000.5 Application Requirements

All applications for towers, antennas and wireless facilities subject to local authority shall be filed with the Commission and shall include a Topographic Location Map, with the scale of 1 inch equal to 2,000 feet, showing:

a. The tower or antenna location;

b. Existing and proposed towers in and outside the Town that would connect or be interconnected with or "hand off" to the proposed facility;

c. The boundaries of the tower viewed, the area within the tower which can be seen based upon an assessment of the topography surrounding the site, and

d. An evaluation of the visual effect of the proposed tower location both within the Town and adjacent towns. Areas of special concern to be addressed in this evaluation shall include but are not limited to, the area identified as existing or proposed open space or preservation areas in the Town Plan, especially the Housatonic River Inner and Outer Corridor areas; land lying within 300 feet of a sub-regional watershed line as shown on maps prepared by the State DEEP Natural Resource Center and on file in the Town Hall, and areas within the Salisbury Village Center and the Lakeville Village Center.

1000.6 Permitted Uses

An antenna proposed on an existing structure or building which meets the following criteria shall be allowed as a permitted use subject to submission of a Site Plan.

a. An omni-directional or whip antenna with a length of twenty (20) feet or less than seven (7) inches or less in diameter provided its material matches the exterior of the structure, or

b. A directional or panel antenna six (6)feet or less in height and two (2) feet or less in width, provided its material matches the exterior of the structure, or

c. A satellite and microwave dish antenna six (6) feet or less in diameter, provided the building or rooftop mount is located or screened so it is not visible from abutting public streets.

d. Any antenna or wireless telecommunication facilities dedicated to the following purpose shall be a permitted use subject to submission of a Site Plan in accord with the requirements of 1000.4 : Police, Fire, Ambulance and other Emergency Dispatch, Amateur (HAM) Radio, Citizens Band Radio; an existing Commercial Radio Tower; Radio Dispatch Services and/or roof mounted Satellite Uplink dishes which meets the requirement for business uses.

e. A new Tower erected for the primary purpose of improving Wireless Telecommunication for any of the purposes listed in this subsection shall not be shared by any personal wireless service provider unless the Tower is located on a site which complies with all the standards and requirements of this regulation and the personal wireless provider obtains a Personal Wireless Facility Special Exception under this regulation.

1000.7 Special Permit Requirements

All applicants not meeting the criteria stated shall require a Special Permit and the application shall be subject to the application requirements stated previously and the following:

a. A new tower shall be on a lot of not less than 2 acres and shall be of an area and configuration such that the tower in the proposed location shall be setback from all property lines at a distance equivalent to the height of the tower plus 20%.

b. No new tower shall be permitted in the R10, R20, LA, C20, or LI 1 zones unless it is demonstrated by the applicant to the satisfaction of the Commission that no site is feasible in zones where allowed as a Special Permit.

c. Tower Plan Proposal Report: A written report prepared by qualified expert(s) including:

- A description of the service area for each communication system on the tower.
- The rationale and justification for the proposed antenna or tower in the proposed location. The new tower application shall demonstrate the service proposed can't be provided with equipment added to an existing or other proposed antennas or towers.
- Identification of all tall structures potentially suitable for antenna, which are located within one quarter of a mile of the site.
- A rendering drawn to scale depicting the tower showing all antenna and wireless facilities details and dimensions, including any lighting, colors and accessory elements.
- Documentation that the antenna height is the minimum required to provide adequate coverage as defined herein.
- An analysis comparing the site to alternative sites within the proposed service area.

d. A Soil Report complying with Appendix I: Geotechnical Investigations, ANSI/EIA-222-E manual standards, as amended, verifying the design specifications of the tower foundation and anchors for the guy wires, if used.

e. Documentation that the applicant qualifies as a provider of Personal Wireless Service as that term is defined under the Telecommunications Act of 1996.

1000.8 Environmental Impact and Evaluation Site Emission Report

This report shall assess the environmental impact of the proposed tower and site construction and operation as it impacts:

a. Areas designed for conservation or preservation in the Town and in the State Plan of Conservation and Development.

b. Areas listed under 1000.9.

c. Site emissions: List each transmitter to be utilized, its frequency limits, signal band width and the upper limit of both peak and average power of each transmitter. List also the characteristics of any emergency or back-up power source to be situated at the site, including noise level specification if electro-mechanical.

The applicant shall also prepare and submit an analysis of the combined worst case RF density computed using FCC Office of Science and Technology Bulletin 65 in comparison to the applicable FCC Power Density Standards.

1000.9 Site Plan

A Site Plan meeting the requirements of this section showing the following:

- The antenna and/or tower location and guy-wires.
- Areas of construction or improvement, including the access road to the site.
- The boundaries of the tower fall zone.
- The location of any approved or proposed buildings or construction adjacent to the site. The following areas on or adjacent to the site shall be shown either on the Site Plan or a separate Existing Conditions Map.
- Protected areas, including Permanently protected lands, such as State park and forest lands, and land protected by a land trust.
- All inland wetlands and watercourses.
- Critical habitats for plants and animals.
- Historic structures or sites, unusual features, buildings, monuments or areas.

1000.10 Landscape and Screening

For a new tower a fence with a minimum height of 8 feet shall be provided. Existing vegetation on and around the site shall be preserved to the greatest extent possible. A planting plan shall be provided to screen building(s), fuel tanks, other man-made structures and as much of the tower as possible.

The plan shall show an evergreen screen surrounding the site. The screen shall be a row of evergreen trees (planted 10 feet on center maximum). The evergreen shall have a minimum height of 6 feet at planting and be a type that grows to a minimum of 15 feet at maturity. The Commission may accept any combination of existing vegetation, topography, walls or other features provided it meets or exceeds the above evergreen screen requirement.

1000.11 Construction Plan

A construction plan map prepared by a Connecticut licensed engineer showing construction and drainage details, including the access road and construction or drainage improvements, including above-ground wires, cables, ducts, utility and signal cables, guying and guy-anchor details.

1000.12 Balloon

A statement from the applicant indicating that, weather permitting, the applicant will raise a balloon with a diameter of at least three feet, at the proposed tower site and to the proposed tower height. Such balloon shall be raised at least three days prior to the date of the public hearing scheduled on the application and shall remain in place as long as practical. The applicant shall notify the Planning and Zoning Commission 48 hours in advance of the date and time that the balloon will be raised.

1000.13 Other Agencies

The applicant shall submit a list of all federal, state, regional, district and municipal agencies, which have or will conduct a review of the proposed tower together with a copy of any position/decision/recommendation of such agency or board with respect to the proposed facility.

1001 Other Wireless Communication Requirements

1001.1 Commercial advertising shall not be allowed on an antenna or tower.

1001.2 Signal lights or illumination shall not be permitted unless required by the FCC or FAA.

1001.3 All other uses not clearly necessary to the operation/maintenance of the antenna or tower and associated equipment are prohibited, unless expressly approved as a condition of the permit.

1001.4 A related unmanned equipment and/or storage building(s) shall be permitted provided it contains no more than 750 square feet of gross floor area and is not more than 12 feet in height.

1001.5 Removal

The facility owner shall remove a wireless facility not used for six months. This removal shall occur within 90 days of the end of such six-month period. Upon removal the site shall be restored to its previous appearance and where appropriate, and re-vegetated to blend with the surrounding area. As a condition of the approval of the permit the Commission may require a bond in an amount sufficient to cover the cost of completing this requirement.

1002 Outdoor Wood-Burning Furnace (OWF)

An outdoor wood-burning furnace (OWF) may be installed and used in the Town of Salisbury subject to a Special Permit and Site Plan application and the following requirements:

1002.1 For the purpose of this regulation there are two classifications of OWFs – residential size units and commercial size units. A residential size unit is one with a thermal output rating of 250,000 British thermal units per hour (Btu/h) or less. A commercial size unit is one with a thermal output rating greater than 250,000 Btu/h.

1002.2 A residential size OWF shall be located at least 200 feet from all property lines. A commercial size OWF must be located a minimum of 300 feet from all property lines and a minimum of 1,000 feet from a school. A commercial-size OWF may not be used solely for residential applications but may be used for combined residential and commercial purposes on the same property, such as a farm residence and commercial farm operation.

1002.3 All OWFs shall have a chimney height that is:

- Not less than eighteen (18) feet, and
- At least two (2) feet higher than the roof peak of a residence on the property, and
- Equal to or greater than the peak height of any residential building within 500 feet in all directions from the building housing the OWF**.**

  a. A residential building shall be any building used and arranged for human habitation.

  b. For the purpose of this regulation residential building roof peak height and OWF chimney height shall be measured from the lowest ground level along the perimeter of the building to the highest point of the roof peak of the building and to the top of the OWF chimney.

  c. The applicant shall also provide documentation on the topographic elevation difference between the OWF and residences within 500 feet as specified below.

d. The Site Plan shall provide distance measurements from the OWF to all buildings within 500 feet on the subject property, adjoining property and property across a street. For a commercial size OWF a distance measurement shall also be provided from the OWF to any school within 1,000 feet.

1002.4 During the time there is a permitted OWF on the subject property the maximum roof peak height of any residential building constructed on the subject property shall not be greater than two (2) feet below the chimney height of the OWF.

1002.5 In reaching a decision on the application the Commission shall take into consideration all of the information provided including the difference in the topographic contour elevation between the OWF and residences within 500 feet. The Commission may as a condition of approval increase the minimum separation distances set forth in section 1002.2 if it is determined that a greater distance is required to insure that the emissions from the OWF will be sufficiently dispersed prior to reaching a neighboring residence within 500 feet of the OWF.

1002.6 OWFs must meet or exceed the following standards whichever is greater:

a. The U.S Environmental Protection Agency "White Tag" requirements as revised. Currently this is an OWF unit that is qualified under the EPA OWHH Phase I program which meets Phase I emission levels and has the proper qualifying label and hangtag, or

b. A residential-size OWFs must meet a weighted average particulate matter emission limit of 0.32 pounds per million British thermal units (mmBtu) heat output. The particulate matter emission rate for any burn category with a burn rate less than or equal to 1.5 kilograms per hour (kg/h) may not exceed 15.0 grams per hours (g/h). The particulate matter emission rate for any burn category with a burn rate greater than 1.5 kg/h may not exceed 18.0 g/h. Commercial-size OWFs must meet a weighted average particulate matter emission limit of 0.32 pounds per million British thermal units (mmBtu) heat output and the emission rate for any one burn category may not exceed 20.0 g/h.

1002.7 OWFs shall at all times be operated using fuels recommended by the manufacturer of the proposed OWF unit. The applicant shall submit with the application a copy of the manufacturer's operating instructions and manual which must include a list of the recommended fuels and OWF unit recommended loading times and amounts. Approval of an OWF application shall be subject to the condition that "Only fuels recommended by the manufacturer as listed in the OWF manual shall be allowed."

1002.8 Local approval notwithstanding, the applicant and OWF operator shall continue to be subject to any other Connecticut or federal required regulations for residential size or commercial size OWFs in effect at the time of the application.

1002.9 Seasonal use. OWFs may be used only from October 1 to May 15 each year, unless the furnace is being used as part of a commercial farm operation.

1002.10 The Site Plan application and plan shall provide the following:

- A list of abutting property owners and owners of property with residential buildings located within 500 feet of the OWF building.
- The legal boundaries of the lot.
- The location of all residential buildings and other buildings, both existing and proposed on the lot.
- Location and identification of the OWF structure and building(s) to be served by the OWF.
- The locations and labeling of all easements and rights of way on the lot.
- The location of all components relating to the operation of the OWF, including underground electric lines, fluid lines or ductwork.
- The proposed wood storage location.
- The proposed OWF chimney (or stack) height and residence roof peak height.

- The location and roof peak height of all dwelling(s) and building(s) on the subject property and the location and approximate roof peak height of all other residential buildings within 500 feet of the proposed OWF.

The application shall document the difference in elevation between the chimney height of the OWF and the roof peak height for residential buildings within 500 feet of the OWF structure, based upon the most accurate topographic contour survey information available for the subject property and surrounding properties within 500 feet of the OWF.

1002.11 For the purpose of this regulation:

COMMERCIAL FARM OPERATION. Is defined as a farm operation that has a current Sales Tax Exemption Certificate for Fuel, Tools, and Machinery Used Directly in Agricultural Production as provided in Sec. 12-412(12), (18) and (34), and C.G.S. This exemption applies only to persons engaged in Commercial Agriculture who are producing a product for sale in the regular course of their business. It is not applicable to persons raising produce, poultry or livestock primarily for their own consumption and who may occasionally sell something. They must be in the business of raising their product for sale and filing a 1040 Schedule F Tax return or comparable Tax return with the Internal Revenue Service.

APPENDIX - DEFINITIONS

This appendix defines certain terms used in these Regulations. Words in the present tense include the future; the singular number includes the plural and vice-versa. The words*: arranged, intended, designed or used* are synonymous in these Regulations. The words *constructed erected, altered, extended, moved and enlarged* are synonymous in these Regulations

AFFORDABLE HOUSING UNIT. A housing unit that is affordable to a household whose income does not exceed 80% of the area median income (AMI) for Litchfield County or the State of Connecticut, whichever is less, as defined annually by the U.S. Department of Housing and Urban Development (HUD) and for which the annual housing cost of a unit including: common charges; principal, interest, taxes and insurance (PITI), as applicable; and tenant paid utilities on a rental unit; does not exceed 30% of 80% AMI, adjusted for family size. Affordable housing units shall be deed restricted for use as affordable housing for a minimum of 50 years.

ACCESSWAY EASEMENT or ACCESS RIGHT OF WAY. A strip of land that fronts on a street and runs over one lot or property providing a suitable corridor for a driveway to access to another lot.

APARTMENT ON A SINGLE FAMILY RESIDENTIAL LOT. A separate living unit located on a single family owner occupied residential lot. The apartment includes a kitchen, sleeping, and bathroom facilities located within the single family residence or within an accessory building on the property.

ACCESSORY BUILDING OR STRUCTURE. Any building or structure which is subordinate to and whose use is incidental and supplementary to the use of the principal building on the same lot or on a contiguous lot both of which lots are under the same ownership in all respects as to title and fractional interest.

ACCESSORY BUILDING, DETACHED. A detached accessory building is not attached to the principle building by any covered porch, breezeway or other roofed structure, *except that an accessory building connected to a principal building by a breezeway meeting the requirements under the definition of Principal Building shall be considered a part of the principal building.*.

ACCESSORY USE. A use of land, buildings or structures which is incidental and subordinate to, customarily used in connection with, and located on the same lot with a principal building, structure or on a contiguous lot under the same ownership in all respect as to title and fractional interest.

AISLE. See Parking Aisle.

A-2 SURVEY – See SURVEYS.

AS-BUILT SURVEY – See SURVEYS.

AUTOMOBILE, SERVICE AND REPAIR STATION. Any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tune-up, lubrication and repair. Auto service and repair stations may include premises where automobile painting and bodywork are conducted.

BED AND BREAKFAST. An owner occupied residential structure that rents rooms on a daily basis.

BEST MANAGEMENT PRACTICE. A technique that is effective in preventing or reducing pollution.

BOARDING CAMP. A boarding camp is a facility for persons, primarily transients, for recreation, sports and educational uses.

BREEZEWAY. A roofed path with open sides connecting two structures.

BUILDABLE AREA. A Buildable Area shall be a rectangular area of a lot that contains no inland wetland soils, water bodies, watercourses, utility, conservation or access easements or rights of way and where not more than 5% of such rectangular area consists of naturally occurring slopes exceeding 25% as measured using 2-foot contour intervals established based on field survey.

BUILDING. Any structure having a roof, intended for the shelter, housing or enclosure of persons, animals or materials. Any structure, such as a deck, porch or breezeway, attached to a building shall be deemed to be part of the building. Any other structure more than eight feet high shall be considered a building for the purposes of these Regulations, including a fence or wall but excluding an electric transmission line or an electric light, telephone or telegraph pole, highway or railroad bridge or flagpole.

BUILDING, ACCESSORY. See Accessory Building or Structure

BUILDING, DETACHED ACCESSORY. See Accessory Building, Detached

BUILDING FOOTPRINT. The ground area enclosed by the walls of a building together with the ground area of covered porches and other roofed portions.

BUILDING COVERAGE. The gross building footprint of all buildings on a parcel divided by the area of the parcel.

BUILDING HEIGHT. For a principal building the building height is the vertical distance between a horizontal plain through the average of the finished lot grade at the base of the building to:
The mid-point between the eaves and ridge of the highest roof for a gable, hip or gambrel roofed building or
The highest point of the highest roof (including the top of the parapet) for a flat or mansard roofed building or any other type of building roof.

COMMERCIAL USE. An occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.

COMMUNITY AMENITIES. Customary accessory residential amenities intended for use by residents of the development, including but not limited to playscapes, gardens, walking trails, outdoor exercise equipment, swimming pools, and sport courts.

CONDOMINIUM. An estate in real property consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in space in a residential building, such as an apartment, A condominium may include, in addition, a separate interest in other portions of such real property.

DEVELOPMENT. Any construction or grading activities to improved or unimproved lots.

DAY CARE, GROUP. A child day care facility for not more than twelve children and as defined in the Connecticut General Statutes.

DENSITY BONUS. An incentive-based zoning tool that permits an increase in the maximum allowable development on a property in exchange for achieving a stated public policy goal.

DOCK, REMOVABLE. A structure which is attached to the shoreline of a water body; extends over the water; is not a vessel; is removable on a seasonal basis and allows the free movement of water underneath.

DWELLING. A building or portion thereof used exclusively for residential purposes, including one-family and multi-family dwellings, not including hotels, boarding or lodging houses.

DWELLING, MULTI-FAMILY. (See multi-family dwelling)

DWELLING UNIT. A room or a group of rooms located within a dwelling forming a habitable unit for one family.

EASEMENT. The right of a person, government agency or public utility companies to use public or private land owned land by another for a specific purpose.

EUTROPHICATION. A natural lake aging process accelerated by development and other human activities occurring along the shoreline and in the lake watershed.

EXCAVATION. The removal from the ground by any means whatsoever, of rock, minerals, topsoil, gravel, sand or other earthen products.

FAMILY. Any number of individuals related by blood, marriage or adoption, including domestic servants and domestic employees, living together as a single, nonprofit housekeeping unit, occupying a dwelling unit, provided that a group of not more than six individuals not related by blood or marriage or adoption may be considered a family.

FAMILY DAY CARE HOME. A child day care facility in a private home for not more than six children and as defined in the Connecticut General Statutes Section 17-31q, as amended and regulated in accordance with the requirements of this statute. A State Registered Family Day Care Home shall not be subject to any conditions on the operation of such home, other than those imposed by the State pursuant to this Section, if the home complies with all local codes and ordinances applicable to single and multi-family dwellings.

FENCE OR WALL. Any rigid barrier which serves to separate one portion of land from another and may serve to prevent intrusion.

FARM and FARMING. The definition of “farm’ or “farming” shall be as set forth in the Connecticut General Statutes which is as follows: Cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands.

FEE OWNED. The person who owns absolute and complete ownership of the property.

FLOOR AREA. The horizontal interior area of a building which has a ceiling to floor height of not less than seven feet, excluding the area of basement, attics, stair wells, enclosed or open porches, balconies, garages and utility rooms.

FLOOR AREA, GROSS. The horizontal floor area of all floors in a building calculated based on the building’s exterior dimensions, including portions of attics and basement that are designed for and suitable as a living space.

FOOT CANDLE. A unit of measure for luminance. A unit of luminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

FRATERNAL CLUB OR LODGE. A structure used by a group of people formally organized on a not for profit basis for a common interest usually cultural, religious, or entertainment, excluding churches, synagogues or other houses of worship.

FRONTAGE (Same as "street frontage"). The property line on a lot contiguous with a street right of way.

FULL CUT-OFF TYPE FIXTURE. A luminaries or light fixture that; by design of the housing, does not allow any light dispersion or direct glare to shine above a 90 degree, horizontal plane from the base of the fixture. Full cut-off fixtures must be installed in a horizontal position as designed, or the purpose of the design is defeated and disability glare will result.

GRADING. The filling, grubbing, moving, stockpiling of earthen materials or other activity that alters the natural contours of the parcel.

HAZARDOUS MATERIALS. Hazardous Materials shall be as defined by the State of Connecticut under the Connecticut General Statutes or the Regulations of Connecticut State Agencies but shall not include Hazardous materials used only in conjunction with residential use of property for non-commercial purpose or for the handling or storage of agricultural chemicals in the ordinary course of agriculture or farming operations as defined in Section 1-1 (q) of the Connecticut General Statutes as amended.

HOME OCCUPATION. Any activity carried out for monetary gain by a resident as an accessory use in the resident's dwelling unit.

HORIZONTAL ILLUMINANCE. The measurement of brightness from a light source, usually measured in foot-candle of lumens, which is taken through a light meter's sensor at a horizontal position.

HOSPITAL. An institution licensed by the State of Connecticut providing lodging and primary health and medical or surgical care to persons, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions. A hospital provides its services primarily to inpatients. A hospital includes related facilities such as laboratories, outpatient facilities or training facilities.

HOTEL. A building providing lodging for persons, with or without meals and intended primarily for the accommodation of transients and so designed that normal access and egress are controlled from a central point.

IMP. Integrated Management Practices are decentralized, microscale controls that infiltrate, store, evaporate, and/or detain runoff close to the source.

IMPERVIOUS SURFACE. Any material that substantially reduces or prevents the infiltration of storm water into previously undeveloped land. Impervious surfaces shall not include graveled driveways or graveled parking areas or other porous surfaces, including a patio as defined herein.

ISO-LUX LIGHTING PLAN. A lighting plan that indicates lighting levels expressed as foot-candles at grade by contour diagram or grid points over the entire site. Said plan is sealed by a lighting engineer.

KENNEL. A kennel is any structure(s), other than a residence, housing a total of five or more dogs, cats or other household pets.

IMPERVIOUS SURFACE LOT COVERAGE. The percentage of the total lot area occupied by impervious surfaces.

LIGHT TRESPASS. Light from an artificial light source that is intruding into an area where it is not wanted or does not belong.

LAND DISTURBANCE. Clearing, stripping or removing vegetation exposing the underlying soil.

LANDSCAPE DESIGNER. Owner or operator of a commercial greenhouse, nursery, or landscaping business.

LOT. A plot or parcel of land under the same ownership occupied or capable of being occupied by only one principal building and the accessory buildings or uses customarily incidental to it, including such area, yards and dimensions as are required by these Regulations, In the case of public, institutional, commercial or industrial buildings, a group of buildings under the same ownership may be considered as occupying the same lot.

LOT, CORNER. A lot at the intersection of, or abutting on, two or more streets where the angle of intersection is not more than 135 degrees or where the intersection is rounded by a curve having a radius of less than 100 feet.

LOT LINE. The established property division line between lots or between a lot and a street.

LOT LINE, FRONT. The property line which abuts a street or is most parallel to the street.

LOT LINE, REAR. The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front line. A lot bounded by only three lot lines will not have a rear lot line.

LOT LINE, SIDE. Any lot line that is not a front lot line or rear lot line.

LOT, MINIMUM AREA. The minimum total area required for a lot as set forth in these Regulations.

LOW IMPACT DEVELOPMENT (LID). A land planning and engineering design approach to managing storm water runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime of watersheds through infiltrating, filtering, storing, evaporating and detaining runoff close to its source. The five (5) core requirements of LID are: Conserve natural areas wherever possible; minimize the development impact on hydrology; maintain runoff rate and duration from the site; scatter integrated management practices (See IMP) throughout your site, and implement pollution prevention, proper maintenance and public education programs.

MANUFACTURED HOUSING OR MODULAR HOUSING. A dwelling having as its narrowest dimension twenty-two (22) feet or more which is constructed in accordance with federal home construction and safety standards and is composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. A manufactured home may consist of two sections transported to the site or a series of panels or room sections transported on a truck and erected or joined together at the site.

MARINA. A facility for storing, servicing, fueling and securing launching of private pleasure craft that may include the sale of fuel and incidental supplies for the boat owners, crews and guest.

MOBILE HOME. A dwelling that is not constructed in accordance with the standards set forth in the State Building Code for a site-built home and which is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis and exceeds 40 feet in length and eight feet in width.

MOTEL OR TOURIST CABIN. A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking space adjacent to the sleeping room.

MOTOR VEHICLE. Means any vehicle which is propelled or drawn by any power other than muscular, except aircraft, motor boats, road rollers, baggage trucks used about railroad stations or other mass transit facilities, electric battery-operated wheel chairs when operated by physically handicapped persons at speeds not exceeding fifteen miles per hour, golf carts operated on highways solely for the purpose of crossing from one part of the golf course to another, agricultural tractors, farm implements, such vehicles as run only upon rails or tracks, self-propelled snow plows, snow blowers and lawn mowers, when used for the purposes for which they were designed and operated at speeds not exceeding four miles per hour, whether or not the operator rides on or walks behind such equipment, bicycles with helper motors as defined in section 14-286 and any other vehicle not suitable for operation on a highway.

MULTI-FAMILY DWELLING. A building or structure designed or used for two or more dwelling units. An accessory apartment approved as a Special Permit or the residential spaces in an inn, motel, hotel, dormitories, club and similar structure providing temporary or transient accommodations shall not considered dwelling units for the purpose of this definition.

NURSING HOME. A facility licensed by the State of Connecticut to provide lodging, skilled nursing care and medical supervision to persons who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

NURSERY. A place where plants are grown commercially, either for sale direct to the public or to other retailers.

NURSERY SCHOOL. A place where pre-kindergarten children are grown. A nursery school is typically for children between ages three and five, staffed wholly or partly by qualified teachers who encourage and supervise educational play rather than simply providing childcare.

ORDINARY HIGH WATER MARK. The line along a lake shore providing evidence of the presence of the lake water level based on vegetative characteristics such as the presence, absence or destruction of terrestrial or aquatic vegetation, and physical characteristics such as a clear natural line impressed on a bank, scouring, shelving, or the presence of sediments or debris.

OFFICE. A building or portion of a building wherein services are performed involving predominantly administrative, professional or clerical operations.

OUTDOOR WOODBURNING FURNACE (OWF). As defined in Connecticut State Statutes §22a-174k (pursuant to Public Act 05-227), and as regulated by the CTDEP, an accessory structure or appliance designed to be located outside living space ordinarily used for human habitation and designed to transfer or provide heat, via liquid or other means, through the burning of wood or solid waste, for heating spaces other than where such structure is located, any other structure or appliance on the premises, or for heating domestic, swimming pool, hot tub or Jacuzzi water. *Outdoor wood burning furnace* does not include a fire pot, wood fired barbeque or chiminea.

PARKING AISLES. That portion of the parking lot consisting of lanes providing vehicular access to parking spaces.

PARKING AREA. The portion of a lot used by vehicles for access, circulation, parking and loading and unloading. It comprises the total of circulation area, loading and unloading areas, parking spaces and aisles.

PARKING SPACE. A portion of the parking lot for the parking of one vehicle.

PATIO. An improved or graded area located on the ground composed of loose fitting stone or brick or similar material with no structural/supports other than subsurface base material. A patio shall be flush to the ground with no air spaces beneath. Patios shall adhere to required setbacks.

PERMEABLE PAVING. Materials that are alternatives to conventional pavement surfaces and that are designed to increase infiltration and reduce storm water runoff and pollutant loads

PREMISES. All land comprising a lot and including all buildings located on the same lot.

PRINCIPAL BUILDING. A structure, which contains the principal use on the lot. In a residential zone an accessory building which is connected by a breezeway to a principal building shall be considered a part of the principal building provided the breezeway meets the following requirements:

- Breezeway roof width, as measured perpendicular to the linear direction from one building to the other, does not exceed eight (8) feet, except at corners;
- The breezeway follows a reasonable direct path between each building;
- Breezeway sides are open except for necessary structural supports;
- Maximum total length of all breezeways on the property shall be 25 feet;
- Breezeways shall be considered an impervious surface, and;
- Maximum breezeway height shall be 15 feet measured to the roof peak.

PRINCIPAL USE. The primary use of a premises.

RECREATIONAL VEHICLE. A vehicular-type portable structure without permanent foundation which can be towed, hauled or driven. It is designed as temporary living accommodations for recreational, camping or travel use. It includes, but is not is limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

RETAIL STORE. Retail stores are business establishments that sell goods and merchandise to consumers or other businesses.

RESEARCH LABORTORY. A building or a group of buildings in which are located facilities for scientific research, investigation, testing or experimentation but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

RESTAURANT, LOW TURNOVER. A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings or in non-disposable containers and where the customer consumes these foods while seated at tables or counters located within the building.

RESTAURANT, HIGH TURNOVER. Any establishment whose principal business is the sale of foods, frozen desserts or beverages in ready-to-consume individual servings for consumption either within the restaurant building or for carry-out, and where either; 1) Foods, frozen desserts or beverages are usually served in, paper, plastic or other disposable containers and where the customers are not served their food, frozen desserts or beverages by a restaurant employee at the same table or counter where the items are consumed, or 2) The establishment includes a drive-up or drive-through service facility or offers curb service.

RIGHT OF WAY. A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, and oil or gas pipeline, water main, sanitary or storm sewer main, drainage way, shade trees or special uses.

ROOF, GABLE. A type of roof containing sloping planes of the same pitch on each side of the ridge. A gable roof typically contains a gable at each end.

ROOF, GAMBREL. A type of roof containing two sloping planes of different pitch on each side of the ridge. The lower plane has a steeper slope than the upper. A gambrel roof usually contains a gable at each end, just like a standard gable roof.

ROOF, HIP. A groovy type of roof containing sloping planes of the same pitch on each of four sides. A hip roof contains no gables.

ROOF, MANSARD. A type of roof containing two sloping planes of different pitch on each of four sides. The lower plane has a much steeper pitch than the upper, often approaching vertical. It contains no Gables.

SCHOOL, PUBLIC OR PRIVATE OR EDUCATIONAL INSTITUTION. A facility that provides a curriculum of elementary and secondary academic instruction including kindergartens, elementary schools, junior schools and high schools.

SEDIMENTATION AND EROSION CONTROL PLAN. A scheme meeting the requirements of this section and the minimum standards of the Connecticut Guidelines for Erosion and Sediment Control (2002), as amended. The plan includes a map and a narrative.

SETBACK. The minimum required horizontal distance from a street line or a lot line to the closest point of a building or structure measured in a straight line from, and most nearly perpendicular to such street line(s) or lot line(s).

SIGN. Any billboard, signboard, inscription, pennant, or other material, structure, exterior painting, or device composed of lettered or pictorial material that is intended for outdoor viewing by the general public and used as an advertisement, announcement, direction, or for identification.

SIGN AREA. The total area on each side of a sign within which all written and graphic material is contained.

SIGN, COMMERCIAL. A sign advertising a product, use, service, or activity sold or conducted for private financial gain.

SIGN, FREESTANDING. A sign and sign-support structure not attached to or part of a building.

SIGN, ILLUMINATED. A sign lighted by electricity, gas, or other artificial light, including reflective or phosphorescent light, paint, or tape.

SIGN, INTERIOR. A sign located within the exterior walls of a building which is readily readable from outside the building through a window, door, or other opening.

SIGN, INTERNALLY ILLUMINATED. An illuminated sign that is made of translucent material with internal artificial lighting.

SIGN, PROJECTING. Any sign which extends from the exterior of any building more than 12 inches.

SIGN, WALL. Any sign attached to a building which is parallel to and no more than 12 inches from the wall.

STACKING SPACE. An area used by vehicles awaiting service at a drive in window, car wash or similar facility where the vehicle's occupants receive service while remaining in the vehicle.

STREET. A Town of Salisbury owned and maintained street or right of way; a State Highway located in the Town of Salisbury; or a private street shown on a subdivision plan approved by the Planning and Zoning Commission.

STREET FRONTAGE. The property line on a lot contiguous with a street right of way.

STREET WALL. A street wall is a line of building facades that maintain a consistent front yard setback and minimal side yard setbacks thus forming a "Wall".

STRUCTURE. Anything constructed or erected which requires location on the ground and/or attachment to or placement on something having a location on the ground. Except as otherwise indicated, *structures* as used in these regulations shall be deemed to include: buildings, ground mounted and roof-top mechanical units, swimming pools, tennis courts, towers, paddle or platform tennis courts, balconies, open entries, porches, decks, patios, signs, permanent awnings, ground mounted antennas, ground mounted solar panels, satellite dishes, fences or walls more than eight (8) feet in height, and a gas or liquid storage tank that is principally above ground.

An arbor or pergola is considered a structure if it has any type of roof, deck or patio floor or is over 8 feet in height. For the purpose of these regulations the term *structure* shall not include electric or public communication transmission lines or poles, highway or railroad bridges or flagpoles.

STORMWATER RUNOFF. Above ground water flow resulting from precipitation or snowmelt.

SURVEYS.

- AS-BUILT SURVEY. A survey by a Registered Land Surveyor showing improvements with documentation sufficient to verify that such improvement(s) has been built according to approved plans and zoning requirements and/or to document the size or location of an improvement such as a building location, a road location and grade, driveway, water or sewer line, etc.

- A-2 SURVEY. A survey which conforms to the "Recommended Standards for Surveys and Maps in the State of Connecticut adopted on September 24, 1992, effective January 1, 1993 by the Connecticut Association of Land Surveyors, Inc.", as revised, and which has been prepared by a land surveyor licensed in the State of Connecticut.

SQUARE, MINIMUM. A square of a minimum dimension as specified in these Regulations, which shall fit entirely within the property lines of a lot. The purpose of the minimum square requirement is to assure that a portion of a lot will have a size and shape proportional to the lot area requirement.

TRAILER, CAMPING OR TRAVEL OR RECREATIONAL VEHICLE. A structure that is intended to be transported on a street either as a motor vehicle or attached to or hauled by a motor vehicle and which is designed for temporary use as a sleeping quarters but does not satisfy one or more of the definition criteria of a mobile home.

TRAILER PARK. Any premises used or permitted to be used for the parking of more than one trailer but excluding a trailer sales area where two trailers are located.

UPLIGHTING. Any light source that distributes illumination above 90-degree horizontal plane.

USES. The specific activity for which a lot, a building or a structure is designed, used or intended to be used. The terms *permitted use, special permit use* or its equivalent shall not be deemed to include any non-conforming use.

VETERINARY HOSPITAL.A veterinary or animal hospital is defined as a facility in which the practice provides treatment of animal patients and may include overnight confinement of animal patients as well.

VETERINARY CLINIC. A veterinary or animal clinic is defined as a facility which is primarily an out-patient practice which includes treatment of animal patients and may include overnight confinement limited to post-surgical and trauma patients. The number of permitted overnight confinement spaces shall be determined based upon the location of the proposed facility, size of the lot and other factors impacting the surrounding neighborhood. In no case shall the number of overnight animal patients be more than five (5).

VETERINARY OFFICE. A veterinary office is defined as a facility where a limited or consultative practice is conducted and which provides no facilities for the overnight housing of animal patients.

WATER COMPANY, SMALL. Any person, company or corporation owning, operating, managing, leasing or controlling water from a pond, lake reservoir, stream, well or distribution system designed to provide water to 150 to 250 service connections or to 25 to 1,000 persons on a regular basis. When the Commission is uncertain as to whether a proposal involves a small water company as defined above, it shall request a determination from the Connecticut Department of Public Utility Control.

YARD. Any open space located on the same lot with a principal building, unoccupied and unobstructed from the ground up, except for accessory buildings or structures or such projections as are expressly permitted in these Regulations. The minimum distance between a lot line and a building is the "yard setback" requirement.

YARD, FRONT and FRONT YARD SETBACK. An area between the principal building and the front lot line extending the full width of the lot and in case of a corner lot, extending along all streets. The distance required between the principal building and the front lot line is the *front yard setback*. For a FLAG LOT the front yard setback line is established from the end of the access right of way or fee owned access strip.

YARD, REAR and REAR YARD SETBACK. An area extending the full width of the lot and situated between the principal building and the rear lot line, also referred to as the *rear setback*. The distance required between the principal building and the rear lot line is the *rear yard setback.*

YARD, SIDE and SIDE YARD SETBACK. An area between the principle building and the side lot line extending from the front yard to the rear yard. Any yard that is not a rear yard or a front yard shall be a side yard. The distance required between the principal building and the side lot line is the Side Yard Setback.

ZONING ADMINISTRATOR AND ZONING ENFORCEMENT OFFICER. The terms *Zoning Administrator* and *Zoning Enforcement Officer* as used in these Regulations shall have the same meaning.

APPENDIX - TABLES

205.1 – TABLE OF USES – Residential Zones, page 1						
Residential	**R-10**	**R-20**	**RR-1**	**RR-1V**	**RR-3**	**MR**
Single family dwelling	Zoning Permit	Zoning Permit	Zoning Permit	Zoning Permit	Zoning Permit	Zoning Permit
Multi-family dwelling	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Home occupation	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Home Shop and Repair Services	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Bed and Breakfast	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Lots on dead end subdivision street	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Open Space/Farm and Related	**R-10**	**R-20**	**RR-1**	**RR-1V**	**RR-3**	**MR**
Open space or nature preserve, wildlife sanctuary	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required
Farm or Farming	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required
Seasonal Farm stand	Not Permitted	Not Permitted	Zoning Permit	Zoning Permit	Zoning Permit	Not Permitted
Commercial boarding or riding stable	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted
Nursery	Not Permitted	Not Permitted	Site Plan	Site Plan	Site Plan	Site Plan
Commercial greenhouse	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted
Sawmill - permanent	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted
Sawmill -temporary	Not Permitted	Not Permitted	Site Plan	Site Plan	Site Plan	Site Plan
Institutional and Related	**R-10**	**R-20**	**RR-1**	**RR-1V**	**RR-3**	**MR**
Municipal building or use	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Volunteer fire and emergency services	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Public/private school or educational institution	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted

205.1 – TABLE OF USES – Residential Zones, page 2						
Institutional and Related	**R-10**	**R-20**	**RR-1**	**RR-1V**	**RR-3**	**MR**
Nursery school	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Instruction in fine or performing arts	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted
Religious institution	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Library or museum by non-profit organization	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Religious or philanthropic structures and uses	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Hospital or medical clinic	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Skilled nursing, assisted living, convalescent, continuing care retirement	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Cemetery	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Fraternal club or lodge	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Services	**R-10**	**R-20**	**RR-1**	**RR-1V**	**RR-3**	**MR**
Restaurant - low turnover	Not Permitted	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted
Contractor's equipment storage	Not Permitted	Not Permitted	Special Permit	Not Permitted	Special Permit	Not Permitted
Funeral home/services	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Veterinary clinic	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted
Veterinary office	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted
Veterinary hospital or kennel	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted
Major home office use	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted
Recreational	**R-10**	**R-20**	**RR-1**	**RR-1V**	**RR-3**	**MR**
Commercial or non-profit cross country ski area	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Special Permit
Golf course, tennis or riding club by non-profit organization	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Special Permit
Boarding camp	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Special Permit

205.2 TABLE OFUSES – Rural Enterprise; Commercial & Industrial Zones, page 1				
	RE	**C-20**	**CG-20**	**LI-1**
Retail Store	Not Permitted	Zoning Permit	Zoning Permit	Not Permitted
Personal Service	Not Permitted	Zoning Permit	Zoning Permit	Not Permitted
Professional or business office	Special Permit	Site Plan	Site Plan	Site Plan
Bank or financial institution	Not Permitted	Site Plan	Site Plan	Not Permitted
Antique/ second hand store	Not Permitted	Zoning Permit	Zoning Permit	Not Permitted
Auto sales, service, repair, filling station/car wash	Not Permitted	Not Permitted	Special Permit	Special Permit
Laundry or dry cleaning	Not Permitted	Special Permit	Special Permit	Special Permit
Commercial Parking Lot	Site Plan	Site Plan	Site Plan	Not Permitted
Restaurant – Low Turnover	Not Permitted	Site Plan	Site Plan	Special Permit
Restaurant – High Turnover	Not Permitted	Special Permit	Special Permit	Special Permit
Hotel or Motel	Special Permit	Special Permit	Special Permit	Not Permitted
Manufacturing and assembly of parts for products	Special Permit	Not Permitted	Not Permitted	Special Permit
Wholesale distribution, storage warehouse, truck terminal	Not Permitted	Not Permitted	Special Permit	Special Permit
Contractor equipment storage	Special Permit	Not Permitted	Special Permit	Not Permitted
Contractor equipment sales	Not Permitted	Not Permitted	Special Permit	Not Permitted
Lumber or building material storage and sales	Not Permitted	Not Permitted	Special Permit	Special Permit
Printing establishment	Special Permit	Special Permit	Special Permit	Special Permit
Carpentry or woodworking	Site Plan	Site Plan	Site Plan	Site Plan
Processing dairy products	Special Permit	Not Permitted	Not Permitted	Special Permit
Research Laboratory	Special Permit	Not Permitted	Not Permitted	Special Permit
Single family dwelling	Zoning Permit	Zoning Permit	Zoning Permit	Not Permitted
Multi-family dwelling	Special Permit	Special Permit	Special Permit	Not Permitted
Farm	No Permit Required	Not Permitted	Not Permitted	Not Permitted
Nursery and/or Commercial Greenhouse	Site Plan	Site Plan	Site Plan	Not Permitted
Farm Stand	Zoning Permit	Not Permitted	Not Permitted	Not Permitted
Permanent sawmill	Special Permit	Not Permitted	Not Permitted	Not Permitted
Temporary sawmill	Zoning Permit	Not Permitted	Not Permitted	Not Permitted
Commercial livery, boarding or riding stable	Special Permit	Not Permitted	Not Permitted	Not Permitted
Veterinary hospital or kennel	Special Permit	Not Permitted	Not Permitted	Not Permitted

205.2 TABLE OFUSES – Rural Enterprise; Commercial & Industrial Zones, page 2				
	RE	**C-20**	**CG-20**	**LI-1**
Multi-family dwelling	Special Permit	Special Permit	Special Permit	Not Permitted
Veterinary clinic	Special Permit	Special Permit	Special Permit	Special Permit
Veterinary office	Special Permit	Zoning Permit	Zoning Permit	Not Permitted
Municipal building or use	Special Permit	Special Permit	Special Permit	Special Permit
School, College operated by non-profit organization	Not Permitted	Special Permit	Special Permit	Not Permitted
Volunteer fire and emergency services	Special Permit	Special Permit	Special Permit	Special Permit
Group day care	Special Permit	Special Permit	Special Permit	Not Permitted
Library or museum by a non-profit organization	Not Permitted	Special Permit	Special Permit	Special Permit
Religious or philanthropic structures and uses	Special Permit	Special Permit	Special Permit	Not Permitted
Fraternal club or lodge	Not Permitted	Special Permit	Special Permit	Special Permit
Hospital and medical clinic	Special Permit	Special Permit	Special Permit	Not Permitted
Skilled nursing, assisted living, convalescent, continuing care, retirement	Special Permit	Special Permit	Special Permit	Not Permitted
Cemetery	Special Permit	Special Permit	Special Permit	Special Permit
Commercial golf course	Special Permit	Not Permitted	Not Permitted	Not Permitted
Outdoor commercial uses, skating rink, ski area, golf driving range, tennis court, beach	Special Permit	Not Permitted	Not Permitted	Not Permitted
Golf course, outdoor tennis club or riding club sponsored by non-profit organization	Special Permit	Not Permitted	Not Permitted	Not Permitted
Indoor tennis, racquetball or squash facility	Site Plan	Site Plan	Site Plan	Not Permitted
Exercise or dance studio	Not Permitted	Site Plan	Site Plan	Not Permitted
Musical theater, instruction (stage or film)	Not Permitted	Site Plan	Site Plan	Not Permitted
Track for racing motor vehicles	Special Permit	Not Permitted	Not Permitted	Not Permitted

205.3 TABLE OF ACCESSORY USES	
THESE ACCESSORY USES, BUILDING AND STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF SECTIONS 207 AND 208 AND ARE ALLOWED IN ALL ZONES UNLESS OTHERWISE STATED IN THE REGULATIONS	
Farming, gardening, raising of crops or fruit and keeping of farm animals	No Permit Required
Renting of room and board	Zoning Permit
Home office of convenience	No Permit Required
Apartment on Single Family Residential Lot	See Section 208
Keeping horses (max. 3)	Zoning Permit
Fence over 8 feet height	Zoning Permit
Family day care home	Zoning Permit
Temporary special events	No Permit or Special Permit
Excavation and grading	Special Permit with exceptions as staled under Section on Excavation and Grading Article VI
Signs	See Section on Signs
Accessory buildings and structures	Zoning Permit or Site Plan
Dock	Zoning Permit
Construction site trailer	Temporary Use Zoning Permit
Single commercial vehicle max. 200 sq. ft. footprint	No Permit Required
More than one commercial vehicle and/or commercial equipment storage	Zoning Permit
Wireless telecommunication antennae	Site Plan
Outdoor wood burning furnace	See Section 208
Activities incidental/accessory to Lime Rock Park	See Section 221

300.2 Table of Dimensional Requirements – Residential Zones See Article III For Standards and Exceptions							
Zone	**R-10**	**R-20**	**RR-1**	**RR-1V**	**RR-3**	**MR**	**LA**
Minimum lot area (sq. ft./acre) – not including area of an access ROW	10,000	20,000	80,000	80,000	120,000	3 acres	40,000
Minimum buildable area (in square feet)	Not Required	Not required	20,000	20,000	20,000	20,000	20,000
Minimum street frontage – land owned or an access ROW (in feet)	25	25	25	25	25	25	25
Minimum Yard Setback (in feet) (Note: minimum yard setback shall not include area of a utility easement or access ROW)							
Front	30	40	40	40	40	50	50
Side	15	20	30	30	30	100	25
Rear	20	30	30	30	30	100	25
Minimum square each side (in feet) – the length of one side shall fit on the front yard setback line	75	90	150	150	300	N.A.	150
Max building coverage (as percent of total lot area)	10	15	10.	10	10	Not required	10*
Max building height (in feet)	30/35	30/35	30/35	30/35	30/35	30/35	30/35
Minimum separation between buildings (in feet)	25	10	10	10	10	10	10
*Note: maximum impervious surface coverage as a percentage of lot in LA zone is 20%							
Minimum Setback from Watercourse (in feet)							
Principal building	75	75	75	75	75	75	75
Accessory building	50	50	50	50	50	50	50
(see also building setback, coverage and other dimensional requirements in overlay districts)							
Storage accessory building permitted ln a side or rear yard provided maximum building height 15' and maximum footprint 250 sq. ft. and meets following setback requirements:							
Minimum Setback (in feet) from side property line	5	5	10	10	10	10	10
Minimum setback of accessory building to access ROW (in feet) (see 501)	10	10	10	10	10	10	10

300.3 TABLE OF DIMENSIONAL REQUIREMENTS – RURAL ENTERPRISE, COMMERCIAL AND INDUSTRIAL ZONES
See Article III for Standards and Exceptions

ZONE	RE	C-20	CG-20	LI-1
Minimum lot area in sq. ft. – not including area of an access ROW	80,000	20000	20,000	40,000
Minimum buildable area (in sq. ft.)	20,000	N.A.	N.A.	N.A.
Minimum Street Frontage – land owned or an access ROW (in ft.)	25	25	25	25
Minimum Yard Setback (in feet)				
Front	100	20	20	50
Side	50	12	12	25
Rear	50	30	30	30
Minimum square each side (in ft.) – the length of one side shall fit on the front yard setback line	150	90	90	150
Maximum Building Coverage (as percent of total lot area)	10	25	25	15
Max Building Height (in ft.)	30/35	30/35	30/35	30/35
Minimum separation between buildings (in feet)	N.A.	10	10	10
Minimum Setback from Watercourse (in ft.)				
Principal building	75	75	75	75
Accessory building	50	50	50	50
(See also setback requirements in Overlay Districts)				
Storage accessory building permitted in a side or rear yard provided maximum building height 15 ft. and maximum footprint 250 sq. ft. and meets following setback requirements:				
Minimum setback (in ft.) from side property line	5	5	10	10
Minimum setback to access ROW (in ft.)	10	10	10	10

703.11 TABLE OF PARKING REQUIREMENTS

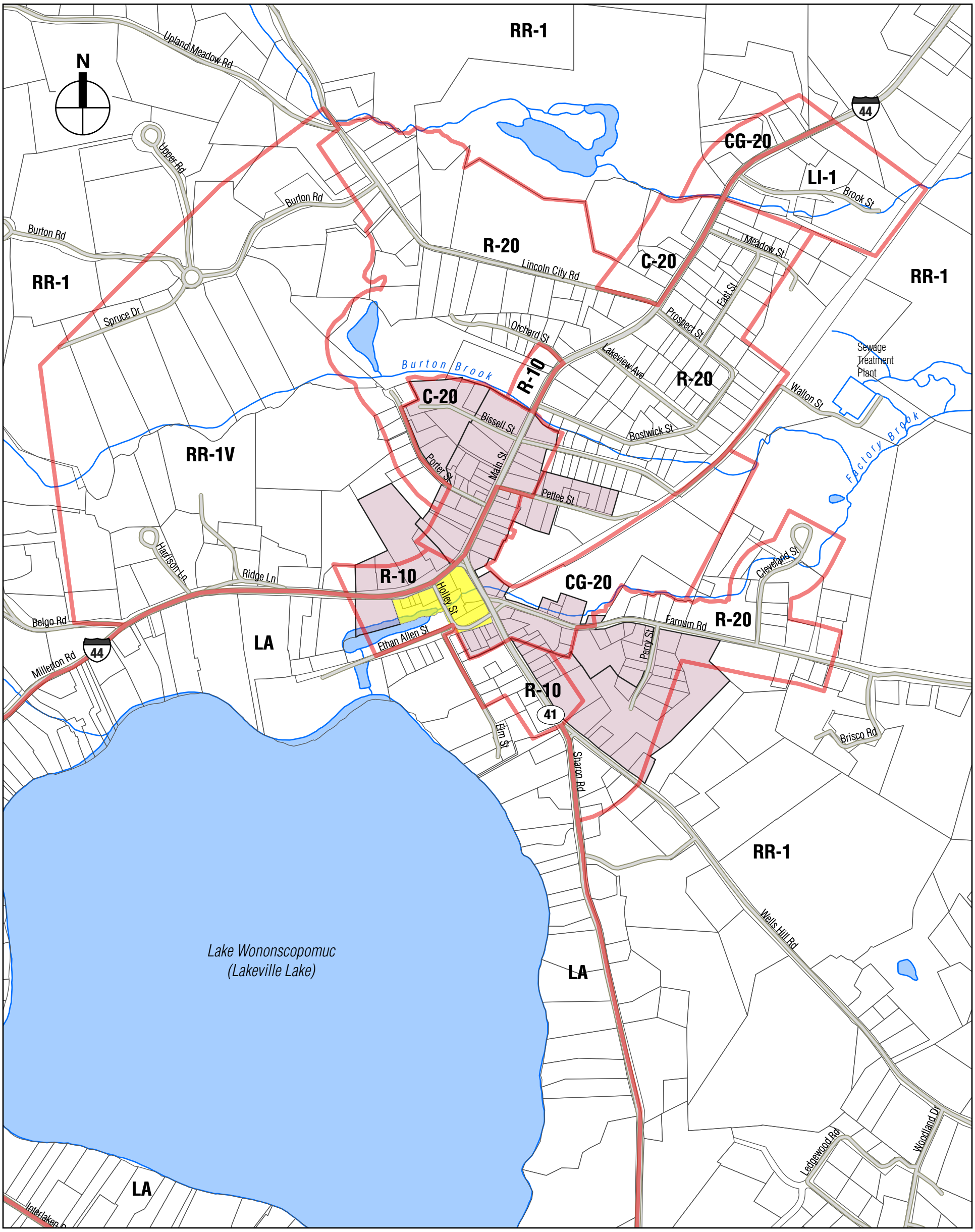
USE CATEGORY	REQUIRED PARKING SPACES
RESIDENTIAL & RELATED USES	
Single Family Detached Dwelling	2
Single Family Residential Dwelling with Accessory Apartment	3
Multi-Family Dwelling	1 per unit
AGRICULTURAL AND RELATED USES	
Farm Stand for Sale & Display of Farm and Garden Produce	See Article VII, 703
Commercial Greenhouse	1 / 200 Square Foot Gross Floor Area (GFA)
Commercial Livery, Boarding	See Article VII, 703
Commercial Kennel or Vet Hospital	1 / 200 Square Foot Gross Floor Area
Vet Clinic/ Vet Office	1 / 200 Square Foot Gross Floor Area
EDUCATIONAL AND INSITUTIONAL	
School or College Operated by a Non Profit Corporation	See Article VII, 703
Family Day Care	1 Space for every 3 Children
Group Day Care	1 Space for every 3 Children
Nursery School	1 / Employee Plus1/200 Square Feet of Gross Floor Area
Church and other Religious and Related Buildings	1 / Every 4 Seats in Portion of Building Used for Services
Library, Museum, Philanthropic Buildings, Fraternal Club/Lodge	1 / 300 Square Feet of Gross Floor Area
Hospital	4 / 1,000 Square Feet of Gross Floor Area
Nursing Home, Convalescent Home, Extended Care Facility	1 / 3 Beds
Medical Office, Clinic	6 / 1,000 Square Feet of Gross Floor Area
EMERGENCY SERVICES	
Volunteer Fire Company or other Emergency Services	Determined Based Upon Parking Needs Assessment
OFFICES AND FINANCIAL	
Professional or Business Office	5 / 1,000 Square Feet of Gross Floor Area
Bank or Financial Institution	5 / 1,000 Square Feet of Gross Floor Area
RETAIL SALES AND OTHER SERVICES	
Retail Store (including Retail Liquor)	1 /200 Square Feet of Gross Floor Area
Convenience Store	1 /150 Square Feet of Gross Floor Area
Personal & Repair Service e.g. Appliance Repair, Barber, Tailor, Shoe Repair	1 / 400 Square Feet of Gross Floor Area
Antique and Second Hand Store – No outside display	1 / 400 Square Feet of Gross Floor Area
Restaurant – Low turnover (all service indoor)	1 / 100 Square Feet of Gross Floor Area
Restaurant – High turnover (all service indoor)	1 / 200 Square Feet of Gross Floor Area Plus 1 For Every 4 Outdoor Seats
Hotel/restaurant or other facilities	1 / Room; Additional Based on Other Facilities
Motel, Tourist Cabin with not less than 4 units	1 / Per Room; Additional Based on Other Facilities
Auto service and repair (w/o body work)	1 / 200 Square Feet of Gross Floor Area AND 1 / 3 Employees on the Maximum Shift
Car wash – conveyor type	2.5 / Wash Bay for Stacking Space
Car wash – self service	1 / Wash Bay for Stacking Space
Automotive sales & service	1 / 200 Square Feet of Gross Floor Area
Laundry & Cleaning Establishment	1 / 200 Square Feet of Gross Floor Area

703.11 TABLE OF PARKING REQUIREMENTS (continued)

RECREATION AND ENTERTAINMENT USES	
Indoor Tennis, Racquetball or Exercise Center, Dance Studio or similar recreational facility	4 / 1,000 Square Feet of Gross Floor Area
Establishments for Musical Instruction	1 / Student; Additional as Needed for Children Pick-up and Delivery
Indoor Theater (stage or film)	1 / For Every Two Seats
Commercial Outdoor Recreational areas such as areas for Outdoor Skating Rink, Skiing, Picnicking, Swimming and Similar Activities	As Determined By Commission Based on Parking Demand Analysis
Golf Driving Range	1 / Tee
Miniature Golf	1 / 300 Square Foot of Golf Area, Plus 1 / 200 Square Feet of Gross Floor Area
Golf Course, Tennis or Riding Club and Similar Uses	1 / 200 Square Feet of Gross Floor Area, Plus 1 For Every 3 Persons Facility Designed to Accommodate
Library, Museum or Auditorium, Fraternal Club or Lodge	1 / 300 Square Feet of Gross Floor Area
INDUSTRIAL AND RESEARCH USES	
Manufacture and Assembly of parts for Products	1 / Employee on Maximum Shift; May Be Reduced Based on Parking Demand Analysis
Newspaper Printing and other Printing or Publishing and Research Laboratory	AS Determined By Commission Based on Parking Demand Analysis
Contractor's Equipment Storage	1 / 2 Employees on Maximum Shift, But Not Less Than 1 / 5000 Square Feet of Gross Floor Area
Sale of Contractor Equipment, Lumber and Building Supply Sales	1 / 400 Square Feet of Gross Floor Area
Material storage and sales, wholesale distributing, storage warehouse, truck terminal, Storage and Handling of Meat	1 / 100 Square Feet of Gross Floor Area
ACCESSORY USES	
Home Occupation	See Article VII, 703
Letting of Rooms	1 / For Every Bedroom Rented
Bed and Breakfast	1 / For Every Guest Room

SECTION 3

Map 4



Tax Lot Lines

Zones

Multi-family Housing (MFH) Overlay District

Pocketknife Square (PKSQ) Overlay District

River or Stream

Water

Zones

C-20 – Commercial Zone

CG-20 – General Commercial Zone

LA – Lake Residential Zone

LI-1 – Industrial 1 Zone

R-10 – Residence 10 Zone

R-20 – Residence 20 Zone

RR-1 – Rural Residence 1 Zone

RR-1V – Rural Residence 1 Village Zone

This map is provided for general guidance, is not to be construed as a survey map and is subject to change.

Lot lines and protected parcels were digitized by Connecticut's Department of Energy and Environmental Protection (CT DEEP) in August 2010 from Salisbury's tax assessor maps.

The data layers were obtained from CT DEEP.

This map is not comprehensive as parcels may be subject to additional regulatory requirements. Reference Maps 1-6 for all applicable regulatory requirements.

Data Sources: CT DEEP 2016, 2010; ESRI 2011; Town of Salisbury 2007, 2014

Date of Revision: 7.9.20

TOWN OF SALISBURY, CT, PLANNING & ZONING COMMISSION

Lakeville Village Zoning Map

Map 1

RR-3
C-20
Washining Lake (Twin Lakes)
Housatonic River
MR
Riga Lake
41
Washinee Lake (Twin Lakes)
RR-3
RR-1
South Pond
Under Mountain Rd
44
RR-3
Canaan Rd
RR-1V
R-20
C-20
CG-20
RR-3
CG-20
C-20
Main St
LI-1
R-10
R-20
C-20
CG-20
RR-1
RR-1V
R-10
R-10
R-20
126
7
Lake Wononscopomuc (Lakeville Lake)
Millerton Rd
Interlaken Rd
44
LA
Wononpakook Lake (Long Pond)
RR-3
Sharon Rd
Lime Rock Rd
112
CG-20
CG-20
41
RE
RR-3
RR-3
7
N
0
1 Miles

Zones
Tax Lot Lines
River or Stream
Water

Zones
C-20 - Commercial Zone
CG-20 - General Commercial Zone
LA - Lake Residential Zone
LI-1 - Industrial 1 Zone
MR - Mount Riga Zone
R-10 - Residence 10 Zone
R-20 - Residence 20 Zone
RE - Rural Enterprise Zone
RR-1 - Rural Residence 1 Zone
RR-1V - Rural Residence 1 Village Zone
RR-3 - Rural Residence 3 Zone

This map is provided for general guidance, is not to be construed as a survey map and is subject to change.

Lot lines and protected parcels were digitized by Connecticut's Department of Energy and Environmental Protection (CT DEEP) in August 2010 from Salisbury's tax assessor maps.

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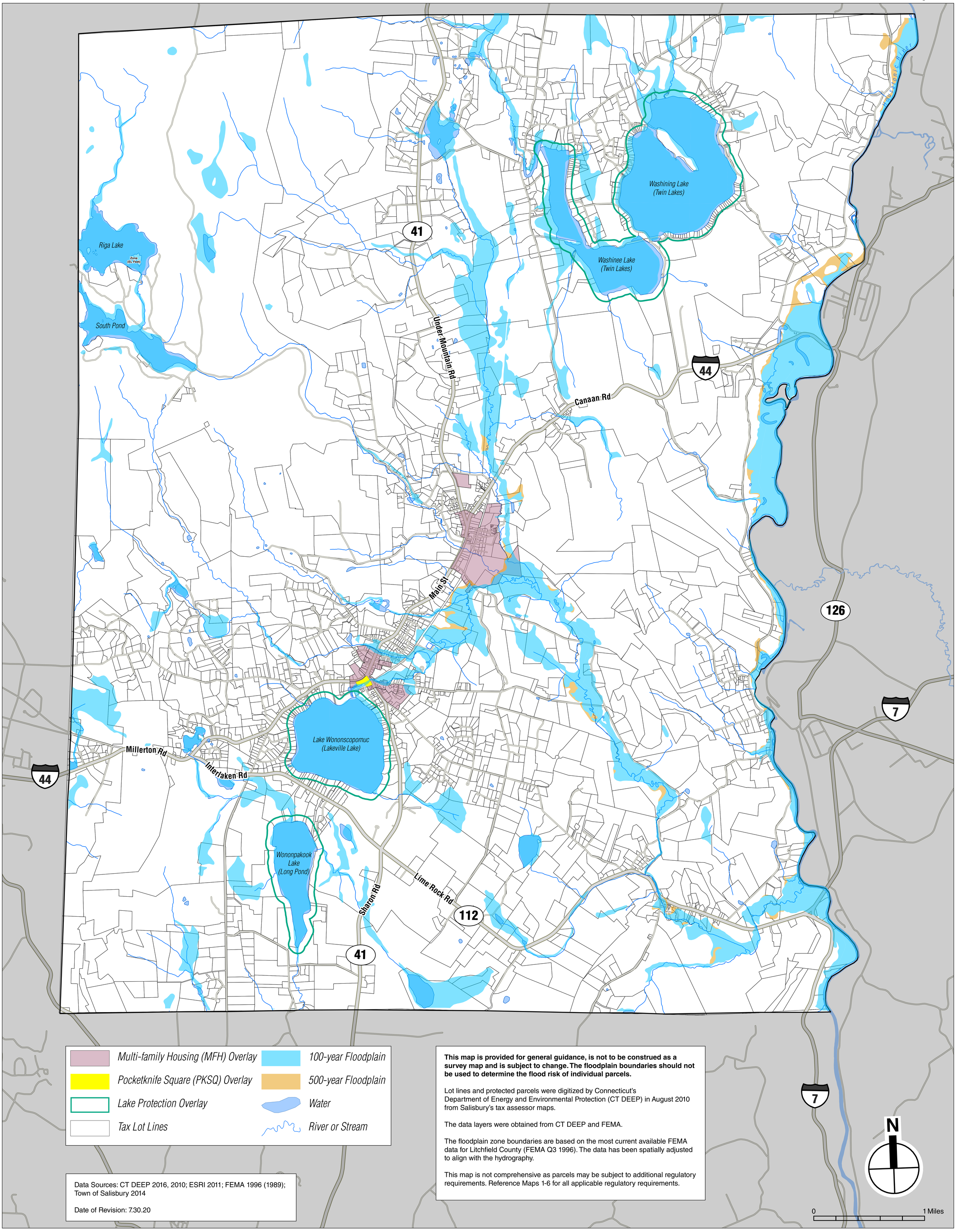
Data Sources: CT DEEP 2016, 2010; ESRI 2011; Town of Salisbury 2007

Date of Revision: 7.30.20

TOWN OF SALISBURY, CT, PLANNING & ZONING COMMISSION

Underlying Zones

Map 2



TOWN OF SALISBURY, CT, PLANNING & ZONING COMMISSION

Zoning Overlay Districts

SECTION 4

THE CONSERVATION COMMISSION'S INLAND WETLANDS AND WATERCOURSES' REGULATIONS OF THE TOWN OF SALISBURY, CONNECTICUT

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Title and Authority

1.1 The inland wetlands and watercourses of the State of Connecticut are an indispensable and irreplaceable but fragile natural resource with which the citizens of the state have been endowed. The wetlands and watercourses are an interrelated web of nature essential to an adequate supply of surface and underground water; to hydrological stability and control of flooding and erosion; to the recharging and purification of groundwater; and to the existence of many forms of animal, aquatic and plant life. Many inland wetlands and watercourses have been destroyed or are in danger of destruction because of unregulated use by reason of the deposition, filling or removal of material, the diversion or obstruction of water flow, the erection of structures and other uses, all of which have despoiled, polluted and eliminated wetlands and watercourses. Such unregulated activity has had, and will continue to have, a significant, adverse impact on the environment and ecology of the state of Connecticut and has and will continue to imperil the quality of the environment thus adversely affecting the ecological, scenic, historic and recreational values and benefits of the state for its citizens now and forever more. The preservation and protection of the wetlands and watercourses from random, unnecessary, undesirable and unregulated uses, disturbance or destruction is in the public interest and is essential to the health, welfare and safety of the citizens of the state. It is, therefore, the purpose of these regulations to protect the citizens of the state by making provisions for the protection, preservation, maintenance and use of the inland wetlands and watercourses by minimizing their disturbance and pollution; maintaining and improving water quality in accordance with the highest standards set by federal, state or local authority; preventing damage from erosion, turbidity or siltation; preventing loss of fish and other beneficial aquatic organisms, wildlife and vegetation and the destruction of the natural habitats thereof; deterring and inhibiting the danger of flood and pollution; protecting the quality of wetlands and watercourses for their conservation, economic, aesthetic, recreational and other public and private uses and values; and protecting the state's potable fresh water supplies from the dangers of drought, overdraft, pollution, misuse and mismanagement by providing an orderly process to balance the need for the economic growth of the state and the use of its land with the need to protect its environment and ecology in order to forever guarantee to the people of the state, the safety of such natural resources for their benefit and enjoyment and for the benefit and enjoyment of generations yet unborn.

1.2 These regulations shall be known as the "Inland Wetlands and Watercourses Regulations of the Town of Salisbury."

1.3 The Conservation Commission of the Town of Salisbury was established in accordance with an ordinance adopted as Ordinance 30 in 1972 and shall implement the purposes and provisions of these regulations and the Inland Wetlands and Watercourses Act in the Town of Salisbury

1.4 These regulations have been adopted and may be amended, from time to time, in accordance with the provisions of the Inland Wetlands and Watercourses Act and these regulations.

1.5 The Agency shall enforce the Inland Wetlands and Watercourses Act and shall issue, issue with terms, conditions, limitations or modifications, or deny permits for all regulated activities in the Town of Salisbury pursuant to sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, as amended.

Section 2
Definitions

2.1 As used in these regulations:

"Act" means the Inland Wetlands and Watercourses Act, sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, as amended.

"Agency" means the Conservation Commission of the Town of Salisbury.

"Bogs" are watercourses distinguished by evergreen trees and shrubs underlain by peat deposits, poor or very poor drainage, and highly acidic conditions.

"Clear-cutting" means the harvest of timber in a fashion which removes all trees down to a two inch diameter at breast height.

"Commissioner of Environmental Protection" means the commissioner of the State of Connecticut Department of Environmental Protection.

"Continual flow" means a flow of water, which persists for an extended period of time; this flow may be interrupted during periods of drought or during the low flow period of the annual hydrological cycle, June through September, but it recurs in prolonged succession.

"Deposit" includes, but shall not be limited to fill, grade, dump, place, discharge or emit.

"Discharge" means emission of any water, substance, or material into waters of the state whether or not such substance causes pollution.

"Essential to the farming operation" means that the proposed activity is necessary and indispensable to sustain farming activities on the farm.

"Farming" shall be consistent with the definition as noted in section 1-1(q) of the Connecticut General Statutes. (see Appendix A)

“Feasible” means able to be constructed or implemented consistent with sound engineering principles.

“License” means the whole or any part of any permit, certificate of approval or similar form of permission, which may be required of any person by the provisions of sections 22a-36 to 22a-45, inclusive.

"Management practice" means a practice, procedure, activity, structure or facility designed to prevent or minimize pollution or other environmental damage or to maintain or enhance existing environmental quality. Such management practices include, but are not limited to: erosion and sedimentation controls; restrictions on land use or development; construction setbacks from wetlands or watercourses; proper disposal of waste materials; procedures for equipment maintenance to prevent fuel spillage; construction methods to prevent flooding or disturbance of wetlands and watercourses; procedures for maintaining continuous stream flows; confining construction that must take place in watercourses to times when water flows are low and fish and wildlife will not be adversely affected.

"Marshes" are watercourses that are distinguished by the absence of trees and shrubs and the dominance of soft-stemmed herbaceous plants. The watertable in marshes is at or above the ground surface throughout the year and areas of open water six inches or more in depth are common, but seasonal water table fluctuations are encountered.

"Municipality" means the Town of Salisbury.

"Nurseries" means places where plants are grown for sale, transplanting, or experimentation.

"Permit" see license

"Permittee" means the person to whom a license has been issued.

"Person" means any person, firm, partnership, association, corporation, limited liability company, company, organization or legal entity of any kind, including municipal corporations, governmental agencies or subdivisions thereof.

"Pollution" means harmful thermal effect or the contamination or rendering unclean or impure of any waters of the state by reason of any waste or other materials discharged or deposited therein by any public or private sewer or otherwise so as directly or indirectly to come in contact with any waters. This includes, but is not limited to, erosion and sedimentation resulting from any filling, land clearing or excavation activity.

“Prudent” means economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity provided cost may be considered in deciding what is prudent and further provided a mere showing of expense will not necessarily mean an alternative is imprudent.

"Regulated activity" means any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution, of such wetlands or watercourses, and any earth moving, clearing, filling, grading, paving, excavating, construction, depositing or discharging of storm water on land or clear cutting of trees within 75 feet of wetlands and watercourses, but shall not include the specified activities in Section 4 (22a-40 of the Connecticut General Statutes) of these regulations. The location of any active portion of any subsurface waste disposal system within 150 feet of the mean waterline of any watercourse or 75 feet of all wetlands measured horizontally from the boundary of any wetland or watercourse is deemed a regulated activity.

The Conservation Commission may rule that any other activity located within an upland review area or in any other non-wetland or non-watercourse is likely to impact or affect wetlands and watercourses is a regulated activity but shall not include the specified activities in section 4 of these regulations.

"Remove" includes, but shall not be limited to drain, excavate, mine, dig, dredge, suck, bulldoze, dragline or blast.

"Rendering unclean or impure" means any alteration of the physical, chemical or biological properties of any waters of the state, including, but not limited to, change in odor, color, turbidity or taste.

"Significant impact" means any activity, including, but not limited to, the following activities which may have a major effect:

1. Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or watercourse or on wetlands or watercourses outside the area for which the activity is proposed.
2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system.
3. Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to: support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions.
4. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse.
5. Any activity which causes substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse.
6. Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse.
7. Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value.

"Soil scientist" means an individual duly qualified in accordance with standards set by the federal Office of Personnel Management.

"Swamps" are watercourses that are distinguished by the dominance of wetland trees and shrubs.

"Submerged lands" means those lands which are inundated by water on a seasonal or more frequent basis.

"Town" means the Town of Salisbury.

"Waste" means sewage or any substance, liquid, gaseous, solid or radioactive, which may pollute or tend to pollute any of the wetlands and watercourses of the Town.

"Watercourses" means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for a duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

"Wetlands" means land, including submerged land as defined in this section, not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain by the National Cooperative Soils Survey, as it may be amended from time to time, of the Natural Resources Conservation Service of the U.S. Department of Agriculture (USDA). Such areas may include filled, graded, or excavated sites which possess an aquic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey.

Section 3
Inventory of Inland Wetlands and Watercourses

3.1 The map of wetlands and watercourses entitled "Inland Wetlands and Watercourses Map, Salisbury, Connecticut" delineates the general location and boundaries of inland wetlands and the general location of watercourses. Copies of this map are available for inspection at the office of the Town Clerk or the Agency. In all cases, the precise location of wetlands and watercourses shall be determined by the actual character of the land, the distribution of wetland soil types and location of watercourses. The Agency may use aerial photography, remote sensing imagery, resource mapping, soils maps, site inspection observations or other information in determining the location of the boundaries of wetlands and watercourses.

3.2 Any person may petition the Agency for an amendment to the map. All petitions for a map change shall be submitted in writing and shall include all relevant facts and circumstances which support the change. The petitioner shall bear the burden of proof regarding the proposed map amendment. Such proof may include, but not be limited to aerial photography, remote sensing imagery, resource mapping or other available information. The Agency may require such person to provide an accurate delineation of regulated areas in accordance with section 15 of these regulations.

3.3 The Agency shall maintain a current inventory of regulated areas within the town. The Agency may amend its map as more accurate information becomes available.

3.4 All map amendments are subject to the public hearing process outlined in section 15 of these regulations.

Section 4
Permitted Uses as of Right & Nonregulated Uses

4.1 The following operations and uses shall be permitted in inland wetlands and watercourses, as of right:

a. grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three acres or less essential to the farming operation, and activities conducted by, or under the authority of, the Department of Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. The provisions of this subdivision shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of watercourses with continual flow, filling or reclamation of wetlands or watercourses with continual flow, clear cutting of timber except for the expansion of agricultural crop land, the mining of top soil, peat, sand, gravel or similar material from wetlands or watercourses for the purposes of sale;

b. a residential home (i) for which a building permit has been issued or (ii) on a subdivision lot, provided the permit has been issued or the subdivision has been approved by a municipal planning, zoning or planning and zoning commission as of the effective date of promulgation of the municipal regulations pursuant to subsection (b) of section 22a-42a, or as of July 1, 1974, which ever is earlier, and further provided no residential home shall be permitted as of right pursuant to this subdivision unless the permit was obtained on or before July 1, 1987;

c. boat anchorage or mooring;

d. uses incidental to the enjoyment and maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted anywhere in the municipality provided that in any town where there are no zoning regulations establishing minimum residential lot sites, the largest minimum lot site shall be two acres. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include removal or deposition of significant amounts of material from or onto a wetland or watercourse, or diversion or alteration of a watercourse;
e. Construction and operation, by water companies as defined by section 16-1 of the Connecticut General Statutes or by municipal water supply systems as provided for in chapter 102 of the Connecticut General Statutes, of dams, reservoirs and other facilities necessary to the impounding, storage and withdrawal of water in connection with public water supplies except as provided in sections 22a-401and 22a-403 of the Connecticut General Statutes and;
f. Maintenance relating to any drainage pipe which existed before the effective date of any municipal regulations adopted pursuant to section 22a-42a of the Connecticut General Statutes or July 1, 1974, whichever is earlier, provided such pipe is on property which is zoned as residential but which does not contain hydrophytic vegetation. For purposes of this subdivision, "maintenance" means the removal of accumulated leaves, soil, and other debris whether by hand or machine, while the pipe remains in place.

4.2 The following operations and uses shall be permitted, as nonregulated uses in wetlands and watercourses, provided they do not disturb the natural and indigenous character of the wetland or watercourse by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse:

a. conservation of soil, vegetation, water, fish, shellfish and wildlife; and
b. outdoor recreation including play and sporting areas, golf courses, field trials, nature study, hiking, horseback riding, swimming, skin diving, camping, boating, water skiing, trapping, hunting, fishing and shellfishing where otherwise legally permitted and regulated.

4.3 All activities in wetlands or watercourses involving filling, excavating, dredging, clear cutting, clearing, or grading or any other alteration or use of a wetland or watercourse not specifically permitted by this section and otherwise defined as a regulated activity by these regulations shall require a permit from the Agency in accordance with section 6 of these regulations, or for certain regulated activities located outside of wetlands and watercourses from the duly authorized agent in accordance with section 12 of these regulations.

4.4 To carry out the purposes of this section, any person proposing a permitted operation and use or a nonregulated operation and use shall, prior to commencement of such operation and use, notify the Agency on a form provided by it, and provide the Agency with sufficient information to enable it to properly determine that the proposed operation and use is a permitted or nonregulated use of a wetland or watercourse. The Agency shall rule that the proposed operation and use or portion of it is a permitted or nonregulated operation and use or that the proposed operation and use is a regulated activity and a permit is required.

Section 5
Activities Regulated Exclusively by the Commissioner of Environmental Protection

5.1 The Commissioner of Environmental Protection shall have exclusive jurisdiction over regulated activities in or affecting wetlands or watercourses, undertaken by any department, agency or

instrumentality of the State of Connecticut, except any local or regional board of education, pursuant to sections 22a-39 or 22a-45a of the Connecticut General Statues.

5.2 The Commissioner of Environmental Protection shall have exclusive jurisdiction over tidal wetlands designated and regulated pursuant to sections 22a-28 through 22a-35 of the Connecticut General Statutes, as amended.

5.3 The Commissioner of Environmental Protection shall have exclusive jurisdiction over activities authorized under a dam repair or removal order issued by the Commissioner of Environmental Protection under section 22a-402 of the Connecticut General Statutes or a permit issued by the Commissioner of Environmental Protection under sections 22a-403 of the Connecticut General Statutes. Any person receiving such dam repair or removal order or permit shall not be required to obtain a permit from a municipal wetlands agency for any action necessary to comply with said dam order or to carry out the activities authorized by said permit.

5.4 The Commissioner of Environmental Protection shall have exclusive jurisdiction over the discharge of fill or dredged materials into the wetlands and watercourses of the state pursuant to section 401 of the Federal Clean Water Act, as amended, for activities regulated by the U.S. Army Corps of Engineers under section 404 of the Federal Clean Water Act.

Section 6
Regulated Activities to be Licensed

6.1 No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Conservation Commission of the Town of Salisbury.

6.2 Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Agency, or violating any other provision of these regulations, shall be subject to the enforcement proceedings and penalties prescribed in section 14 of these regulations and any other remedies as provided by law.

Section 7
Application Requirements

7.1 Any person intending to conduct a regulated activity or to renew or amend a permit to conduct such activity, shall apply for a permit on a form provided by the Agency. The application shall contain the information described in this section and any other information the Agency may reasonably require. Application forms may be obtained in the offices of the Selectmen.

7.2 If an application to the Town of Salisbury Planning, Zoning, or Planning and Zoning Commission for subdivision or resubdivision of land involves land containing a wetland or watercourse, the applicant shall, in accordance with Section 8-3(g), 8-3c, or 8-26, as applicable, of the Connecticut General Statutes, submit an application for a permit to the Agency in accordance with this section, no later than the day the application is filed with such planning, zoning, or planning and zoning commission.

7.3 The application shall contain such information as is necessary for a fair and informed determination thereon by the Agency.

7.4 A prospective applicant may request the Agency to determine whether or not a proposed activity involves a significant impact activity.

7.5 All applications shall include the following information in writing or on maps or drawings:

a. the applicant's name, home and business mailing addresses and telephone numbers; if the applicant is a Limited Liability Corporation or a Corporation the managing member's or responsible corporate officer's name, address, and telephone number;
b. the owner's name, mailing address and telephone number and written consent of the land owner if the applicant is not the owner of the land upon which the subject activity is proposed;
c. the applicant's interest in the land;
d. the geographical location of the land which is the subject of the proposed activity and a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed, soil type(s), and wetland vegetation;
e. the purpose and a description of the proposed activity and proposed erosion and sedimentation controls and other management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;
f. alternative which would cause less or no environmental impact to wetlands or watercourses and why the alternative as set forth in the application was chosen; all such alternatives shall be diagramed on a site plan or drawing;
g. a site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses;
h. names and mailing addresses of adjacent land owners;
i. statement by the applicant that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information;
j. authorization for the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit;
k. a completed DEP reporting form; the Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with section 22a-39-14 of the Regulations of Connecticut State Agencies;
l. any other information the Agency deems necessary to the understanding of what the applicant is proposing; and
m. submission of the appropriate filing fee based on the fee schedule established in section 19 of these regulations.

7.6 At the discretion of the Agency or its agent, or when the proposed activity involves a significant impact, additional information, based on the nature and anticipated effects of the activity, including but not limited to the following , is required:

a. site plans for the proposed activity and the land which will be affected thereby which show existing and proposed conditions, wetland and watercourse boundaries, land contours,

boundaries of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the land and the proposed activity, prepared by a professional engineer, land surveyor, architect or landscape architect licensed by the state, or by such other qualified person;

b. engineering reports and analyses and additional drawings to fully describe the proposed activity including any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan;
c. mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S. Natural Resources Conservation Service; the wetlands shall be delineated in the field by a soil scientist and the soil scientist's field delineation shall be depicted on the site plans;
d. a description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed activity on these communities and wetland functions;
e. a description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and each alternative which would cause less or no environmental impact to wetlands or watercourses, and a description of why each alternative considered was deemed neither feasible nor prudent;
f. analysis of chemical or physical characteristics of any fill material; and
g. management practices and other measures designed to mitigate the impact of the proposed activity.

7.7 The applicant shall certify whether:

a. any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality;
b. traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
c. sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; or,
d. water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

7.8 Tow (2) copies of all application materials shall be submitted to comprise a complete application unless an applicant is otherwise directed, in writing, by the Agency.

7.9 Any application to renew or amend an existing permit shall be filed with the Agency in accordance with section 8 of these regulations at least sixty-five (65) days prior to the expiration date of the permit. Any application to renew or amend such an existing permit shall contain the information required under section 7 of these regulations provided:

a. the application may incorporate the documentation and record of the prior application;
b. the application shall describe the extent of work completed at the time of filing and the schedule for completing the activities authorized in the permit;
c. the application shall state the reason why the authorized activity was not initiated or completed within the time specified in the permit;

d. the application shall describe any changes in facts or circumstances involved with or affecting wetlands or watercourses or use of the land for which the permit was issued;
e. .the Agency may, prior to the expiration of a permit, accept an untimely application to renew such permit if the authorized activity is ongoing and allow the continuation of work beyond the expiration date if, in its judgment, the permit is likely to be renewed and the public interest or environment will be best served by not interrupting the activity;

7.10 Any application to renew a permit shall be granted upon request of the permit holder unless the Agency finds that there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided no permit may be valid for more than ten years.

Section 8
Application Procedures

8.1 All petitions, applications, requests or appeals shall be submitted to the Conservation Commission of the Town of Salisbury.

8.2 The Agency shall, in accordance with Connecticut General Statutes section 8-7d(f), notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site in which:

a. any portion of the property affected by a decision of the agency is within five hundred feet of the boundary of an adjoining municipality;
b. a significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
c. a significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
d. water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven days of the date of receipt of the application, petition, appeal, request or plan.

8.3 When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in section 16-1 of the Connecticut General Statutes, the applicant shall provide written notice of the application to the water company provided such water company has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made and with the inland wetlands agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven days of the date of the application. The water company, through a representative, may appear and be heard at any hearing on the application. Documentation of such notice shall be provided to the Agency.

8.4 The date of receipt of a petition, application, request or appeal shall be the day of the next regularly scheduled meeting of the Agency, immediately following the day of submission to the

Agency or its agent of such petition, application, request or appeal or thirty-five days after such submission, whichever is sooner.

8.5 At any time during the review period, the applicant shall provide such additional information as the Agency may reasonably require. Requests for such additional information shall not stay the time limitations as set forth in subsection 11.2 of these regulations.

8.6 All applications shall be open for public inspection.

8.7 Incomplete applications may be denied.

Section 9
Public Hearings

9.1 The inland wetlands agency shall not hold a public hearing on an application unless the inland wetlands agency determines that the proposed activity may have a significant impact on wetlands or watercourses, a petition signed by at least twenty-five persons who are eighteen years of age or older and who reside in the municipality in which the regulated activity is proposed, requesting a hearing is filed with the inland wetlands agency not later than fourteen days after the date of receipt of such application, or the inland wetlands agency finds that a public hearing regarding such application would be in the public interest. The inland wetlands agency may issue a permit without a public hearing provided no petition provided for in this section is filed with the inland wetlands agency on or before the fourteenth day after the date of receipt of the application. Such hearing shall be held no later than sixty-five days after the receipt of such application. All applications and maps and documents relating thereto shall be open for public inspection. At such hearing any person or persons may appear and be heard.

9.2 Notice of the public hearing shall be published at least twice at intervals of not less than two days, the first not more than fifteen days and not fewer than ten days, and the last not less than two days before the date set for the hearing in a newspaper having a general circulation in each town where the affected wetland and watercourse is located.

Section 10
Considerations for Decision

10.1 The Agency may consider the following in making its decision on an application:

a. The application and its supporting documentation
b. Reports from other agencies and commissions including but not limited to the Town of Salisbury:
    1) Planning, Zoning, or Planning and Zoning Commissions
    2) Building Official
    3) Town sanitarian (Torrington Area Health District
c. The Agency may also consider comments on any application from the Litchfield County Soil and Water Conservation District, the Northwest Connecticut Regional Planning Agency or other regional organizations (i.e. Council of Elected Officials); agencies in adjacent

municipalities which may be affected by the proposed activity, or other technical agencies or organizations which may undertake additional studies or investigations.

d. Non-receipt of comments from state agencies and commissions listed in subdivision 10.1b and c above within the prescribed time shall neither delay nor prejudice the decision of the Agency.

e. For an application for which a public hearing is held, public comments, evidence and testimony.

10.2 Criteria for Decision. In carrying out the purposes and policies of sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, including matters relating to regulating, licensing and enforcing of the provisions thereof, the Agency shall take into consideration all relevant facts and circumstances, including but not limited to:

a. the environmental impact of the proposed regulated activity on wetlands or watercourses;
b. the applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands or watercourses.
c. the relationship between the short term and long term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses.
d. Irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;
e. the character and degree of injury to, or interference with, safety, health or the reasonable use of property which is caused or threatened by the proposed regulated activity; and
f. impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands and watercourses.

10.3 In the case of an application which received a public hearing pursuant to a finding by the Agency that the proposed activity may have a significant impact on wetlands or watercourses, a permit shall not be issued unless the Agency finds on the basis of the record that a feasible and prudent alternative does not exist. In making this finding the Agency shall consider the facts and circumstances set forth in subsection 10.2 of this section. The finding and the reasons therefore shall be stated on the record in writing.

10.4 In the case of an application which is denied on the basis of a finding that there may be feasible and prudent alternatives to the proposed regulated activity which have less adverse impact on wetlands or watercourses, the Agency shall propose on the record in writing the types of alternatives which the applicant may investigate provided this subsection shall not be construed to shift the burden from the applicant to prove that he is entitled to the permit or to present alternatives to the proposed regulated activity.

10.5 For purposes of this section, (1) "wetlands and watercourses" includes aquatic, plant or animal life and habitats in wetlands or watercourses, and (2) "habitats" means areas or environments in which an organism or biological population normally lives or occurs.

10.6 A municipal inland wetlands agency shall not deny or condition an application for a regulated activity in an area outside wetlands or watercourses on the basis of an impact or effect on aquatic, plant, or animal life unless such activity will likely impact or affect the physical characteristics of such wetlands or watercourses.

10.7 In reaching its decision on any application after a public hearing, the Agency shall base its decision on the record of that hearing. Documentary evidence or other material not in the hearing record shall not be considered by the Agency in its decision.

Section 11
Decision Process and Permit

11.1 The Agency, or its duly authorized agent acting pursuant to Section 12 of these regulations, may, in accordance with Section 10 of these regulations, grant the application as filed or grant it upon other terms, conditions, limitations or modifications of the regulated activity designed to carry out the purposes and policies of the Act, or deny the application**.** Such terms may include any reasonable measures which would mitigate the impacts of the regulated activity and which would (a) prevent or minimize pollution or other environmental damage, (b) maintain or enhance existing environmental quality, or (c) in the following order of priority: restore, enhance and create productive wetland or watercourse resources.

11.2 No later than sixty-five (65) days after receipt of an application, the Agency may hold a public hearing on such application. At such hearing any person or persons may appear and be heard and may be represented by agent or attorney. The hearing shall be completed within thirty-five (35) days of its commencement. Action shall be taken on applications within thirty-five (35) days after completion of a public hearing. In the absence of a public hearing, action shall be taken on applications within sixty-five (65) days from the date of receipt of the application. The applicant may consent to one or more extensions of the periods specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five (65) days, or may withdraw the application. The failure of the Agency to act within any time period specified in this subsection, or any extension thereof, shall not be deemed to constitute approval of the application. An application deemed incomplete by the Agency shall be withdrawn by the applicant or denied by the Agency.

11.3 The Agency shall state upon its record the reasons and bases for its decision.

11.4 The Agency shall notify the applicant and any person entitled to such notice of its decision within fifteen (15) days of the date of the decision by certified mail, return receipt requested, and the Agency shall cause notice of its order in the issuance or denial of the permit, to be published in a newspaper having general circulation in the town wherein the inland wetland or watercourse lies.

In any case in which such notice is not published within such fifteen day period, the applicant may provide for the publication of such notice within ten days thereafter.

11.5 If an activity authorized by an inland wetland permit also involves an activity which requires a zoning or subdivision approval, special zoning permit, or variance or special exception, under sections 8-3(g), 8-3c, or 8-26 of the Connecticut General Statues, the Agency shall file a copy of the decision and report on the application with the Town of Salisbury Planning, Zoning, or Planning and Zoning Commission within fifteen days of the date of the decision thereon.

11.6 Any permit issued by the Agency for the development of land for which an approval is required under section 8-3, 8-25 or 8-26 of the Connecticut General Statutes shall be valid for five years provided the Agency may establish a specific time period within which any regulated activity shall be conducted. Any permit issued by the Agency for any other activity shall be valid for not less than two years and not more than five years.

11.7 No permit issued by the Agency shall be assigned or transferred without the written permission of the Agency.

11.8 If a bond or insurance is required in accordance with section 13 of these regulations, the Agency may withhold issuing the permit until such bond or insurance is provided.

11.9 General provisions in the issuance of all permits:

a. The Agency has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.
b. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Salisbury and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.
c. If the activity authorized by the Agency's permit also involves an activity which requires zoning or subdivision approval, special permit, variance or special exception under sections 8.3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approval is obtained.
d. In constructing the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
e. Permits are not transferable without the prior written consent of the Agency.

Section 12
Action by Duly Authorized Agent

12 .1 The Agency may delegate to its duly authorized agent the authority to approve or extend a license for an activity that is not located in a wetland or watercourse when such agent finds that the conduct of such activity would result in no greater that a minimal impact on any wetlands or

watercourses provided such agent has completed the comprehensive training program developed by the Commissioner of Environmental Protection pursuant to section 22a-39 of the Connecticut General Statutes. Requests for such approval shall be made on a form provided by the Agency and shall contain the information listed under Section 7.5 of these regulations and any other information the Agency may reasonably require. Notwithstanding the provisions for receipt and processing applications prescribed in Sections 8, 9 and 11 of these regulations, such agent may approve or extend such an activity at any time.

12.2 Any person receiving such approval from such agent shall, within ten days of the date of such approval, publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in the town wherein the activity is located or will have an effect. Any person may appeal such decision of such agent to the Agency within fifteen days after the publication date of the notice and the Agency shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three business days after receipt by such Agency or its agent of such appeal. Any person may appear and be heard at the meeting held by the Agency to consider the subject appeal. The Agency shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with Section 7 of these regulations.

Section 13
Bond and Insurance

13.1 The Agency may require as a permit condition the filing of a bond with such surety in such amount and in a form approved by the Agency.

13.2 The bond or surety shall be conditioned on compliance with the provisions of these regulations and the terms, conditions and limitations established in the permit.

Section 14
Enforcement

14.1 The Agency may appoint an agent or agents to act in its behalf with the authority to issue notices of violation or cease and desist orders and carry out other actions or investigations necessary for the enforcement of these regulations. In carrying out the purposes of this section, the Agency or its duly authorized agent shall take into consideration the criteria for decision under section 10.2 of these regulations.

14.2 The Agency or its agent may make regular inspections at reasonable hours of all regulated activities for which permits have been issued with the consent of the property owner or the authorized agent of the owner during the life of the permit.

14.3 In the case in which a permit has not been issued or a permit has expired, the Agency or its agent may make regular inspections at reasonable hours with the consent of the property owner or the authorized agent of the property owner.

14.4 If the Agency or its duly authorized agent finds that any person is conducting or maintaining any activity, facility or condition which is in violation of the Act or these regulations, the Agency or its duly authorized agent may:

a. issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within ten (10) calendar days of the issuance of such order the Agency shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Agency shall consider the facts presented at the hearing and within ten (10) days of the completion of the hearing notify the person by certified mail that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn. The Agency shall publish notice of its decision in a newspaper having general circulation in the municipality. The original order shall be effective upon issuance and shall remain in effect until the Agency affirms, revises or withdraws the order. The issuance of an order pursuant to this subsection shall not delay or bar an action pursuant to section 22a-44(b) of the Connecticut General Statutes, as amended.

b. issue a notice of violation to such person conducting such activity or maintaining such facility or condition, stating the nature of the violation, the jurisdiction of the Agency, and prescribing the necessary action and steps to correct the violation including, without limitation, halting work in wetlands or watercourses. The Agency may request that the individual appear at the next regularly scheduled meeting of the Agency to discuss the unauthorized activity, and/or provide a written reply to the notice or file an application for the necessary permit. Failure to carry out the action(s) directed in a notice of violation may result in issuance of the order provided in section 14.3.a or other enforcement proceedings as provided by law.

14.5 The Agency may suspend or revoke a permit if it finds that the permittee has not complied with the terms, conditions or limitations set forth in the permit or has exceeded the scope of the work as set forth in the application including application plans. Prior to revoking or suspending any permit, the Agency shall issue notice to the permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct which warrants the intended action. The Agency shall hold a hearing to provide the permittee an opportunity to show that it is in compliance with its permit and any and all requirements for retention of the permit. The permittee shall be notified of the Agency's decision to suspend, revoke, or maintain a permit by certified mail within fifteen (15) days of the date of its decision. The Agency shall publish notice of the suspension or revocation in a newspaper having general circulation in the municipality.

Section 15
Amendments

15.1 These regulations and the Inland Wetlands and Watercourses Map for the Town of Salisbury may be amended, from time to time, by the Agency in accordance with changes in the Connecticut General Statutes or regulations of the Connecticut Department of Environmental Protection, or as new information regarding soils and inland wetlands and watercourses becomes available.

15.2 An application filed with the Agency which is in conformance with the applicable inland wetlands regulations as of the date of the receipt of such application shall not be required thereafter to comply with any change in inland wetland regulations, including changes to setbacks and buffers, taking effect on or after the date of such receipt and any appeal from the decision of such Agency with respect to such application shall not be dismissed by the Superior Court on the

grounds that such a change has taken effect on or after the date of such receipt. The provisions of this section shall not be construed to apply (1) to the establishment, amendment or change of boundaries of inland wetlands or watercourses or (2) to any change in regulations necessary to make such regulations consistent with the provisions of the Act as of the date of such receipt.

15.3 These regulations and the Town of Salisbury Inland Wetlands and Watercourses Map shall be amended in the manner specified in section 22a-42a of the Connecticut General Statutes, as amended. The Agency shall provide the Commissioner of Environmental Protection with a copy of any proposed regulations and notice of the public hearing to consider any proposed regulations or amendments thereto, except map amendments, at least thirty-five days before the public hearing on their adoption.

15.4 Petitions requesting changes or amendments to the "Inland Wetlands and Watercourses Map, Salisbury, Connecticut, shall contain at least the following information:

a. the petitioner's name, mailing address and telephone number;
b. the address, or location, of the land affected by the petition;
c. the petitioner's interest in the land affected by the petition
d. map(s) showing the geographic location of the land affected by the petition and the existing and the proposed wetland(s) and watercourse(s) boundaries on such land in accurate detail together with the documentation supporting such proposed boundary locations; and
e. the reasons for the requested action.

15.5 Any person who submits a petition to amend the Inland Wetlands and Watercourses Map, Salisbury, Connecticut, shall bear the burden of proof for all requested map amendments. Such proof may include, but is not limited to, professional interpretation of aerial photography and remote sensing imagery, resource mapping, soils mapping, or other information acceptable to the Agency. If such person is the owner, developer or contract purchaser of the land which is the subject of the petition, or if such person is representing the interests of such an owner, developer or purchaser, in addition to the information required in subsection 15.4, the petition shall include:

a. the name, mailing address and telephone number of the owner(s) of such land and owner(s) agent or other representative;
b. the names and mailing addresses of the owners of abutting land;
c. documentation by a soil scientist of the distribution of wetland soils on said land. Such documentation shall at a minimum include the report of the soil scientist documenting the location of wetland soils on the land and a map of the said land indicating the flag locations set by the soil scientist and defining the boundaries of wetland soil types; and
d. map(s) showing any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries.

15.6 Watercourses shall be delineated by a soil scientist, geologist, ecologist or other qualified individual.

15.7 A public hearing shall be held on petitions to amend the Inland Wetlands and Watercourses Map. Notice of the hearing shall be published in a newspaper having a general circulation in the

municipality where the land that is the subject of the hearing is located at least twice at intervals of not less than two days, the first not more than fifteen days, nor less than ten days, and the last not less than two days before the date set for the hearing. All materials including maps and documents relating to the petition shall be open for public inspection.

15.8 The agency shall hold a public hearing on a petition to amend the regulations and the Inland Wetlands and Watercourses Map within sixty-five days after receipt of such petition. The hearing shall be completed within thirty-five days after commencement. The agency shall act upon the changes requested in such petition within sixty-five days after completion of such hearing. At such hearing, any person or persons may appear and be heard and may be represented by agent or attorney. The petitioner may consent to one or more extensions of any period specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five days, or may withdraw such petition. Failure of the agency to act within any time period specified in this subsection or any extension thereof, shall not be deemed to constitute approval of the petition.

15.9 The Agency shall make its decision and state, in writing, the reasons why the change in the Inland Wetlands and Watercourses Map was made.

Section 16
Appeals

16.1 Appeal on actions of the Agency shall be made in accordance with the provisions of section 22a-43 of the Connecticut General Statutes, as amended.

16.2 Notice of such appeal shall be served upon the Agency and the Commissioner of Environmental Protection.

Section 17
Conflict and Severance

17.1 If there is a conflict among the provisions of these regulations, the provision which imposes the most stringent standards for the use of wetlands and watercourses shall govern. The invalidity of any word, clause, sentence, section, part, subsection, subdivision or provision of these regulations shall not affect the validity of any other part which can be given effect without such invalid part or parts.

17.2 If there is a conflict between the provisions of these regulations and the provisions of the Act, the provisions of the Act shall govern.

Section 18
Other Permits

18.1 Nothing in these regulations shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Salisbury, the State of

Connecticut or the Government of the United States including any approval required by the Connecticut Department of Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.

Section 19
Fees

19.1 Method of Payment. All fees required by these regulations shall be submitted to the Agency by check payable to the Town of Salisbury at the time the application is filed with the Agency.

19.2 No application shall be granted or approved by the Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Agency pursuant to subsection 19.7 of these regulations.

19.3 The application fee is not refundable.

19.4 Definitions. As used in this section:

"Residential Uses" means activities carried out on property developed for permanent housing or being developed to be occupied by permanent housing.

"Commercial uses" means activities carried out on property developed for industry, commerce, trade, recreation, or business or being developed to be occupied for such purposes, for profit or nonprofit.

"Other uses" means activities other than residential uses or commercial uses.

19.5 Fee Schedule. Application fees shall be based on the following schedule:

a. Regulated Activities:

Residential Uses…….…….....$50.00 Plus $100.00/LOT
Plus Fee from Schedule A

Commercial Uses……..$100.00
Plus Fee from Schedule A

All Other Uses..……$50.00
Plus Fee from Schedule A

Approval by Duly Authorized Agent……No Fee

Appeal of Duly Authorized Agent
Decision……$50.00

Significant Activity Fee…….$50.00

Public Hearing Fee……...Actual Costs (Publication of notices, Stenographer costs, filing costs, etc.)

Complex Application Fee……..……The Inland Wetlands Agency may charge an additional fee sufficient to cover the cost of reviewing and acting on complex applications. Such fee may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring such experts. The Agency or the duly authorized agent shall estimate the complex application fee which shall be paid pursuant to section 19.1 of these regulations within 10 days of the applicant's receipt or notice of such estimate. Any portion of the complex application fee in excess of the actual cost shall be refunded to the applicant no later than 30 days after publication of the agency's decision.

b. Permitted and Nonregulated Uses :

Permitted Uses as of Right …….No Fee

Non-regulated Uses ……..……No Fee

c. Regulation Amendment Petitions……..…….$200.00
(Does not include Notices or Regulation Advisories from DEP)

d. Map Amendment Petitions: ….……..……$200.00
Plus Fee from Schedule B

e. Modification of Previous Approval:…….……$50.00
Renewal of Previous Approval…….…….$50.00 per annum

f. Monitoring Compliance Fee……..……No Fee

SCHEDULE A. For the purpose of calculating the permit application fee, the area in schedule A is the total area of wetlands and watercourses and the upland review area upon which a regulated activity is proposed.

SQUARE FEET of AREA
a. Less than 1,000……$50.00
b. 1,000 to 5,000....."a" plus…….……..…$50.00
c. More than 5,000...."b" plus……..……..…..$50.00

SCHEDULE B. For the purpose of calculating the map amendment petition fee, linear feet in schedule B is the total length of wetlands and watercourses boundary subject to the proposed boundary change.

LINEAR FEET
a. Less than 500 …… $100.00
b. 500 to 1,000...…..."a" plus ...…….. $200.00
c. More than 1,000..."b" plus...……..…… $300.00

19.6 Exemption. Boards, commissions, councils and departments of the Town of Salisbury are exempt from all fee requirements.

19.7 Waiver. The applicant may petition the Agency to waive, reduce or allow delayed payment of the fee. Such petitions shall be in writing and shall state fully the facts and circumstances the Agency should consider in its determination under this subsection. The Agency may waive all or part of the application fee if the Agency determines that:

a. The activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee, or
b. The amount of the application fee is clearly excessive in relation to the cost to the Town for reviewing and processing the application.
c. The applicant has shown good cause.

The Agency shall state upon its record the basis for all actions under this subsection.

Section 20
Effective Date of Regulations

20.1 These regulations are effective upon filing in the Office of the Town Clerk and publication of a notice of such filing in a newspaper having general circulation in the Town of Salisbury.

APPENDIX A

Connecticut General Statute section 1-1(q)

Except as otherwise specifically defined, the words "agriculture" and "farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoophouses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term "aquaculture" means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other mulluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.

APPENDIX B

Connecticut General Statute section 8-7d

Hearings and decisions. Time limits. Day of receipt. Notice to adjoining municipality. (a) In all matters wherein a formal petition, application, request or appeal must be submitted to a zoning commission, planning and zoning commission or zoning board of appeals under this chapter, a planning commission under chapter 126 or an inland wetlands agency under chapter 440 and a hearing is required or otherwise held on such petition, application, request or appeal, such hearing shall commence within sixty-five days after receipt of such petition, application, request or appeal and shall be completed within thirty-five days after such hearing commences, unless a shorter period of time is required under this chapter, chapter 126 or chapter 440. Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the land that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing. In addition to such notice, such commission, board or agency may, by regulation, provide for notice to persons who own or occupy land that is adjacent to the land that is the subject of the hearing. All applications and maps and documents relating thereto shall be open for public inspection. At such hearing, any person or persons may appear and be heard and may be represented by agent or by attorney. All decisions on such matters shall be rendered within sixty-five days after completion of such hearing, unless a shorter period of time is required under this chapter, chapter 126 or chapter 440. The petitioner or applicant may consent to one or more extensions of any period specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five days, or may withdraw such petition, application, request or appeal.

(b) Notwithstanding the provisions of subsection (a) of this section, whenever the approval of a site plan is the only requirement to be met or remaining to be met under the zoning regulations for any building, use or structure, a decision on an application for approval of such site plan shall be rendered within sixty-five days after receipt of such site plan. Whenever a decision is to be made on an application for subdivision approval under chapter 126 on which no hearing is held, such decision shall be rendered within sixty-five days after receipt of such application. Whenever a decision is to be made on an inland wetlands and watercourses application under chapter 440 on which no hearing is held, such decision shall be rendered within sixty-five days after receipt of such application. The applicant may consent to one or more extensions of such period, provided the total period of any such extension or extensions shall not exceed sixty-five days or may withdraw such plan or application.

(c) For purposes of subsection (a) or (b) of this section and section 7-246a, the date of receipt of a petition, application, request or appeal shall be the day of the next regularly scheduled meeting of such commission, board or agency, immediately following the day of submission to such commission, board or agency or its agent of such petition, application, request or appeal or thirty-five days after such submission, whichever is sooner. If the commission, board or agency does not maintain an office with regular office hours, the office of the clerk of the municipality shall act as the agent of such commission, board or agency for the receipt of any petition, application, request or appeal.

(d) The provisions of subsection (a) of this section shall not apply to any action initiated by any zoning or planning and zoning commission regarding adoption or change of any zoning regulation or boundary.

(e) Notwithstanding the provisions of this section, if an application involves an activity regulated pursuant to sections 22a-36 to 22a-45, inclusive, and the time for a decision by a zoning commission or planning and zoning commission established pursuant to this section would elapse prior to the thirty-fifth day after a decision by the inland wetlands agency, the time period for a decision shall be extended to thirty-five days after the decision of such agency. The provisions of this subsection shall not be construed to apply to any extension consented to by an applicant or petitioner.

(f) The zoning commission, planning commission, zoning and planning commission, zoning board of appeals or inland wetlands agency shall notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site in which: (1) Any portion of the property affected by a decision of such commission, board or agency is within five hundred feet of the boundary of the adjoining municipality; (2) a significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site; (3) a significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or (4) water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven days of the date of receipt of the application, petition, request or plan. Such adjoining municipality may, through a representative, appear and be heard at any hearing on any such application, petition, appeal, request or plan.

APPENDIX C

UPLAND REVIEW AREA

The Salisbury Conservation Commission may rule that any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing or removing of material and discharging of storm water on land within the following upland review areas is a regulated activity:

1) on land within 100 feet, measured horizontally, from the boundary of any wetland or watercourse, provided
2) if the slope of such land exceeds 5%, within the distance measured horizontally from the boundary of the wetland or watercourse equal to 100 feet plus an additional 5 feet for each 1% increase in slope greater than 5%, but not more than 200 feet
3) on land containing highly erodable soils

SECTION 5

NEW CINGULAR WIRELESS PCS, LLC
(“AT&T”)

TECHNICAL REPORT TO THE TOWN OF SALISBURY
PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY

106 SHARON ROAD, LAKEVILLE, CONNECTICUT

New Cingular Wireless PCS, LLC (“AT&T”)
84 Deerfield Avenue, Meriden, Connecticut 06450

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Introduction

New Cingular Wireless PCS, LLC ("AT&T") respectfully submits this Technical Report to the Town of Salisbury pursuant to Section 16-50/ of the Connecticut General Statutes. AT&T seeks to develop various facilities in Connecticut for infrastructure to provide reliable wireless services, including one search ring in the southern portion of Salisbury. AT&T has identified and leased a portion of an approximately 11.52-acre parcel of land owned by Wake Robin, LLC and located at 106 Sharon Road in the Village of Lakeville, within the Town of Salisbury (the "Parcel"). AT&T has entered into a long-term ground lease with the property owner and would construct, own and operate a wireless telecommunications tower facility on the Parcel. The facility is proposed to allow AT&T as well as other FCC licensed wireless carriers to provide their services in this area of the State.

The tower component as proposed is a 104' tall monopole with a lightning rod extending an additional 6' above the top of the pole, for use by AT&T as well as other FCC licensed wireless carriers to provide reliable wireless services in this area of the Village of Lakeville, located within the Town of Salisbury. The purpose of this Technical Report is to provide the Town with information concerning the need for a new tower in this area of the State (Section 1), the site search history and selection process (Section 2), the facility design (Section 3), and current status of environmental assessments for the project including various information (Section 4) and a Visibility Analysis (Section 5). This information is provided for purposes of technical consultation with the Town and as provided for in Section 16-50/ of the Connecticut General Statutes.

SECTION 1

Statement of Public Need

The proposed tower facility will provide reliable wireless communications services to the southern portion of the Village of Lakeville. The facility is needed by AT&T in conjunction with other existing and proposed facilities to provide reliable services to the public that is not currently provided in this part of Lakeville. AT&T has identified an area of deficient coverage affecting a significant portion of the Village, including key traffic corridors through the residential and business/retail areas of the Village. The proposed facility will bring the needed fill-in coverage to significant portions of State Highway 41 (Sharon Road/Main Street), State Highway 112 (Interlaken Road), Hotchkiss School, and the residential neighborhoods and business/retail areas in the vicinity of the proposed location. Emergency services communications will also be provided by the Proposed Facility including FirstNet, which is a nationwide broadband public safety network dedicated to the needs of first responders. Attached is a Radio Frequency Engineering Report with coverage plots depicting the "Current Coverage" provided by AT&T's existing facilities in this area of the state and "Proposed Coverage" as predicted from the proposed facility together with existing coverage from adjacent sites. Additional statistics regarding the overall area, population and roadway miles of expanded coverage in the community are included in the attached Radio Frequency Engineering Report.

Radio Frequency Analysis Report

CT2246
106 Sharon Road Lakeville, CT 06039

December 10, 2018

C Squared Systems, LLC
65 Dartmouth Drive, A3
Auburn, NH 03032

Phone: (603) 644-2800
Fax: (603) 644-2801
Support@csquaredsystems.com

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1. Overview

C Squared Systems was retained by New Cingular Wireless PCS, LLC ("AT&T") to evaluate the proposed wireless communications facility at 106 Sharon Road, Lakeville, CT at 100 feet AGL.

AT&T is licensed by the FCC to provide wireless communications services throughout the State of Connecticut including the Village of Lakeville where the proposed facility would be located.

This report addresses AT&T's need for the proposed wireless facility and confirms that there are no other suitable existing structures that could address the coverage gaps in their wireless communications network.

The coverage analysis completed by C Squared Systems confirms: AT&T has a gap in reliable service in Lakeville, and that the Proposed Facility provides AT&T with coverage in that service gap. Included as attachments in this report are coverage maps detailing the existing network and expected coverage from the proposed facility, pertinent site information, terrain and network layout maps.

2. Technology Advances & Design Evolution

AT&T provides digital voice and data services using 3rd Generation (3G) UMTS technology in the 800 MHz and 1900 MHz frequency band, and advanced 4th Generation (4G) services over LTE technology in the 700 MHz and 1900 MHz frequency bands as allocated by the FCC. These data networks are used by mobile devices for fast web browsing, media streaming, and other applications that require broadband connections. The mobile devices that benefit from these advanced data networks are not limited to basic handheld phones, but also include devices such as smartphones, PDA's, tablets, and laptop air-cards. 4G LTE services and devices have enabled AT&T customers to have even faster connections to people, information, and entertainment.

It is important to note that with AT&T's migration from 3G to 4G services come changes in the base station infrastructure and resultant changes in the operating thresholds required by the LTE network. In the past, AT&T has presented receive signal thresholds of -74 dBm for their in-building coverage threshold and -82 dBm for their in-vehicle coverage threshold. Those thresholds were based on network requirements to support 2G/3G data speeds and past usage demand. Today, customers expect low latency and faster data speeds as evidenced by increasing data usage trends and customer demand.

AT&T's 4G LTE technology is designed to thresholds of -83 dBm and -93 dBm for their 700 MHz LTE and -86 dBm and -96 dBm for their 1900 MHz LTE.[1] The stronger thresholds (-83 dBm and -86 dBm) yield greater throughputs and improved customer experience. The -93 dBm and -96 dBm thresholds are the minimum acceptable levels required to meet customer expectations for 4G service.

3. Coverage Objective

There is a significant coverage deficiency in the existing AT&T wireless communications network along State Hwy 41 (Sharon Road/Main Street), State Hwy 112 (Interlaken Road) , Hotchkiss School, and the neighboring residential and business/retail areas in Lakeville, referred to herein as the "targeted area". A deficiency in coverage is evidenced by the inability to adequately and reliably transmit/receive quality calls and/or utilize data services offered by the network.

[1] The threshold range differences between the 700 MHz and 1900 MHz frequency bands directly correlates to the type branch diversity receivers deployed in AT&T's receiver design.

Seamless reliable coverage provides users with the ability to successfully originate, receive, and maintain quality calls and data applications throughout a service area. Appropriate overlapping coverage is required for users to be able to move throughout the service area and reliably "hand-off" between cells to maintain uninterrupted connections.

Due to terrain characteristics and the distance between the targeted coverage area and the existing sites, AT&T's options to provide services in this area are quite limited (maps of the terrain in this area and the distance to neighboring AT&T sites from the proposed site are included as Attachments 1 & 2, respectively.). AT&T's network requires deployment of antennas throughout the area to be covered. These antennas are connected to receivers and transmitters that operate in a limited geographic area known as a "cell." AT&T's wireless network, including their wireless handsets and devices, operate by transmitting and receiving low power radio frequency signals to and from these cell sites. The signals are transferred to and from the landline telephone network and routed to their destinations by sophisticated electronic equipment. The size of the area served by each cell site is dependent on several factors, including the number of antennas used, the height at which the antennas are deployed, the topography of the land, vegetative cover and natural or man-made obstructions in the area. As customers move throughout the service area, the transmission from the portable devices is automatically transferred to the AT&T facility with the best connection to the device, without interruption in service provided that there is overlapping coverage from the cells.

In order to define the extent of the coverage gap to be filled, both propagation modeling and real-world drive testing has been conducted in the area of Lakeville. Propagation modeling uses PC software to determine the network coverage based on the specific technical parameters of each site including, but not limited to, location, ground elevation, antenna models, antenna heights, and also databases of terrain and ground cover in the area. Drive testing consists of traveling along area roadways in a vehicle equipped with a sophisticated setup of test devices and receivers that collect a variety of network performance metrics. The data are then processed and mapped in conjunction with the propagation modeling to determine the coverage gaps.

Analysis of the propagation modeling and drive testing in Lakeville reveal that AT&T's network is unreliable throughout much of the area due to gaps in coverage, and that there is a service deficiency as a result. In order to fill in these coverage gaps and improve the network reliability to Lakeville, a new facility is needed in the area.

Table 1 below approximates the current coverage gap of AT&T's 700 MHz and 1900 MHz (PCS) LTE technology in the vicinity of the proposed site.

	Existing 700 MHz LTE Coverage Gap		Existing 1900 MHz LTE Coverage Gap	
Population:[2]	(≥ -83 dBm)	1,299	(≥ -86 dBm)	1,450
	(≥ -93 dBm)	986	(≥ -96 dBm)	1,033
Business Pops: [3]	(≥ -83 dBm)	535	(≥ -86 dBm)	570
	(≥ -93 dBm)	456	(≥ -96 dBm)	443
Area (mi²):	(≥ -83 dBm)	22.87	(≥ -86 dBm)	23.4
	(≥ -93 dBm)	19.58	(≥ -96 dBm)	20.06
Roadway (mi):	Main:	6.72	Main:	8.43
	Secondary:	24.55	Secondary:	26.14
	Total:	**31.27**	**Total:**	**34.57**

Table 1: Estimated Existing Coverage Gap Statistics

[2] Population figures are based upon 2010 US Census Block Data

[3] Employee population counts are based upon the 2011 U.S. Census Bureau LEHD database.

Included in this report are Attachments 4 through 11, which are explained below to help describe AT&T's 4G network deployment in and around Lakeville, and the need for the proposed facility.

- Attachment 1: *"CT2246 Existing 700 MHz LTE Coverage" for the Current AT&T Network* depicts 700 MHz LTE coverage from existing sites and demonstrates that there are currently gaps in 700 MHz LTE coverage effecting service within the targeted area. The coverage shown is where the signal strengths are: > -83 dBm (minimum level required reliable, high quality service and performance at 700 MHz) and, > -93 dBm (minimum required for adequate level of service at 700 MHz). In an effort to provide the required levels of coverage to these areas, AT&T is proposing to install a wireless facility at the 106 Sharon Road location.

- Attachment 2: *"CT2246 Existing 700 MHz LTE Coverage with Proposed Site"* shows how this proposed site would fill in the existing coverage gaps and improve AT&T's 700 MHz LTE network within the targeted area, as detailed in Table 1.

- Attachment 3: *"CT2246 Existing 1900 MHz LTE Coverage" for the Current AT&T Network* depicts 1900 MHz LTE coverage from existing sites and demonstrates that there are currently gaps in the 1900 MHz LTE coverage effecting service within the targeted area. The coverage shown is where the signal strengths are > -86 dBm (minimum level required for reliable high quality service and performance at 1900 MHz) and > -96 dBm (the minimum required for adequate level of service at 1900 MHz).

- Attachment 4: *"Existing 1900 MHz LTE Coverage with Proposed Site"* shows how this proposed site would fill in the existing coverage gaps and improve AT&T's 1900 MHz LTE network within the targeted area, as detailed in Table 1.

- Attachment 5: "*CT2246 Area Terrain Map"* details the terrain features around the area of deficient service being targeted by the proposed site in Lakeville. These terrain features play a key role in determining site designs and dictating the unique coverage achieved from a given location. This map is included to provide a visual representation of the ridges and valleys that must be considered when siting a wireless facility. The darker green, blue and purple shades correspond to lower elevations, whereas the orange, red and white shades indicate higher elevations.

- Attachment 6: "*Neighbor Site Data"* provides site specific information of existing neighboring sites used to perform the coverage analysis provided in Attachments 1 and 4.

- Attachment 7: *Connecticut DOT Average Annual Daily Traffic Data – Lakeville* shows the available vehicular traffic volume data for the subject area from the Connecticut Department of Transportation. This data shows as many as 8,500 vehicles per day passing through State Hwy 41 (Sharon Road/Main Street) north of the intersection with Interlaken Road and the intersection with Wells Hill Road and as many as 5,200 vehicles per day passing through State Hwy 112 (Interlaken Road) west of the intersection with Sharon Road.

Table 2 below lists the coverage statistics compiled for the AT&T's 700 MHz and 1900 MHz 4G LTE network with the deployment of the Proposed Site.

	Incremental Coverage from Proposed Site (700 MHz)		Incremental Coverage from Proposed Site (1900 MHz)	
Population:[4]	(≥ -83 dBm)	617	(≥ -86 dBm)	470
	(≥ -93 dBm)	963	(≥ -96 dBm)	898
Business Pops: [5]	(≥ -83 dBm)	323	(≥ -86 dBm)	289
	(≥ -93 dBm)	419	(≥ -96 dBm)	431
Area (mi²):	(≥ -83 dBm)	3.9	(≥ -86 dBm)	3.43
	(≥ -93 dBm)	8.17	(≥ -96 dBm)	7.18
Roadway (mi):	Main:	5.27	Main:	4.6
	Secondary:	17.28	Secondary:	14.53
	Total:	**22.55**	**Total:**	**19.13**

Table 2: Coverage Statistics

[4] Population figures are based upon 2010 US Census Block Data

[5] Employee population counts are based upon the 2011 U.S. Census Bureau LEHD database.

4. Conclusion

AT&T has identified an area of deficient coverage affecting a significant portion of Lakeville CT, including key traffic corridors through the residential and business/retail areas of the Village. The proposed Lakeville Proposed facility will bring the needed fill-in coverage to significant portions of State Hwy 41 (Sharon Road/Main Street), State Hwy 112 (Interlaken Road) , Hotchkiss School, and the residential neighborhoods and business/retail areas in the vicinity of the proposed location

No existing structures were identified and available that would be able to satisfy the coverage requirements needed for this area.

As discussed in this report and depicted in the attached plots, the proposed interim AT&T site will provide a substantial portion of the coverage being lost to the "target Area" while maintaining effective connectivity to the rest of AT&T's existing network and, facilitate the transparent migration from its 3G to 4G network.

5. Statement of Certification

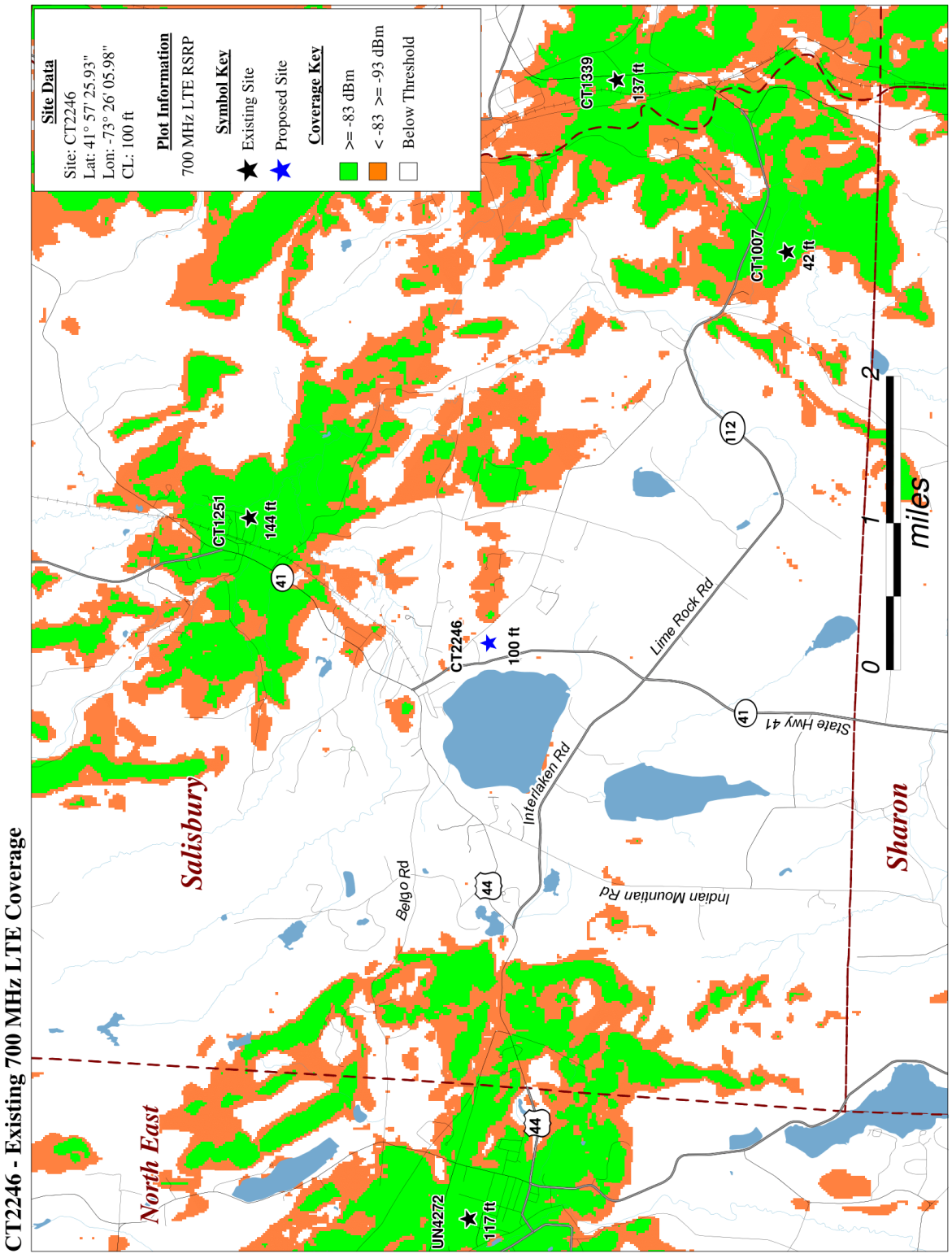
I certify to the best of my knowledge that the statements in this report are true and accurate.

December 10, 2018

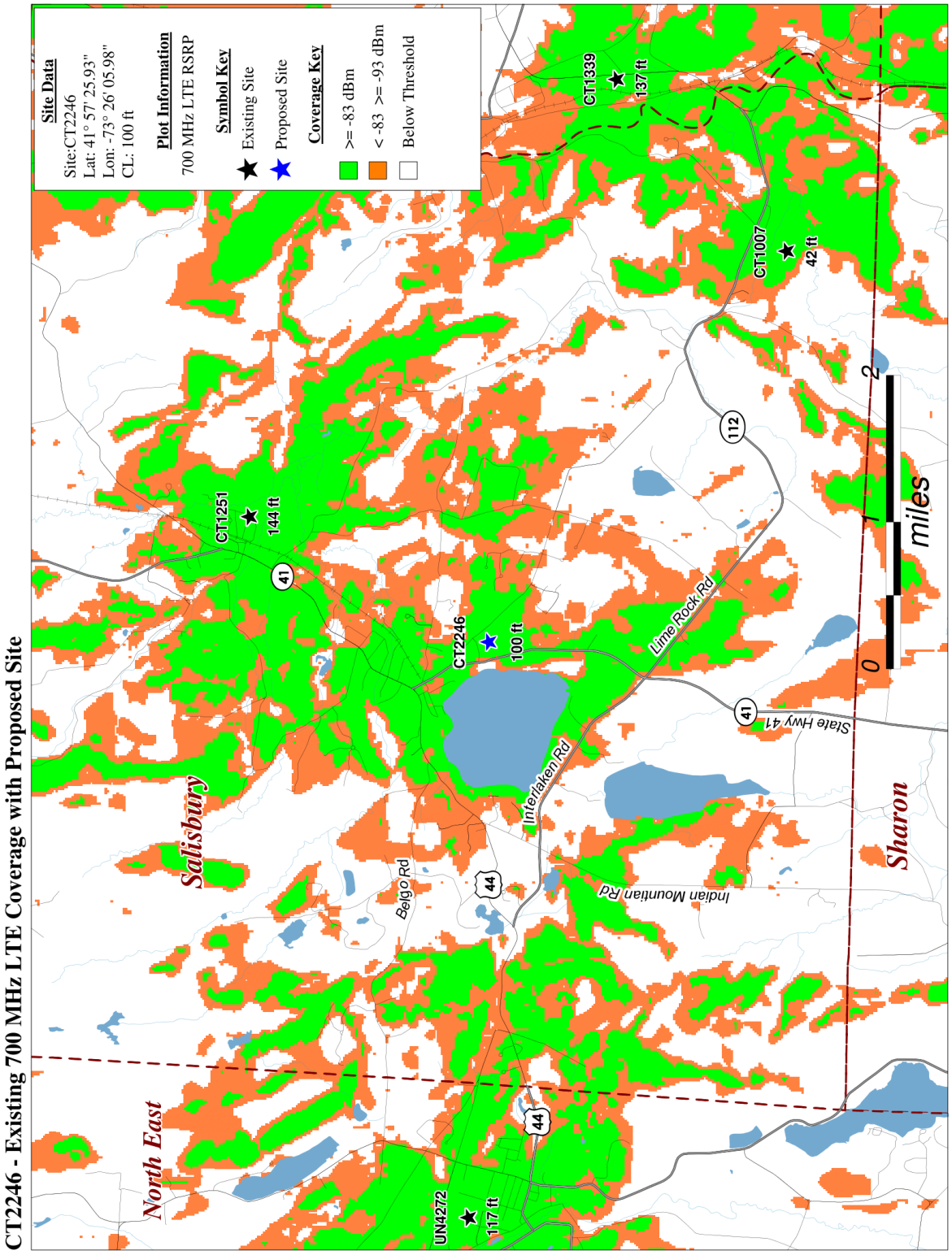
Martin J. Lavin
C Squared Systems, LLC

Date

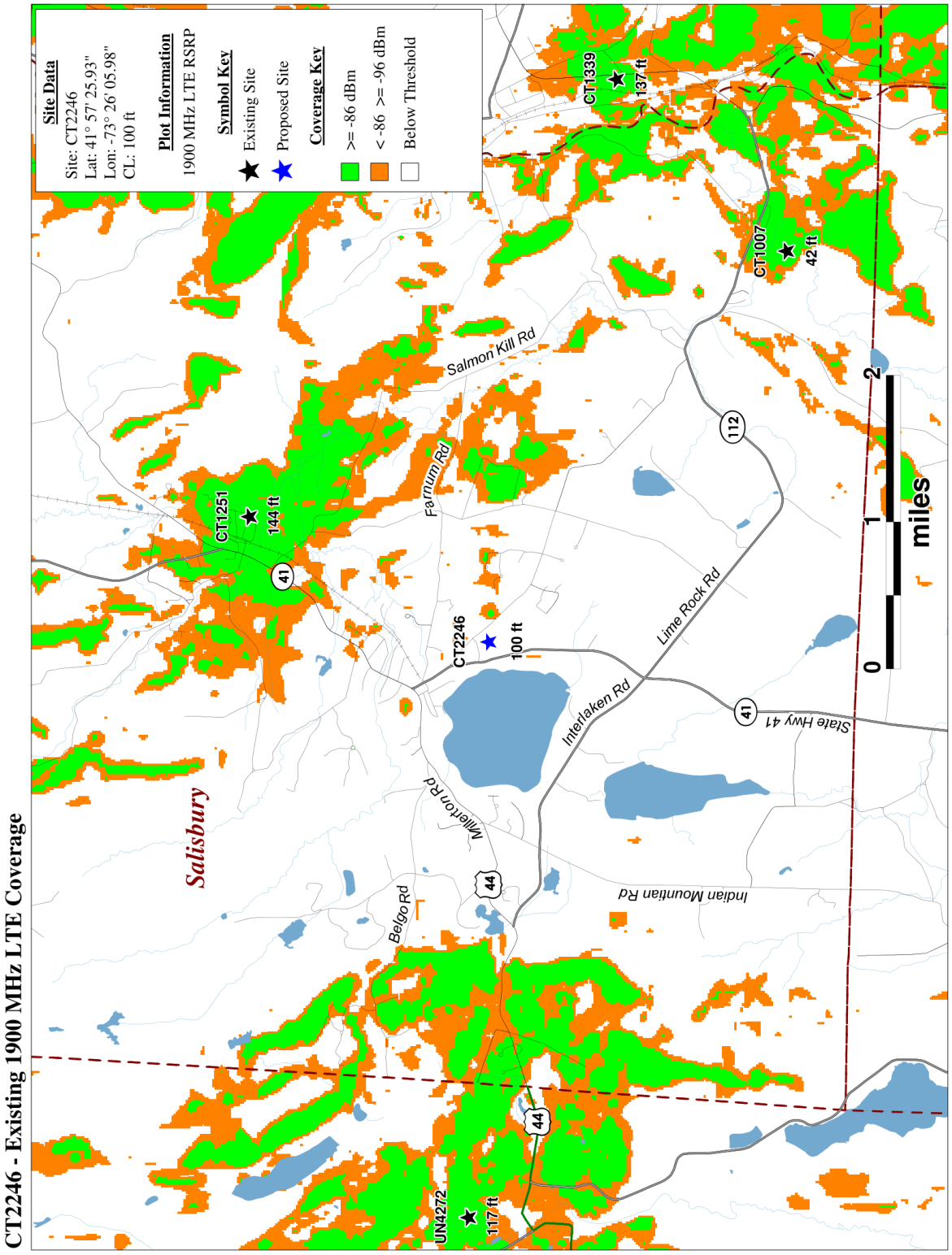
6. Attachments



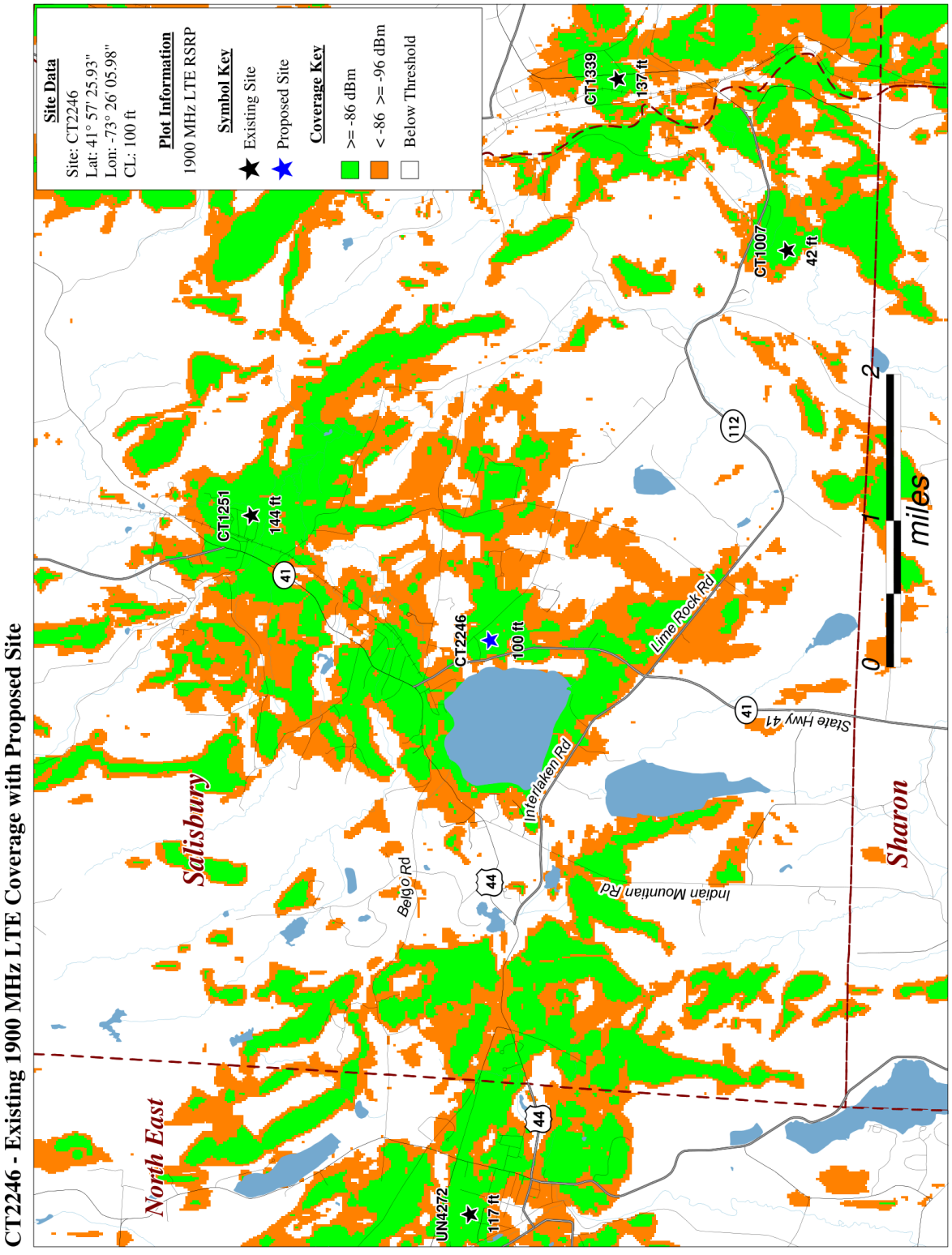
Attachment 1: "CT2246 Existing 700 MHz LTE Coverage" for the Current AT&T Network



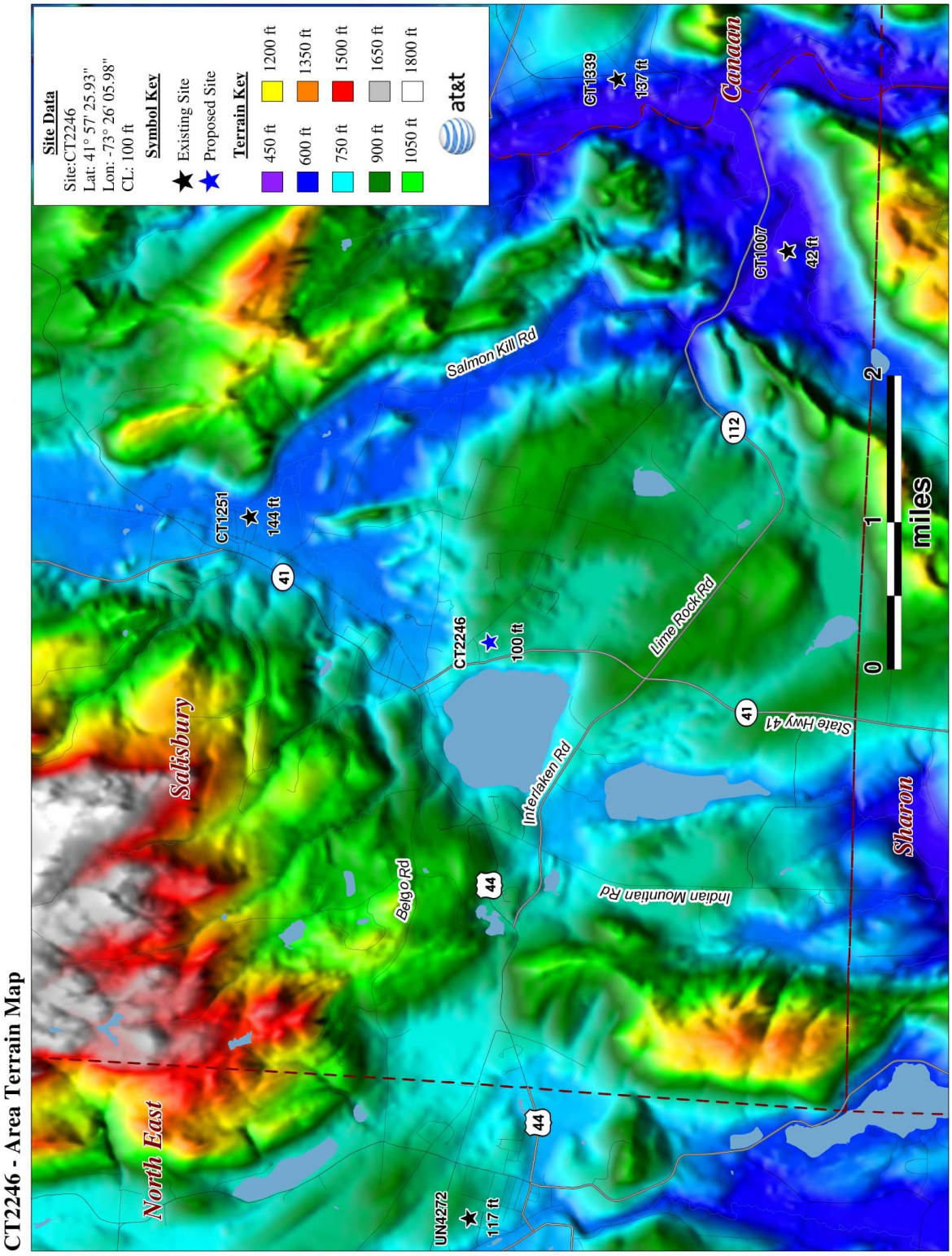
Attachment 2: "CT2246 Existing 700 MHz LTE Coverage with Proposed Site" for the AT&T Network



Attachment 3: "CT2246 Existing 1900 MHz LTE Coverage" for the Current AT&T Network



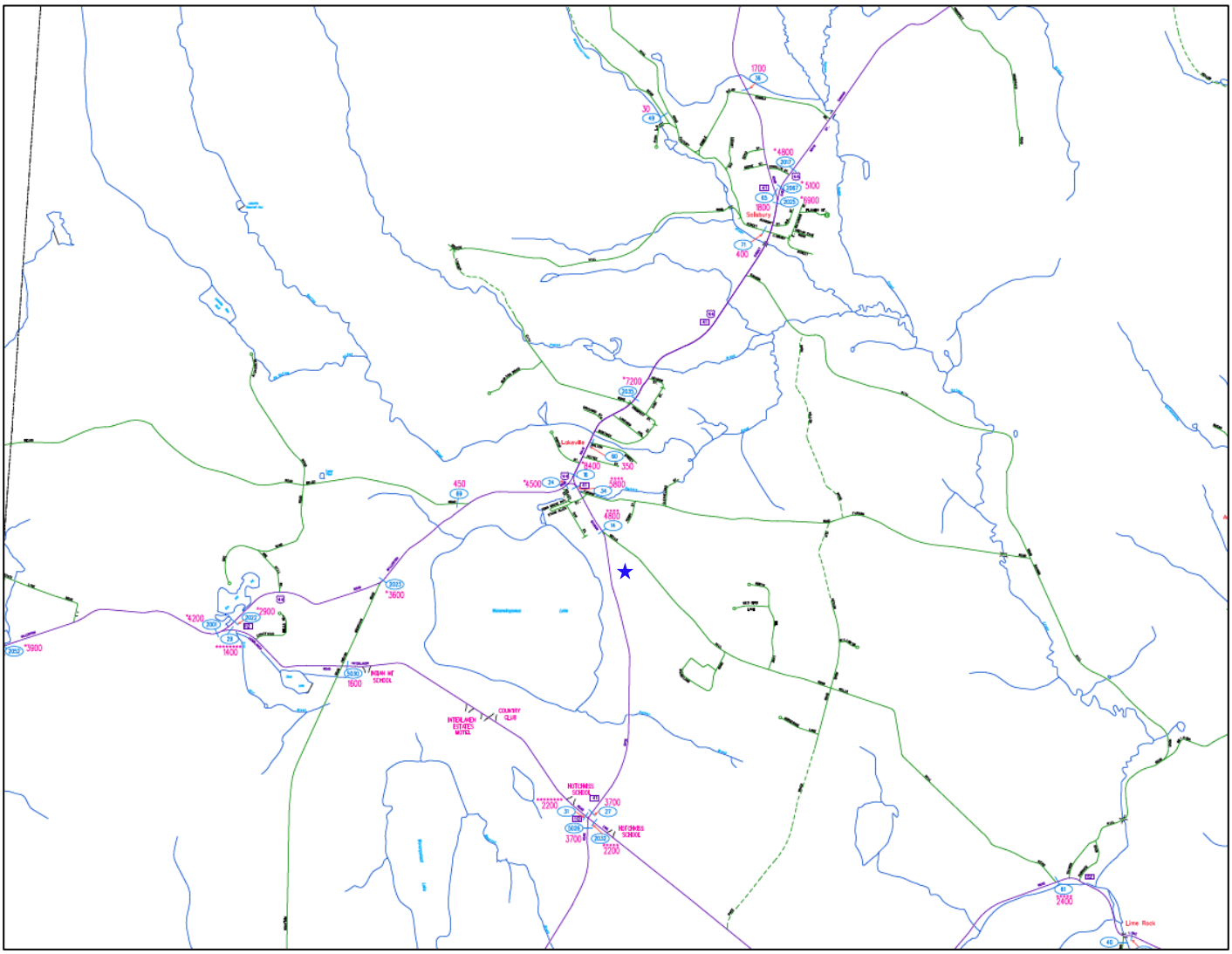
Attachment 4: "CT2246 Existing 1900 MHz LTE Coverage with Proposed Site" for the AT&T Network



Attachment 5: Area Terrain Map

Site Name	Address	City/State	Location		Antenna Height (ft AGL)	Structure Type	Status
			Latitude	Longitude			
CT1007	497 Lime Rock Road	Lakeville, CT	41.9278	-73.3832	42	Monopole	On-Air
CT1134	38 Lower Road	North Canaan, CT	42.0147	-73.3263	148	Lattice	On-Air
CT1180	477 Route 7	Sharon, CT	41.9095	-73.3660	100	Monopole	On-Air
CT1235	7 Surdan Mountain Road	Sharon, CT	41.8621	-73.3996	150	Lattice	On-Air
CT1251	52 Library Street	Salisbury, CT	41.9808	-73.4184	144	Monopole	On-Air
CT1339	188 Route 7	Lakeville, CT	41.9446	-73.3605	137	Stealth Monopole	On-Air
UN4272	25 Highland Street	Millerton, NY	41.9592	-73.5113	117	Water Tank	On-Air

Attachment 6: Neighbor Site Data



Attachment 7: Connecticut DOT Average Annual Daily Traffic Data – Lakeville

SECTION 2

AT&T

Site Search Summary

In general, a "site search area" is developed to initiate a site selection process in an area where a coverage need has been identified. The site search area is a general location where the installation of a wireless facility would address an identified coverage need while still allowing for orderly integration of the site into a network such as AT&T's, based on the engineering criteria hand-off, frequency reuse and interference. In any site search area, the Applicant seeks to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of a needed facility, while at the same time ensuring the quality of service provided by the site to users of its network.

The candidate identification process includes reviewing the applicable zoning ordinance to identify areas within which the proposed use is allowed. Viable candidates consist of existing structures of sufficient height from which an antenna installation can provide sufficient coverage, or lacking such a structure, parcels located within the narrowly defined search area upon which a tower may be constructed to a sufficient height. In order to be viable, a candidate must provide adequate coverage to the significant gap in AT&T's network. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated. Preference is given to locations that closely comply with local zoning ordinances, or in the event no viable candidates are determined to be located within such areas, to identify other potentially suitable locations. In the case of this particular site search area in the Lakeville area of Salisbury, no tall, non-tower structures were located within the identified area of need that were available for leasing. The area consists of mainly residential/ agricultural parcels along with challenging topography.

Properties Investigated by AT&T

AT&T investigated four (4) different parcels of land within and near this area for construction of a new facility. Upon review of these sites by AT&T's radio frequency engineer, these sites were determined to be inadequate and did not provide the appropriate coverage and therefore were inappropriate for the siting of a facility or technically inadequate to satisfy AT&T's coverage requirements in this area of need. The four sites AT&T investigated are set forth below along as well as a map depicting the approximate location of the sites investigated.

A. 106 Sharon Road, Lakeville, CT

Map: 47 Lot: 2
Owner: Wake Robin, LLC
Zoning District: Rural Residence 1 ("RR-1") Zoning District
Parcel Size: 11.52 acres
Lat/Long: 41.9572395 N/ 73.4349678 W
Ground Elevation: 850 +/- AMSL

This property is the Candidate site.

B. 3232 Main Street, Lakeville, CT

Lat/Long: 41.97122 N/ 73.43454 W

AT&T RF Engineer rejected, the site does not provide appropriate coverage.

C. Bunker Hill Road, Salisbury, CT

Lat/Long: 42.001194 N/ 73.440000 W

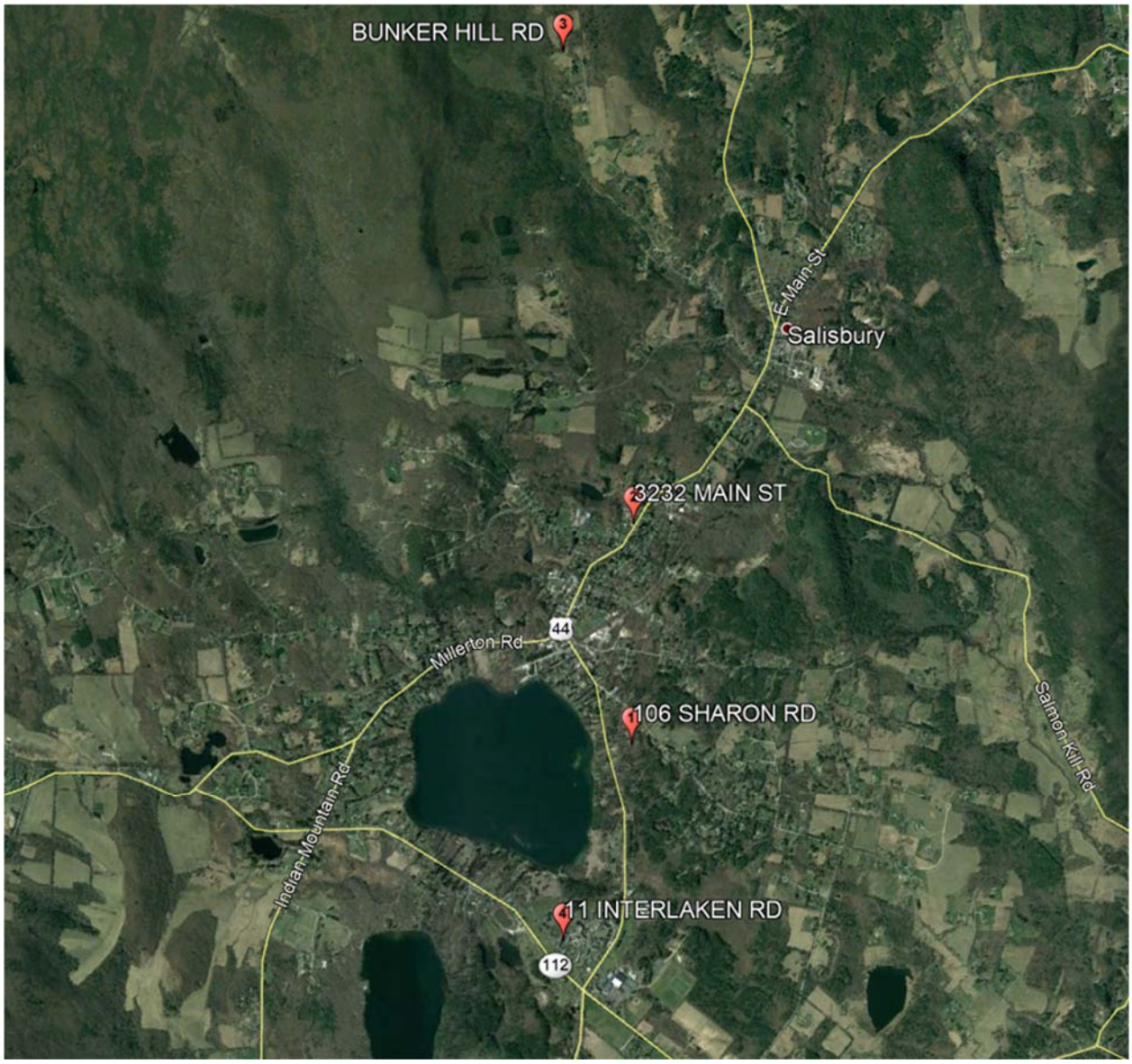
AT&T RF Engineer rejected, the site is too far to provide appropriate coverage.

D. 11 Interlaken Road (Hotchkiss School), Lakeville, CT

Lat/Long: 41.94485 N/ 73.441017 W

AT&T RF Engineer rejected, the site is too far and too low to provide appropriate coverage.

Figure 1: Aerial Map of AT&T Search and Proposed Site



SECTION 3

General Facility Description

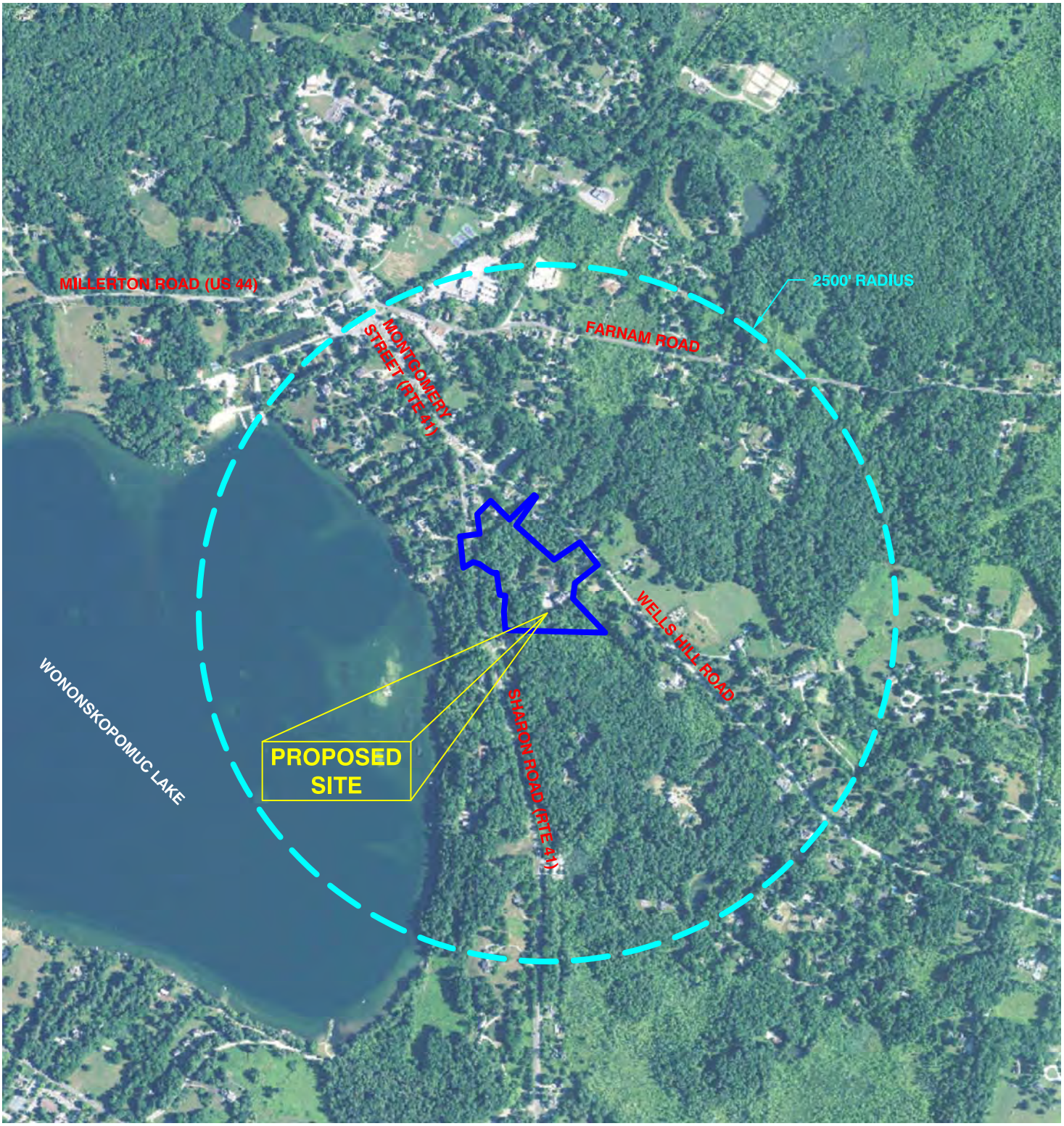
106 Sharon Road, Lakeville, Connecticut

Tax/PIN Identification: Map: 47 Lot: 2

11.52 Acre Parcel

The proposed tower site is located on an approximately 11.52-acre parcel located at 106 Sharon Road owned by Wake Robin, LLC. It is classified in the Rural Residence 1 ("RR-1") Zoning District and the property is the site of the Wake Robin Inn, a private seasonal inn. The proposed telecommunications facility includes an approximately 10,000 s.f. lease area located in the south-central section of the host parcel. The facility consists of a new self-supporting monopole that is approximately 104' in height with a lightning rod extending an additional 6' above the top of the pole, bringing the total height to approximately 110'. AT&T would install up to nine (9) panel antennas and related equipment at a centerline height of 100' above grade level (AGL). The tower would be designed for future shared use of the structure by other FCC licensed wireless carriers. AT&T's walk-in equipment cabinet would be installed on a concrete pad within the 50' x 50' fenced tower compound area at the base of the monopole. AT&T would also install emergency backup power generator on a concrete pad within the equipment compound.

The tower compound would consist of a 2,500 s.f area to accommodate AT&T's equipment and provide for future shared use of the facility by other carriers. The tower compound would be enclosed by an eight (8) foot high chain link fence. Vehicle access to the facility would be provided from Sharon Road using an existing paved driveway and an existing gravel access way, which will connect to a proposed 12-foot wide approximately 231-foot long gravel driveway on the western portion of the property to the proposed compound. Utility connections would be routed underground along the proposed access road and existing driveway to Sharon Road.



N

GRID

AERIAL PHOTO

SCALE: 1"=1000'

ProTerra DESIGN GROUP, LLC
4 Bay Road, Bldg. A
Suite 200
Hadley, MA 01035
Ph: (413)320-4918

LOCATION PLANS

SITE NUMBER: CT2246

SITE NAME: SALISBURY

ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

at&t

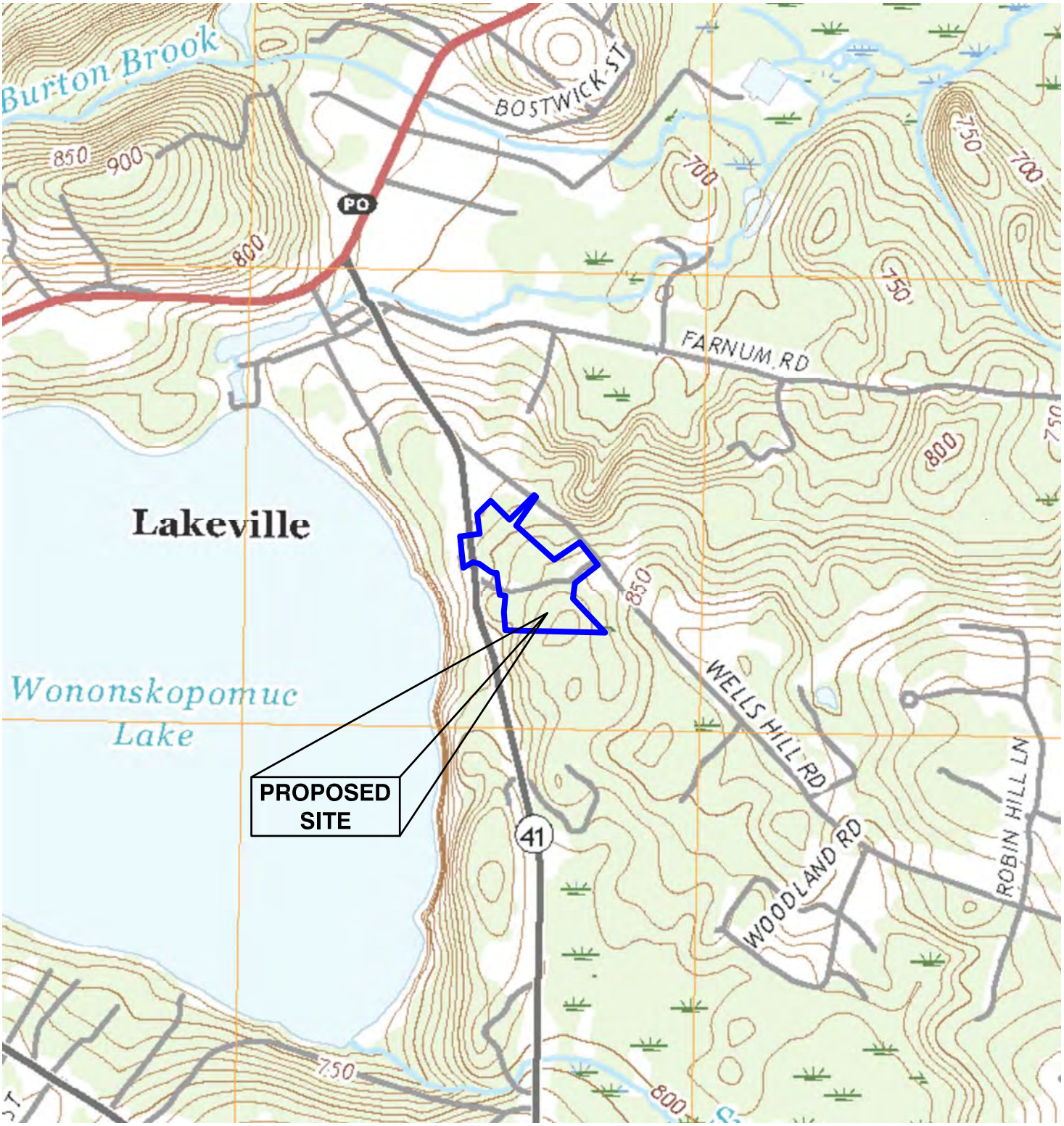
NEW CINGULAR
WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

DATE: 02/26/19

REVISION: A

JOB NO.:18-063

SHEET: M-1



N

GRID

USGS MAP

SCALE: 1"=1000'

ProTerra
DESIGN GROUP, LLC

4 Bay Road, Bldg. A
Suite 200
Hadley, MA 01035

Ph: (413)320-4918

LOCATION PLANS

SITE NUMBER: CT2246

SITE NAME: SALISBURY

ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

at&t

NEW CINGULAR
WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

DATE: 02/26/19

REVISION: A

JOB NO.:18-063

SHEET: M-2

SITE EVALUATION REPORT

SALISBURY CT2246

I. LOCATION

A. COORDINATES: 41.9572395 N/ 73.4349678 W

B. GROUND ELEVATION: 850'± AMSL

C. SITE ADDRESS: 106 Sharon Road, Lakeville, CT 06039

D. ZONING WITHIN ¼ MILE OF SITE: The site is classified in the Rural Residence 1 ("RR-1") Zoning District. Land further north of the site toward the center of Lakeville is classified in the Residence 20 ("R20"), Commercial ("C20") and Residence 10 ("R10") Zoning Districts.

II. DESCRIPTION

A. SITE SIZE: 11.52 Acres

LEASE AREA/COMPOUND AREA: 10,000 SF/2,500 SF

B. TOWER TYPE/HEIGHT: 104' Monopole (110' total with lightening rod)

C. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located within an existing forested area along the south-central portion of the property. To the south are forested areas and residential houses, to the east are farmlands and rural residences, and to the west and north are mainly residential areas. There are on-site wetlands located 153± east of the proposed compound and within 100 feet of the existing driveway, to the northwest of the proposed compound.

E. LAND USE WITHIN ¼ MILE OF SITE: Residential properties to the north, south, east and west. The Wononskupomuc Lake is approximately 0.18 miles to the west. The Saint Mary's Catholic Church is approximately 0.25 miles to the northwest.

III. FACILITIES

A. VEHICLE ACCESS TO SITE: Access to the proposed telecommunication facility will be along an existing paved driveway and an existing gravel access way, which will connect to a proposed 12-foot wide approximately 231-foot long gravel driveway on the western portion of the property to the proposed compound.

B. UTILITY CONNECTIONS: Utilities would be routed underground along the proposed access road and existing driveway to Sharon Road.

C. OBSTRUCTION: None.

D. CLEARING AND FILL REQUIRED: Total area of disturbance is approximately 22,765 sf.; approximately 29 trees will need to be removed.

IV. LEGAL

A. PURCHASE [ ] LEASE [X]

B. OWNER: Wake Robin, LLC

C. ADDRESS: P.O. Box 660, Lakeville, CT 06039

D. DEED ON FILE AT: Book 184 - Page 509

1-A CERTIFICATION

Applicant/Client: SAI
12 Industrial Way
Salem, NH 03079

Site Number: CT2246
Site Name: Salisbury
Site Address: 106 Sharon Road, Lakeville, CT 06039

Type of Survey: ___X___GPS Survey ___X___Ground Survey

Horizontal Datum: NAD83 - expressed in degrees of Latitude and Longitude
Vertical Datum: NAVD88 - expressed in feet Above Mean Sea Level (AMSL)

Structure Type:

_____Self-Support Tower	___X___Monopole Tower	_____Guyed Tower
_____Wood Pole	_____Water Tank	_____Smoke Stack
_____Roof Top	_____ Church Steeple	_____Temporary Site
_____Silo	_____Other_____	

Center of Proposed Structure:	Latitude	41° 57' 26.06" N	41.9572395° N
	Longitude	73° 26' 05.88" W	73.4349678° W

Existing Ground Elevation at Structure:	855.0' (AMSL)	
Proposed Ground Elevation at Structure:	850.0' (AMSL)	0.0' (AGL)
Centerline of Proposed AT&T Antennas:	950.0' (AMSL)	100.0' (AGL)
Top of Proposed AT&T Antennas:	954.0' (AMSL)	104.0' (AGL)
Top of Proposed Tower:	954.0' (AMSL)	104.0' (AGL)
Highest Appurtenance (Lightning Rod):	960.0' (AMSL)	110.0' (AGL)

Certification: I certify that the latitude and the longitude are accurate to within +/- 20 feet horizontally, and that the ground elevation is accurate to within +/- 3 feet vertically.
The horizontal coordinates are based upon the North American Datum of 1983 (NAD 83) and are expressed in degrees of Latitude and Longitude. The elevations are based on the North American Vertical Datum of 1988 and are expressed in feet Above Mean Sea Level (AMSL).

Signature:
Charles G. Gidman, RPLS #70103

Date: October 16, 2019

SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

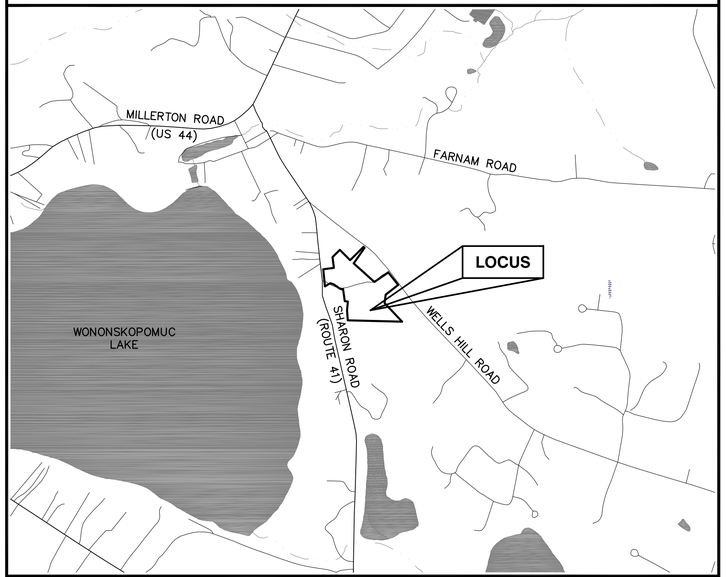
DRAWING INDEX

SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	2
C-1	ABUTTERS PLAN	4
C-2	EXISTING CONDITIONS	4
A-1	COMPILED PLOT PLAN	2
A-2	COMPOUND PLAN & ELEVATION	2
P-1	DRIVEWAY PLAN & PROFILE	2
D-1 TO D-3	DETAILS	2

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & AT&T REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH AT&T CONSTRUCTION GUIDELINES.
4. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
5. THIS SHEET SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.

VICINITY MAP



PROJECT INFORMATION

SITE TYPE:	RAW LAND
SCOPE OF WORK:	PROPOSED 104' TALL MONOPOLE WITHIN 50'x50' FENCED COMPOUND AND 100'x100' LEASE AREA
SITE NAME:	SALISBURY
SITE NUMBER:	CT2246
SITE ADDRESS:	106 SHARON ROAD LAKEVILLE, CT 06039
ASSESSOR'S TAX ID#:	MAP 47; LOT 2
ZONING DISTRICT:	RURAL RESIDENCE (RR-1)
LATITUDE:	41° 57' 26.06"± N (RECORD 1A)
LONGITUDE:	73° 26' 05.88"± W (RECORD 1A)
(P) GRADE:	850.0'±
DATUM:	NAD83/NAVD88
PROPERTY OWNER:	N/F WAKE ROBIN, LLC P.O. BOX 660 LAKEVILLE, CT 06039
APPLICANT:	NEW CINGULAR WIRELESS PCS, LLC "AT&T" 500 ENTERPRISE DRIVE ROCKY HILL, CT 06067
SITE ENGINEER:	PROTERRA DESIGN GROUP, LLC 4 BAY ROAD BLDG A; SUITE 200 HADLEY, MA 01035 (413) 320-4918
SURVEYOR:	NORTHEAST SURVEY CONSULTANTS 116 PLEASANT STREET SUITE 302 P.O. BOX 109 EASTHAMPTON, MA 01027 (413) 203-5144

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	06/19/19	ISSUED FOR REVIEW
0	02/21/20	FOR PERMITTING
1	02/27/20	REVISED PERMITTING
2	05/12/20	REVISED PERMITTING

TITLE: SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

APPLICANT: NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

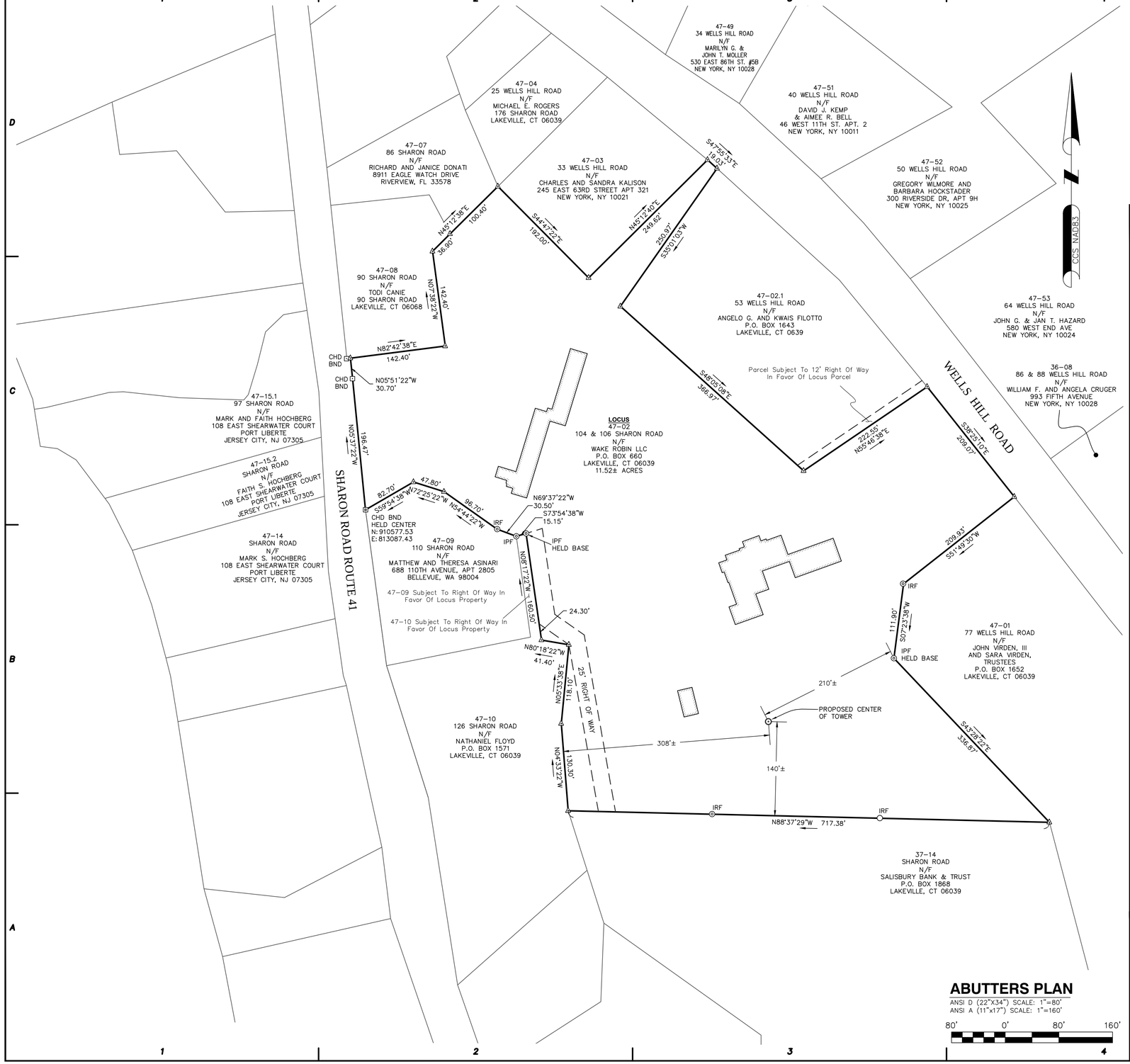
STAMP:

DATE: 05/12/20
DRAWN: BLM
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 18-063

SHEET TITLE:

TITLE SHEET

T-1



ABUTTERS PLAN

ANSI D (22"X34") SCALE: 1"=80'
ANSI A (11"x17") SCALE: 1"=160'

80' 0' 80' 160'

LEGEND

N/F	– NOW OR FORMERLY
47–02	– ASSESSOR'S MAP–LOT
⊙	– TOWER CONTROL POINT
IPF/IRF ○	– IRON PIPE/IRON ROD FOUND
⊡	– CONCRETE BOUND FOUND
△	– CALCULATED POINT
	– UTILITY POLE
	– LOCUS BOUNDARY
	– ABUTTERS LINE
	– EASEMENT LINE

SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY SURVEY CATEGORY: DEPENDENT SURVEY

CLASS OF ACCURACY: HORIZONTAL CLASS D
TOPOGRAPHIC CLASS T–2
VERTICAL CLASS V–2
PURPOSE OF SURVEY: PROPOSED CELLULAR TOWER

2. PROPERTY LINES SHOWN HEREON ARE FROM RECORD DEEDS, PLOTS, AND TAX MAPS AS OVERLAID ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY LINE SURVEY WAS NOT PERFORMED BY PROTERRA DESIGN GROUP, LLC OR ITS AFFILIATES AND SUBCONTRACTORS AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/ BOUNDARY OPINION.

3. HORIZONTAL DATUM IS GRID NORTH AS DETERMINED BY THE CONNECTICUT STATE PLANE COORDINATE SYSTEM AND IS BASED UPON GPS OBSERVATIONS TAKEN AT THE TIME OF SURVEY.

4. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND/OR EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE–CONSTRUCTION NOTIFICATION 72–HOURS PRIOR TO ANY EXCAVATION ACTIVITY: CALL BEFORE YOU DIG: 1–800–922–4455

5. THE SURVEY PLAN IS SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP–TO–DATE ABSTRACT OF TITLE WOULD DISCLOSE.

6. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.

7. THE LOCUS PARCEL AND ALL ADJOINING PARCELS ARE LOCATED IN THE VILLAGE OF LAKEVILLE, TOWN OF SALISBURY, CT. ZONE "RR–1" RURAL RESIDENTIAL DISTRICT.

8. LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED UTILIZING RTK GPS AND KEYNET CORRECTIONS. LATITUDE/LONGITUDE ARE REFERENCE TO NAD83 CONNECTICUT ZONE COORDINATES SHOWN. IF ANY ARE EXPRESSED IN U.S. SURVEY FEET, ELEVATIONS ARE REFERENCED TO NAVD88. TOP OF STRUCTURE HEIGHT, IF ANY, IS DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION INFORMATION BASED UPON A FAA 1A CERTIFICATION ACCURACY LEVEL AS DEFINED:

HORIZONTAL ±20 FEET/6m

VERTICAL ± 3 FEET/1m

9. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING. NO SHADING) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF SALISBURY: COMMUNITY PANEL NUMBER 090052 0018 B, EFFECTIVE 1–5–1989.

10. WETLANDS DELINEATION WAS PERFORMED BY LUCAS ENVIRONMENTAL, LLC ON 11–8–2018.

PROPERTY OWNER: WAKE ROBIN LLC
P.O. BOX 660
LAKEVILLE, CT 06039

LOCUS DEED REF.: DEED BOOK 184, PAGE 509

LOCUS PLAN REF: PLANS: SALISBURY LAND RECORDS 740 & 264

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES G. GIDMAN, P.L.S. #70103

ProTerra
DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320–4918

CONSULTANTS:
NORTHEAST SURVEY CONSULTANTS
116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203–5144
northeastsurvey.com

NO.	DATE	REVISIONS
A	12/7/18	ISSUED FOR REVIEW
1	04/24/19	MOVE TOWER
2	06/10/19	ADD TITLE NOTES
3	09/05/19	ADD COORDINATES
4	10/11/19	REMOVE TITLE NOTES

TITLE:
SITE NAME: LAKEVILLE, CT 06039
SITE NUMBER: 104 & 106 SHARON ROAD
ADDRESS: 104 & 106 SHARON ROAD LAKEVILLE, CT 06039

APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
550 COCHITUATE ROAD FRAMINGHAM, MA 01701

STAMP:

DATE: 10/11/2019
DRAWN: JDG BCF
CHECK: BCF CGG
SCALE: 1"=80'
JOB NO.: 18–317.1

SHEET TITLE:
ABUTTERS PLAN

C-1

SHARON ROAD ROUTE 41

UP #30K-21 W/LIGHT

UP #22 W/TRANS.

CHD BND
HELD CENTER
N: 910577.53
E: 813087.43

BIT. DRIVE

UP#3679 W/TRANS

CONC. WALK

TREE W/LIGHTS

UP #3409

POST AND RAIL FENCE

IRF

STOCKADE FENCE

IPF

IPF HELD BASE

EL=815.069' 15" CPP IN

8" CPP OUTLET INV=823.15'

6" PVC OUTLET INV=823.13'

UP W/LIGHT

47-09
110 SHARON ROAD
N/F
MATTHEW AND THERESA ASINARI
688 110TH AVENUE, APT 2805
BELLEVUE, WA 98004

47-09 Subject To Right Of Way In Favor Of Locus Property

47-10 Subject To Right Of Way In Favor Of Locus Property

47-10
126 SHARON ROAD
N/F
NATHANIEL FLOYD
P.O. BOX 1571
LAKEVILLE, CT 06039

LOCUS
47-02
104 & 106 SHARON ROAD
N/F
WAKE ROBIN LLC
P.O. BOX 660
LAKEVILLE, CT 06039
11.52± ACRES

25' WIDE RIGHT OF WAY

LEDGE

GRAVEL DRIVE

WALK

STEPS

BIT. DRIVE

DECK

"WAKE ROBIN INN"

DECK

CONC.

GRAVEL PARKING

WOODED

PROPANE TANK

TRAIL

GARAGE

47-02.1
63 WELLS HILL ROAD
N/F
ANGEL G. AND KWAIS FILOTTO
P.O. BOX 1643
LAKEVILLE, CT 0639

UP #1259 W/TRANS.

WOODED

TRM SPIKE IN BASE OF OAK EL=842.40'

IRF

IPF HELD BASE

IRF

NAD83 CTCS

PROPOSED CENTER OF TOWER
LAT: 41°57'26.06"
LON: 73°26'05.88"
N: 910261.97
E: 813687.79
GROUND EL: 855'±

LEGEND

N/F	– NOW OR FORMERLY
47-02	– ASSESSOR'S MAP-LOT
⊙	– TOWER CONTROL POINT
	– UTILITY POLE
	– MANHOLE
	– CATCH BASIN
	– PIPE INLET / OUTLET
	– TREE
	– LOCUS BOUNDARY
	– ABUTTERS LINE
	– EASEMENT LINE
	– WETLAND DELINEATION
OHW	– OVERHEAD WIRES
	– TREELINE
	– CONTOUR LINE
P – PINE	M – MAPLE
B – BIRCH	O – OAK

EXISTING CONDITIONS PLAN

ANSI D (22"X34") SCALE: 1"=30'
ANSI A (11"x17") SCALE: 1"=60'

30' 0' 30' 60'

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
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Ph: (413)320-4918

CONSULTANTS:
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northeastsurvey.com

NO.	DATE	REVISIONS
A	12/7/18	ISSUED FOR REVIEW
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3	09/05/19	ADD COORDINATES
4	10/11/19	REMOVE TITLE NOTES

TITLE:
SITE NAME:
SITE NUMBER:
ADDRESS: 104 & 106 SHARON ROAD
LAKEVILLE, CT 06039

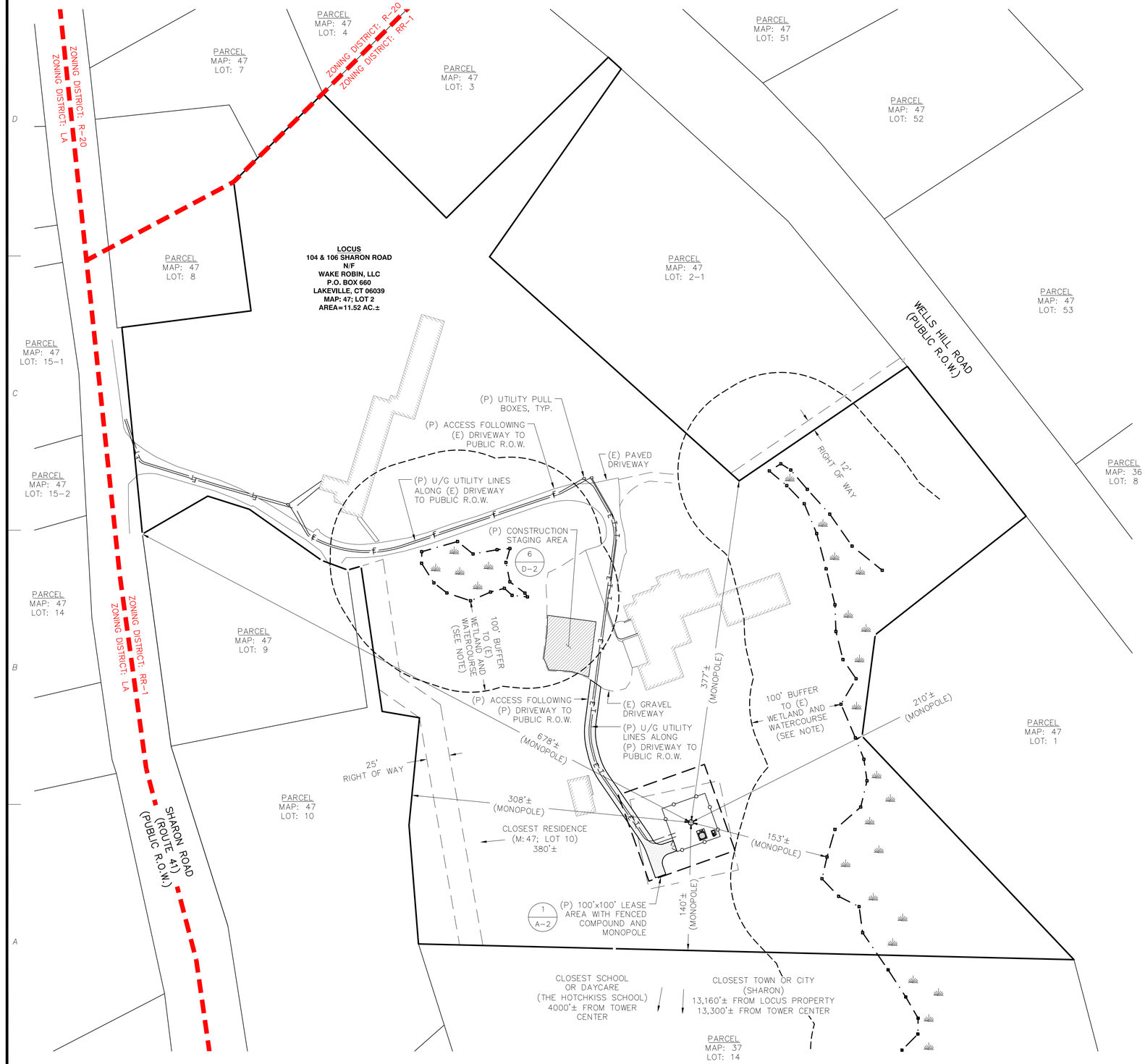
APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701

STAMP:
STATE OF CONNECTICUT
CHARLES S. RUDAN
10794
LICENSED
LAND SURVEYOR

DATE: 10/11/2019
DRAWN: JDG
CHECK: BCF CGG
SCALE: 1"=30'
JOB NO.: 18-317.1

SHEET TITLE:
EXISTING CONDITIONS

C-2



GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222 STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

REFERENCES

PROPERTY LINE, TOPOGRAPHY AND EXISTING FEATURES – SEE SHEETS C-1 AND C-2 PREPARED BY NORTHEAST SURVEY CONSULTANTS. A PROPERTY LINE AND/OR BOUNDARY RE-TRACEMENT HAS NOT BEEN PERFORMED. A A-2 SURVEY MAY BE REQUIRED PER CSC APPLICATION REVIEW.

ZONING DISTRICTS – TOWN OF SALISBURY, LAKEVILLE VILLAGE ZONING MAP NO. 3 DATED SEPTEMBER 4, 2007.

FLOODPLAIN – FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 0900520018B EFFECTIVE DATE JANUARY 5, 1989 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), US DEPARTMENT OF HOMELAND SECURITY. ENTIRE AREA SHOWN IS WITHIN ZONE "X" UNSHADED: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

CSC DIMENSIONS

ASSESSORS ID: MAP 47; LOT 2
(P) USE: WIRELESS COMMUNICATION FACILITY

MONOPOLE HEIGHT (HIGHEST APPURTENANCE)	104'± (110'±)
EXISTING SITE ACCESS LENGTH	750'±
PROPOSED SITE ACCESS LENGTH	231'±
NUMBER OF TREES OVER 6" DBH TO BE REMOVED	29
NUMBER OF RESIDENCES WITHIN 1000 FEET	26
CLOSEST TOWN OR CITY TO LOCUS PARCEL	13,160'± (SHARON)
FOLLOWING DISTANCES FROM TOWER CENTER	
NEAREST WETLANDS (ON LOCUS PROPERTY)	153'±
NORTHERN PROPERTY BOUNDARY	377'±
SOUTHERN PROPERTY BOUNDARY	140'±
WESTERN PROPERTY BOUNDARY	308'±
EASTERN PROPERTY BOUNDARY	210'±
CLOSET RESIDENCE	380'± (M: 47; L: 10)
CLOSEST SCHOOL OR DAYCARE	4,000'± (THE HOTCHKISS SCHOOL)
CLOSEST TOWN OR CITY	13,300'± (SHARON)

WETLAND BUFFER NOTE:
REFER TO THE CONSERVATION COMMISSION'S INLAND WETLANDS AND WATERCOURSE'S REGULATIONS OF THE TOWN OF SALISBURY, CONNECTICUT SECTION 2.1 & 3.1 FOR FURTHER INFORMATION ON WETLAND BUFFERS.

N

COMPILED PLOT PLAN

SCALE: 1"=60' (22x34)
1"=120' (11x17)

1 A-1

60 30 0 60 120

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	06/19/19	ISSUED FOR REVIEW
0	02/21/20	FOR PERMITTING
1	02/27/20	REVISED PERMITTING
2	05/12/20	REVISED PERMITTING

TITLE:
SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

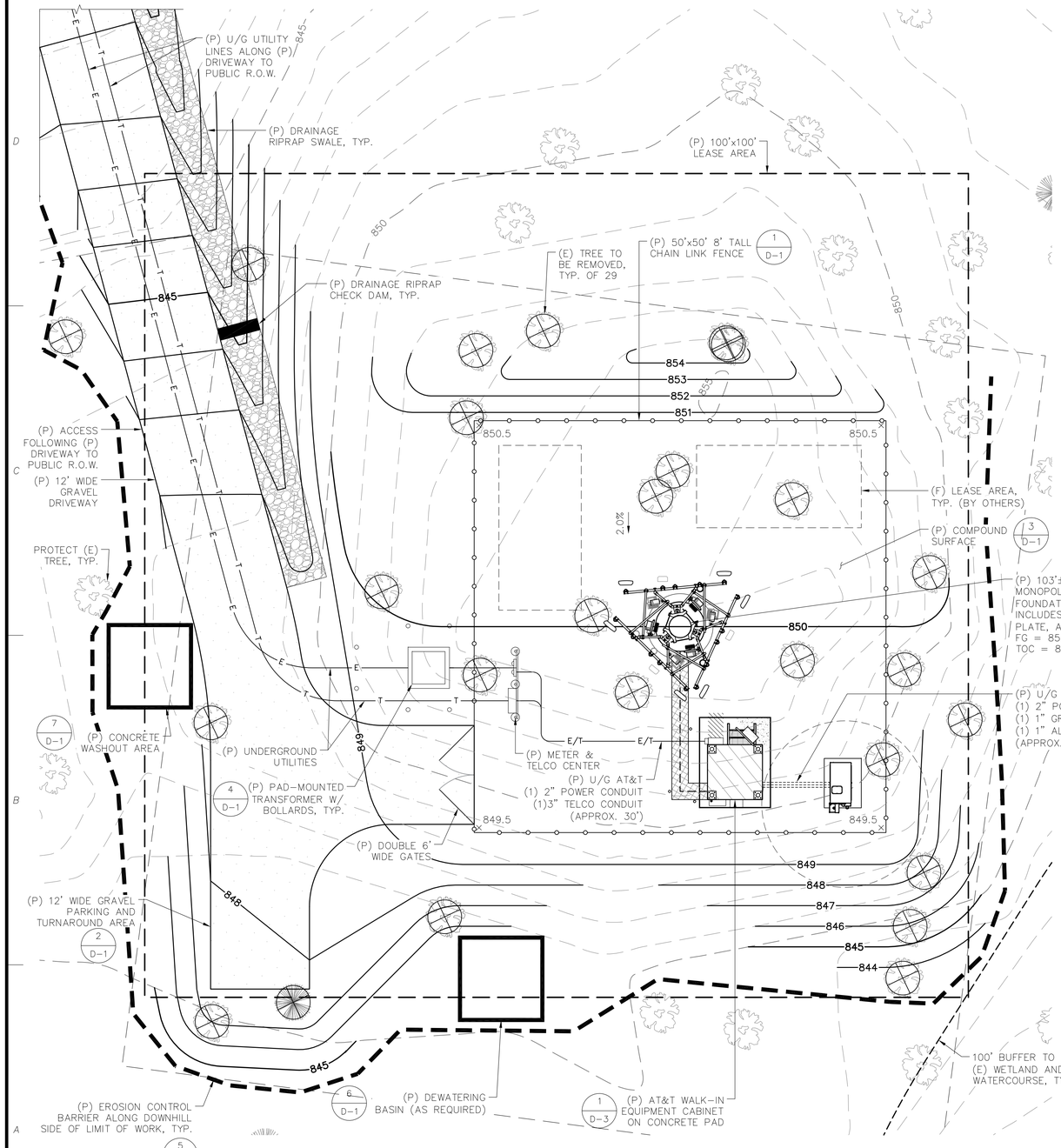
APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC "AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067
at&t

STAMP:

DATE: 05/12/20
DRAWN: BLM
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 18-063

SHEET TITLE:
COMPILED PLOT PLAN

A-1

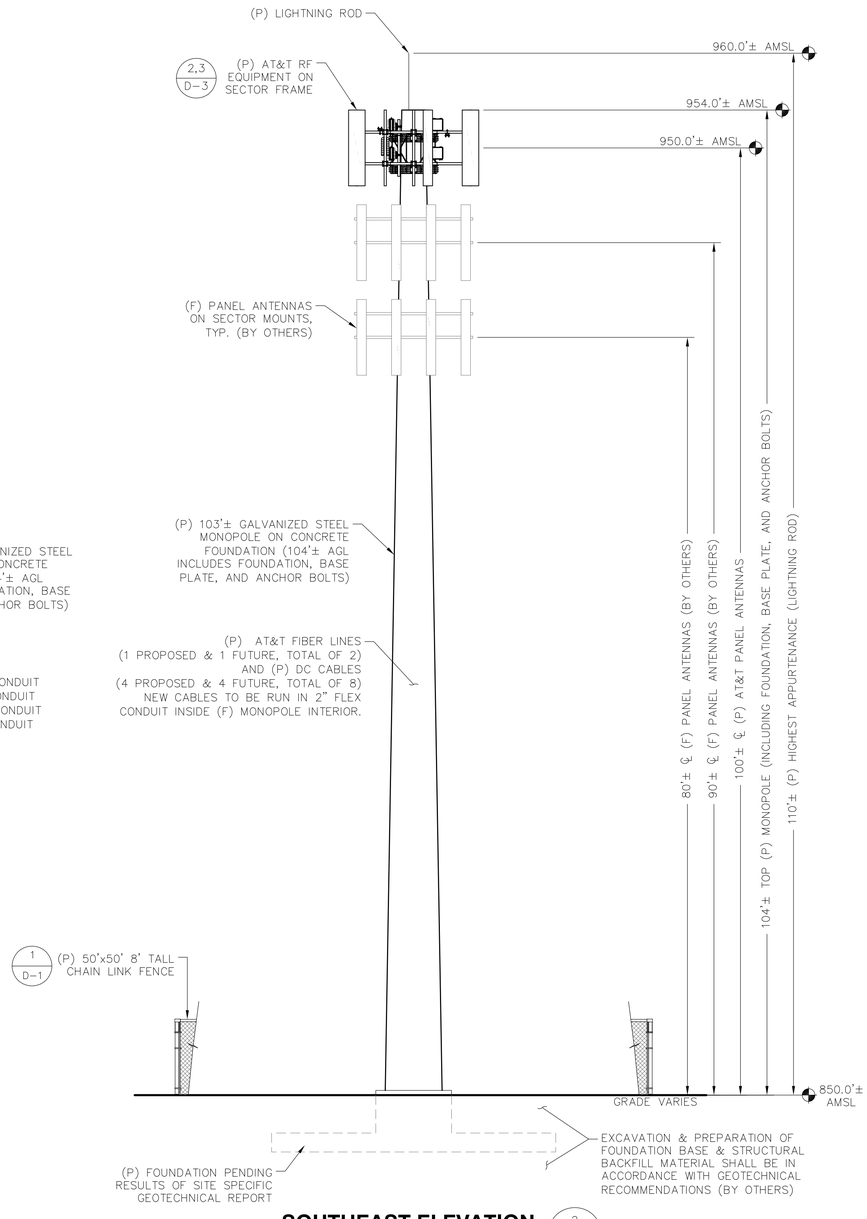


COMPOUND PLAN

SCALE: 1"=8' (22x34)
1"=16' (11x17)

1 / A-2

8 4 0 8 16



SOUTHEAST ELEVATION

SCALE: 1"=8' (22x34)
1"=16' (11x17)

2 / A-2

8 4 0 8 16

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NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

at&t

STAMP:

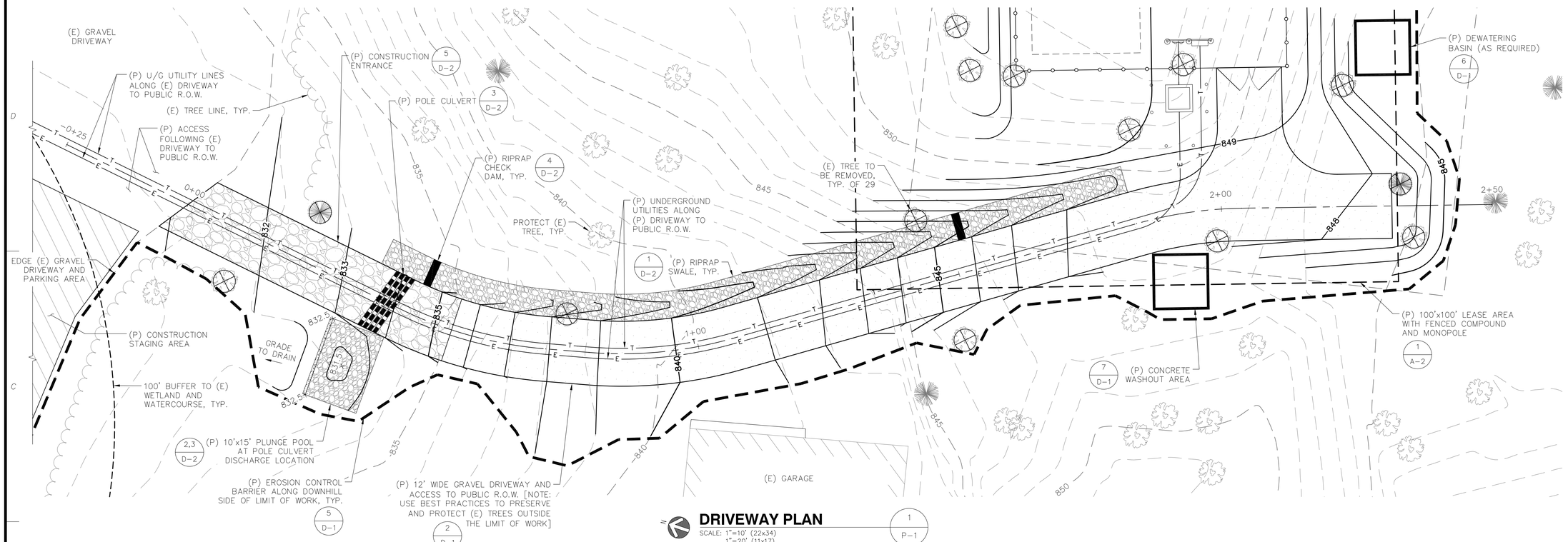
STATE OF CONNECTICUT
THOMAS E. JOHNSON
No. 20192
LICENSED PROFESSIONAL ENGINEER
5/12/20

DATE:	05/12/20
DRAWN:	BLM
CHECK:	JMM/TEJ
SCALE:	SEE PLAN
JOB NO.:	18-063

SHEET TITLE:

COMPOUND PLAN & ELEVATION

A-2

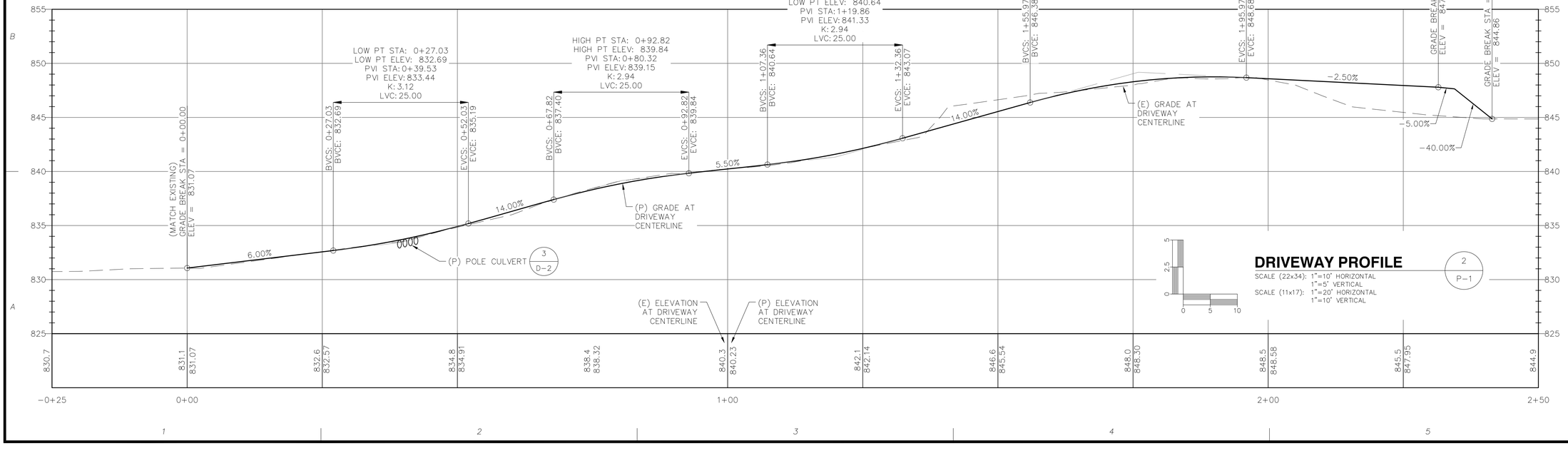


DRIVEWAY PLAN

SCALE: 1"=10' (22x34)
1"=20' (11x17)

1 P-1

10 5 0 10 20



DRIVEWAY PROFILE

SCALE (22x34): 1"=10' HORIZONTAL
1"=5' VERTICAL
SCALE (11x17): 1"=20' HORIZONTAL
1"=10' VERTICAL

2 P-1

5 2.5 0 0 5 10

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NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

TITLE:

APPLICANT:

at&t

STAMP:

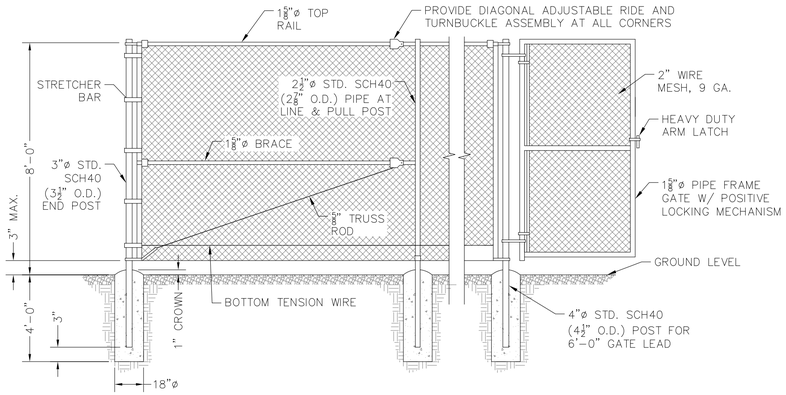
STATE OF CONNECTICUT
THOMAS E. JOHNSON
No. 20168
LICENSED PROFESSIONAL ENGINEER
5/12/20

DATE: 05/12/20
DRAWN: BLM
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 18-063

SHEET TITLE:

DRIVEWAY PLAN & PROFILE

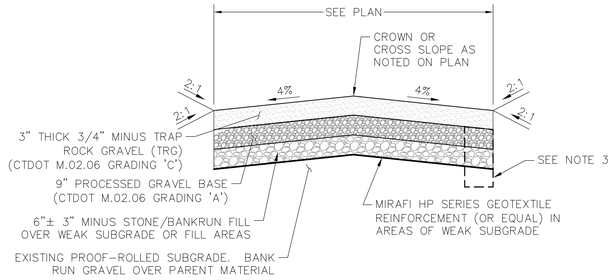
P-1



CHAIN LINK FENCE

SCALE: NONE

1 / D-1

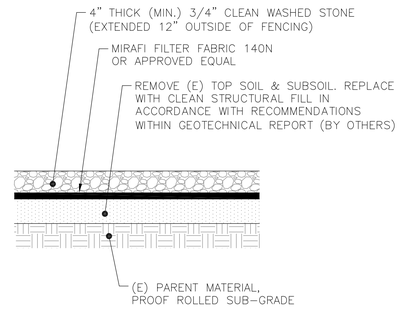


NOTES:
1. ALL GRANULAR MATERIALS SHALL BE COMPACTED TO 95±% MAXIMUM DRY DENSITY BY STD. PROCTOR METHOD
2. ALL CUT AND FILL SLOPES TO BE COVERED WITH JUTE MESH EROSION CONTROL BLANKETS AND/OR HYDROSEEDED WITH NEW ENGLAND ROADSIDE MATRIX MIX AT 35LBS PER ACRE OR EQUAL.
3. THE REQUIREMENT FOR INSTALLATION OF SUBDRAINS SHALL BE DETERMINED BY THE ENGINEER BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. SUBDRAINS SHALL BE OUTLETTED TO DAYLIGHT AS APPROVED BY THE ENGINEER.

DRIVEWAY SECTION

SCALE: NONE

2 / D-1

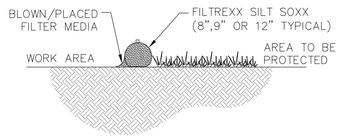


COMPOUND SURFACE

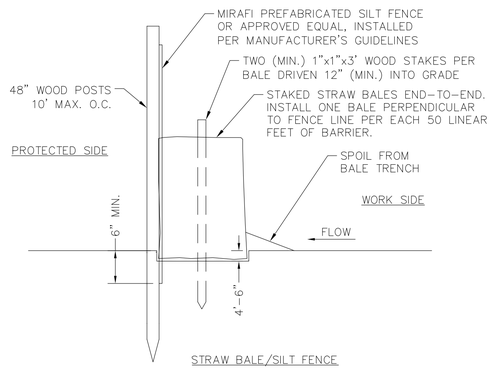
SCALE: NONE

3 / D-1

NOTES:
1. USE SILT SOXX WHERE CONDITIONS DO NOT ALLOW STAKES TO BE DRIVEN.
2. STRAW BALES TO BE TIED W/BIODEGRADABLE TWINE.
3. SILT SOXX FILL TO MEET FILTREXX SPECIFICATIONS AND APPLICATION REQUIREMENTS.
4. SILT SOXX COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



SILT SOXX

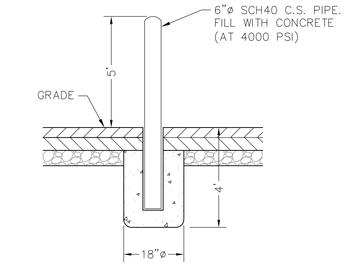


STRAW BALE/SILT FENCE

EROSION CONTROL BARRIER

SCALE: NONE

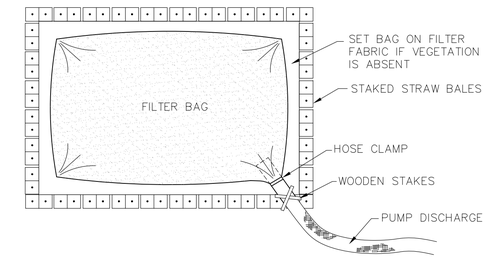
5 / D-1



BOLLARD

SCALE: NONE

4 / D-1

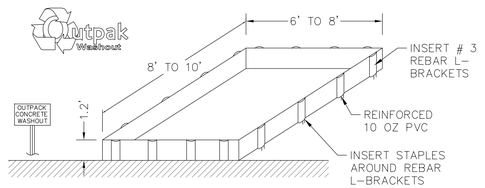


NOTES:
1. ENSURE DISCHARGE AREA IS COVERED BY STABLE VEGETATION.
2. USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.
3. TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN TO THE GROUND.
4. SIZE OF STRAW BALE ENCLOSURE TO BE 10'x10' ADJUSTED TO WATER VOLUME.
5. ADDITIONAL STRAW BALES MAY BE USED TO INCREASE RETENTION & FILTERING.

DEWATERING BASIN

SCALE: NONE

6 / D-1



NOTES:
1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
9. WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

CONCRETE WASHOUT AREA

SCALE: NONE

7 / D-1

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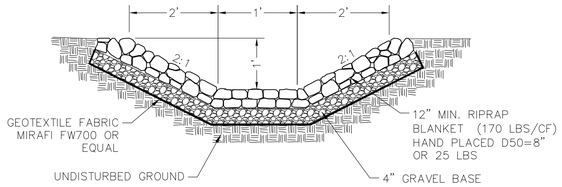
NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

STAMP:

DATE: 05/12/20
DRAWN: BLM
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 18-063
SHEET TITLE:

DETAILS

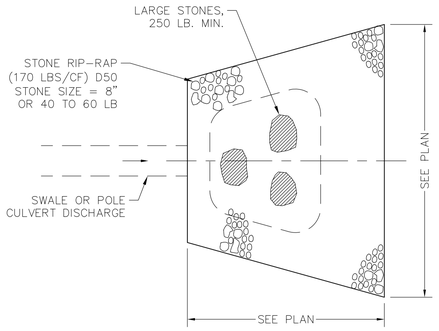
D-1



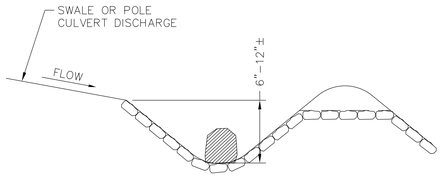
RIPRAP SWALE

SCALE: NONE

1 / D-2



PLAN

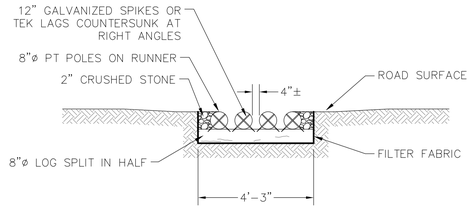


ELEVATION

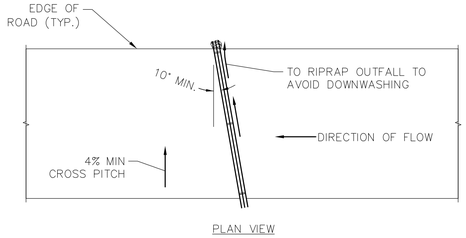
PLUNGE POOL

SCALE: NONE

2 / D-2



CROSS SECTION VIEW

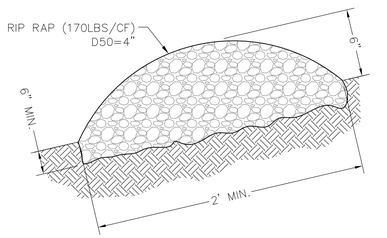


PLAN VIEW

POLE CULVERT

SCALE: NONE

3 / D-2



PLACE RIPRAP CHECK DAM WITHIN RIPRAP SWALES SPACED AT:

- 150' MIN. WHERE LONGITUDINAL SLOPES ARE 5–10%.
- 100' MIN. WHERE LONGITUDINAL SLOPES ARE 10–20%.

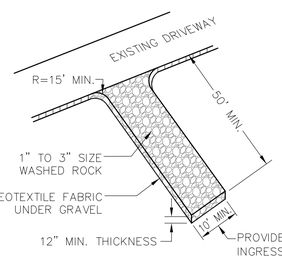
PLACE RIPRAP CHECK DAM WITHIN VEGETATED SWALES SPACED AT:

- THE MAXIMUM SPACING BETWEEN THE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE OVERFLOW ELEVATION OF THE DOWNSTREAM DAM.

RIP RAP CHECK DAM

SCALE: NONE

4 / D-2



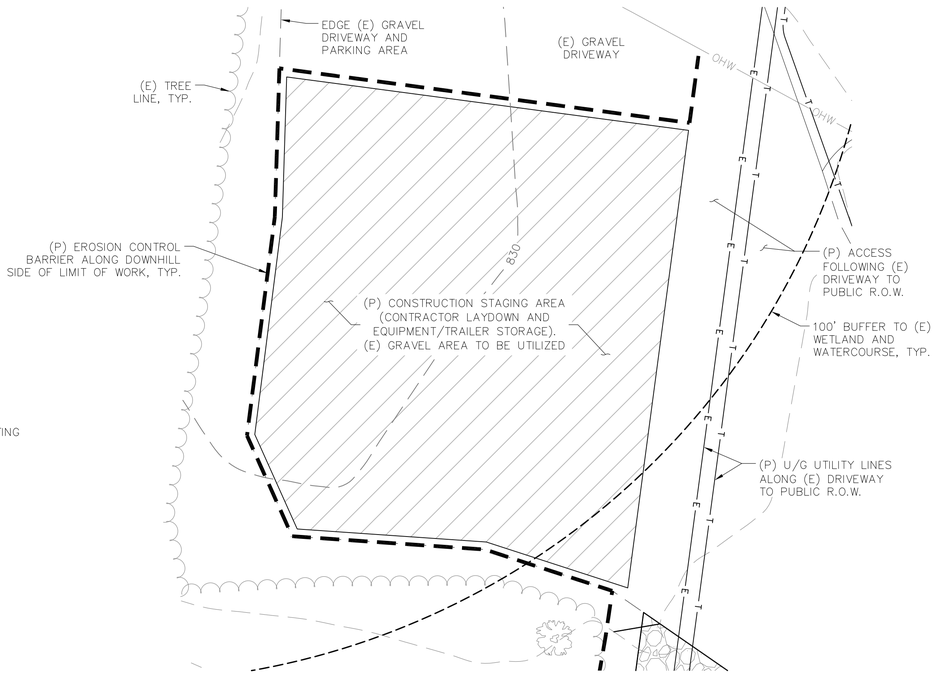
NOTES:

1. IF SLOPE TOWARDS EXISTING DRIVEWAY EXCEEDS 2%, CONTRACTOR SHALL CONSTRUCT A RIDGE TO DIVERT WATER.

CONSTRUCTION ENTRANCE

SCALE: NONE

5 / D-2



CONSTRUCTION STAGING AREA EROSION CONTROL

SCALE: 1"=10' (22x34)
1"=20' (11x17)

6 / D-2

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STAMP:

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DRAWN:	BLM
CHECK:	JMM/TEJ
SCALE:	SEE PLAN
JOB NO.:	18-063

SHEET TITLE:

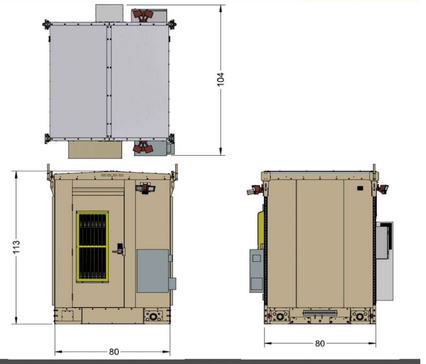
DETAILS

D-2

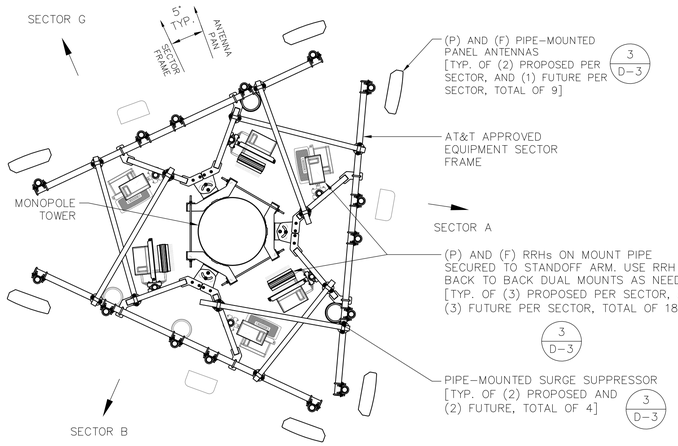
SMARTMOD UE - PRODUCT CONFIGURATION
6 X 6 WALK IN CABINET – ASSEMBLY DRAWING

- External Dimensions
  - 80" x 80" x 113"
- Internal Dimensions
  - 72" x 72" x 105"
- NEQ 19737 (includes below)

Component	Description
F2017012-WIC	ATT 6X6 WIC with labor DC power system, Schrofftech DAC, Marvair HVAC Integration
S82127000103	NS721-48V@1KA, +24V@520A,3 BAT TRAYS@STD
PTLC-12200-MTS	120/240, 200A 1PH; MTS; Strikesorb; 42-Pos SqD Panelboard; 40Hx30Wx10D NEMA Type 3R; ICL CamLok Panel and Utility voltage monitor and dry relay contact alarm for 120/240, 200A 1PH MP Series
AF000135	Direct Air Cooling unit - Lead Lag HVAC Controller/with Smoke Detector
PTS3703-WIC-WOF	Rack CommBay-WIC-W/out Fiber Panel
PTS3704-WIC-WF	Rack CommBay-WIC-With Fiber Panel
ECUA12ACA036S-AS-100	1 TON WALL MOUNTED HVAC, supply & return grille and commstat controller and remote sensor
D1000-0010-0066	WIC Hut Platform Kit - (1) 80" x 80" Platform, (1)2 Step Stair and (4) 6' x 7' Helical Foundation with Leveling Hardware.- Finish: Hot Dip Galvanized



VERTIV.

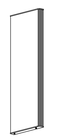


N

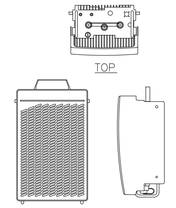
ANTENNA PLAN
SCALE: NONE

2 D-3

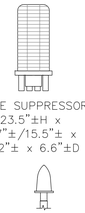
REFER TO CURRENT RFDS FOR RF EQUIPMENT SPECIFICS



PANEL ANTENNA:
96.0"±H x 21.0"±W x 6.3"±D
96.0"±H X 11.7"±W X 7.6"±D



REMOTE RADIO HEAD:
15.0"±H x 13.2"±W x 5.8"±D
15.0"±H X 13.2"±W X 5.4"±D
18.1"±H x 13.5"±W x 8.3"±D

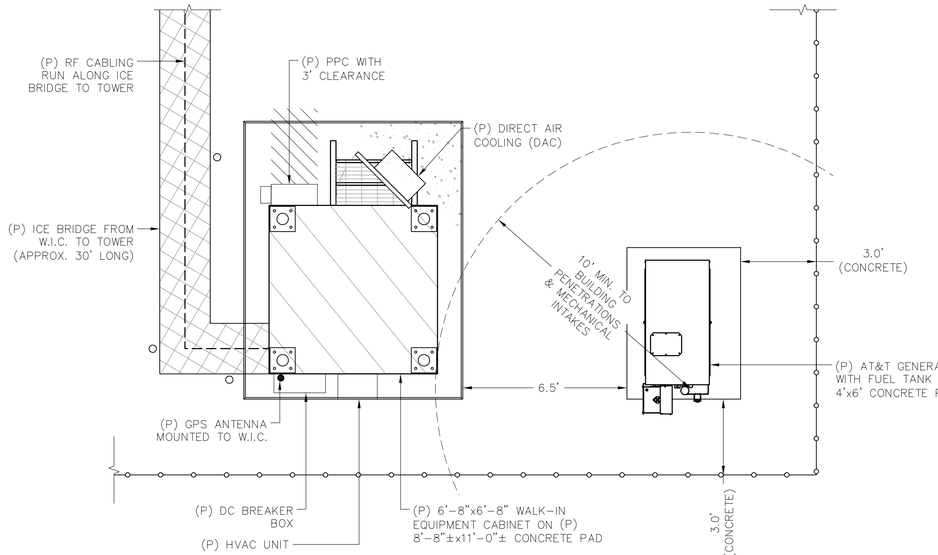


SURGE SUPPRESSOR:
23.5"±H x
9.7"±/15.5"± x
16.2"± x 6.6"±D

GPS ANTENNA:
5"±H x 3.2"±D

ANTENNA EQUIPMENT
SCALE: NONE

3 D-3



PLAN

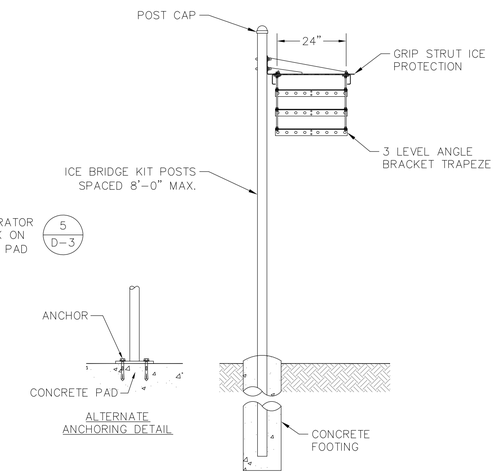
NOTE: 6'-8" X 6'-8" EQUIPMENT SHELTER FOR AT&T WIRELESS SERVICES BY VERTIV SHOWN. VERIFY MAKE AND MODEL WITH CONSTRUCTION MANAGER PRIOR TO COMMENCEMENT OF CONSTRUCTION

N

GROUND EQUIPMENT LAYOUT PLAN
SCALE: 1"=3' (22x34)
1"=6' (11x17)

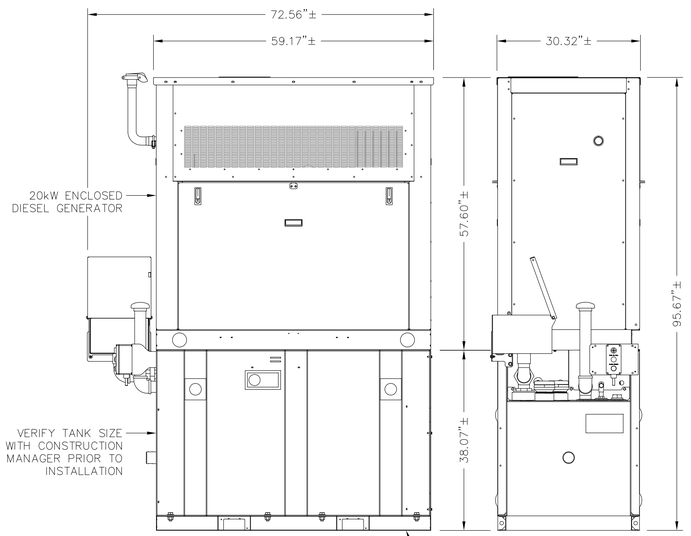
1 D-3

3 1.5 0 3 6



ICE BRIDGE
SCALE: NONE

4 D-3



DIESEL GENERATOR
SCALE: NONE

5 D-3

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	06/19/19	ISSUED FOR REVIEW
0	02/21/20	FOR PERMITTING
1	02/27/20	REVISED PERMITTING
2	05/12/20	REVISED PERMITTING

TITLE:

SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

APPLICANT:

NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

STAMP:

DATE:	05/12/20
DRAWN:	BLM
CHECK:	JMM/TEJ
SCALE:	SEE PLAN
JOB NO.:	18-063

SHEET TITLE:

DETAILS

D-3

Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: To be determined

B. TYPE: Self-Supporting monopole tower

C. HEIGHT: 104' AGL (with 6' lightning rod extending to 110')

DIMENSIONS: Tower structure tapered

D. TOWER LIGHTING: None required.

II. TOWER LOADING:

A. AT&T - up to 9 panel antennas

a. Model - TBD

b. Antenna Dimensions - approximately:

96"H x 21"W x 6.3"D; and

96"H x 11.7"W x 7.6"D

c. Position on Tower - 100' centerline AGL

d. Transmission Lines - DC and Fiber lines internal to tower.

e. Up to 18 Remote Radio Units on proposed antenna mounts

B. Future Carriers - To be determined

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The tower will be designed in accordance with American National Standards Institute TIA/EIA-222-G "Structural Standards for Steel Antenna Towers and Antenna Support Structures" and the 2012 International Building Code with 2016 Building Code Amendment. The foundation design would be based on soil conditions at the site. The details of the tower and foundation design will be provided as part of the final D&M plan.

Site Impact Statement

Site: **SalisburyCT2246**
Site Address: **106 Sharon Road**
Lakeville, CT 06039

Access distances:
The existing paved driveway and gravel access way will connect to a proposed 12-foot wide approximately 231-foot long gravel driveway on the western portion of the property to the proposed compound.

Distance to Nearest Wetlands:
Wetland A: 153 +/- to the east of the proposed compound
Wetland B: Within 100 feet to the west of the existing gravel and paved parking lot

Distance to Property Lines:
377 +/- to the northern property boundary from the tower
140 +/- to the southern property boundary from the tower
308 +/- to the western property boundary from the tower
210 +/- to the eastern property boundary from the tower

Residence Information:
There are 26 single family residences within 1,000 feet of the proposed facility. The closest residence is located approximately 380 feet to the east of the proposed tower compound.

Earthwork Required:
The proposed site has suitable access but clearing and earthwork will be required to improve the access route and to construct the compound area. Installation of the proposed compound area and access driveway improvements will require removal of 29 trees. The total area of clearing and grading disturbance will be approximately 22,765 SF.

NEW CINGULAR WIRELESS PCS, LLC ("AT&T") SALISBURY – 106 Sharon Road 1000' RESIDENTIAL BUILDING LIST (Information gathered from Town of Salisbury Assessor, Map 47)		
PARCEL ID	**STREET ADDRESS**	**BUILDING TYPE**
Map 47 Lot 1	77 Wells Hill Road	Single Family
Map 47 Lot 2	104+106 Sharon Road	Single Family
Map 47 Lot 2-1	53 Wells Hill Road	Single Family
Map 47 Lot 3	33 Wells Hill Road	Single Family
Map 47 Lot 4	25 Wells Hill Road	Single Family
Map 47 Lot 5	21 Wells Hill Road	Single Family
Map 47 Lot 6	70+76+80 Sharon Road	Single Family
Map 47 Lot 7	86 Sharon Road	Single Family
Map 47 Lot 8	90 Sharon Road	Single Family
Map 47 Lot 9	110 Sharon Road	Single Family
Map 47 Lot 10	126 Sharon Road	Single Family
Map 47 Lot 11	Sharon Road	Single Family
Map 47 Lot 12	123 Sharon Road	Single Family
Map 47 Lot 13	117 Sharon Road	Single Family
Map 47 Lot 14	Sharon Road	Single Family
Map 47 Lot 15	95 Sharon Road	Single Family
Map 47 Lot 15-1	97 Sharon Road	Single Family
Map 47 Lot 15-2	Sharon Road	Single Family
Map 47 Lot 16	83 Sharon Road	Single Family
Map 47 Lot 16-1	93 Sharon Road	Single Family
Map 47 Lot 46	Wells Hill Road	Single Family
Map 47 Lot 47	22 Wells Hill Road	Single Family
Map 47 Lot 48	28 Wells Hill Road	Single Family
Map 47 Lot 49	34 Wells Hill Road	Single Family
Map 47 Lot 51	40 Wells Hill Road	Single Family
Map 47 Lot 52	50 Wells Hill Road	Single Family
Map 47 Lot 53	64 Wells Hill Road	Single Family

SECTION 4

Environmental Assessment Statement

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

A wetland delineation identified two wetlands at the proposed project site. Wetland A is located more than 100' to the east of the proposed facility compound. No new disturbance is proposed within 100' of Wetland A. Erosion controls consisting of a silt fence with straw bales or Silt Soxx will be installed around the proposed telecommunications facility. Wetland B is located to the west of an existing gravel and paved parking lot. The construction staging area is proposed within 100' of Wetland B, however no new grading is proposed in this area and erosion controls will be implemented. Proposed sedimentation and erosion controls will be designed, installed and maintained during construction activities in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control which will minimize temporary impacts. Given the installation and maintenance of the proposed sediment controls through construction, there are no anticipated adverse impacts to the wetlands. Attached is a copy of the wetland inspection report.

B. AIR QUALITY

Under ordinary operating conditions, the equipment that would be used at the proposed facility would emit no air pollutants of any kind. An emergency backup power diesel generator would be exercised once a week and comply with the Connecticut Department of Energy and Environmental Protection ("DEEP") "permit by rule" criteria pursuant to R.C.S.A. §22a-174-3b.

C. LAND

Approximately 29 trees over 6" DBH will need to be removed in order to construct the compound and the new access drive. The total area of clearing and grading disturbance will be approximately 22,765 s.f. The remaining land of the lessor would remain unchanged by the construction and operation of the facility.

D. NOISE

The equipment to be in operation at the facility would not emit noise other than that provided by the operation of the installed heating, air-conditioning and ventilation system. Some construction related noise would be anticipated during facility construction, which is expected to take approximately four to six weeks. Temporary power outages could involve sound from the emergency generator which is tested weekly.

E. POWER DENSITY

The cumulative worst-case calculation of power density from AT&T's operations at the facility would be 16.10% of the federal MPE standard. Attached is a copy of a Radio Frequency Emissions Analysis Report for the facility.

F. SCENIC, NATURAL, HISTORIC & RECREATIONAL VALUES

There are two historic properties on the State and National Register of Historic Places within the project area, Lakeville Manor and the Lakeville Historic District. Based on AT&T's review, no adverse impacts to these identified historic resources will result. AT&T is in consultation with the CT State Historic Preservation Office ("SHPO") and is seeking a determination from SHPO to confirm that the project will have no adverse effect on any on listed or eligible historic resources or identified archaeological sites. AT&T will provide a copy of the SHPO response once it is received.

The facility site is located within 0.25 miles of an area identified on the Connecticut Department of Energy & Environmental Conservation ("CTDEEP") Natural Diversity Data Base ("NDDB") maps as the approximate locations of endangered, threatened and special concern species and significant natural communities in Connecticut. AT&T has consulted with CTDEEP and received the enclosed May 20, 2020 Determination that the proposed facility is not anticipated to have negative impacts to State-listed species.

G. SCHOOLS/DAY CARE CENTERS

The nearest school building is located +/- 4,000' from the Host Property: The Hotchkiss School at 11 Interlaken Road in Lakeville, which is located to the southwest of the Host Property. There are no day care centers located within 250' of the tower site.

LUCAS
ENVIRONMENTAL, LLC

500 Washington Street, Quincy, MA 02169

SWS PCP EDUCATION EXPERIENCE PWS ETHICS
CHRISTOPHER M. LUCAS
001884
PROFESSIONAL WETLAND SCIENTIST

MEMORANDUM

TO: ProTerra Design Group, LLC
Attn: Thomas E. Johnson
4 Bay Road, Building A, Suite 200
Hadley, MA 01035

FROM: Lucas Environmental, LLC
Christopher M. Lucas, PWS, RPSS

DATE: June 5, 2020

PROJECT NUMBER: 18140

RE: Site # S2246E
106 Sharon Road
Salisbury, CT 06039

A Registered Professional Soil Scientist (RPSS) from Lucas Environmental, LLC (LE) conducted a site investigation at 106 Sharon Road in the Lakeville Village of Salisbury, Connecticut on November 8, 2018 to determine if wetland resources were present near the location of the proposed telecommunications facility easement as shown on the Project Plans, prepared by ProTerra Design Group, LLC, last revised May 12, 2020.

The wetland investigation was performed in accordance with the Connecticut Inland Wetlands and Watercourses Act of 1972; and the "Corps of Engineers' Wetlands Delineation Manual" (1987), the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, v 2.0" (2012), and the Inland Wetlands and Watercourses' Regulations of the Town of Salisbury, Connecticut. The site investigation was limited to wetlands and watercourses within 100 feet of the proposed telecommunications tower, ancillary access road, and infrastructure (i.e., Study Area). A summary of the resource areas is included in the Resource Area Summary table.

This memo summarizes jurisdictional wetlands and watercourses as well as other Resource Areas subject to protection at the local, state, and federal level. It also provides a short summary of local, state, and federal regulations related to wetlands which may impact the proposed design. Please note that this effort is specific to wetland resources; it does not evaluate constraints related to local planning or zoning requirements, nor does it evaluate the potential for soil, air, or water contamination.

Wetlands and watercourses are regulated by both state and federal law, each with different definitions and regulatory requirements. A wetland that is connected to a Water of the United States is jurisdictional under Section 404 of the Clean Water Act. Generally if a wetland area is connected to, adjacent to, or in the very near vicinity of a Water of the U.S., then it is likely going to be considered connected and subject to the U.S. Army Corps of Engineers (USACE) jurisdiction. Based upon a review of the Project Plans, the proposed project is not located within federal jurisdictional resource areas; therefore, the project will not require a permit from the USACE.

A Certificate of Environmental Compatibility and Public Need is required from the Connecticut Siting Council for the construction of a new telecommunications facility. Such facilities are defined in Connecticut General Statutes § 16-50i (a) (5) and (6) and Section 16-50j-2a of the Regulations of Connecticut State Agencies. The Connecticut Siting Council conducts reviews for local jurisdiction of telecommunications facilities.

Wetland determinations are based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils and submerged land. Wetland resource areas identified within the property include two inland wetlands and watercourses, as identified on the attached Existing Conditions Plan.

Wetland A

Wetland A is a large scrub/shrub and forested wetland system located east of the proposed telecommunications facility. The wetland is delineated with pink survey tape numbered sequentially with flag series WFA1-1 to WFA-32. Wetland A drains from the south to the north with an intermittent stream conveying flows northward off-property via a corrugated metal pipe under a gravel access road. Wetland A consists of a red maple swamp vegetated with a sparse overstory of red maple (*Acer rubrum*) and American elm (*Ulmus americana*), with eastern hemlock (*Tsuga canadensis*) and green ash (*Fraxinus pennsylvanica*) present. The understory primarily consists of common winterberry (*Ilex verticillata*), tussock sedge (*Carex stricta*), broadleaf cattail (*Typha latifolia*), ironwood (*Carpinus caroliniana*), and Sphagnum moss (*Sphagnum* sp.), with sensitive fern (*Onoclea sensibilis*), Tatarian honeysuckle (*Lonicera tatarica*), golden rods (*Solidago* spp.), nannyberry (*Viburnum lentago*), red osier dogwood (*Cornus sericea*), and skunk cabbage (*Symplocarpus foetidus*) present.

Soils vary by location but generally consist of a histic epipedon or histosol overlying subsoil with a depleted matrix and redoximorphic features to depths of at least 20 inches. Indicators of wetland hydrology include shallow soil saturation, inundation, drainage patterns, water within one-inch of the surface, and buttressed tree roots. The wetland/upland boundary is located along a topographic break and where the break is lacking, based upon evidence of hydrophytic vegetation, presence of hydric soils, and wetland hydrology. State and federal boundaries are coincident.

Wetland B

Wetland B is a small forested wetland system located west of an existing gravel and paved parking lot. The wetland is delineated with pink survey tape numbered sequentially with flag series WFB1-1 to WFB-16. Two small culverts discharge to the upgradient portion of the wetland, apparently from the existing parking lot and developed areas of the site. A culvert conveys overflow from this wetland to a series of wetland pockets downslope that appear to connect to larger wetland systems off-site. LE did not delineate or examine these areas as they are all well over 100 feet from proposed work areas.

Wetland B consists of an overstory with eastern cottonwood (*Populus deltoides*) and willow (*Salix* sp.), with ironwood present. The understory is sparse and consists of Tatarian honeysuckle, nannyberry, garlic mustard (*Alliaria petiolata*), and woodfern (*Dryopteris* sp.). The vegetation surrounding this wetland pocket consists of sugar maple (*Acer saccharum*), white pine (*Pinus strobus*), oaks (*Quercus* spp.), Japanese barberry (*Berberis thunbergii*), and garlic mustard.

Soils vary by location but generally consist of a histic epipedon approximately 14-15 inches deep overlying subsoil with greater than 25 percent redoximorphic features to depths of at least 20 inches and 30 to 35 percent redoximorphic features greater than 20 inches. Indicators of wetland hydrology include shallow soil saturation, inundation, and drainage patterns. The wetland/upland boundary is located along a topographic break and where the break is lacking, based upon evidence of hydrophytic vegetation, presence of hydric soils, and wetland hydrology. State and federal boundaries are coincident.

Resource Area Summary				
Resource	**Federal, State, or Local Agency**	**Check appropriate boxes below**		
		Present	**Absent**	**Notes**
1. Wetlands & Watercourses	USACE & CT DEEP	☑	☐	WFA-1 to 32 WFB-1 to 16
2. Upland Review Area	Connecticut Siting Council	☑	☐	Upland Review Area: 100-feet from any wetland or watercourse
3. Poorly Drained, Very Poorly Drained, Alluvial, or Floodplain Soils & Submerged Land	USDA NRCS	☑	☐	8 – Mudgepond and Alden soils, extremely stony 94C – Farmington-Nellis complex, with hydric soil inclusions
4. Tidal Wetlands	USACE; CT DEEP	☐	☑	
5. Coastal Area Boundary	Connecticut Environmental Conditions Online (CTECO) Map Viewer (for identification of resources only)	☐	☑	
6. CT Critical Habitats		☐	☑	
7. Aquifer Protection Area		☑	☐	Aquifer Protection Area (APA) Name: Lakeville (Pettee St.)
8. CT 303(d) Impaired Waterbody		☐	☑	
9. Floodplain	Federal Emergency Management Agency (FEMA)	☐	☑	01/05/1989 FEMA FIRM for the Town of Salisbury, CT Community Panel Number 090052 0018B Zone X
10. State and Federal Listed Species & Significant Natural Communities	CT DEEP Natural Diversity Data Base (NDDB)	☐	☑	Area is located nearby, but not within Study Area
11. Federally–listed Threatened or Endangered Species	U.S. Fish and Wildlife Service (USFWS) – New England Field Office	Consultation with USFWS will be completed through the National Environmental Policy Act (NEPA) Screening Review		

Based upon a review of the Project Plans, the proposed telecommunications facility will be approximately located within the southern portion of the site. The lease area for the facility is approximately 10,000 square feet, and will contain a 104-foot tall monopole with lightning rod for a total height of 110 feet. The facility will be located within a fenced compound surrounded by a six-foot tall chain link fence. Associated telecommunications equipment will be located at the base of the structure within the fenced compound area, while a pad-mounted transformer will be located just outside the compound. The facility will be accessed via a 12-foot wide gravel driveway extending from the existing parking lot to the compound.

LE does not anticipate any adverse impacts to any resource areas, provided the erosion and sedimentation controls are installed and maintained through construction per the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (Connecticut Department of Energy and Environmental Protection Bulletin 34). LE defers to ProTerra Design Group for the project design's compliance with the CT Guidelines for Soil Erosion and Sediment Control.

Erosion controls consisting of silt fence with straw bales or Silt Soxx will be installed around the proposed telecommunications facility which is located more than 100 feet from Wetland A. No new disturbance is proposed within 100 feet of Wetland A or B. The construction staging area is proposed within 100 feet of Wetland B; however, no grading is proposed and the area will be secured with erosion controls (noted above). The construction staging area will consist of approximately 3,640 square feet of the gravel parking lot and the utility installation will consist of approximately 2,230 square feet of the existing paved area within 100 feet of Wetland B. Two small drainage pipes are located along the hillside and should be monitored during construction to ensure no erosion issues or impacts to the downgradient wetland.

Enclosure: USDA NRCS Custom Soil Resource Report
Existing Conditions Plan

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for State of Connecticut

106 Sharon Road, Lakeville, Connecticut

November 7, 2018

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

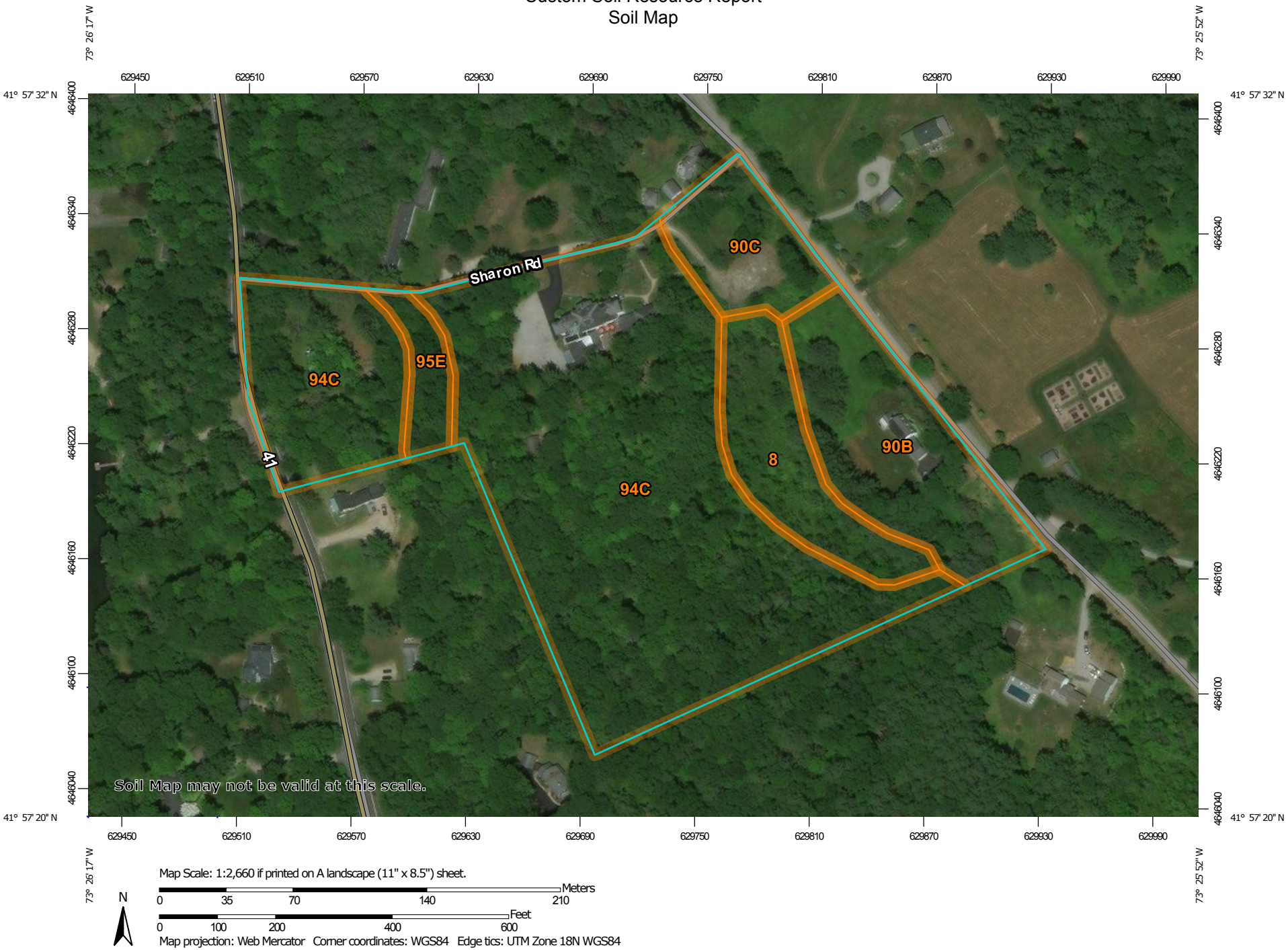
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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
Survey Area Data: Version 17, Sep 5, 2018

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

Date(s) aerial images were photographed: Jul 2, 2015—Oct 5, 2016

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
8	Mudgepond and Alden soils, extremely stony	1.5	9.4%
90B	Stockbridge loam, 3 to 8 percent slopes	2.4	14.7%
90C	Stockbridge loam, 8 to 15 percent slopes	1.1	6.9%
94C	Farmington-Nellis complex, 3 to 15 percent slopes, very rocky	10.7	65.9%
95E	Farmington-Rock outcrop complex, 15 to 45 percent slopes	0.5	2.9%
Totals for Area of Interest		**16.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

State of Connecticut

8—Mudgepond and Alden soils, extremely stony

Map Unit Setting

National map unit symbol: 9lqy
Elevation: 0 to 1,200 feet
Mean annual precipitation: 43 to 54 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 140 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Mudgepond and similar soils: 45 percent
Alden and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mudgepond

Setting

Landform: Depressions, drainageways
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy till derived from limestone and dolomite and/or schist

Typical profile

A - 0 to 11 inches: silt loam
Bg - 11 to 16 inches: loam
Bw1 - 16 to 26 inches: fine sandy loam
Bw2 - 26 to 35 inches: gravelly fine sandy loam
C - 35 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 0 to 8 percent
Percent of area covered with surface fragments: 9.0 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 25 percent
Available water storage in profile: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Description of Alden

Setting

Landform: Depressions, drainageways
Down-slope shape: Concave, linear
Across-slope shape: Concave
Parent material: Fine-loamy till derived from limestone and dolomite and/or schist

Typical profile

A1 - 0 to 4 inches: mucky silt loam
A2 - 4 to 13 inches: silt loam
Bg1 - 13 to 23 inches: silt loam
Bg2 - 23 to 29 inches: silt loam
Cg1 - 29 to 43 inches: gravelly loam
Cg2 - 43 to 60 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Percent of area covered with surface fragments: 9.0 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Calcium carbonate, maximum in profile: 15 percent
Available water storage in profile: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Amenia

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Nellis

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Stockbridge

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Concave
Across-slope shape: Linear

Hydric soil rating: No

Georgia

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

90B—Stockbridge loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9lrr
Elevation: 0 to 1,200 feet
Mean annual precipitation: 43 to 54 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 140 to 185 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Stockbridge and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stockbridge

Setting

Landform: Hills
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy till derived from limestone and dolomite and/or schist

Typical profile

Ap - 0 to 10 inches: loam
Bw1 - 10 to 20 inches: loam
Bw2 - 20 to 28 inches: loam
C1 - 28 to 42 inches: gravelly loam
C2 - 42 to 48 inches: gravelly loam
C3 - 48 to 65 inches: gravelly loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Georgia

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Mudgepond

Percent of map unit: 5 percent
Landform: Depressions, drainageways
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Alden

Percent of map unit: 3 percent
Landform: Depressions, drainageways
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Nellis

Percent of map unit: 3 percent
Landform: Hills
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Farmington

Percent of map unit: 2 percent
Landform: Hills, ridges
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Paxton

Percent of map unit: 2 percent
Landform: Hills, till plains, drumlins
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

90C—Stockbridge loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9lrs
Elevation: 0 to 1,200 feet
Mean annual precipitation: 43 to 54 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 140 to 185 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Stockbridge and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stockbridge

Setting

Landform: Hills
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy till derived from limestone and dolomite and/or schist

Typical profile

Ap - 0 to 10 inches: loam
Bw1 - 10 to 20 inches: loam
Bw2 - 20 to 28 inches: loam
C1 - 28 to 42 inches: gravelly loam
C2 - 42 to 48 inches: gravelly loam
C3 - 48 to 65 inches: gravelly loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Georgia
Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Mudgepond
Percent of map unit: 5 percent
Landform: Depressions, drainageways
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Alden
Percent of map unit: 3 percent
Landform: Depressions, drainageways
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Nellis
Percent of map unit: 3 percent
Landform: Hills
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Farmington
Percent of map unit: 2 percent
Landform: Hills, ridges
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Paxton
Percent of map unit: 2 percent
Landform: Drumlins, hills, till plains
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

94C—Farmington-Nellis complex, 3 to 15 percent slopes, very rocky

Map Unit Setting
National map unit symbol: 9ls1
Elevation: 0 to 1,200 feet
Mean annual precipitation: 43 to 56 inches
Mean annual air temperature: 45 to 55 degrees F

Frost-free period: 140 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Farmington and similar soils: 40 percent
Nellis and similar soils: 35 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Farmington

Setting

Landform: Hills, ridges
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy melt-out till derived from limestone and dolomite and/or schist

Typical profile

A - 0 to 3 inches: fine sandy loam
Bw1 - 3 to 8 inches: fine sandy loam
Bw2 - 8 to 17 inches: fine sandy loam
2R - 17 to 80 inches: bedrock

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Available water storage in profile: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Nellis

Setting

Landform: Hills
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from limestone and dolomite and/or schist

Typical profile

Ap - 0 to 8 inches: fine sandy loam
Bw1 - 8 to 14 inches: fine sandy loam
Bw2 - 14 to 25 inches: fine sandy loam
BC - 25 to 27 inches: loam

C - 27 to 60 inches: sandy loam

Properties and qualities

Slope: 3 to 15 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 20 percent
Available water storage in profile: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Rock outcrop

Percent of map unit: 6 percent
Hydric soil rating: No

Charlton

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Stockbridge

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Georgia

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Amenia

Percent of map unit: 2 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Mudgepond

Percent of map unit: 2 percent

Landform: Drainageways, depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

95E—Farmington-Rock outcrop complex, 15 to 45 percent slopes

Map Unit Setting

National map unit symbol: 9ls4
Elevation: 0 to 1,200 feet
Mean annual precipitation: 43 to 56 inches
Mean annual air temperature: 45 to 55 degrees F
Frost-free period: 140 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Farmington and similar soils: 60 percent
Rock outcrop: 20 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Farmington

Setting

Landform: Ridges, hills
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy melt-out till derived from limestone and dolomite and/or schist

Typical profile

A - 0 to 3 inches: fine sandy loam
Bw1 - 3 to 8 inches: fine sandy loam
Bw2 - 8 to 17 inches: fine sandy loam
2R - 17 to 80 inches: bedrock

Properties and qualities

Slope: 15 to 45 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Available water storage in profile: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Hills, ridges

Properties and qualities

Slope: 15 to 45 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Runoff class: Very high

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: Unranked

Minor Components

Nellis

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Stockbridge

Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Unnamed, moderately deep to deep

Percent of map unit: 3 percent
Hydric soil rating: No

Charlton

Percent of map unit: 3 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Amenia

Percent of map unit: 2 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Georgia

Percent of map unit: 2 percent

Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

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SHARON ROAD ROUTE 41

UP #30K-21 W/LIGHT

UP #22 W/TRANS.

CHD BND
HELD CENTER
N: 910577.53
E: 813087.43

BIT. DRIVE

UP#3679 W/TRANS

CONC. WALK

TREE W/LIGHTS

UP #3409

POST AND RAIL FENCE

IRF

STOCKADE FENCE

IPF

IPF HELD BASE

EL=815.069' 15" CPP IN

8" CPP OUTLET INV=823.15'

6" PVC OUTLET INV=823.13'

UP W/LIGHT

47-09
110 SHARON ROAD
N/F
MATTHEW AND THERESA ASINARI
688 110TH AVENUE, APT 2805
BELLEVUE, WA 98004

47-09 Subject To Right Of Way In Favor Of Locus Property

47-10 Subject To Right Of Way In Favor Of Locus Property

47-10
126 SHARON ROAD
N/F
NATHANIEL FLOYD
P.O. BOX 1571
LAKEVILLE, CT 06039

LOCUS
47-02
104 & 106 SHARON ROAD
N/F
WAKE ROBIN LLC
P.O. BOX 660
LAKEVILLE, CT 06039
11.52± ACRES

25' WIDE RIGHT OF WAY

LEDGE

GRAVEL DRIVE

WALK

STEPS

BIT. DRIVE

DECK

"WAKE ROBIN INN"

DECK

CONC.

GRAVEL PARKING

WOODED

PROPANE TANK

TRAIL

GARAGE

47-02.1
63 WELLS HILL ROAD
N/F
ANGEL G. AND KWAIS FILOTTO
P.O. BOX 1643
LAKEVILLE, CT 0639

UP #1259 W/TRANS.

WOODED

TRM SPIKE IN BASE OF OAK EL=842.40'

IRF

IPF HELD BASE

IRF

NAD83 CTCS

PROPOSED CENTER OF TOWER
LAT: 41°57'26.06"
LON: 73°26'05.88"
N: 910261.97
E: 813687.79
GROUND EL: 855'±

LEGEND

N/F	– NOW OR FORMERLY
47-02	– ASSESSOR'S MAP-LOT
⊙	– TOWER CONTROL POINT
	– UTILITY POLE
	– MANHOLE
	– CATCH BASIN
	– PIPE INLET / OUTLET
	– TREE
	– LOCUS BOUNDARY
	– ABUTTERS LINE
	– EASEMENT LINE
	– WETLAND DELINEATION
OHW	– OVERHEAD WIRES
	– TREELINE
	– CONTOUR LINE
P – PINE	M – MAPLE
B – BIRCH	O – OAK

EXISTING CONDITIONS PLAN

ANSI D (22"X34") SCALE: 1"=30'
ANSI A (11"x17") SCALE: 1"=60'

30' 0' 30' 60'

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:
NORTHEAST SURVEY CONSULTANTS
116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

NO.	DATE	REVISIONS
A	12/7/18	ISSUED FOR REVIEW
1	04/24/19	MOVE TOWER
2	06/10/19	ADD TITLE NOTES
3	09/05/19	ADD COORDINATES
4	10/11/19	REMOVE TITLE NOTES

TITLE:
SITE NAME:
SITE NUMBER:
ADDRESS: 104 & 106 SHARON ROAD
LAKEVILLE, CT 06039

APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701

STAMP:
STATE OF CONNECTICUT
CHARLES S. RUDAN
10794
LICENSED
LAND SURVEYOR

DATE: 10/11/2019
DRAWN: JDG
CHECK: BCF CGG
SCALE: 1"=30'
JOB NO.: 18-317.1

SHEET TITLE:
EXISTING CONDITIONS

C-2

C Squared Systems, LLC
65 Dartmouth Drive
Auburn, NH 03032
(603) 644-2800
support@csquaredsystems.com

January 14, 2019

Connecticut Siting Council

Subject: New Cingular Wireless PCS, LLC ("AT&T") – (CT2246) – 106 Sharon Road, Lakeville, CT 06039

Dear Connecticut Siting Council:

C Squared Systems has been retained by New Cingular Wireless PCS, LLC ("AT&T") to investigate RF Power Density levels for the AT&T antenna arrays, to be installed on the proposed monopole tower, to be located at 106 Sharon Road, Lakeville, CT.

Calculations were done in accordance with FCC OET Bulletin 65. These worst-case calculations assume that all transmitters are simultaneously operating at full power and that there is 0 dB of cable loss. The calculation point is 6 feet above ground level to model the RF power density at the head of a person standing at ground level, and the calculations do not take into account building penetration losses.

Due to the directional nature of the proposed AT&T antennas, the majority of the RF power is focused out towards the horizon. As a result, there will be less RF power directed below the antennas relative to the horizon, and consequently lower power density levels around the base of the tower. Please refer to the Attachment for the vertical patterns of the proposed AT&T antennas. The calculated results below include a nominal 10 dB off-beam pattern loss to account for the lower relative gain directly below the antennas.

Location	Carrier	Vertical Distance to Antenna (Ft.)	Operating Frequency (MHz)	Number of Trans.	Effective Radiated Power (ERP) Per Transmitter (Watts)	Power Density (mw/cm^2)	Limit	%MPE
Ground Level	AT&T LTE	100	716	1	1652	0.0067	0.4773	1.41%
	AT&T LTE	100	734	1	3460	0.0141	0.4893	2.88%
	AT&T LTE	100	758	1	3794	0.0154	0.5053	3.06%
	AT&T LTE	100	880	1	1854	0.0075	0.5867	1.29%
	AT&T LTE	100	880	1	1897	0.0077	0.5867	1.32%
	AT&T LTE	100	1900	1	6297	0.0256	1.0000	2.56%
	AT&T LTE	100	2100	1	5743	0.0234	1.0000	2.34%
	AT&T LTE	100	2300	1	3077	0.0125	1.0000	1.25%
							Total	**16.10%**

Summary: Under worst-case assumptions, RF Power Density levels for the proposed AT&T antenna arrays will not exceed **16.10%**[1] of the FCC MPE limit for General Public/Uncontrolled Environments.

Sincerely,

Martin J. Lavin

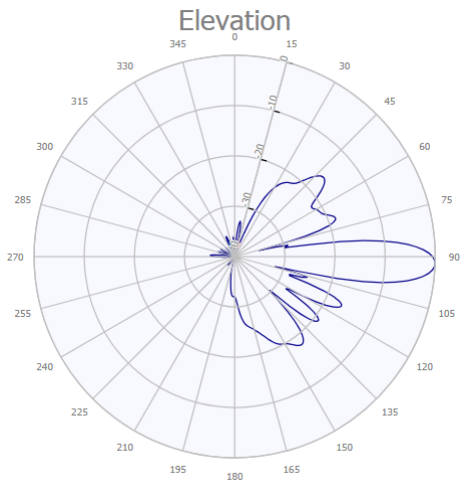
Senior RF Engineer
C Squared Systems, LLC

[1] The total % MPE is a summation of each unrounded contribution. Therefore, summing each rounded value may not reflect the total value listed in the table.

Attachment: AT&T's Antenna Data Sheets and Electrical Patterns

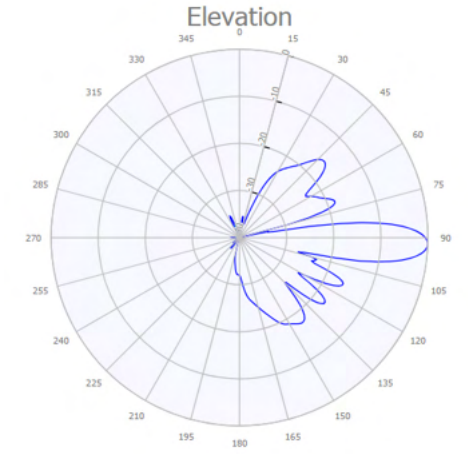
716 MHz

Manufacturer:	CCI Products
Model #:	OPA65R-BU8B
Frequency Band:	698-798 MHz
Gain:	13.15 dBd
Vertical Beamwidth:	9.7°
Horizontal Beamwidth:	67°
Polarization:	Dual Linear 45°
Size L x W x D:	95.9" x 11.7" x 8.4"



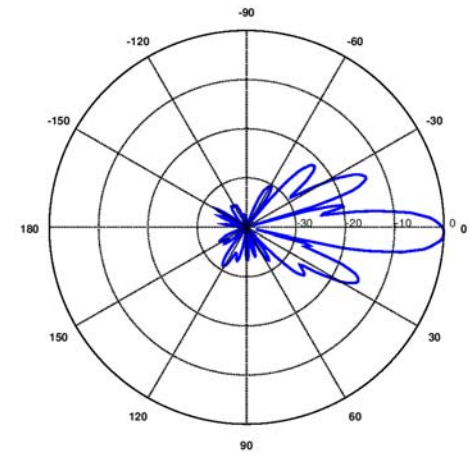
734 MHz

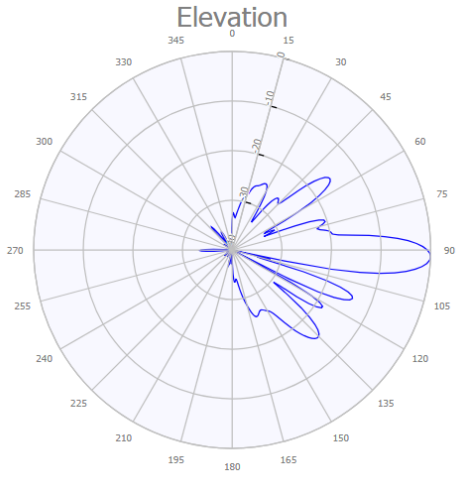
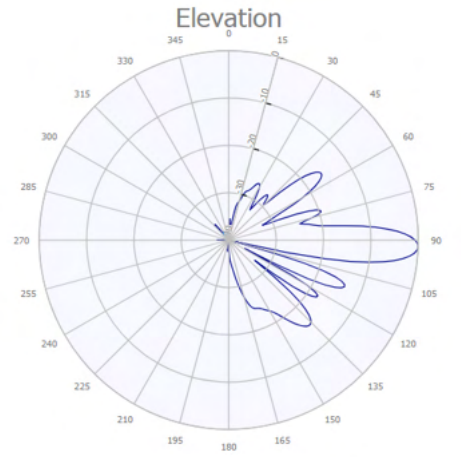
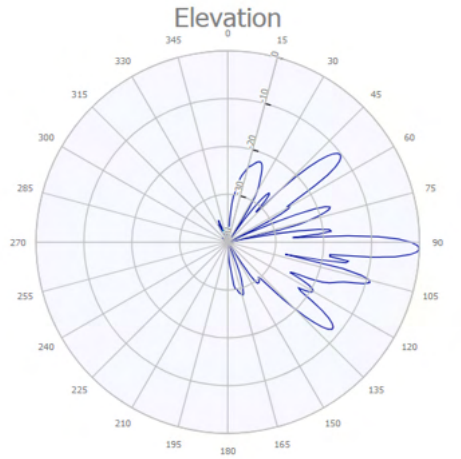
Manufacturer:	CCI Products
Model #:	HPA65R-BU8A
Frequency Band:	698-806 MHz
Gain:	13.35 dBd
Vertical Beamwidth:	9.7°
Horizontal Beamwidth:	67°
Polarization:	Dual Linear 45°
Size L x W x D:	96.0" x 11.7" x 7.6"



758 MHz

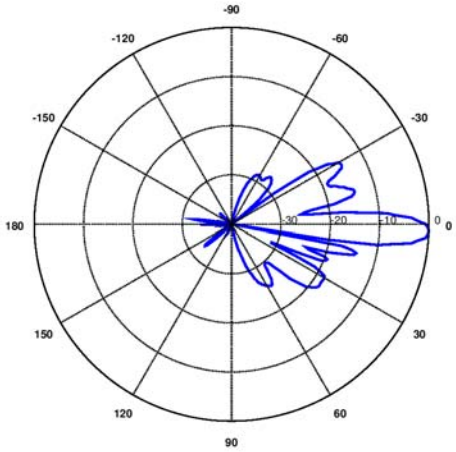
Manufacturer:	KMW
Model #:	EPBQ-654L8H8-L2
Frequency Band:	698-806 MHz
Gain:	13.75 dBd
Vertical Beamwidth:	9.3°
Horizontal Beamwidth:	67°
Polarization:	Quad, Slant +/- 45°
Size L x W x D:	96.0" x 21.0" x 6.3"



880 MHz Manufacturer: CCI Products Model #: OPA65R-BU8B Frequency Band: 824-896 MHz Gain: 13.65 dBd Vertical Beamwidth: 8.1° Horizontal Beamwidth: 66° Polarization: Dual Linear 45° Size L x W x D: 95.9” x 11.7” x 8.4”	
880 MHz Manufacturer: CCI Products Model #: HPA65R-BU8A Frequency Band: 824-896 MHz Gain: 13.75 dBd Vertical Beamwidth: 8.1° Horizontal Beamwidth: 67° Polarization: Dual Linear 45° Size L x W x D: 96.0” x 11.7” x 7.6”	
1900 MHz Manufacturer: CCI Products Model #: HPA65R-BU8A Frequency Band: 1850-1990 MHz Gain: 15.95 dBd Vertical Beamwidth: 5.1° Horizontal Beamwidth: 62° Polarization: Dual Linear 45° Size L x W x D: 96.0” x 11.7” x 7.6”	

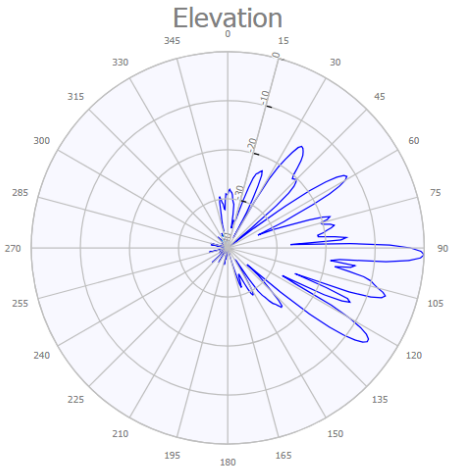
2100 MHz

Manufacturer:	KMW
Model #:	EPBQ-654L8H8-L2
Frequency Band:	1910-2180 MHz
Gain:	15.55 dBd
Vertical Beamwidth:	7.4°
Horizontal Beamwidth:	60°
Polarization:	Quad, Slant +/- 45°
Size L x W x D:	96.0” x 21.0” x 6.3”



2300 MHz

Manufacturer:	CCI Products
Model #:	OPA65R-BU8B
Frequency Band:	2300-2400 MHz
Gain:	15.85 dBd
Vertical Beamwidth:	4.0°
Horizontal Beamwidth:	59°
Polarization:	Dual Linear 45°
Size L x W x D:	95.9” x 11.7” x 8.4”



Natural Diversity Data Base Areas

SALISBURY, CT

December 2019

State and Federal Listed Species

Critical Habitat

Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources . Exact locations of species have been buffered to produce the generalized locations.

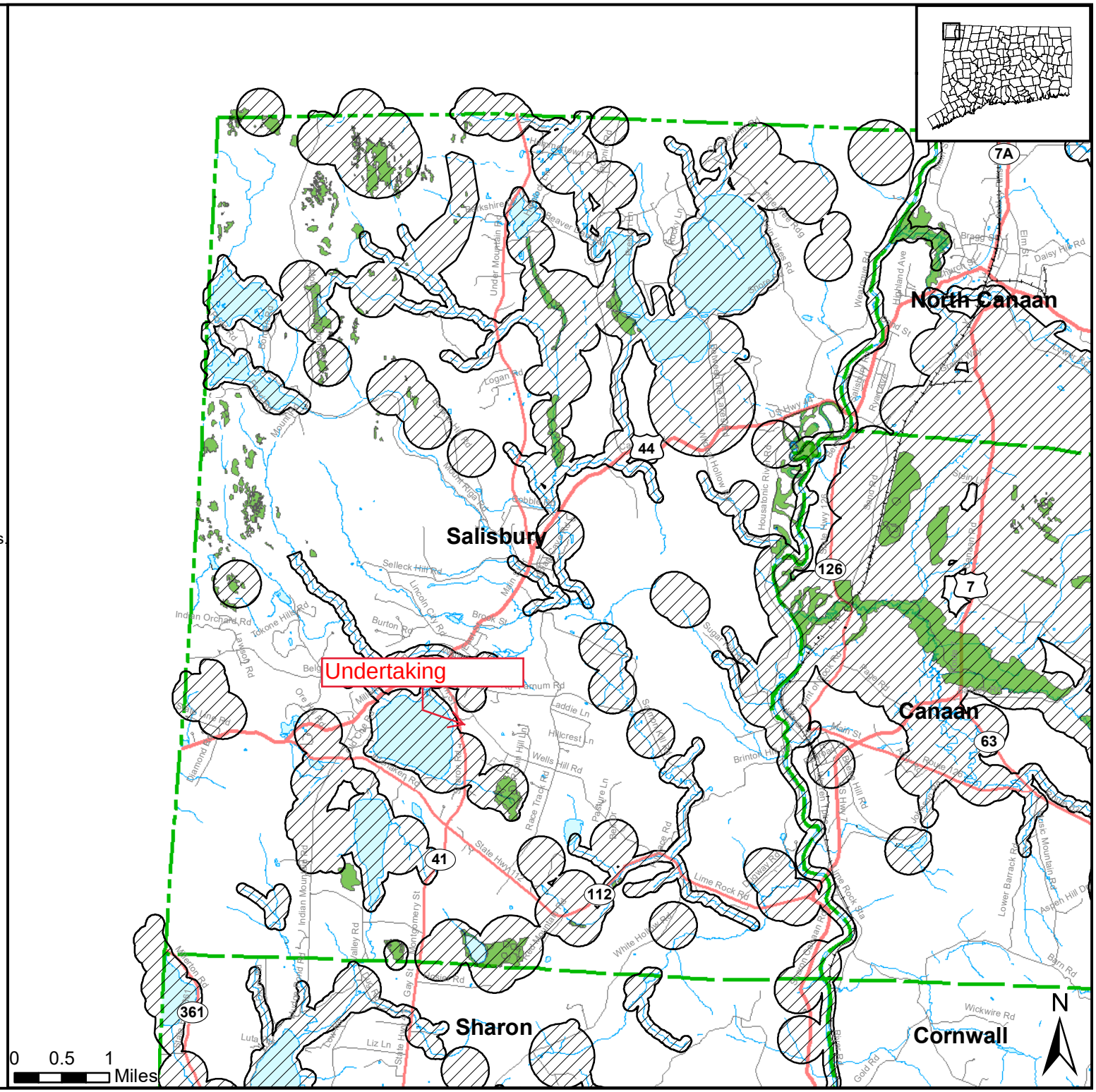
This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

www.ct.gov/deep/nddbrequest

Use the CTECO Interactive Map Viewers at www.cteco.uconn.edu to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011

Connecticut Department of Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

May 20, 2020

Christopher Bond
CBRE Inc. Telecom Advisory Services
70 West Red Oak Lane
White Plains NY 10604
Christopher.bond@cbre.com

Project: CT2246-Salisbury (TS00323336), Installation of a monopole and fence compound at 106 Sharon Road in Lakeville, CT
NDDB Determination No.: 202005853

Dear Mr. Bond,

I have reviewed Natural Diversity Database (NDDB) maps and files regarding the area of work provided for the proposed installation of a 110' monopole and fenced compound at 106 Sharon Road in Lakeville, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDB. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits. This determination is good for two years. Please re-submit a new NDDB Request for Review if the scope of work changes or if work has not begun on this project by May 20, 2022.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey, cooperating units of DEEP, landowners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDB should not be substitutes for on-site surveys necessary for a thorough environmental impact assessment. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the database as it becomes available.

Please contact me if you have further questions at (860) 424-3378, or karen.zyko@ct.gov . Thank you for consulting the Natural Diversity Database.

Sincerely,

Karen Zyko
Environmental Analyst

SECTION 5

Visibility Analysis

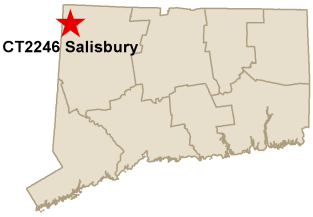
As set forth in detail in the enclosed Visual Assessment & Photo-Simulations Report, areas where the tower site would be visible comprise approximately 274.7 acres of year-round visibility and approximately 296.3 acres of seasonal visibility within the 1-mile radius (2010.6-acre) study area. The majority of the year-round views, approximately 254.6 acres or 94%, are within the Wononskupomuc Lake waterway that is located 0.18 miles to the west of the proposed facility. Predicted year-round views of the proposed facility with the Wononskupomuc Lake waterway views removed are from approximately 18.2 acres, or 0.9% of the 1-mile study area. The year-round visibility beyond the Wononskupomuc Lake waterway is concentrated in two main areas- a 5.4-acre area of farmland/ residential property along Wells Hill Road and a 7.4-acre grassy area within the Hotchkiss School property. The majority of views from these two areas are predicted to be of the upper most 25% (or ~26 feet) of the tower. The remaining 5.4 acres of scattered visibility are in small areas to the north, southwest and east, located more than 0.5 miles from the site and are predicted to be distant, intermittent and obscured by existing foliage.

Seasonal views ("leaf-off") increase the visibility of the tower site and will primarily occur within the subject property and the adjacent and across-the street residential properties on Wells Hill Road. Intermittent and distant seasonal views will also occur to the north, southwest and east of the site in areas more than 0.5 miles from the proposed facility. The views from these areas are predicted to be intermittent and distant as they will be partially obscured by existing ground cover. The views from nearby residential properties during leaf-off conditions should not increase substantially beyond the views depicted in the attached visual assessment.

Viewshed Analysis Report

Proposed Wireless Telecommunications Facility:

CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039



- Proposed new 104.0 ft AGL Monopole Antenna Structure
- Viewshed map completed 9/24/19
- Balloon test and viewshed verification completed 9/25/19

Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

VSS
Your Visual Data Partner

SAI

at&t

Introduction

At the request of SAI Communications, LLC, LLC and AT &T, Virtual Site Simulations, LLC (VSS) was contracted to provide a Viewshed Analysis Report for a proposed monopole type telecommunications facility located at 106 Sharon Road, Lakeville, CT 06039. Hereafter referred to as "the Site". The proposed tower facility would contain a 104 foot above ground level ("AGL") monopole type antenna structure, with a max structure height of 110 Ft. AGL that includes one lighting rod (optional) located at the top of the structure. Associated unmanned equipment will be contained within an approximately 50 ft x 50 ft fenced gravel equipment compound located due south of the existing building located on the property.

Site Description and Setting

The proposed Monopole type telecommunications facility is located on a 11.52 Acre property designated by the tax assessor as Map 47 Lot 9, owned by Wake Robin, LLC. The Site is approximately .53 miles south east of Ct. Route 44 at intersection of Route 41, Sharon Road. The site is located within a mostly rural/residential/farmland area and the subject property contains an existing multi-story 38 room Inn (The Wake Robin Inn). The proposed telecommunications compound is within an existing forested area behind an existing structure, along the Southern side of the property.

Development surrounding this area is a mix of forested areas and residential houses to the south, farmland and rural residences to east, with mainly residential areas to the north and west. The Wononskupomuc Lake is approximately .18 miles to the west at its nearest point. The Saint Mary's Catholic Church is approximately .25 miles to the northwest at its nearest point. The Salisbury Central School is approximately .91 +/- Miles to north. The Hotchkiss School is .7 miles to the south at its closest point and contains a daycare facility that is .9 miles to the southwest of the proposed tower. There are no CT Blue Blazed Trails within the study area. There are no schools or licensed daycare facilities within 250 ft of the proposed facility.

Methodology

Determination of Study Area

In order to complete this analysis a study area must first be determined. For this site, a one-mile study area (2010.6 acre) was selected based on years of experience in modeling the visibility of telecommunication structures. Typical views from beyond this distance, in this type of Topography, are distant and partially obscured and are therefore omitted from the analysis. This is done to focus on areas within the defined study area that will have a larger visual impact.

The Viewshed Analysis was conducted within the predefined study area using two different methods: computer modeling and on-site observation. Each method was used to verify the results of the other, providing the best possible prediction of locations that will have views of proposed telecommunications facility.

Note: Balloon Test was conducted during leaf-on conditions therefore leaf-off viewshed results could not be verified.

Computer Modeling – Data Processing

Once the study area is selected, a combination of Ortho Image based, and Lidar based datasets are assembled.

Ortho Imagery is remotely sensed imagery that has been geometrically corrected. This geometric correction, or orthorectification, is required to adjust for lens distortion, camera tilt, and topographical relief. An orthorectified image is an extremely accurate view of the surface of the Earth. This allows for the measurement of true distance, precise digitization, and the exact placement of geographic symbols and analysis results.

LiDAR, or light detection ranging is a remote sensing method that maps structure including vegetation height, density and other characteristics across a region. Think of it as radar using laser light instead of radio waves. LiDAR directly measures the height and density of vegetation on the ground as well as the bare-earth topology.

The datasets are clipped to the study area and processed to create the 3d models necessary to perform this analysis. For Leaf On/Leaf off analysis three different models need to be created:

1. **A Digital Elevation Model ("DEM")- a 3d model of existing bare earth topography (i.e. no surface features, like trees and buildings)**
2. **A Leaf-On Digital Surface Model ("DSM ")- a 3d model of existing topography that includes all surface features measured (i.e. building and trees)**
3. **A Leaf-Off Digital Surface Model- a 3d model of existing topography that includes all surface features measured with specific analysis done to remove datapoints from deciduous trees/bushes (see Leaf Off considerations section below).**

It is important to note that by using lidar data to create these models, building heights, existing tree canopy heights and other land cover is not averaged or assumed but measured from lidar dataset. Several different software packages are used in this processing, most notably, ESRI ArcGIS platform is used to interpret Lidar data, perform image analysis and create a Digital Surface Model ("DSM ") and a corresponding Digital Elevation Model ("DEM"). These datasets are then used to perform a viewshed analysis.

Image Analysis Leaf Off considerations

In cases where Leaf Off analysis is necessary, an extra step is required to adjust DSM to remove leaves. There are many different methods that can be used to perform this analysis. Image analysis of Ortho Imagery taken at the same time as lidar measurement data was chosen as the best approximation for the purposes of this analysis. It has been proven to yield a reasonable approximation of what views would be likely in the leaf off condition. This analysis is used to differentiate between deciduous and non-deciduous (coniferous) trees and ground cover.

Once completed the calculated deciduous areas are removed from the DSM. This Leaf Off DSM is then used to perform the Leaf Off viewshed analysis.

Viewshed Analysis- IVSview®

The primary software used for the viewshed analysis is IVSview® VVS, LLC's proprietary Interactive Viewshed Analysis Tool. This software allows the user to perform viewshed analysis on imported maps and datasets on multiple levels at the same time. These calculations determine not only if the tower will be seen, but also how much of the tower will be visible from those locations. The IVSview® results have been field verified at thousands of locations with all topography types (i.e. urban, rural, mixed etc..) throughout New England. And, when compared to other viewshed analysis software packages, it has proven to provide a more realistic comprehensive representation of potential views.

The datasets are imported as layers within the software mapping program. Once imported, spatial analysis tools are used to evaluate each position within those layers from which the proposed facility may be visible. These tools allow for the input of viewing reference height (assumed to be 5 Ft AGL) and tower height(s). The tools also consider any layers that have been imported that may affect viewing location (i.e. topography, tree canopy, ground cover, buildings, roads etc.) IVSview® is then applied, and visibility models are created. The results of this computer model are then graphically layered on topographic and aerial maps.

These maps can be found in Attachment A.

On-site Observation & Documentation

A balloon test was conducted on Wednesday, September 25th, 2019 and used as the visual reference for site observations from random locations throughout the study area. Note: The balloon test was conducted at 104 Ft AGL. The balloon test consisted of flying a 3 Ft. diameter helium filled balloon to the top elevation of the proposed tower. Balloon diameter was measured using a custom set of calipers. A red balloon was used to provide the best contrast between it and surrounding sky or vegetation. The balloon was tethered to the location of the proposed tower, and its elevation was set by measuring the length of the tether. The elevation was verified using the Lieca DISTO D2 Laser distometer.

Balloon test accuracy is very wind dependent. The balloon test was therefore scheduled on a day with wind conditions below the accepted threshold of 10mph. A preliminary viewshed analysis was done using the method outlined above to determine what areas were predicted to have views of the proposed site and to verify the computer model. Drive-by visual reconnaissance of the Study Area was then conducted using the preliminary viewshed analysis as a guide. Locations where the Balloon was visible and not visible were photo documented and a GPS track of reconnaissance areas was made. Reconnaissance areas were limited to public areas/roads, no private property was used in the on-site observations of this test.

Photo documentation of this test was accomplished using a Nikon P900 16Mp digital camera set to use a 50mm focal length[1] [2]. The Nikon P900 was chosen because it has built- in XMP metadata files that embed the GPS location, light conditions and bearing to target within the image source data file. These photos document the necessary location and bearing data to ensure the accuracy of simulation location. This documentation was then incorporated into a computer model prediction. The on-site observations were used to adjust model assumptions made in 3d model as necessary.

Photographic Documentation

A number of photographs were chosen from the on-site documentations photos and used to prepare photorealistic simulations of the proposed telecommunications facility. GPS coordinates and bearing information recorded within the XMP metadata file of the documentation photos was used to generate virtual camera positions within a 3d model. The balloon in the documentation photos was used as a spatial reference to verify the proportions and height of the proposed tower. Site plan information, field observations and 3D models were then used in these simulations to portray relative scale and location of the proposed structure. The photo simulations were then created using a combination of the 3d model and photo rendering software. These simulations and the existing site photographs provided for reference are attached.

[1] "The lens that most closely approximates the view of the unaided human eye is known as the normal focal length lens. For the 35 mm camera format, which gives an 24 x 35mm image, the normal focal length is about 50mm" Warren Bruce Photography, West Publishing Company, Egan, MN c 1993 (page 70)

[2] 50 mm focal length is based on 35mm film photography. Since Digital photographic sensors are not the same size as 35mm film ALL digital photography focal lengths must be corrected

Twenty-nine photographs were used for simulations and documentation. These Simulations and documentation photos are plotted on the viewshed analysis map attached and shown in the Photo Simulation Package (Attachment B)

Visibility Analysis Results

The results of the of viewshed analysis for the proposed telecommunications facility are provided on the visibility analysis maps attached at the end of this report within Attachment A. The maps are provided in two ways, one set of maps comparing leaf-on, leaf-off conditions (single color for each) and a second set of maps showing proposed total visibility by height (IVSview® multi -level viewshed) as an overview.

Year-Round Visibility:

Predicted estimate of year-round views (Summer, leaf-on condition) of the proposed tower facility are from approximately 274.7 acres or approximately 13.67 % of the 1-mile radius 2010.6 Acre study area. The majority of these views (256.43 acres +/- 94%) are contained within the Wononskupomuc Lake waterway that is .18 miles to the west of the proposed facility. The majority of these specific views are predicted to be of the upper 50% of the tower (see Attachment A - IVSview® for multi -level viewshed leaf-on prediction)

In situations where there is a large amount of open water views, it is typical to provide viewshed maps and calculations with the on-water views included and removed. This is done to provide a clearer understanding of how each type of visibility will affect the general public.

Predicted estimate of year-round views (Summer, leaf-on condition) of the proposed tower facility with Wononskupomuc Lake waterway views removed are from approximately 18.2 acres or approximately .9 % of the 1-mile radius study area.

These specific views are concentrated in two main areas of visibility. A 5.4 Acre area farmland/residential area of predicted visibility along Wells Hill Road 550 ft to the east-northeast of the proposed site, and a 7.4 Acre grassy area within the Hotchkiss School property, along Meadow Street and Whittle Street. The majority of views from these specific areas are predicted to be of the upper most 25% +/- 26 ft of the towers. The remaining 5.4 Acres of visibility are scattered in small areas of visibility (less than 500 sq ft) to the north, southwest and east that are more than .5 miles from the site. The views from these areas are predicted to be intermittent, distant and obscured by existing foliage.

Near-view leaf-on visibility (less than ¼ mile from site) occurs within residential property immediately across Wells Hill Road to the east (58 Wells Hill Road). Specific views from this property are predicted to be of upper 26 FT of tower. (see - IVSview® 1000 ft leaf-on prediction)

Seasonal Visibility:

Predicted estimate seasonal views (Winter, leaf-off condition) of the proposed facility are from an additional 21.6 acres (an additional 1.1 %). Total predicted seasonal views 296.3 Acres (14.74 %). To be consistent additional maps and calculations are provided with the Wononskupomuc Lake waterway views removed.

Predicted estimate of seasonal views (Winter, leaf off condition) of the proposed facility with Wononskupomuc Lake waterway views removed are from an additional 17.87 acres (an additional .89 %).

The majority of these additional leaf-off views are along the edges of predicted leaf-on visibility with notable additional areas of leaf-visibility in areas to the north, southwest and east that are more than .5 miles from the site. The views from these specific areas are predicted to be intermittent, distant and partially obscured by existing ground cover.

Additional near-view visibility (less than ¼ mile from site) occurs mainly within the subject property with some predicted views from rear of the abutting residential property immediately to the north west of the site (51 Wells Hill Road) and from area within residential property across Wells Hill Road to the east (58 Wells Hill Road). (see - IVSview® 1000 ft leaf-off prediction)

Documentation

Sources used for Visibility Analysis located at:

CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

Maps and datasets /consulting documents:

United States Geological Survey - USGS Topographical quadrangles (2011-2012)

National Resource Conservation Service -NAIP aerial photography (2010, 2012)

CRCOG Ortho-imagery – (2017)

UCONN- Center for Land Use Education and Research

- **LiDAR data (2016)**

DEEP- Connecticut Department of Energy and Environmental Protection

- **Open Space (2010)**
- **DEEP Property (2017)**
- **Historic Places (2008)**

United States Census (2010) – Landmark Polygon Features

Connecticut Forest & Park Association (CFPA) – Blue Blazed Trails (2016)

Connecticut.Gov eLicensing Website – Child Daycare & Group Daycare Homes Roster (2017)

Environmental Systems Research Institute Inc (ERSI) – CT state boundaries/counties (2010)

Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo

Limitations:

This report and the analysis herein does not claim to depict all locations, or the only locations from which the proposed facility will be visible; it is intended to provide a representation of those areas where proposed facility is likely to be visible.

Attachment A-Viewshed Mapping Package

Proposed Wireless Telecommunications Facility:

CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

- Proposed new 104 ft AGL antenna structure
- Balloon test and viewshed verification completed 9/25/2019

Package prepared by:

Virtual Site Simulations, LLC
28 Caswell Street
Suite 100
Narragansett, Rhode Island 02882

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

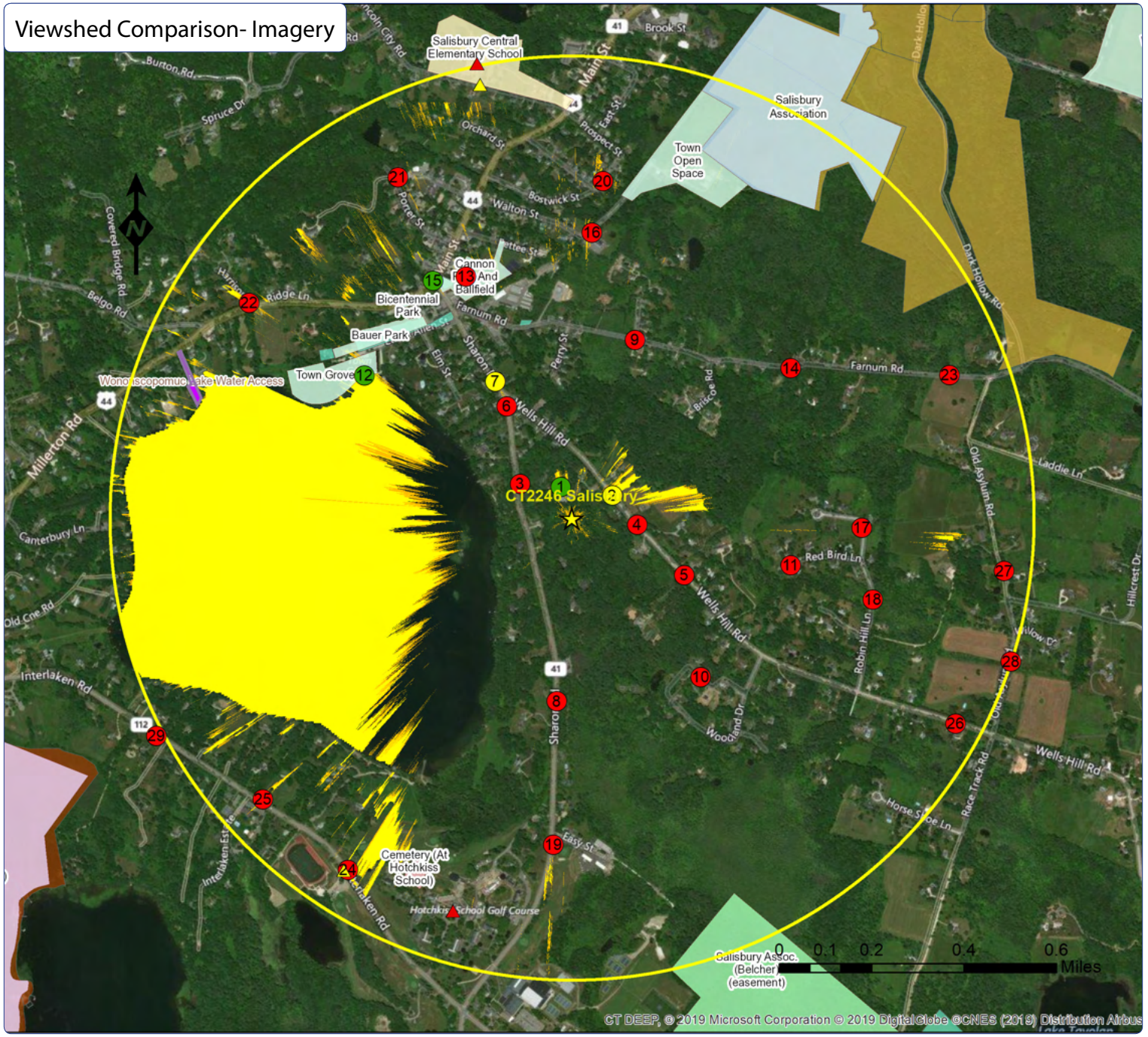
Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

VSS
Your Visual Data Partner

SAI

at&t

Viewshed Comparison- Imagery



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Facility Location

1 Mile Radius

Photo location -Balloon visible- Year Round

Photo location -Balloon visible- Seasonal

Photo location -Balloon NOT visible

School Facilities

Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 13.67% 274 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 14.74% 296.3 Acres

Notes:
- map compiled by VSS, LLC on : 9/25/19
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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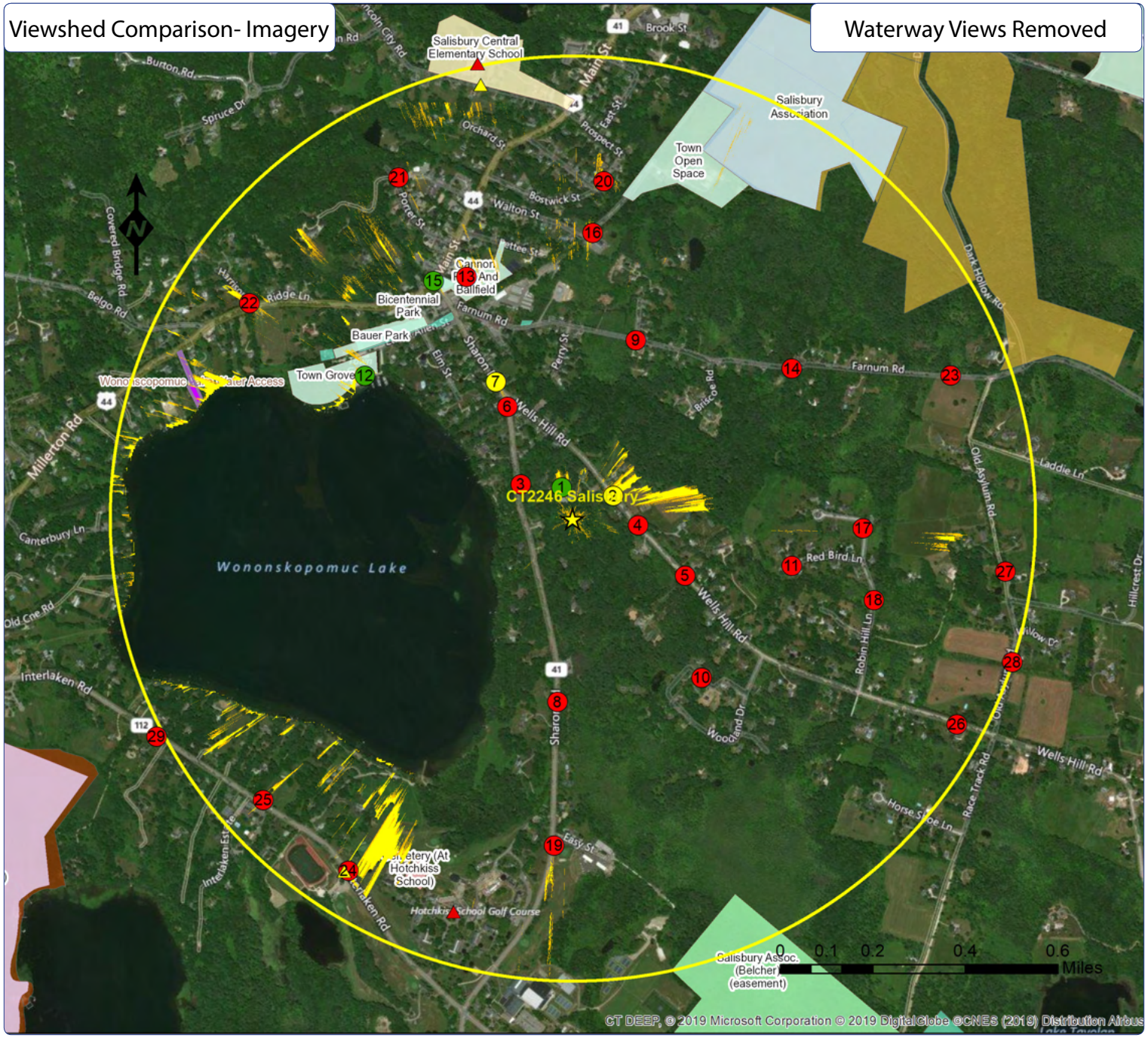
Viewshed Comparison- Imagery

Waterway Views Removed



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Facility Location

1 Mile Radius

Photo location -Balloon visible- Year Round

Photo location -Balloon visible- Seasonal

Photo location -Balloon NOT visible

School Facilities

Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 0.917% 18.27 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 1.79% 36.14 Acres

Notes:
- map compiled by VSS, LLC on : 9/25/19
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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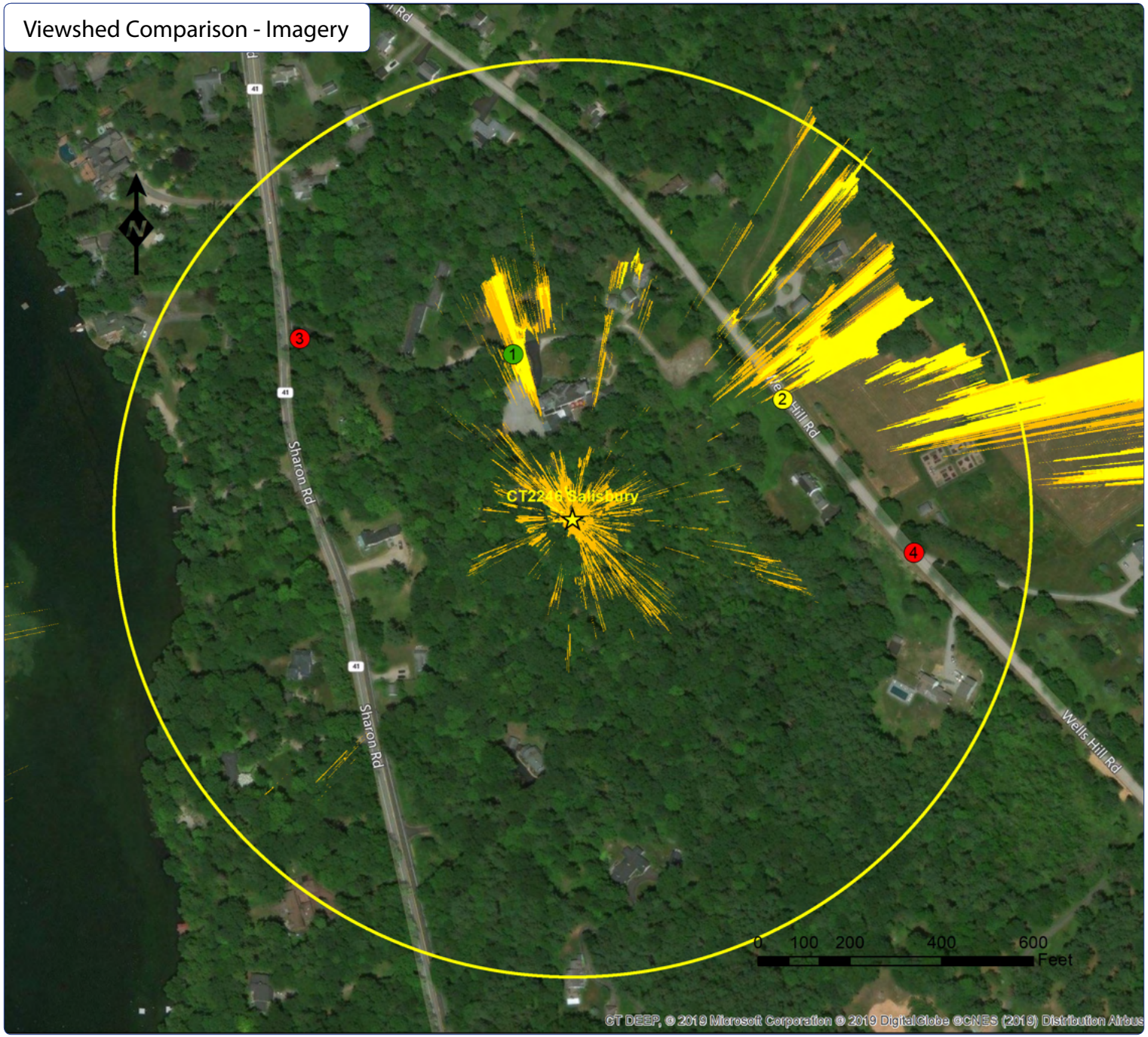
Viewshed Comparison - Imagery



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Facility Location

1000 ft Radius

Photo location -Balloon visible- Year Round

Photo location -Balloon visible- Seasonal

Photo location -Balloon NOT visible

School Facilities

Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

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PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1000 Feet
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 13.67% 274 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 14.74% 296.3 Acres

Notes:
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- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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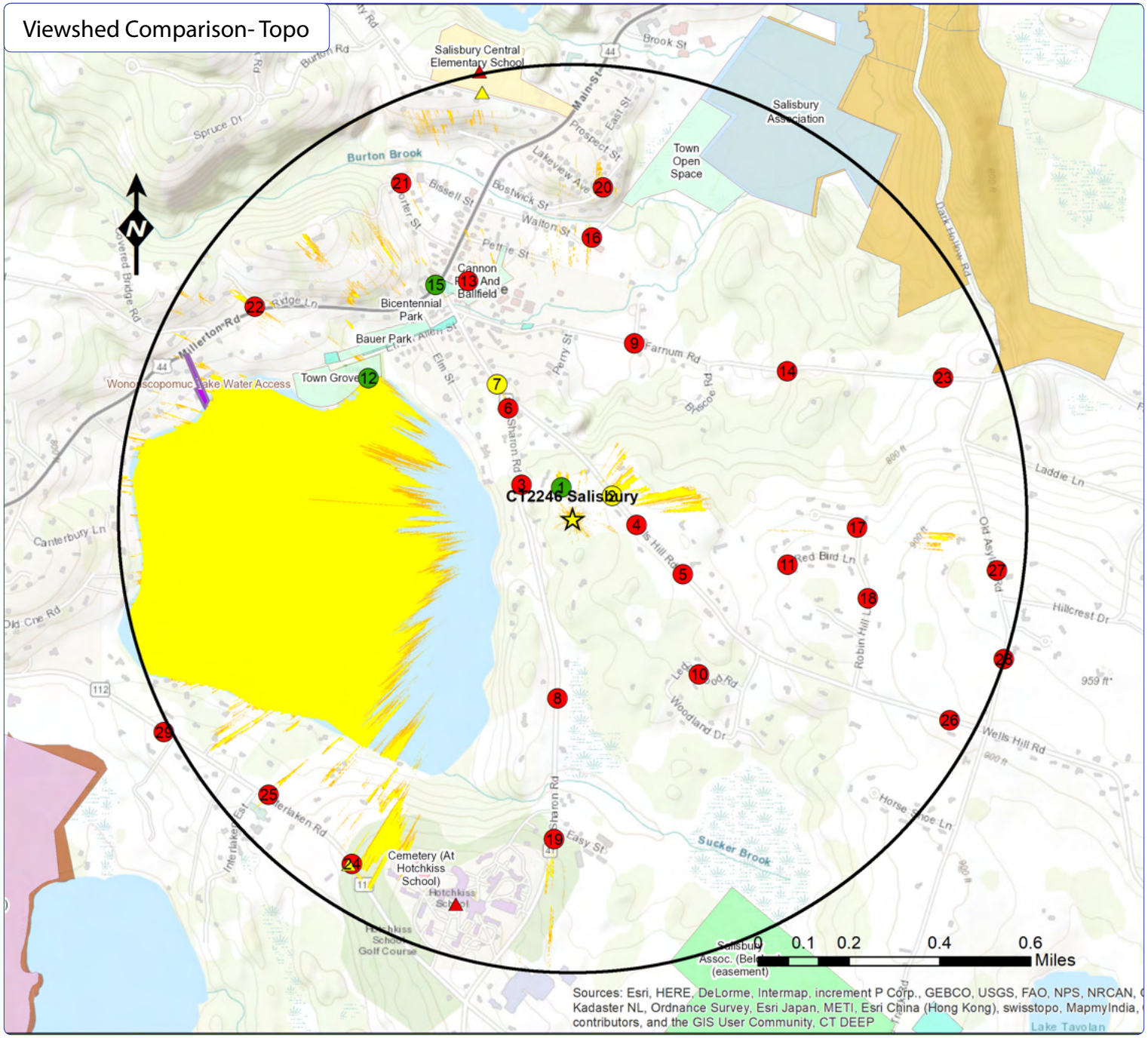
Viewshed Comparison- Topo



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Facility Location

1 Mile Radius

Photo location -Balloon visible- Year Round

Photo location -Balloon visible- Seasonal

Photo location -Balloon NOT visible

School Facilities

Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

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PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 13.67% 274 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 14.74% 296.3 Acres

Notes:
- map compiled by VSS, LLC on : 9/25/19
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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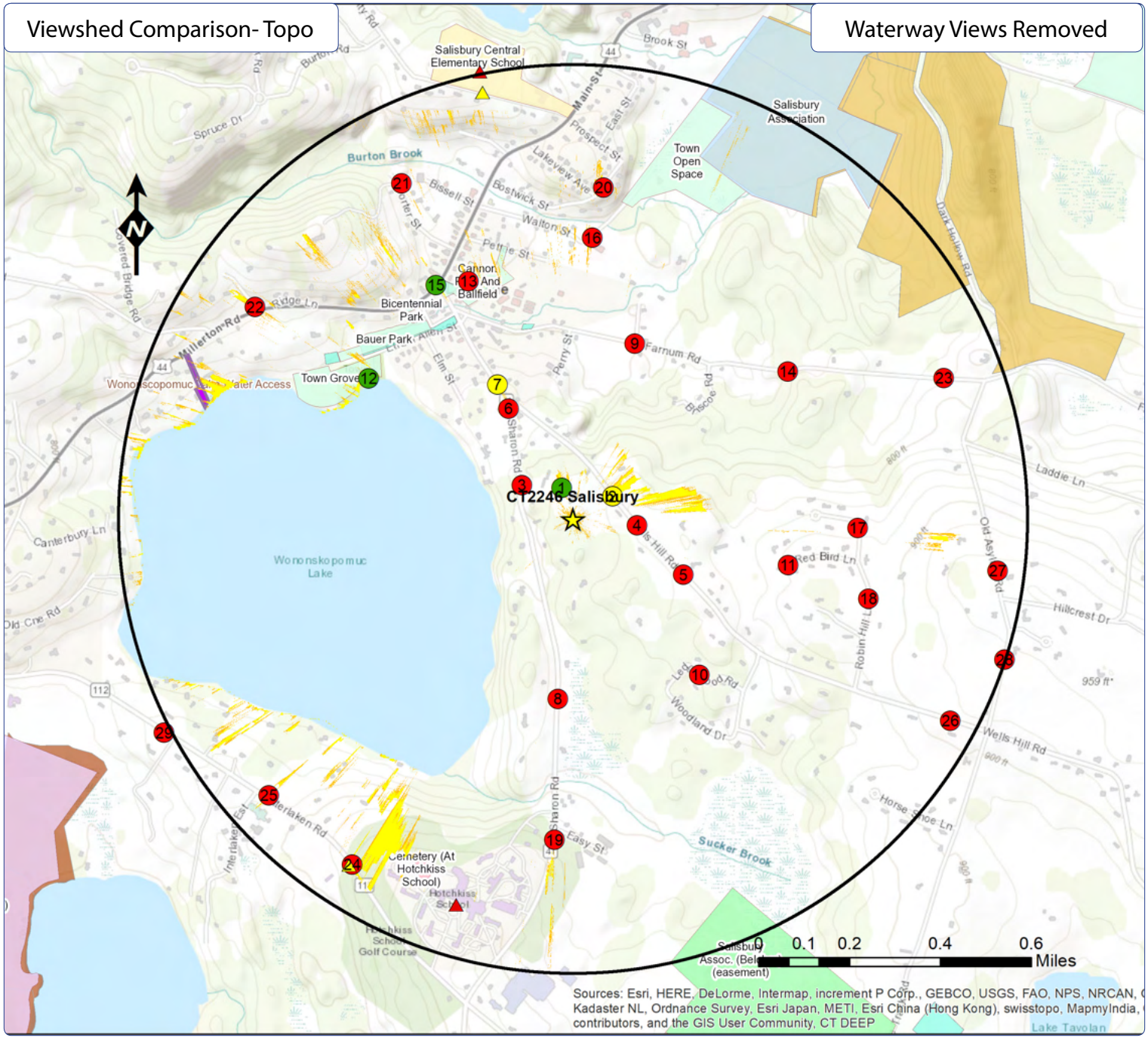
Viewshed Comparison- Topo

Waterway Views Removed



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Facility Location

1 Mile Radius

Photo location -Balloon visible- Year Round

Photo location -Balloon visible- Seasonal

Photo location -Balloon NOT visible

School Facilities

Daycare Facilities

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CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 0.91% 18.27 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 1.79% 36.14 Acres

Notes:
- map compiled by VSS, LLC on : 9/25/19
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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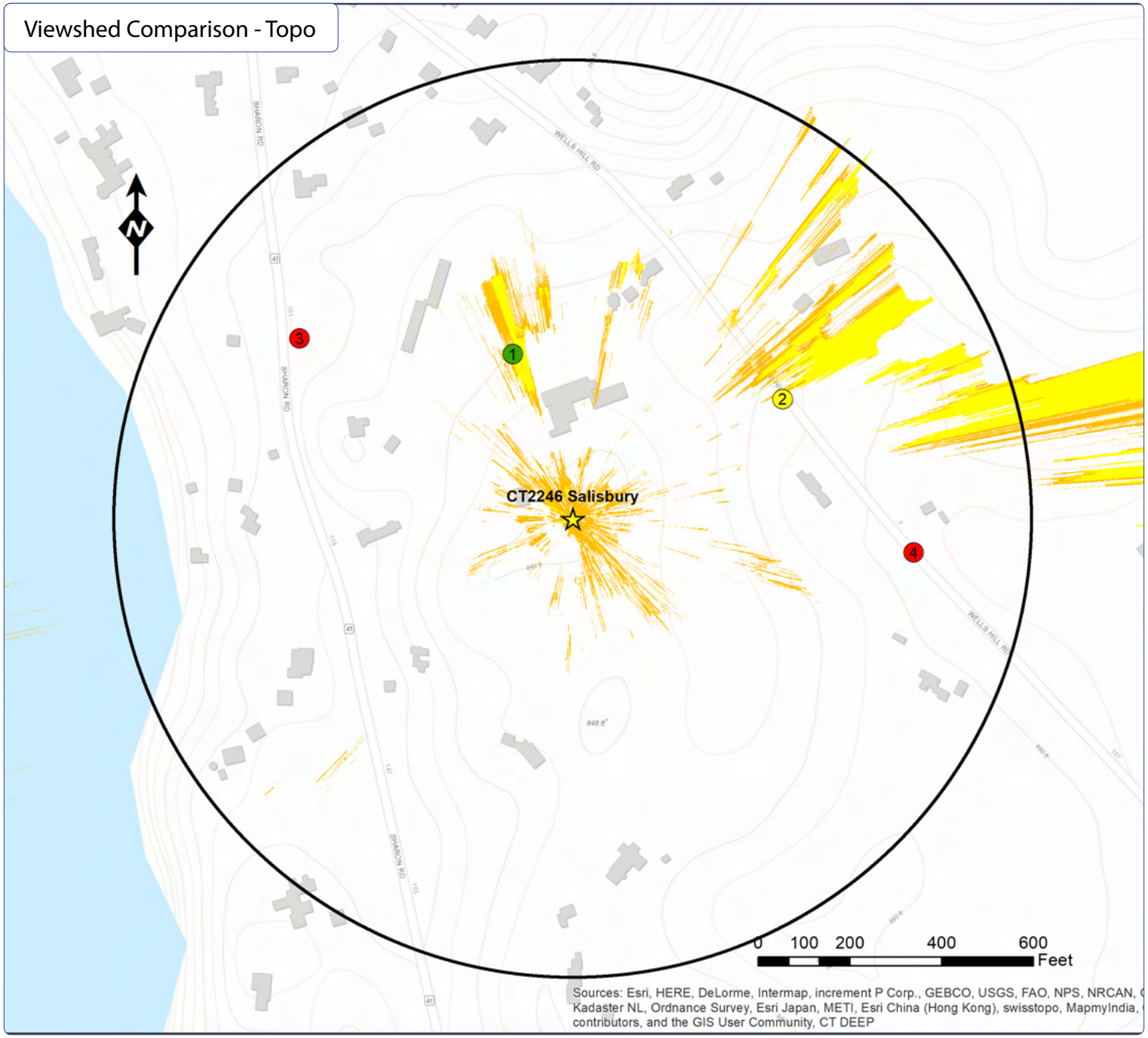
Viewshed Comparison - Topo



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Facility Location

1000 ft Radius

Photo location -Balloon visible- Year Round

Photo location -Balloon visible- Seasonal

Photo location -Balloon NOT visible

School Facilities

Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1000 Feet
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 13.67% 274 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 14.74% 296.3 Acres

Notes:
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- Tower location(lat/long NAD 83): 41.957203 -73.434994
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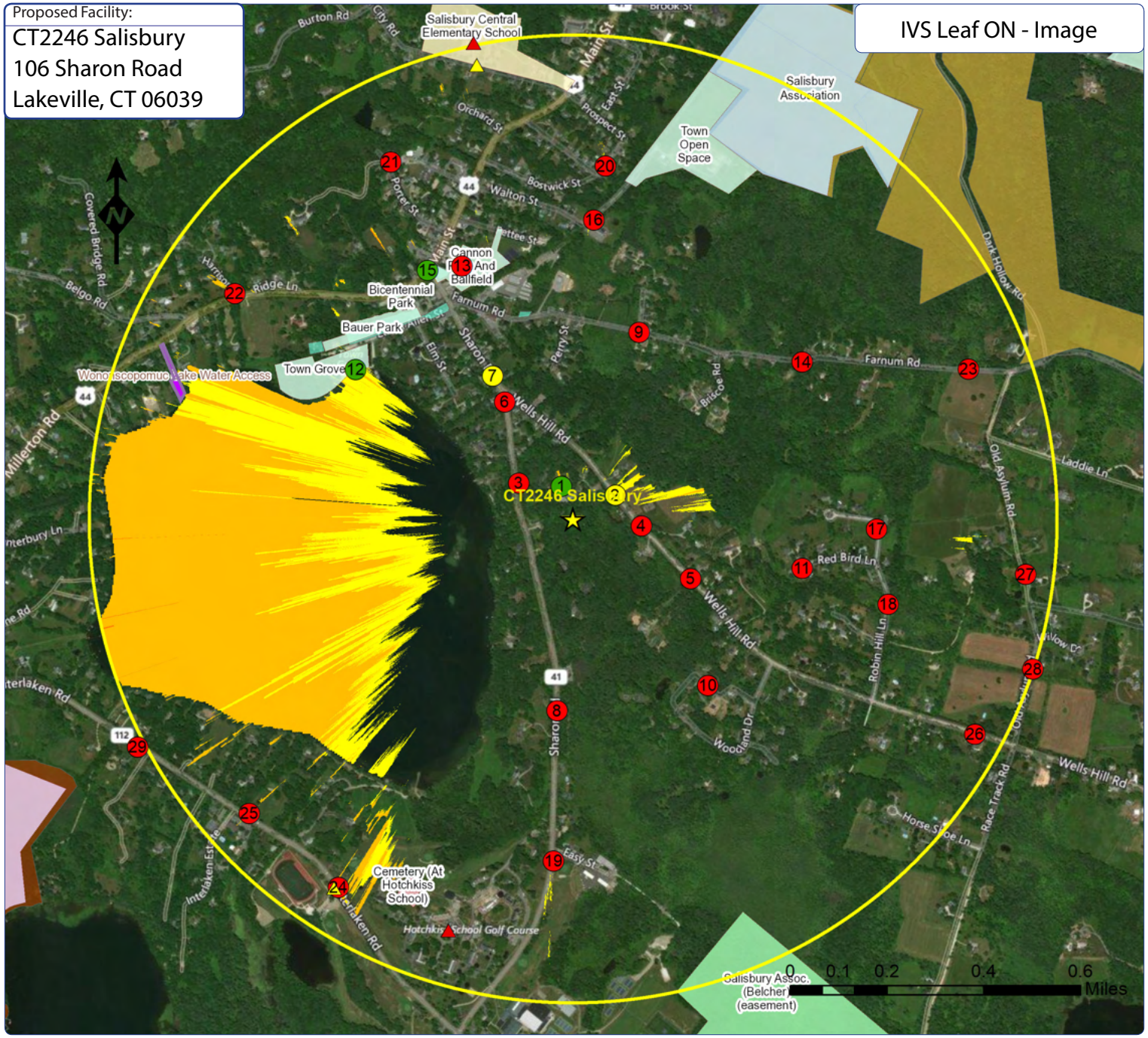
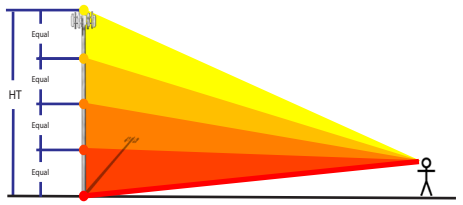
Proposed Facility:
CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

IVS Leaf ON - Image



IVSview® Color Legend



Facility Location 1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	3.99%	80.2
	Top 50%	9.66%	194.3
	Top 75%	0.01%	0.2
	Top 100%	0.00%	0.0
	Base	0.00%	0.0
	TOTAL	13.67%	274.8 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 13.67% 274 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 14.74% 296.3 Acres

Notes:
- map compiled by VSS, LLC on : 9/25/19
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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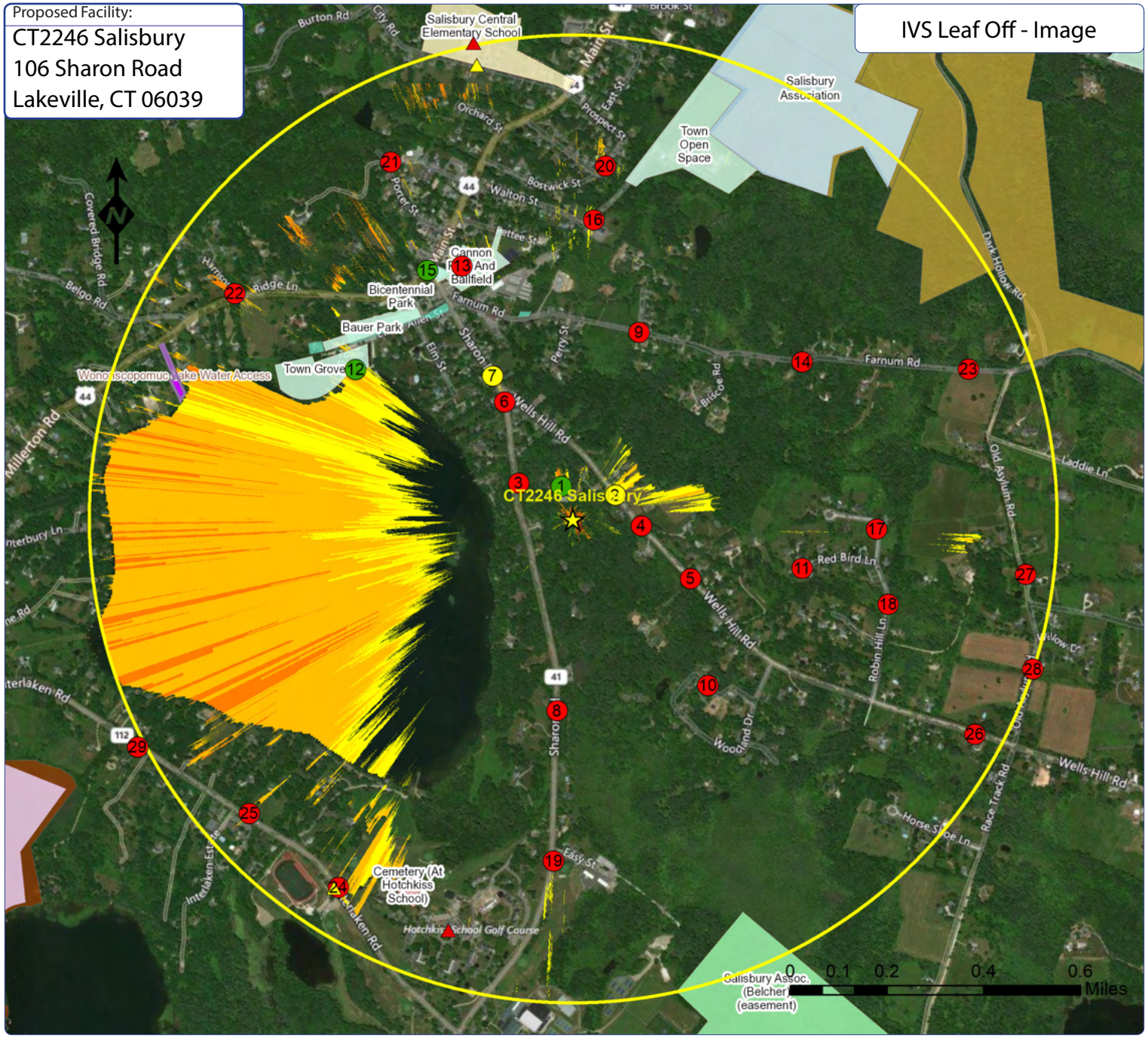
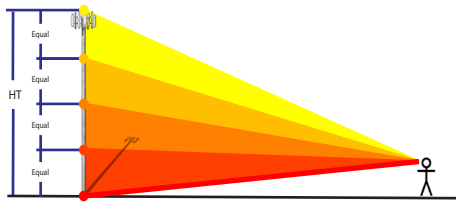
Proposed Facility:
CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

IVS Leaf Off - Image



IVSview® Color Legend



Facility Location 1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	2.94%	59.2
	Top 50%	10.25%	206.1
	Top 75%	1.53%	30.8
	Top 100%	0.01%	0.1
	Base	0.01%	0.2
	TOTAL	14.74%	296.3 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 13.67% 274 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 14.74% 296.3 Acres

Notes:
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- Tower location(lat/long NAD 83): 41.957203 -73.434994
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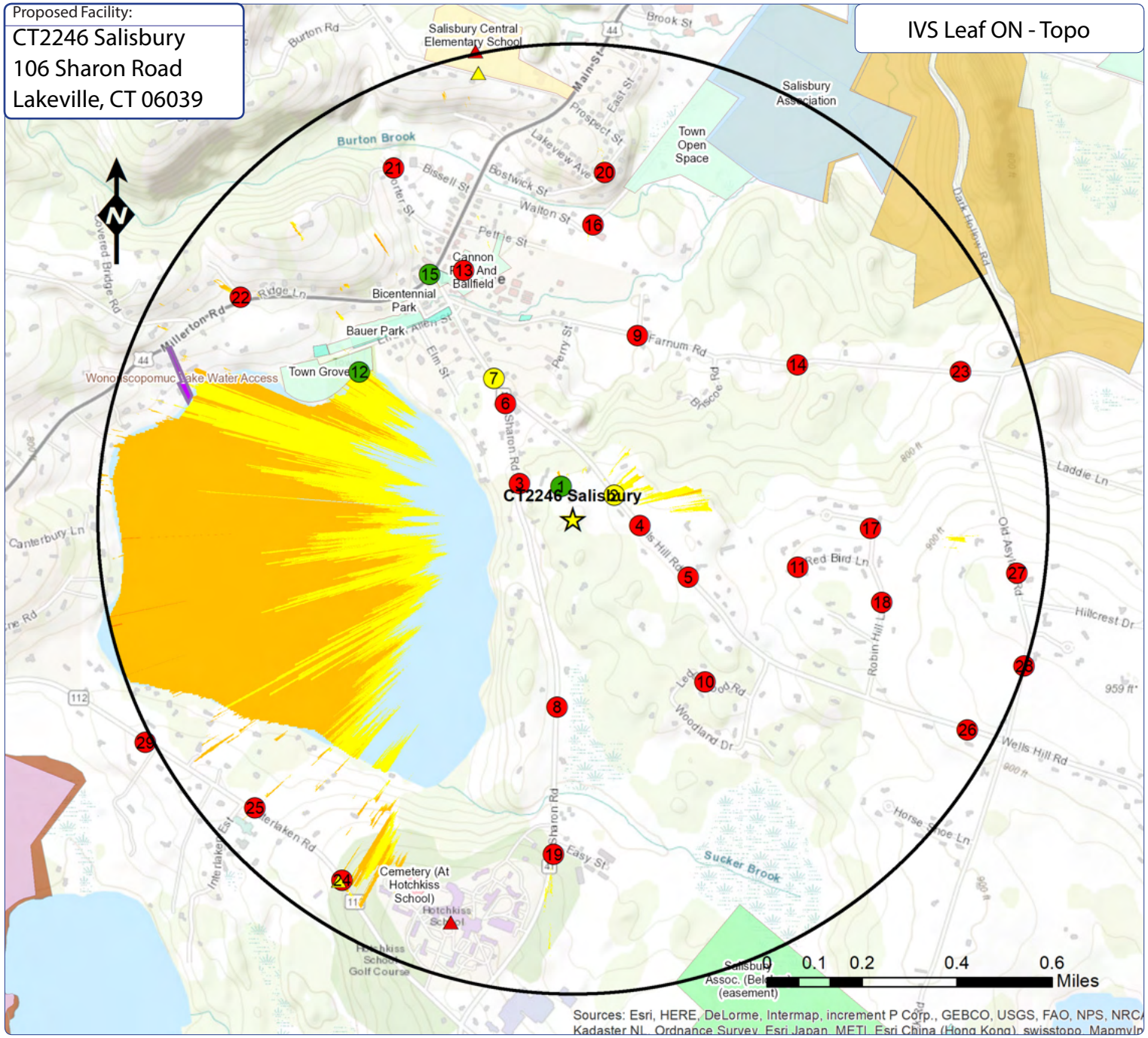
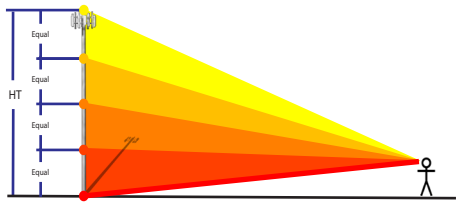
Proposed Facility:
CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

IVS Leaf ON - Topo



IVSview® Color Legend



Facility Location
1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	3.99%	80.2
	Top 50%	9.66%	194.3
	Top 75%	0.01%	0.2
	Top 100%	0.00%	0.0
	Base	0.00%	0.0
	TOTAL	13.67%	274.8 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 13.67% 274 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 14.74% 296.3 Acres

Notes:
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- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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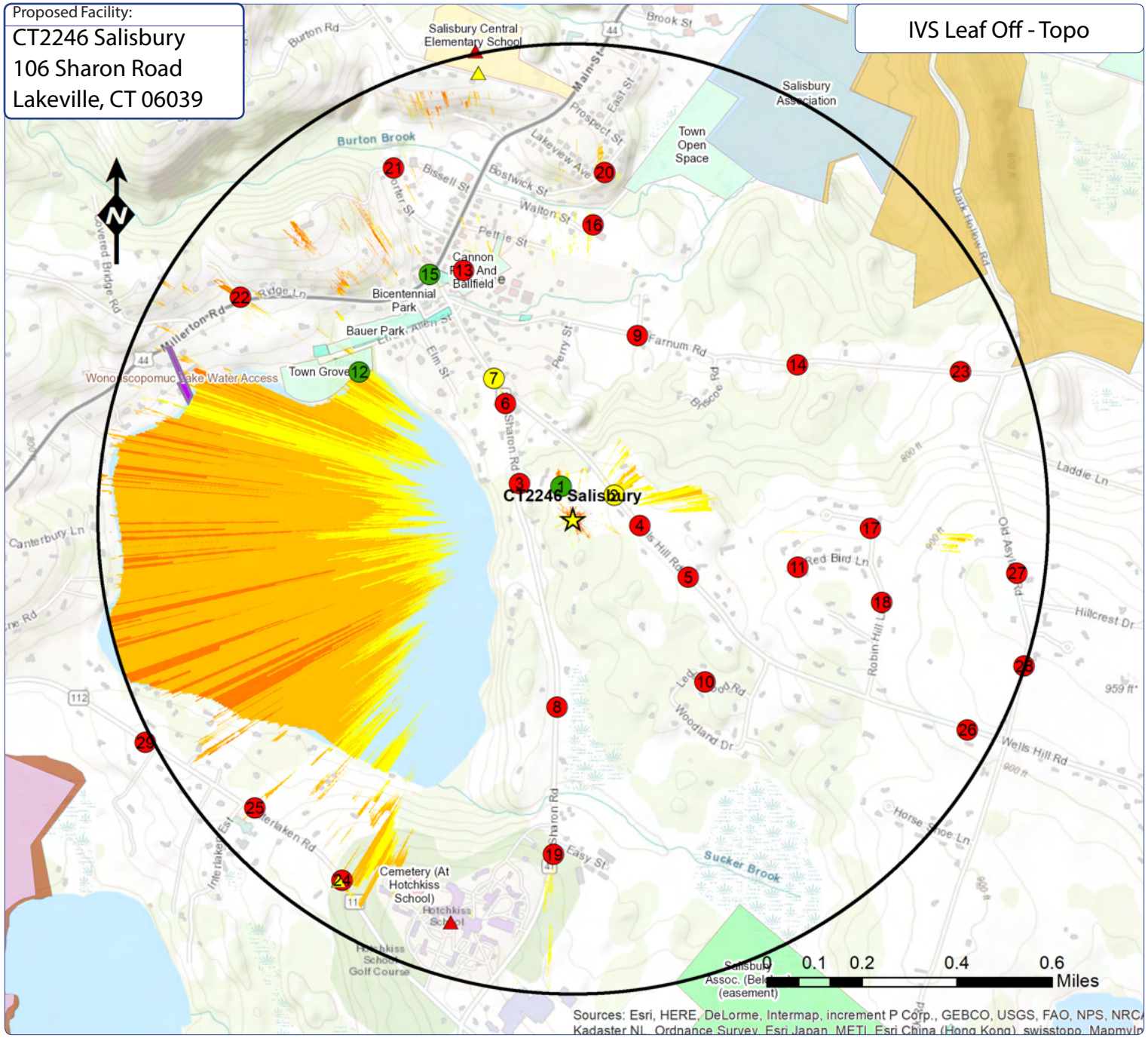
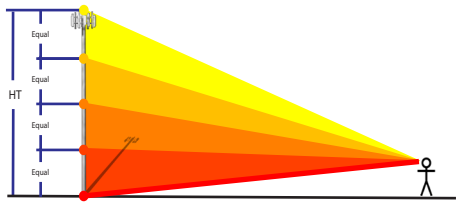
Proposed Facility:
CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

IVS Leaf Off - Topo



IVSview® Color Legend



Facility Location 1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	2.94%	59.2
	Top 50%	10.25%	206.1
	Top 75%	1.53%	30.8
	Top 100%	0.01%	0.1
	Base	0.01%	0.2
	TOTAL	14.74%	296.3 Acres

Statistics:

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PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 104.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
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PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 14.74% 296.3 Acres

Notes:
- map compiled by VSS, LLC on : 9/25/19
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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Attachment B-Photographic Simula-

Proposed Wireless Telecommunications Facility:

CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

- Balloon Test Conducted 9/25/2019

Package prepared by:

Virtual Site Simulations, LLC
28 Caswell Street
Suite 100
Narragansett, Rhode Island 02882

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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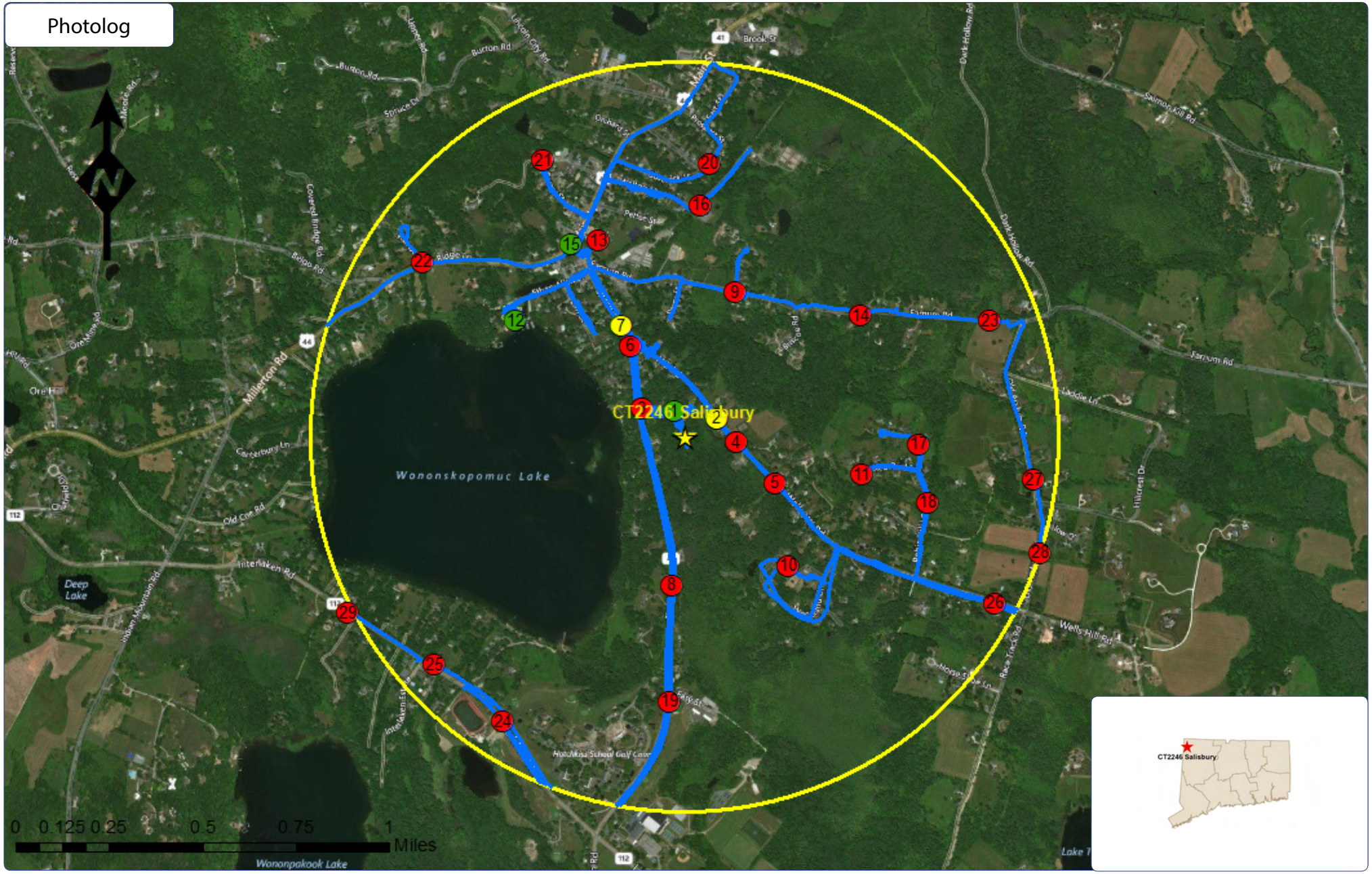
Photolog



Wireless Telecommunications Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Legend:

- Facility Location
- 1 Mile Radius
- Reconnaissance Track Log
- Photo location -Balloon visible - Year Round Visibility
- Photo location -Balloon visible - Obscured Visibility
- Photo location -Balloon NOT visible

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	104 Sharon Rd	41.95819	-73.43549	384.67 Feet	North	160	Year Round

Site: CT2246 Salisbury

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Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	104 Sharon Rd	41.95819	-73.43549	384.67 Feet	North	160	Year Round

Site: CT2246 Salisbury

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Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	69 Wells Hill Rd	41.95794	-73.43332	0.1 Miles	North-East	239	Obscured

Site: CT2246 Salisbury

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Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	69 Wells Hill Rd	41.95794	-73.43332	0.1 Miles	North-East	239	Obscured

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	117 Sharon Rd	41.95828	-73.43719	0.14 Miles	North-West	123	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	86 Wells Hill Rd	41.95703	-73.43226	0.14 Miles	East	275	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
5	120 Wells Hill Rd	41.95546	-73.43027	0.27 Miles	South-East	296	Not Visible

Site: CT2246 Salisbury

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at&t

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
6	70 Sharon Rd	41.9607	-73.43779	0.28 Miles	North-West	149	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SAI

at&t

Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
7	57 Sharon Rd	41.96148	-73.43827	0.34 Miles	North-West	150	Obscured

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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SAI

at&t

Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
7	57 Sharon Rd	41.96148	-73.43827	0.34 Miles	North-West	150	Obscured

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SAI

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
8	180 Twin Lakes Rd	41.95147	-73.43559	0.4 Miles	South	4	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
9	87 Farnam Rd	41.96282	-73.43242	0.41 Miles	North	199	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
10	19 Ledgewood Rd	41.95227	-73.42955	0.44 Miles	South-East	321	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
11	32 Red Bird Ln	41.95579	-73.4258	0.48 Miles	East	282	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
12	36 Ethan Allen St	41.96164	-73.44377	0.55 Miles	North-West	124	Year Round

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
12	36 Ethan Allen St	41.96164	-73.44377	0.55 Miles	North-West	124	Year Round

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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SAI

at&t

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
13	348 Main St	41.96476	-73.43955	0.57 Miles	North-West	156	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
14	164 Farnum Rd	41.96196	-73.42586	0.57 Miles	North-East	235	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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SAI

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Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
15	3 Millerton Rd	41.96463	-73.44093	0.6 Miles	North-West	149	Year Round

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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SAI

at&t

Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
15	3 Millerton Rd	41.96463	-73.44093	0.6 Miles	North-West	149	Year Round

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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SAI

at&t

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
16	58 Walton St	41.96617	-73.43426	0.62 Miles	North	183	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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SAI

at&t

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
17	75 Robin Hill Ln	41.95699	-73.42284	0.62 Miles	East	271	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SAI

at&t

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
18	27 Robin Hill Ln	41.95474	-73.42234	0.67 Miles	East	285	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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SAI

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
19	19 Easy St	41.94697	-73.43568	0.71 Miles	South	3	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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SAI

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
20	63 Bostwick St	41.96778	-73.43382	0.73 Miles	North	185	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
21	45 Porter St	41.96786	-73.44244	0.83 Miles	North-West	153	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
22	81 Millerton Rd	41.96388	-73.44865	0.84 Miles	North-West	123	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
23	228 Farnum Rd	41.9618	-73.4192	0.87 Miles	East	249	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
24	48 Interlaken Rd	41.94614	-73.44431	0.9 Miles	South-West	32	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
25	64 Interlaken Rd	41.94832	-73.44789	0.9 Miles	South-West	47	Not Visible

Site: CT2246 Salisbury

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VSS
Your Visual Data Partner

SAI

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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
26	46 Old Asylum Rd	41.95566	-73.41683	0.94 Miles	East	277	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
27	263 Wells Hill Rd	41.95087	-73.41882	0.94 Miles	South-East	298	Not Visible

Site: CT2246 Salisbury

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VSS
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Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
28	72 Old Asylum Rd	41.95283	-73.41651	1.0 Miles	East	288	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
29	122 CT-112	41.95029	-73.45239	1.01 Miles	South-West	62	Not Visible

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SAI

at&t

SECTION 6

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Kristen Motel
kmotel@cuddyfeder.com

January 4, 2021

VIA OVERNIGHT MAIL
Curtis Rand
First Selectman
Town of Salisbury
Salisbury Town Hall
P.O. Box 548
27 Main Street
Salisbury, CT 06068

Re: New Cingular Wireless PCS LLC ("AT&T")
Proposed Wireless Telecommunications Tower Facility
106 Sharon Road, Lakeville, Connecticut

Dear First Selectman Rand:

This letter and enclosed materials are respectfully submitted on behalf of New Cingular Wireless PCS, LLC ("AT&T") with respect to AT&T's proposed wireless telecommunication tower facility at 106 Sharon Road (the "Proposed Facility") and the previously submitted Technical Report materials. As you are aware, AT&T concluded the municipal consultation process on September 16, 2020, in accordance with Section 16-50*l* of the Connecticut General Statutes and intends to file a Certificate Application ("Application") with the Connecticut Siting Council.

Since providing you with the Technical Report, AT&T has amended the Proposed Facility design to address comments received during the State Historic Preservation Office ("SHPO") consultation process. The design changes include a monopole height reduction from 104 feet to 94 feet and the antennas will be offset from the monopole a distance of 6 feet instead of the previously proposed 12 feet. These changes are detailed in the enclosed updated site drawings, prepared by ProTerra Design Group, LLC, last revised November 3, 2020 ("Site Drawings"). A Viewshed Analysis Repot with photosimulations depicting the SHPO approved design are also provided, prepared by Virtual Site Simulations, LLC and completed November 18, 2020.

The November 25, 2020 SHPO finding that the Proposed Facility, as amended, will not have adverse impacts to sites listed on or eligible to be listed on the National Register of Historic Places ("SHPO Finding") is also enclosed. AT&T will comply with all conditions included in the SHPO Finding.

Prior to the filing of AT&T's Application with the Siting Council, notice of the Application filing will be published in the local newspaper and sent to abutters. Upon the Application filing, a full copy of the Application will be sent to you and other local, state and federal agencies.

Thank you for your consideration of this information. AT&T looks forward to the opportunity to provide reliable wireless services to the southern portion of Lakeville and enhanced services for

first responders through the implementation of FirstNet's National Public Safety Broadband Network ("NPSBN").

Please do not hesitate to contact me if you have any concerns or would like to discuss this matter further.

Very truly yours,

Kristen Motel

Enclosure

cc: Abby Conroy, Land Use Administrator
Harry Carey, AT&T
Brian Leyden, AT&T
Lynn Brady, AT&T
Project Consultant Team
Lucia Chiocchio, Esq.

Connecticut | Department of Economic and Community Development
State Historic Preservation Office

November 25, 2020

Ms. Laura Mancuso
Director, Cultural Resources
CBRE
4 West Red Oak Lane
White Plains, NY 10604

Subject: Proposed Telecommunications Facility
106 Sharon Road
Salisbury, CT
AT&T Mobility, LLC
ENV-20-0720

Dear Ms. Mancuso:

The State Historic Preservation Office is in receipt of the revised submitted proposal for the above-referenced project, submitted for review and comment pursuant to the National Historic Preservation Act and in accordance with Federal Communications Commission regulations.

The property located at 106 Sharon Road, known as the Wake Robin Inn, is potentially eligible for listing on the National Register of Historic Places. Additionally, the Area of Potential Effect-Visual Effects (APE-VE) contains Lakeville Manor (NR# 13000159), and the Lakeville Historic District (NR# 96000845). St Mary's Catholic Church, located at 76 Sharon Road, is also potentially eligible for listing on the National Register of Historic Places, and located within the APE-VE.

The initial proposed scope of work included the installation of a 104 foot monopole, to be located within a fenced compound within a 100 foot by 100 foot lease area. Access to the compound is to be from an existing paved driveway at the Subject Property, extended by a 12-foot wide gravel access road. Utilities are to be routed through an underground conduit following the gravel drive and existing driveway. Antennas are proposed to be mounted to the top of the monopole, at a maximum height of 104 feet above ground level (AGL).

Since the initial submittal, the project proponent has revised the design of the monopole, with antennas proposed to be mounted offset approximately 6 feet from the pole, rather than 12 feet. The monopole itself is proposed to be reduced in height from 104 feet AGL to 94 feet AGL.

Based on the information provided to our office, SHPO concurs with the findings of CBRE that the revised undertaking will have no adverse effects to sites listed on or eligible for listing on the National Register of Historic Places, with the following conditions:

1. The antennae, monopole, mounts, and associated equipment will be designed, painted to match adjacent materials, and installed to be as non-visible as possible, and

2. if not in use for six consecutive months, the antennae, mounts, and equipment shall be removed by the telecommunications facility owner. This removal shall occur within 90 days of the end of such six-month period.

The State Historic Preservation Office appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy Act and Section 106 of the National Historic Preservation Act. For further information please contact Marena Wisniewski, Environmental Reviewer, at (860) 500-2357 or marena.wisniewski@ct.gov.

Sincerely,

Jonathan Kinney
Deputy State Historic Preservation Officer

SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

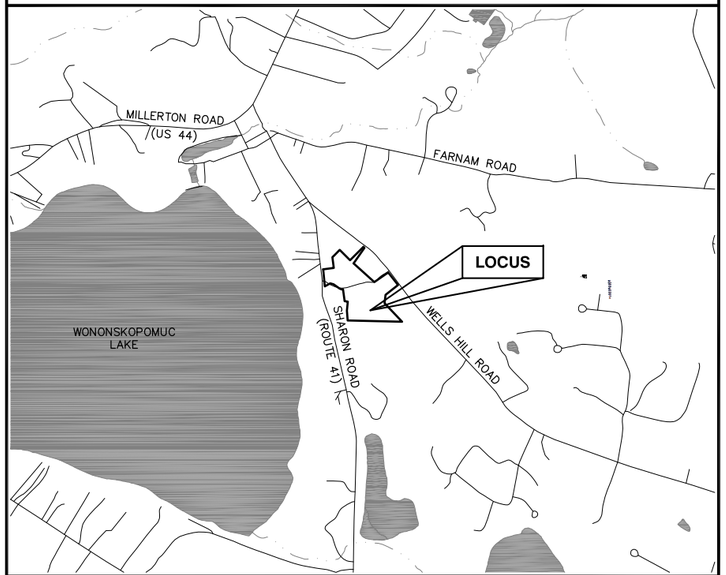
DRAWING INDEX

SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	5
C-1	ABUTTERS PLAN	4
C-2	EXISTING CONDITIONS	4
A-1	COMPILED PLOT PLAN	5
A-2	COMPOUND PLAN & ELEVATION	5
P-1	DRIVEWAY PLAN & PROFILE	5
D-1 TO D-3	DETAILS	5

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & AT&T REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH AT&T CONSTRUCTION GUIDELINES.
4. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
5. THIS SHEET SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.

VICINITY MAP



PROJECT INFORMATION

SITE TYPE:	RAW LAND
SCOPE OF WORK:	PROPOSED 94' TALL MONOPOLE, (PAINTED BROWN) WITHIN 50'x50' FENCED COMPOUND AND 100'x100' LEASE AREA
SITE NAME:	SALISBURY
SITE NUMBER:	CT2246
SITE ADDRESS:	106 SHARON ROAD LAKEVILLE, CT 06039
ASSESSOR'S TAX ID#:	MAP 47; LOT 2
ZONING DISTRICT:	RURAL RESIDENCE (RR-1)
LATITUDE:	41° 57' 26.06"± N (SURVEY 1A)
LONGITUDE:	73° 26' 05.88"± W (SURVEY 1A)
(P) GRADE:	850.0'±
DATUM:	NAD83/NAVD88
PROPERTY OWNER:	N/F WAKE ROBIN, LLC P.O. BOX 660 LAKEVILLE, CT 06039
APPLICANT:	NEW CINGULAR WIRELESS PCS, LLC "AT&T" 500 ENTERPRISE DRIVE ROCKY HILL, CT 06067
SITE ENGINEER:	PROTERRA DESIGN GROUP, LLC 4 BAY ROAD BLDG A; SUITE 200 HADLEY, MA 01035 (413) 320-4918
SURVEYOR:	NORTHEAST SURVEY CONSULTANTS 116 PLEASANT STREET SUITE 302 P.O. BOX 109 EASTHAMPTON, MA 01027 (413) 203-5144

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	06/19/19	ISSUED FOR REVIEW
0	02/21/20	FOR PERMITTING
1	02/27/20	REVISED PERMITTING
2	05/12/20	REVISED PERMITTING
3	10/26/20	REVISED PERMITTING
4	11/03/20	REVISED PERMITTING
5	11/03/20	REVISED PERMITTING

TITLE: SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

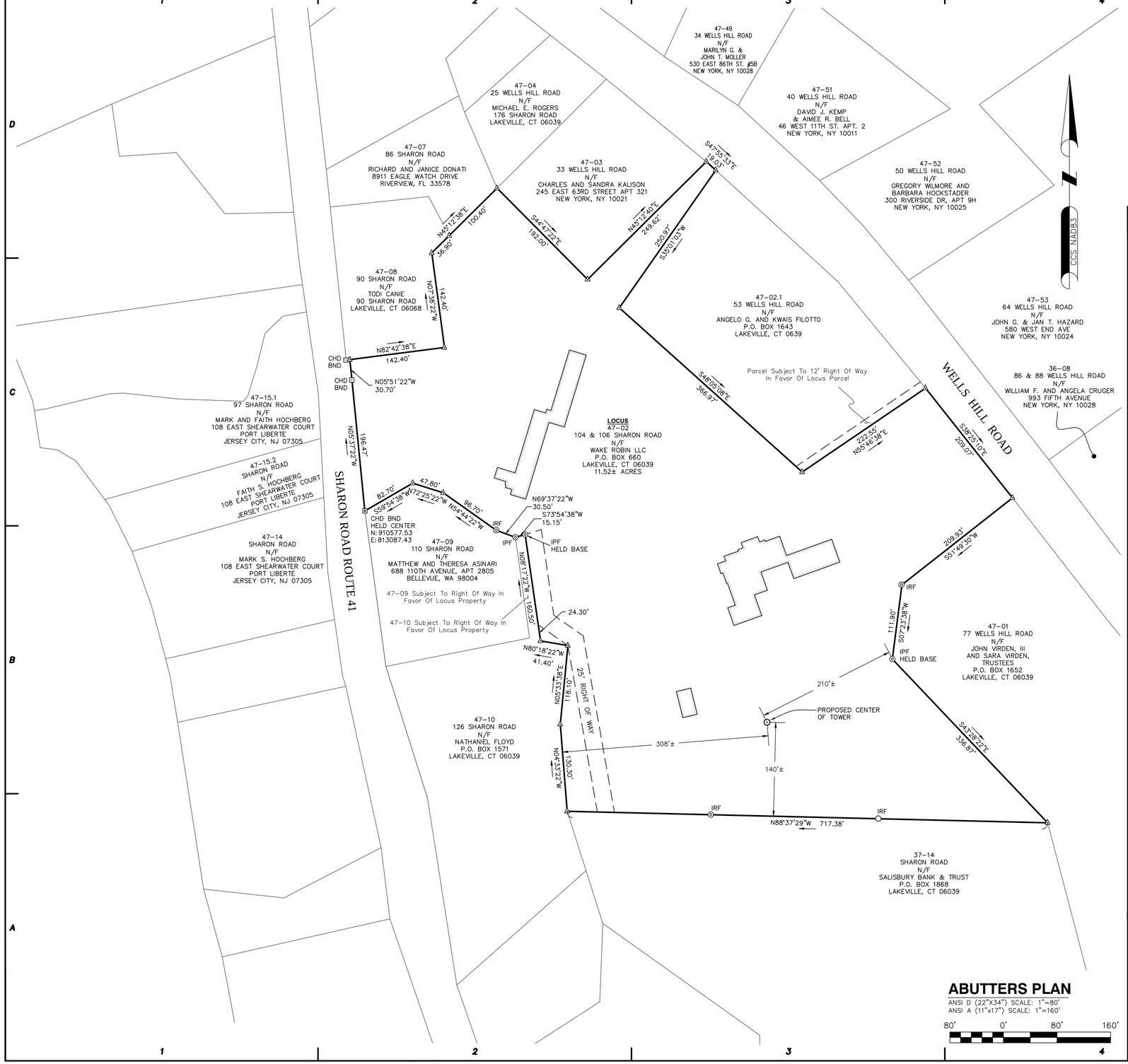
APPLICANT: NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

STAMP:

DATE: 11/03/20
DRAWN: BLM
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 18-063
SHEET TITLE:

TITLE SHEET

T-1



ABUTTERS PLAN

ANSI D (22"X34") SCALE: 1"=80'
ANSI A (11"x17") SCALE: 1"=160'

80' 0' 80' 160'

LEGEND

N/F	– NOW OR FORMERLY
47–02	– ASSESSOR'S MAP–LOT
⊙	– TOWER CONTROL POINT
IPF/IRF ○	– IRON PIPE/IRON ROD FOUND
⊡	– CONCRETE BOUND FOUND
△	– CALCULATED POINT
	– UTILITY POLE
———	– LOCUS BOUNDARY
———	– ABUTTERS LINE
— — — — — —	– EASEMENT LINE

SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY SURVEY CATEGORY: DEPENDENT SURVEY

CLASS OF ACCURACY: HORIZONTAL CLASS D
TOPOGRAPHIC CLASS T–2
VERTICAL CLASS V–2
PURPOSE OF SURVEY: PROPOSED CELLULAR TOWER

2. PROPERTY LINES SHOWN HEREON ARE FROM RECORD DEEDS, PLOTS, AND TAX MAPS AS OVERLAID ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY LINE SURVEY WAS NOT PERFORMED BY PROTERRA DESIGN GROUP, LLC OR ITS AFFILIATES AND SUBCONTRACTORS AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/ BOUNDARY OPINION.

3. HORIZONTAL DATUM IS GRID NORTH AS DETERMINED BY THE CONNECTICUT STATE PLANE COORDINATE SYSTEM AND IS BASED UPON GPS OBSERVATIONS TAKEN AT THE TIME OF SURVEY.

4. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND/OR EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE–CONSTRUCTION NOTIFICATION 72–HOURS PRIOR TO ANY EXCAVATION ACTIVITY: CALL BEFORE YOU DIG: 1–800–922–4455

5. THE SURVEY PLAN IS SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP–TO–DATE ABSTRACT OF TITLE WOULD DISCLOSE.

6. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.

7. THE LOCUS PARCEL AND ALL ADJOINING PARCELS ARE LOCATED IN THE VILLAGE OF LAKEVILLE, TOWN OF SALISBURY, CT. ZONE "RR–1" RURAL RESIDENTIAL DISTRICT.

8. LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED UTILIZING RTK GPS AND KEYNET CORRECTIONS. LATITUDE/LONGITUDE ARE REFERENCE TO NAD83 CONNECTICUT ZONE COORDINATES SHOWN. IF ANY ARE EXPRESSED IN U.S. SURVEY FEET, ELEVATIONS ARE REFERENCED TO NAVD88. TOP OF STRUCTURE HEIGHT, IF ANY, IS DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION INFORMATION BASED UPON A FAA 1A CERTIFICATION ACCURACY LEVEL AS DEFINED:

HORIZONTAL ±20 FEET/6m

VERTICAL ± 3 FEET/1m

9. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING. NO SHADING) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF SALISBURY: COMMUNITY PANEL NUMBER 090052 0018 B, EFFECTIVE 1–5–1989.

10. WETLANDS DELINEATION WAS PERFORMED BY LUCAS ENVIRONMENTAL, LLC ON 11–8–2018.

PROPERTY OWNER: WAKE ROBIN LLC
P.O. BOX 660
LAKEVILLE, CT 06039

LOCUS DEED REF.: DEED BOOK 184, PAGE 509

LOCUS PLAN REF: PLANS: SALISBURY LAND RECORDS 740 & 264

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES G. GIDMAN, P.L.S. #70103

ProTerra
DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320–4918

CONSULTANTS:

NORTHEAST SURVEY CONSULTANTS
116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203–5144
northeastsurvey.com

NO.	DATE	REVISIONS
A	12/7/18	ISSUED FOR REVIEW
1	04/24/19	MOVE TOWER
2	06/10/19	ADD TITLE NOTES
3	09/05/19	ADD COORDINATES
4	10/11/19	REMOVE TITLE NOTES

TITLE:

SITE NAME:
SITE NUMBER:
ADDRESS: 104 & 106 SHARON ROAD
LAKEVILLE, CT 06039

APPLICANT:

NEW CINGULAR
WIRELESS PCS, LLC
("AT&T")
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701

at&t

STAMP:

STATE OF CONNECTICUT
CHARLES G. GIDMAN
#70103
LICENSED
LAND SURVEYOR

DATE: 10/11/2019
DRAWN: JDG BCF
CHECK: BCF CGG
SCALE: 1"=80'
JOB NO.: 18–317.1

SHEET TITLE:

ABUTTERS PLAN

C-1

SHARON ROAD ROUTE 41

UP #30K-21 W/LIGHT

UP #22 W/TRANS.

CHD BND
HELD CENTER
N: 910577.53
E: 813087.43

BIT. DRIVE

UP#3679 W/TRANS

CONC. WALK

TREE W/LIGHTS

UP #3409

POST AND RAIL FENCE

IRF

STOCKADE FENCE

IPF

IPF HELD BASE

EL=815.069'
15" CPP IN

8" CPP OUTLET
INV=823.15'

6" PVC OUTLET
INV=823.13'

UP W/LIGHT

47-09
110 SHARON ROAD
N/F
MATTHEW AND THERESA ASINARI
688 110TH AVENUE, APT 2805
BELLEVUE, WA 98004

47-09 Subject To Right Of Way In Favor Of Locus Property

47-10 Subject To Right Of Way In Favor Of Locus Property

47-10
126 SHARON ROAD
N/F
NATHANIEL FLOYD
P.O. BOX 1571
LAKEVILLE, CT 06039

LOCUS
47-02
104 & 106 SHARON ROAD
N/F
WAKE ROBIN LLC
P.O. BOX 660
LAKEVILLE, CT 06039
11.52± ACRES

25' WIDE RIGHT OF WAY

LEDGE

GRAVEL DRIVE

BIT. DRIVE

WALK

STEPS

DECK

"WAKE ROBIN INN"

DECK

CONC.

GRAVEL PARKING

WOODED

PROPANE TANK

TRAIL

GARAGE

WOODED

TRM
SPIKE IN BASE
OF OAK
EL=842.40'

47-02.1
63 WELLS HILL ROAD
N/F
ANGEL G. AND KWAIS FILOTTO
P.O. BOX 1643
LAKEVILLE, CT 0639

UP #1259 W/TRANS.

IRF

IPF
HELD BASE

IRF

PROPOSED CENTER OF TOWER
LAT: 41°57'26.06"
LON: 73°26'05.88"
N: 910261.97
E: 813687.79
GROUND EL: 855'±

NAD83 CTCS

LEGEND

N/F	– NOW OR FORMERLY
47-02	– ASSESSOR'S MAP-LOT
⊙	– TOWER CONTROL POINT
	– UTILITY POLE
	– MANHOLE
	– CATCH BASIN
	– PIPE INLET / OUTLET
	– TREE
	– LOCUS BOUNDARY
	– ABUTTERS LINE
	– EASEMENT LINE
	– WETLAND DELINEATION
OHW	– OVERHEAD WIRES
	– TREELINE
	– CONTOUR LINE
P – PINE	M – MAPLE
B – BIRCH	O – OAK

EXISTING CONDITIONS PLAN

ANSI D (22"x34") SCALE: 1"=30'
ANSI A (11"x17") SCALE: 1"=60'

30' 0' 30' 60'

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:

NORTHEAST SURVEY CONSULTANTS
116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

NO.	DATE	REVISIONS
A	12/7/18	ISSUED FOR REVIEW
1	04/24/19	MOVE TOWER
2	06/10/19	ADD TITLE NOTES
3	09/05/19	ADD COORDINATES
4	10/11/19	REMOVE TITLE NOTES

TITLE:

SITE NAME:
SITE NUMBER:
ADDRESS: 104 & 106 SHARON ROAD
LAKEVILLE, CT 06039

APPLICANT:

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701

at&t

STAMP:

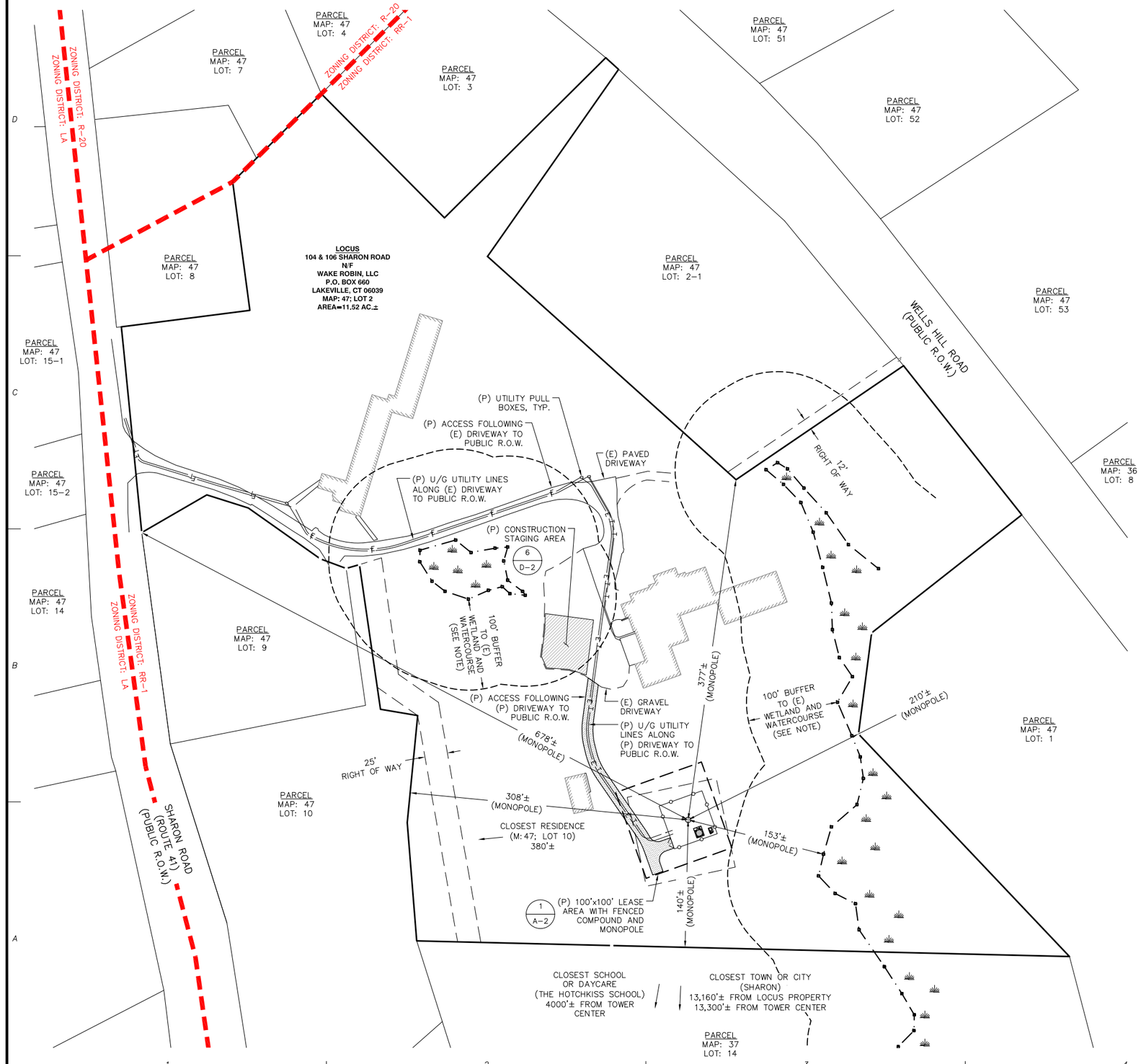
STATE OF CONNECTICUT
CHARLES S. RUDAN
LICENSED LAND SURVEYOR

DATE: 10/11/2019
DRAWN: JDG
CHECK: BCF CGG
SCALE: 1"=30'
JOB NO.: 18-317.1

SHEET TITLE:

EXISTING CONDITIONS

C-2



GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA–222 STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE–FAMILY DWELLING.

REFERENCES

PROPERTY LINE, TOPOGRAPHY AND EXISTING FEATURES – SEE SHEETS C–1 AND C–2 PREPARED BY NORTHEAST SURVEY CONSULTANTS. A PROPERTY LINE AND/OR BOUNDARY RE–TRACEMENT HAS NOT BEEN PERFORMED. A A–2 SURVEY MAY BE REQUIRED PER CSC APPLICATION REVIEW.

ZONING DISTRICTS – TOWN OF SALISBURY, LAKEVILLE VILLAGE ZONING MAP NO. 3 DATED SEPTEMBER 4, 2007.

FLOODPLAIN – FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 0900520018B EFFECTIVE DATE JANUARY 5, 1989 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), US DEPARTMENT OF HOMELAND SECURITY. ENTIRE AREA SHOWN IS WITHIN ZONE "X" UNSHADED: AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOOD PLAIN.

CSC DIMENSIONS

ASSESSORS ID: MAP 47; LOT 2
(P) USE: WIRELESS COMMUNICATION FACILITY

MONOPOLE HEIGHT (HIGHEST APPURTENANCE)	94'± (100'±)
EXISTING SITE ACCESS LENGTH	750'±
PROPOSED SITE ACCESS LENGTH	231'±
NUMBER OF TREES OVER 6" DBH TO BE REMOVED	29
NUMBER OF RESIDENCES WITHIN 1000 FEET	26
CLOSEST TOWN OR CITY TO LOCUS PARCEL	13,160'± (SHARON)
FOLLOWING DISTANCES FROM TOWER CENTER	
NEAREST WETLANDS (ON LOCUS PROPERTY)	153'±
NORTHERN PROPERTY BOUNDARY	377'±
SOUTHERN PROPERTY BOUNDARY	140'±
WESTERN PROPERTY BOUNDARY	308'±
EASTERN PROPERTY BOUNDARY	210'±
CLOSET RESIDENCE	380'± (M: 47; L: 10)
CLOSEST SCHOOL OR DAYCARE	4,000'± (THE HOTCHKISS SCHOOL)
CLOSEST TOWN OR CITY	13,300'± (SHARON)

WETLAND BUFFER NOTE:
REFER TO THE CONSERVATION COMMISSION'S INLAND WETLANDS AND WATERCOURSE'S REGULATIONS OF THE TOWN OF SALISBURY, CONNECTICUT SECTION 2.1 & 3.1 FOR FURTHER INFORMATION ON WETLAND BUFFERS.

N

COMPILED PLOT PLAN

1 A–1

SCALE: 1"=60' (22x34)
1"=120' (11x17)

60 30 0 60 120

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320–4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	06/19/19	ISSUED FOR REVIEW
0	02/21/20	FOR PERMITTING
1	02/27/20	REVISED PERMITTING
2	05/12/20	REVISED PERMITTING
3	10/26/20	REVISED PERMITTING
4	11/03/20	REVISED PERMITTING
5	11/03/20	REVISED PERMITTING

TITLE:
SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

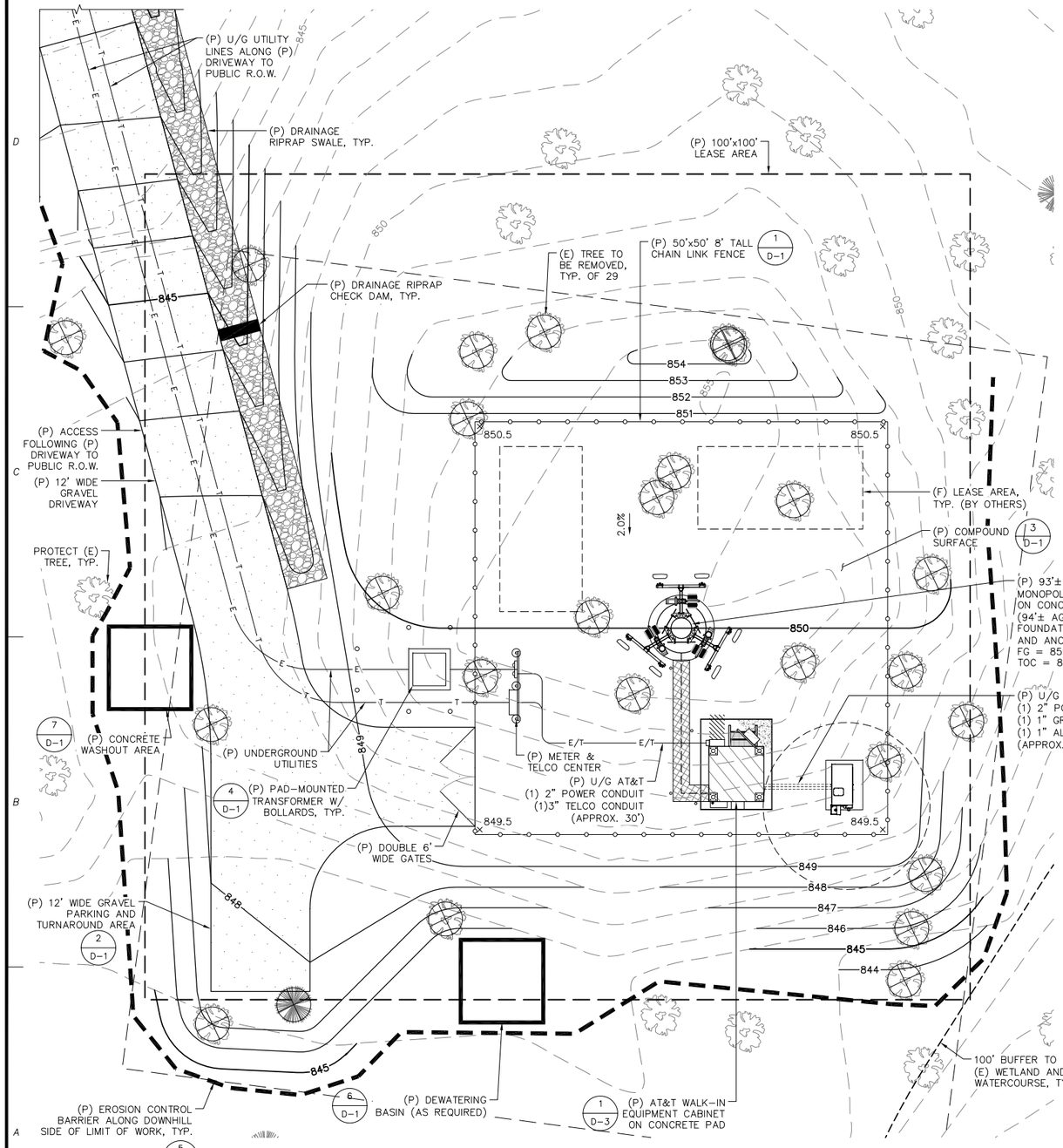
APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

STAMP:

DATE: 11/03/20
DRAWN: BLM
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 18–063

SHEET TITLE:
COMPILED PLOT PLAN

A-1

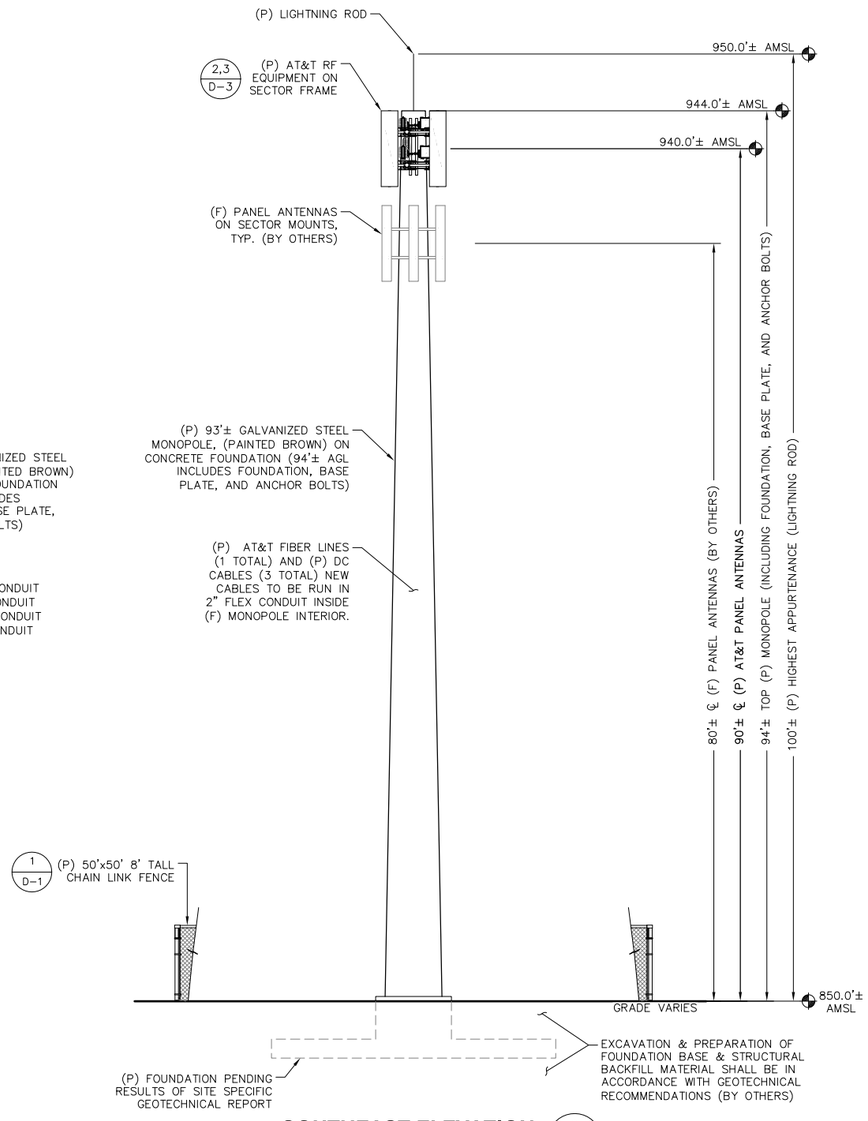


COMPOUND PLAN

SCALE: 1"=8' (22x34)
1"=16' (11x17)

1 / A-2

8 4 0 8 16



SOUTHEAST ELEVATION

SCALE: 1"=8' (22x34)
1"=16' (11x17)

2 / A-2

8 4 0 8 16

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TITLE:

SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

APPLICANT:

NEW CINCULAR WIRELESS PCS, LLC "AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

at&t

STAMP:

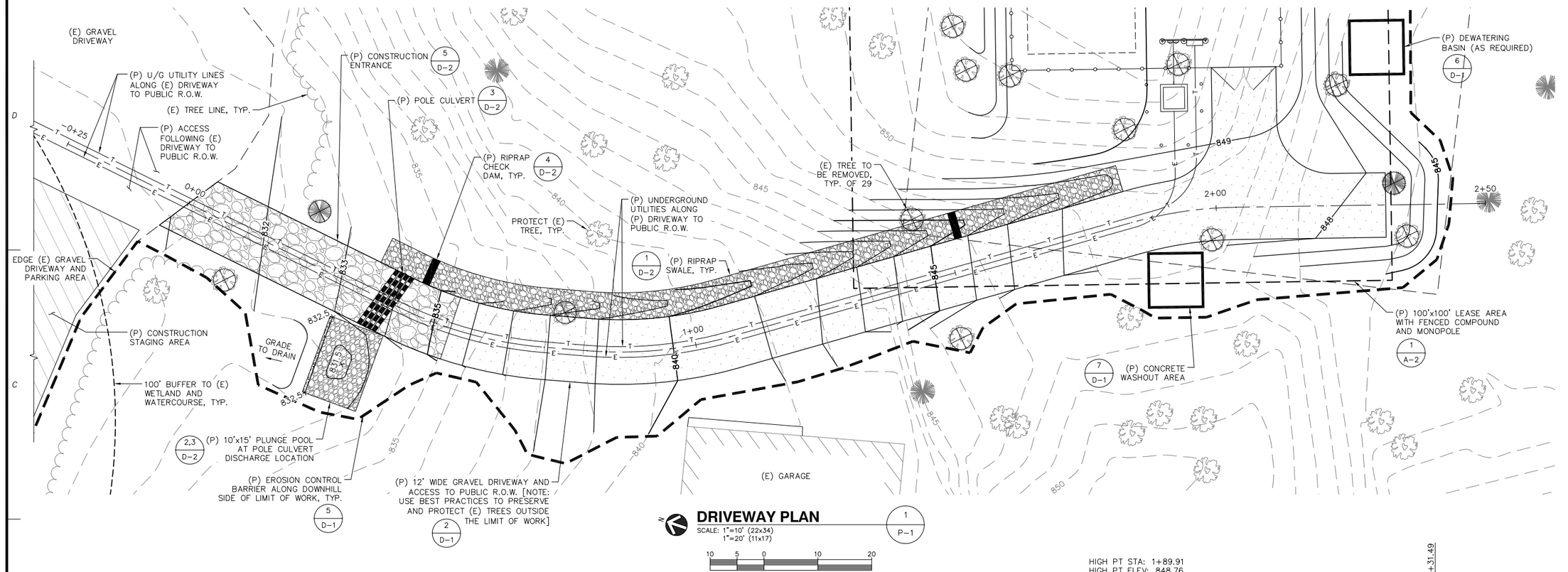
STATE OF CONNECTICUT
THOMAS E. JOHNSON
No. 28192
LICENSED PROFESSIONAL ENGINEER
11/3/20

DATE:	11/03/20
DRAWN:	BLM
CHECK:	JMM/TEJ
SCALE:	SEE PLAN
JOB NO.:	18-063

SHEET TITLE:

COMPOUND PLAN & ELEVATION

A-2

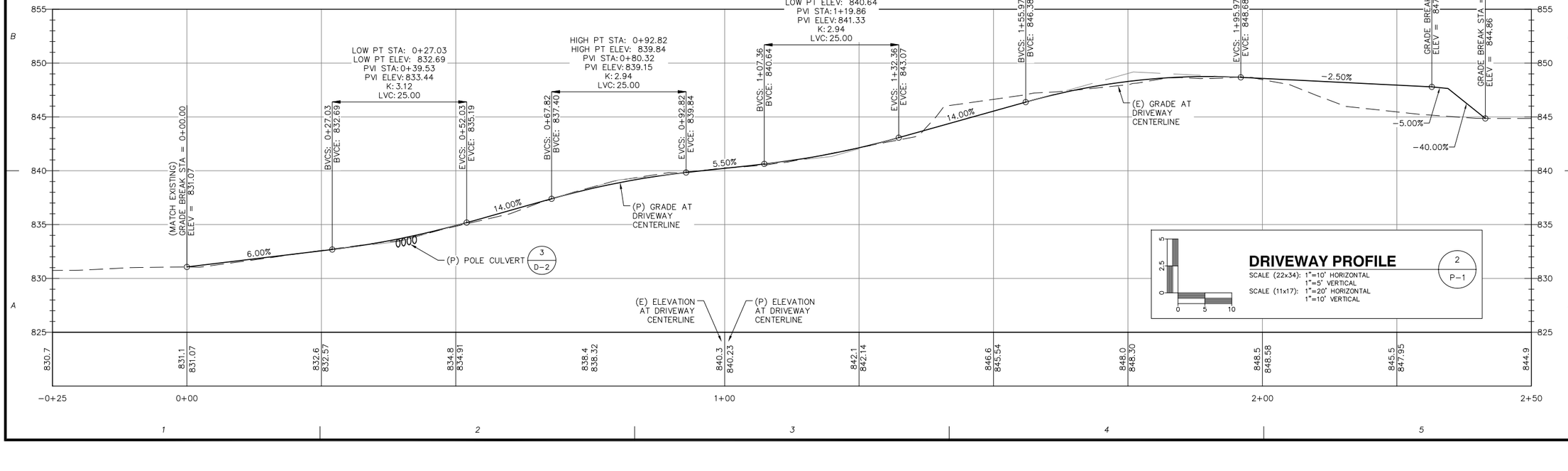


DRIVEWAY PLAN

SCALE: 1"=10' (22x34)
1"=20' (11x17)

1 P-1

10 5 0 10 20



DRIVEWAY PROFILE

SCALE (22x34): 1"=10' HORIZONTAL
1"=5' VERTICAL
SCALE (11x17): 1"=20' HORIZONTAL
1"=10' VERTICAL

2 P-1

5 2.5 0 0 5 10

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Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320-4918

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3	10/26/20	REVISED PERMITTING
4	11/03/20	REVISED PERMITTING
5	11/03/20	REVISED PERMITTING

TITLE:

SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

APPLICANT:

NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

at&t

STAMP:

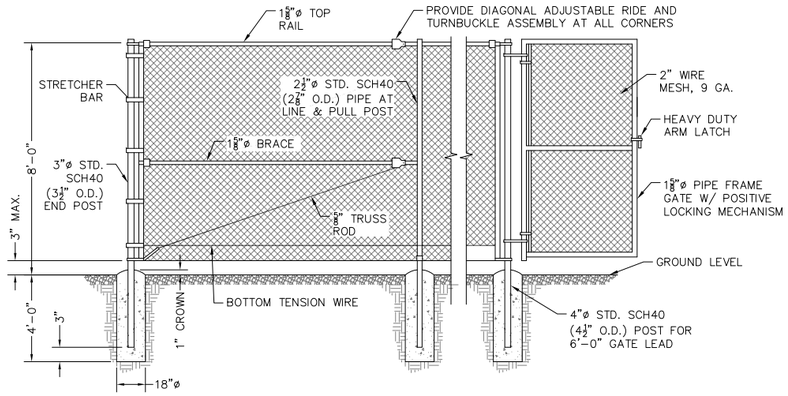
STATE OF CONNECTICUT
THOMAS E. JOHNSON
No. 28180
LICENSED PROFESSIONAL ENGINEER
CIVIL
11/3/20

DATE: 11/03/20
DRAWN: BLM
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 18-063

SHEET TITLE:

DRIVEWAY PLAN & PROFILE

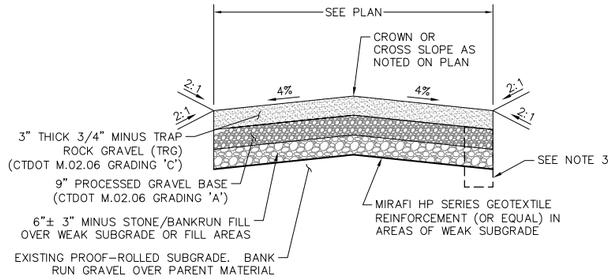
P-1



CHAIN LINK FENCE

SCALE: NONE

1 / D-1

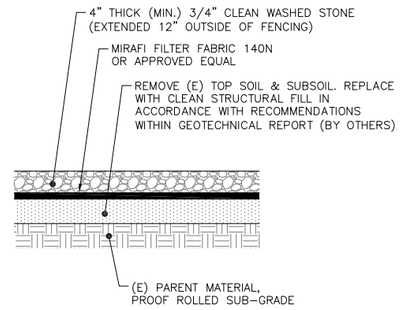


NOTES:
1. ALL GRANULAR MATERIALS SHALL BE COMPACTED TO 95±% MAXIMUM DRY DENSITY BY STD. PROCTOR METHOD
2. ALL CUT AND FILL SLOPES TO BE COVERED WITH JUTE MESH EROSION CONTROL BLANKETS AND/OR HYDROSEEDED WITH NEW ENGLAND ROADSIDE MATRIX MIX AT 35LBS PER ACRE OR EQUAL.
3. THE REQUIREMENT FOR INSTALLATION OF SUBDRAINS SHALL BE DETERMINED BY THE ENGINEER BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. SUBDRAINS SHALL BE OUTLETTED TO DAYLIGHT AS APPROVED BY THE ENGINEER.

DRIVEWAY SECTION

SCALE: NONE

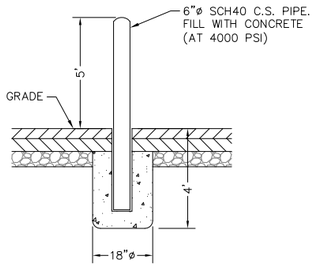
2 / D-1



COMPOUND SURFACE

SCALE: NONE

3 / D-1

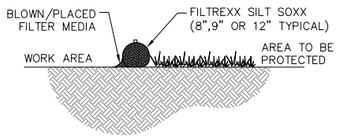


BOLLARD

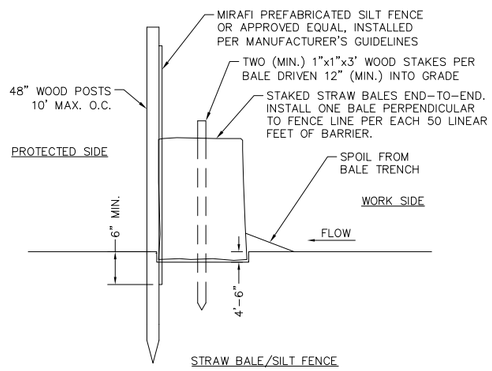
SCALE: NONE

4 / D-1

NOTES:
1. USE SILT SOXX WHERE CONDITIONS DO NOT ALLOW STAKES TO BE DRIVEN.
2. STRAW BALES TO BE TIED W/BIODEGRADABLE TWINE.
3. SILT SOXX FILL TO MEET FILTREXX SPECIFICATIONS AND APPLICATION REQUIREMENTS.
4. SILT SOXX COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



SILT SOXX

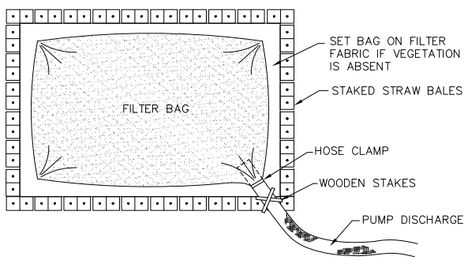


STRAW BALE/SILT FENCE

EROSION CONTROL BARRIER

SCALE: NONE

5 / D-1

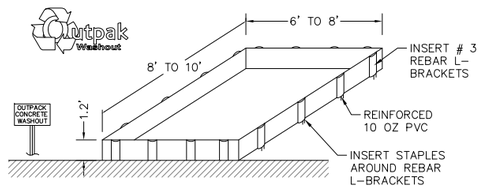


NOTES:
1. ENSURE DISCHARGE AREA IS COVERED BY STABLE VEGETATION.
2. USE DIFFUSER NOZZLE OR LOW DISCHARGE RATE TO PREVENT SCOURING.
3. TO BE PLACED AT AN UPLAND LOCATION THAT WILL ALLOW WATER TO DRAIN TO THE GROUND.
4. SIZE OF STRAW BALE ENCLOSURE TO BE 10'x10' ADJUSTED TO WATER VOLUME.
5. ADDITIONAL STRAW BALES MAY BE USED TO INCREASE RETENTION & FILTERING.

DEWATERING BASIN

SCALE: NONE

6 / D-1



NOTES:
1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
9. WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

CONCRETE WASHOUT AREA

SCALE: NONE

7 / D-1

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
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CONSULTANTS:

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5	11/03/20	REVISED PERMITTING

SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

TITLE:

APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

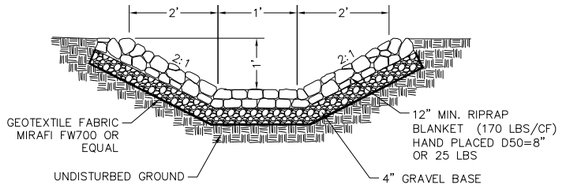
STAMP:

DATE:	11/03/20
DRAWN:	BLM
CHECK:	JMM/TEJ
SCALE:	SEE PLAN
JOB NO.:	18-063

SHEET TITLE:

DETAILS

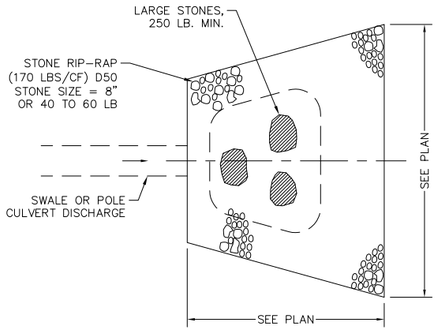
D-1



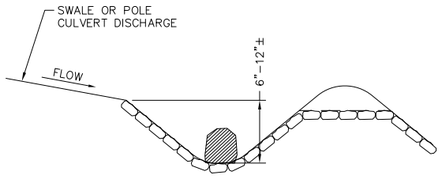
RIPRAP SWALE

SCALE: NONE

1 / D-2



PLAN

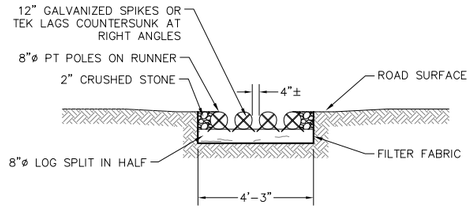


ELEVATION

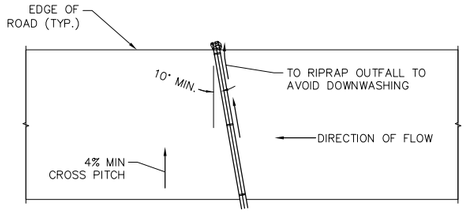
PLUNGE POOL

SCALE: NONE

2 / D-2



CROSS SECTION VIEW

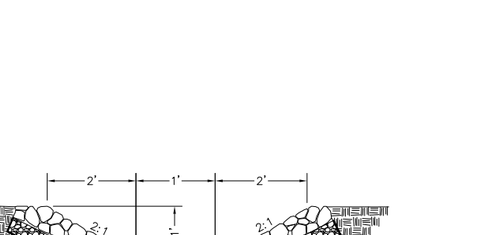


PLAN VIEW

POLE CULVERT

SCALE: NONE

3 / D-2



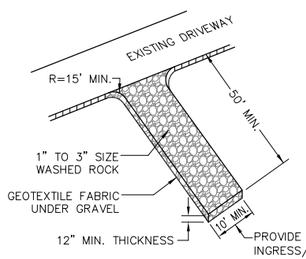
PLACE RIPRAP CHECK DAM WITHIN RIPRAP SWALES SPACED AT:
- 150' MIN. WHERE LONGITUDINAL SLOPES ARE 5-10%.
- 100' MIN. WHERE LONGITUDINAL SLOPES ARE 10-20%.

PLACE RIPRAP CHECK DAM WITHIN VEGETATED SWALES SPACED AT:
- THE MAXIMUM SPACING BETWEEN THE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE OVERFLOW ELEVATION OF THE DOWNSTREAM DAM.

RIP RAP CHECK DAM

SCALE: NONE

4 / D-2



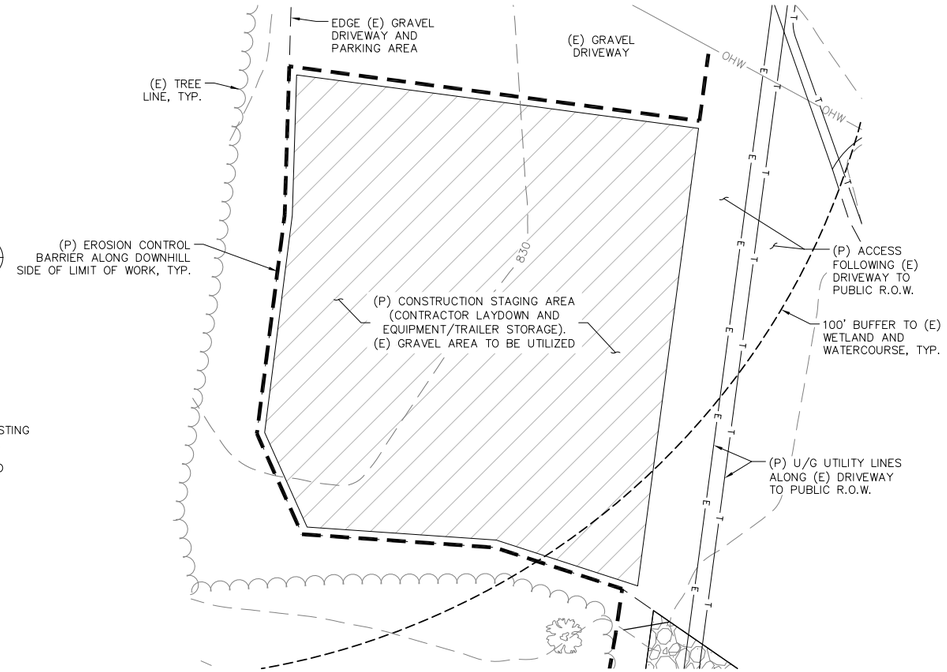
NOTES:

1. IF SLOPE TOWARDS EXISTING DRIVEWAY EXCEEDS 2%, CONTRACTOR SHALL CONSTRUCT A RIDGE TO DIVERT WATER.

CONSTRUCTION ENTRANCE

SCALE: NONE

5 / D-2



5 / D-1

CONSTRUCTION STAGING AREA EROSION CONTROL

SCALE: 1"=10' (22x34)
1"=20' (11x17)

6 / D-2

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	06/19/19	ISSUED FOR REVIEW
0	02/21/20	FOR PERMITTING
1	02/27/20	REVISED PERMITTING
2	05/12/20	REVISED PERMITTING
3	10/26/20	REVISED PERMITTING
4	11/03/20	REVISED PERMITTING
5	11/03/20	REVISED PERMITTING

SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

TITLE:

APPLICANT:

NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

STAMP:

DATE:	11/03/20
DRAWN:	BLM
CHECK:	JMM/TEJ
SCALE:	SEE PLAN
JOB NO.:	18-063

SHEET TITLE:

DETAILS

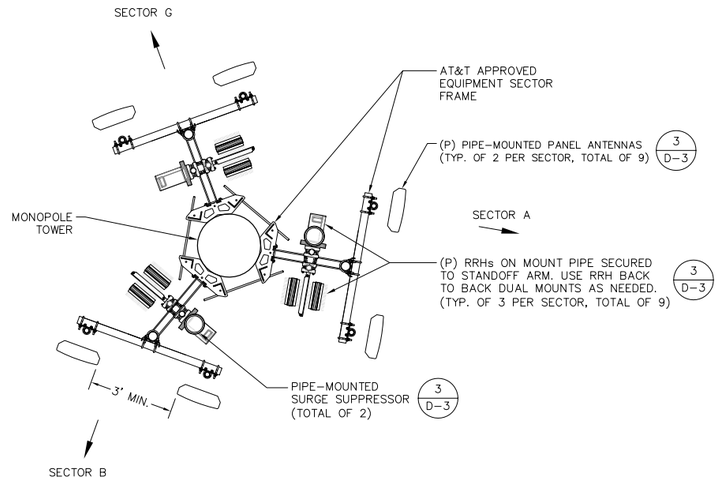
D-2

SMARTMOD UE - PRODUCT CONFIGURATION
6 X 6 WALK IN CABINET – ASSEMBLY DRAWING

- External Dimensions
  - 80" x 80" x 113"
- Internal Dimensions
  - 72" x 72" x 105"
- NEQ 19737 (includes below)

Component	Description
F2017012-WIC	ATT 6X6 WIC with labor DC power system, Schroffitech DAC, Marvair HVAC Integration
S82127000103	NS72L-48/@1KA, +24V@520A_3 BAT TRAYS@STD
PTLC-12200-MTS	120/240, 200A 1PH; MTS; Strikesorb; 42-Pos SqD Panelboard; 40Hx30Wx10D NEMA Type 3R; ICL CamLok Panel and Utility voltage monitor and dry relay contact alarm for 120/240, 200A 1PH MP Series
AF900135	Direct Air Cooling unit - Lead Lag HVAC Controller/with Smoke Detector
PTS3703-WIC-WOF	Rack CommBay-WIC-W/out Fiber Panel
PTS3704-WIC-WF	Rack CommBay-WIC-With Fiber Panel
ECUA12ACA036S-AS-100	1 TON WALL MOUNTED HVAC, supply & return grille and commstat controller and remote sensor
D1000-0010-0066	WIC Hut Platform Kit - (1) 80" x 80" Platform, (1)2 Step Stair and (4) 6' x 7' Helical Foundation with Leveling Hardware.- Finish: Hot Dip Galvanized

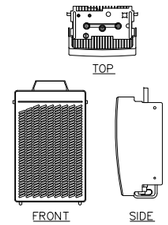
VERTIV.



N
ANTENNA PLAN
SCALE: NONE
2 D–3

REFER TO CURRENT RFDS FOR RF EQUIPMENT SPECIFICS

PANEL ANTENNA:
96.0"±H x 21.0"±W x 7.8"±D
96.0"±H X 20.7"±W X 7.7"±D

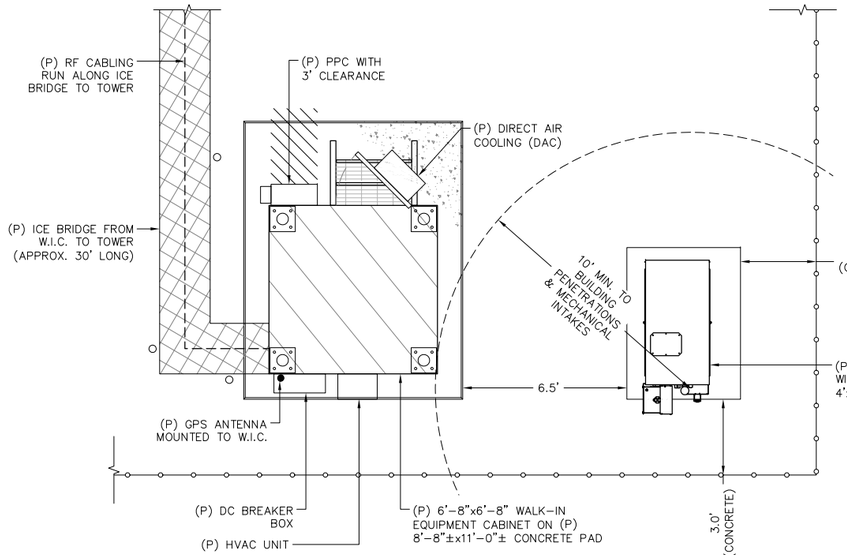


REMOTE RADIO HEAD:
15.0"±H x 13.2"±W x 5.8"±D
15.0"±H X 13.2"±W x 5.4"±D
18.1"±H x 13.5"±W x 8.3"±D

SURGE SUPPRESSOR:
23.5"±H x
9.7"±/15.5"± x
16.2"± x 6.6"±D

GPS ANTENNA:
5"±H x 3.2"±D

ANTENNA EQUIPMENT
SCALE: NONE
3 D–3

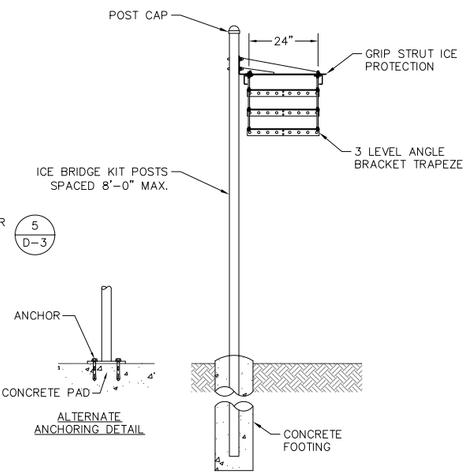


PLAN

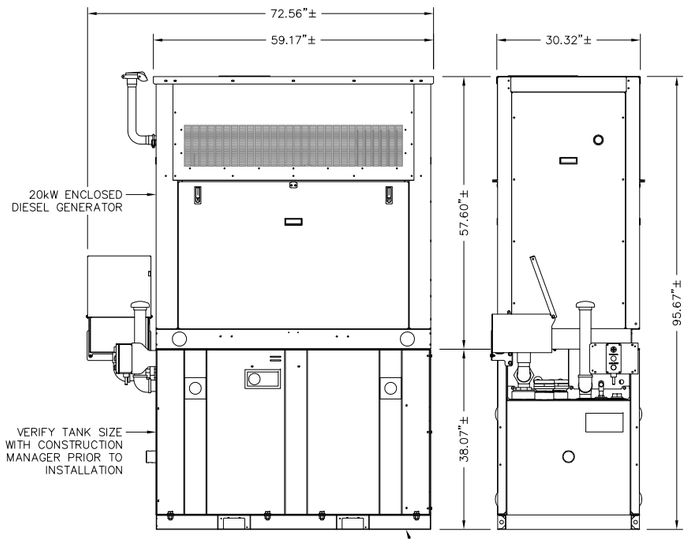
NOTE: 6'–8" X 6'–8" EQUIPMENT SHELTER FOR AT&T WIRELESS SERVICES BY VERTIV SHOWN. VERIFY MAKE AND MODEL WITH CONSTRUCTION MANAGER PRIOR TO COMMENCEMENT OF CONSTRUCTION

N
GROUND EQUIPMENT LAYOUT PLAN
SCALE: 1"=3' (22x34)
1"=6' (11x17)
1 D–3

3 1.5 0 3 6



ICE BRIDGE
SCALE: NONE
4 D–3



DIESEL GENERATOR
SCALE: NONE
5 D–3

ProTerra DESIGN GROUP, LLC
4 Bay Road
Bldg A; Suite 200
Hadley, MA 01035
Ph: (413)320–4918

CONSULTANTS:

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1	02/27/20	REVISED PERMITTING
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4	11/03/20	REVISED PERMITTING
5	11/03/20	REVISED PERMITTING

TITLE:
SITE NAME: SALISBURY
SITE NUMBER: CT2246
ADDRESS: 106 SHARON ROAD
LAKEVILLE, CT 06039

APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC
"AT&T"
500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

STAMP:

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CHECK:	JMM/TEJ
SCALE:	SEE PLAN
JOB NO.:	18–063

SHEET TITLE:

DETAILS

D-3

Viewshed Analysis Report

Proposed Wireless Telecommunications Facility:

CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

- Proposed new 94 ft AGL Monopole Antenna Structure
- Viewshed map completed 11/18/2020
- Balloon test completed 9/25/19

Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

Introduction

At the request of SAI Communications, LLC, and AT &T, Virtual Site Simulations, LLC (VSS) was contracted to provide a Viewshed Analysis Report for a proposed monopole type telecommunications facility located at 106 Sharon Road, Lakeville, CT 06039. Hereafter referred to as "the Site". The proposed tower facility would contain a 94 foot above ground level ("AGL") monopole type antenna structure, with a maximum appurtenance height of 100 Ft. AGL that includes one 6 ft lighting rod (optional) located at the top of the structure. Associated unmanned equipment will be contained within an approximately 50 ft x 50 ft fenced gravel equipment compound located due south of the existing building located on the property.

Site Description and Setting

The proposed Monopole type telecommunications facility is located on a 11.52 Acre property designated by the tax assessor as Map 47 Lot 9, owned by Wake Robin, LLC. The Site is approximately .53 miles south east of Ct. Route 44 at intersection of Route 41, Sharon Road. The site is located within a mostly rural/residential/farmland area and the subject property contains an existing multi-story 38 room Inn (The Wake Robin Inn). The proposed telecommunications compound is within an existing forested area behind an existing structure, along the Southern side of the property.

Development surrounding this area is a mix of forested areas and residential houses to the south, farmland and rural residences to east, with mainly residential areas to the north and west. The Wononskupomuc Lake is approximately .18 miles to the west at its nearest point. The Saint Mary's Catholic Church is approximately .25 miles to the northwest at its nearest point. The Salisbury Central School is approximately .91 +/- Miles to north. The Hotchkiss School is .7 miles to the south at its closest point and contains a daycare facility that is .9 miles to the southwest of the proposed tower. There are no CT Blue Blazed Trails within the study area. There are no schools or licensed daycare facilities within 250 ft of the proposed facility.

Methodology

Determination of Study Area

In order to complete this analysis a study area must first be determined. For this site, a one-mile study area (2010.6 acre) was selected based on years of experience in modeling the visibility of telecommunication structures. Typical views from beyond this distance, in this type of Topography, are distant and partially obscured and are therefore omitted from the analysis. This is done to focus on areas within the defined study area that will have a larger visual impact.

The Viewshed Analysis was conducted within the predefined study area using two different methods: computer modeling and on-site observation. Each method was used to verify the results of the other, providing the best possible prediction of locations that will have views of proposed telecommunications facility.

Note: Balloon Test was conducted during leaf-on conditions therefore leaf-off viewshed results could not be verified.

Computer Modeling – Data Processing

Once the study area is selected, a combination of Ortho Image based, and Lidar based datasets are assembled.

Ortho Imagery is remotely sensed imagery that has been geometrically corrected. This geometric correction, or orthorectification, is required to adjust for lens distortion, camera tilt, and topographical relief. An orthorectified image is an extremely accurate view of the surface of the Earth. This allows for the measurement of true distance, precise digitization, and the exact placement of geographic symbols and analysis results.

LiDAR, or light detection ranging is a remote sensing method that maps structure including vegetation height, density and other characteristics across a region. Think of it as radar using laser light instead of radio waves. LiDAR directly measures the height and density of vegetation on the ground as well as the bare-earth topology.

The datasets are clipped to the study area and processed to create the 3d models necessary to perform this analysis. For Leaf On/Leaf off analysis three different models need to be created:

1. **A Digital Elevation Model ("DEM")- a 3d model of existing bare earth topography (i.e. no surface features, like trees and buildings)**
2. **A Leaf-On Digital Surface Model ("DSM ")- a 3d model of existing topography that includes all surface features measured (i.e. building and trees)**
3. **A Leaf-Off Digital Surface Model- a 3d model of existing topography that includes all surface features measured with specific analysis done to remove datapoints from deciduous trees/bushes (see Leaf Off considerations section below).**

It is important to note that by using lidar data to create these models, building heights, existing tree canopy heights and other land cover is not averaged or assumed but measured from lidar dataset. Several different software packages are used in this processing, most notably, ESRI ArcGIS platform is used to interpret Lidar data, perform image analysis and create a Digital Surface Model ("DSM ") and a corresponding Digital Elevation Model ("DEM"). These datasets are then used to perform a viewshed analysis.

Image Analysis Leaf Off considerations

In cases where Leaf Off analysis is necessary, an extra step is required to adjust DSM to remove leaves. There are many different methods that can be used to perform this analysis. Image analysis of Ortho Imagery taken at the same time as lidar measurement data was chosen as the best approximation for the purposes of this analysis. It has been proven to yield a reasonable approximation of what views would be likely in the leaf off condition. This analysis is used to differentiate between deciduous and non-deciduous (coniferous) trees and ground cover.

Once completed the calculated deciduous areas are removed from the DSM. This Leaf Off DSM is then used to perform the Leaf Off viewshed analysis.

Viewshed Analysis- IVSview®

The primary software used for the viewshed analysis is IVSview® VVS, LLC's proprietary Interactive Viewshed Analysis Tool. This software allows the user to perform viewshed analysis on imported maps and datasets on multiple levels at the same time. These calculations determine not only if the tower will be seen, but also how much of the tower will be visible from those locations. The IVSview® results have been field verified at thousands of locations with all topography types (i.e. urban, rural, mixed etc..) throughout New England. And, when compared to other viewshed analysis software packages, it has proven to provide a more realistic comprehensive representation of potential views.

The datasets are imported as layers within the software mapping program. Once imported, spatial analysis tools are used to evaluate each position within those layers from which the proposed facility may be visible. These tools allow for the input of viewing reference height (assumed to be 5 Ft AGL) and tower height(s). The tools also consider any layers that have been imported that may affect viewing location (i.e. topography, tree canopy, ground cover, buildings, roads etc.) IVSview® is then applied, and visibility models are created. The results of this computer model are then graphically layered on topographic and aerial maps.

These maps can be found in Attachment A.

On-site Observation & Documentation

A balloon test was conducted on Wednesday, September 25th, 2019 and used as the visual reference for site observations from random locations throughout the study area. Note: The balloon test was conducted at 104 Ft AGL. The balloon test consisted of flying a 3 Ft. diameter helium filled balloon to the top elevation of the proposed tower. Balloon diameter was measured using a custom set of calipers. A red balloon was used to provide the best contrast between it and surrounding sky or vegetation. The balloon was tethered to the location of the proposed tower, and its elevation was set by measuring the length of the tether. The elevation was verified using the Lieca DISTO D2 Laser distometer.

Balloon test accuracy is very wind dependent. The balloon test was therefore scheduled on a day with wind conditions below the accepted threshold of 10mph. A preliminary viewshed analysis was done using the method outlined above to determine what areas were predicted to have views of the proposed site and to verify the computer model. Drive-by visual reconnaissance of the Study Area was then conducted using the preliminary viewshed analysis as a guide. Locations where the Balloon was visible and not visible were photo documented and a GPS track of reconnaissance areas was made. Reconnaissance areas were limited to public areas/roads, no private property was used in the on-site observations of this test.

Photo documentation of this test was accomplished using a Nikon P900 16Mp digital camera set to use a 50mm focal length[1] [2]. The Nikon P900 was chosen because it has built- in XMP metadata files that embed the GPS location, light conditions and bearing to target within the image source data file. These photos document the necessary location and bearing data to ensure the accuracy of simulation location. This documentation was then incorporated into a computer model prediction. The on-site observations were used to adjust model assumptions made in 3d model as necessary.

Photographic Documentation

A number of photographs were chosen from the on-site documentations photos and used to prepare photorealistic simulations of the proposed telecommunications facility. GPS coordinates and bearing information recorded within the XMP metadata file of the documentation photos was used to generate virtual camera positions within a 3d model. The balloon in the documentation photos was used as a spatial reference to verify the proportions and height of the proposed tower. Site plan information, field observations and 3D models were then used in these simulations to portray relative scale and location of the proposed structure. The photo simulations were then created using a combination of the 3d model and photo rendering software. These simulations and the existing site photographs provided for reference are attached.

[1] "The lens that most closely approximates the view of the unaided human eye is known as the normal focal length lens. For the 35 mm camera format, which gives an 24 x 35mm image, the normal focal length is about 50mm" Warren Bruce Photography, West Publishing Company, Egan, MN c 1993 (page 70)

[2] 50 mm focal length is based on 35mm film photography. Since Digital photographic sensors are not the same size as 35mm film ALL digital photography focal lengths must be corrected

Twenty-nine photographs were used for simulations and documentation. These Simulations and documentation photos are plotted on the viewshed analysis map attached and shown in the Photo Simulation Package (Attachment B)

Visibility Analysis Results

The results of the of viewshed analysis for the proposed telecommunications facility are provided on the visibility analysis maps attached at the end of this report within Attachment A. The maps are provided in two ways, one set of maps comparing leaf-on, leaf-off conditions (single color for each) and a second set of maps showing proposed total visibility by height (IVSview® multi -level viewshed) as an overview.

Year-Round Visibility:

Predicted estimate of year-round views (Summer, leaf-on condition) of the proposed tower facility are from approximately 248.1 acres or approximately 12.34 % of the 1-mile radius 2010.6 Acre study area. The majority of these views (233.87 acres or +/- 94%) are contained within the Wononskupomuc Lake waterway that is .18 miles to the west of the proposed facility. The majority of these specific views are predicted to be of the upper 50% of the tower (see Attachment A - IVSview® for multi -level viewshed leaf-on prediction)

In situations where there is a large amount of open water views, it is typical to provide viewshed maps and calculations with the on-water views included and removed. This is done to provide a clearer understanding of how each type of visibility will affect the general public.

Predicted estimate of year-round views (Summer, leaf-on condition) of the proposed tower facility with Wononskupomuc Lake waterway views removed are from approximately 14.23 acres or approximately .7 % of the 1-mile radius study area.

These specific views are concentrated in two main areas of visibility. A 3.6 Acre area farmland/residential area of predicted visibility along Wells Hill Road 550 ft to the east-northeast of the proposed site, and a 6.1 Acre grassy area within the Hotchkiss School property, along Meadow Street and Whittle Street. The majority of views from these specific areas are predicted to be of the upper most 25% or +/- 23 ft of the tower. The remaining 4.73 Acres of visibility are scattered in small areas of visibility (less than 500 sq ft) to the north, southwest and east that are more than .5 miles from the site. The views from these areas are predicted to be intermittent, distant and obscured by existing foliage.

Near-view leaf-on visibility (less than ¼ mile from site) occurs within residential property immediately across Wells Hill Road to the east (58 Wells Hill Road). Specific views from this property are predicted to be of upper 23 Ft of tower. (see - IVSview® 1000 ft leaf-on prediction)

Seasonal Visibility:

Predicted estimate seasonal views (Winter, leaf-off condition) of the proposed facility are from an additional 27.30 acres (an additional 1.36 %). Total predicted seasonal views 275.3 Acres (13.70 %). To be consistent, additional maps and calculations are provided with the Wononskupomuc Lake waterway views removed.

Predicted estimate of seasonal views (Winter, leaf off condition) of the proposed facility with Wononskupomuc Lake waterway views removed are from an additional 15.0 acres (an additional .75 %).

The majority of these additional leaf-off views are along the edges of predicted leaf-on visibility with notable additional areas of leaf-visibility in areas to the north, southwest and east that are more than .5 miles from the site. The views from these specific areas are predicted to be intermittent, distant and partially obscured by existing ground cover.

Additional near-view visibility (less than ¼ mile from site) occurs mainly within the subject property with some predicted views from rear of the abutting residential property immediately to the north west of the site (51 Wells Hill Road) and from area within residential property across Wells Hill Road to the east (58 Wells Hill Road). (see - IVSview® 1000 ft leaf-off prediction)

Documentation

Sources used for Visibility Analysis located at:

CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

Maps and datasets /consulting documents:

United States Geological Survey - USGS Topographical quadrangles (2011-2012)

National Resource Conservation Service -NAIP aerial photography (2010, 2012)

CRCOG Ortho-imagery – (2017)

UCONN- Center for Land Use Education and Research

- **LiDAR data (2016)**

DEEP- Connecticut Department of Energy and Environmental Protection

- **Open Space (2010)**
- **DEEP Property (2017)**
- **Historic Places (2008)**

United States Census (2010) – Landmark Polygon Features

Connecticut Forest & Park Association (CFPA) – Blue Blazed Trails (2016)

Connecticut.Gov eLicensing Website – Child Daycare & Group Daycare Homes Roster (2017)

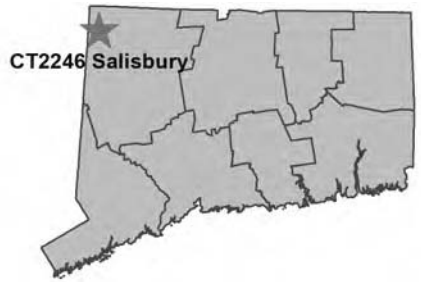
Environmental Systems Research Institute Inc (ERSI) – CT state boundaries/counties (2010)

Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo

Limitations:

This report and the analysis herein does not claim to depict all locations, or the only locations from which the proposed facility will be visible; it is intended to provide a representation of those areas where proposed facility is likely to be visible.

Attachment A-Viewshed Mapping Package



Proposed Wireless Telecommunications Facility:

CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

- Proposed new 94.0 ft AGL antenna structure
- Viewshed map completed 11/18/2020

Package prepared by:

Virtual Site Simulations, LLC
24 Salt Pond Road
Suite C3
South Kingstown, Rhode Island 02879

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

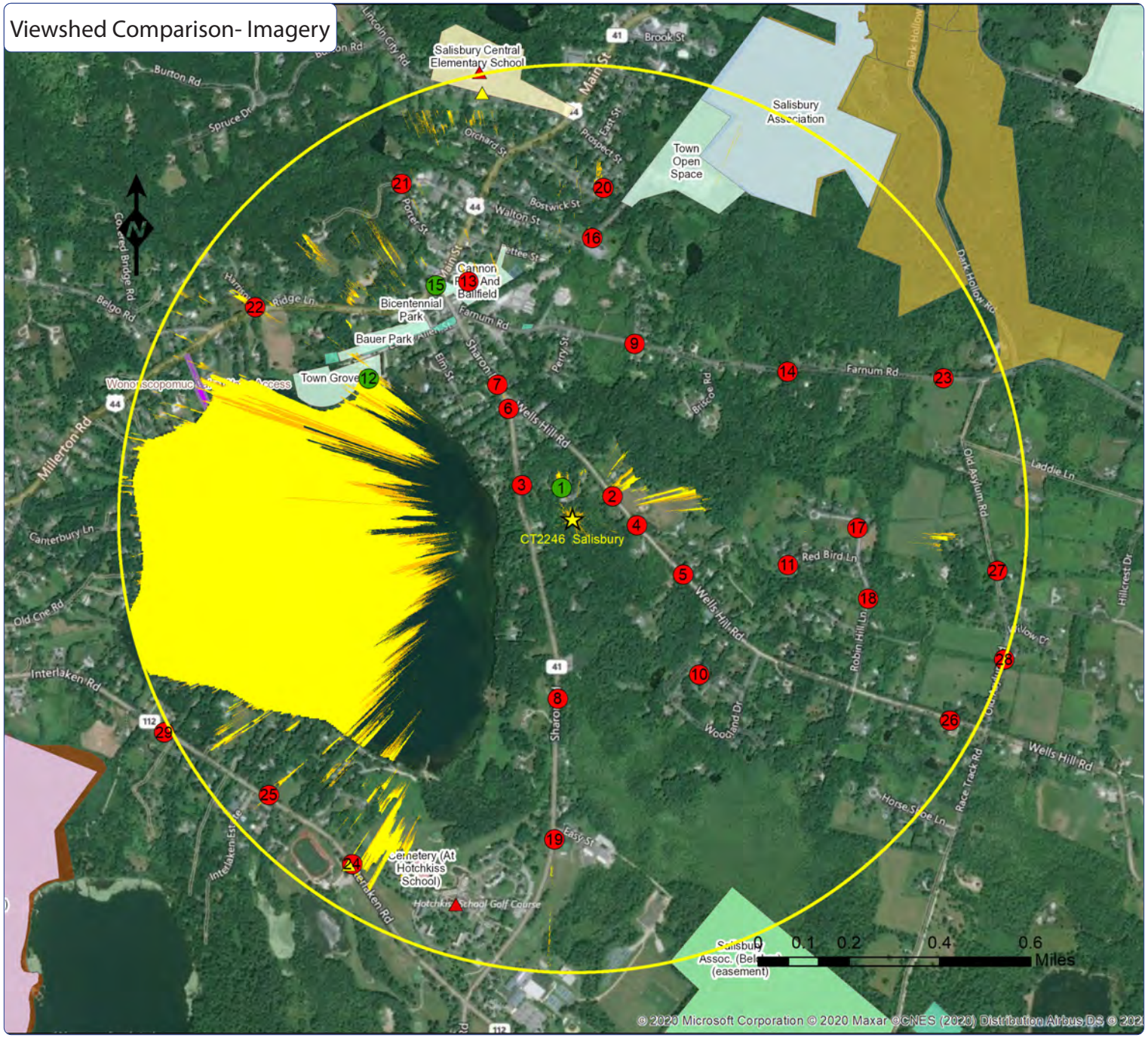
Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

VSS
Your Visual Data Partner

SAI

at&t

Viewshed Comparison- Imagery



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Facility Location

1 Mile Radius

Photo location -Balloon visible- Year Round

Photo location -Balloon visible- Seasonal

Photo location -Balloon NOT visible

School Facilities

Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 12.34% 248.1 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 13.70% 275.4 Acres

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

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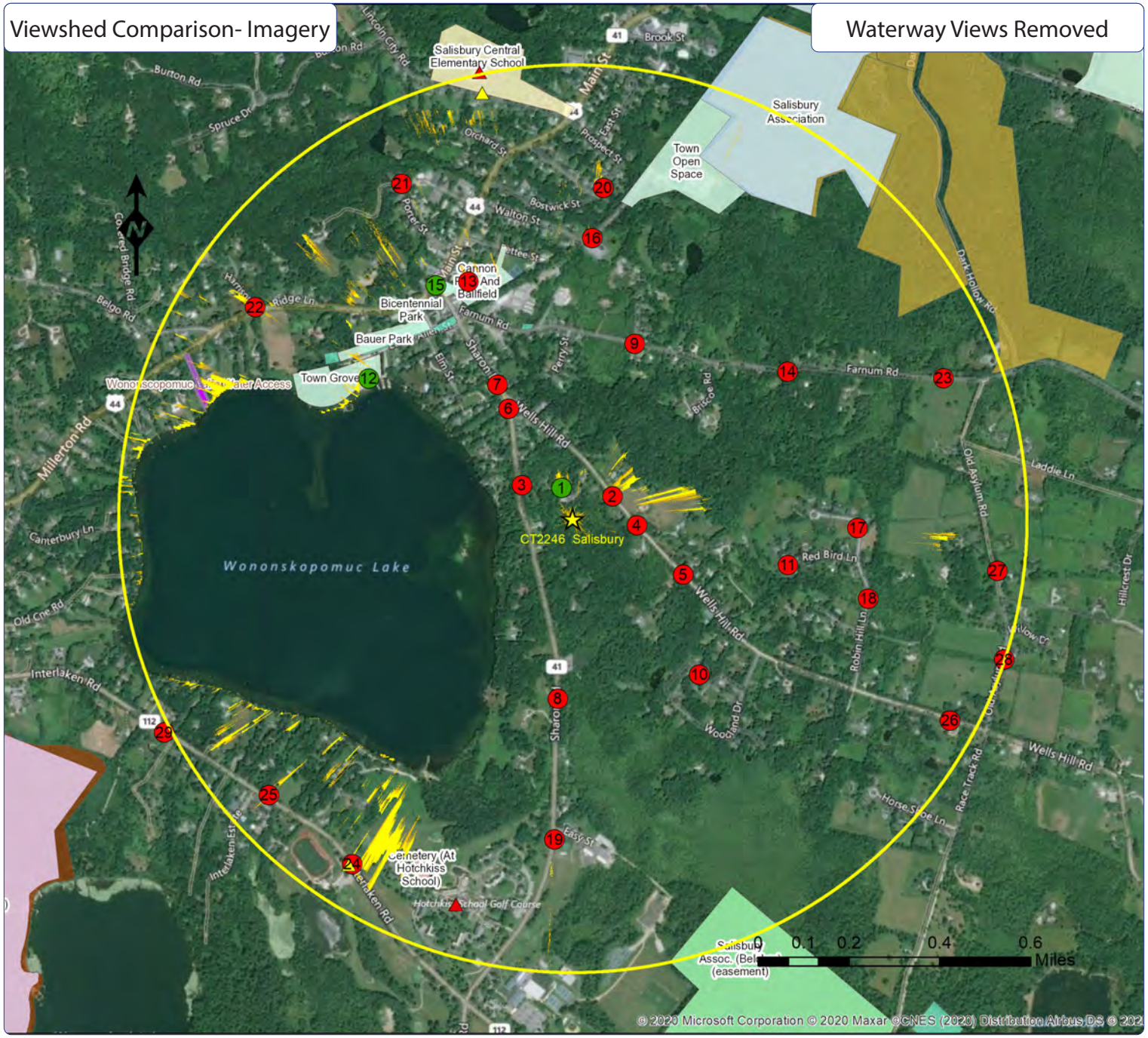
SAI

at&t

Viewshed Comparison- Imagery

Waterway Views Removed



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

☆ Facility Location ◯ 1 Mile Radius

- Photo location -Balloon visible- Year Round
- Photo location -Balloon visible- Seasonal
- Photo location -Balloon NOT visible
- School Facilities △ Daycare Facilities
- CT Open Space (Conservation Land)
- CT Open Space (Municipal Land)
- CT Open Space (State Land)
- Predicted Visibility-Year Round(Leaf On)
- Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 0.7% 14.23 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 1.45% 29.23 Acres

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83):41.957203 -73.434994
- Data Sources noted on documentation page attached

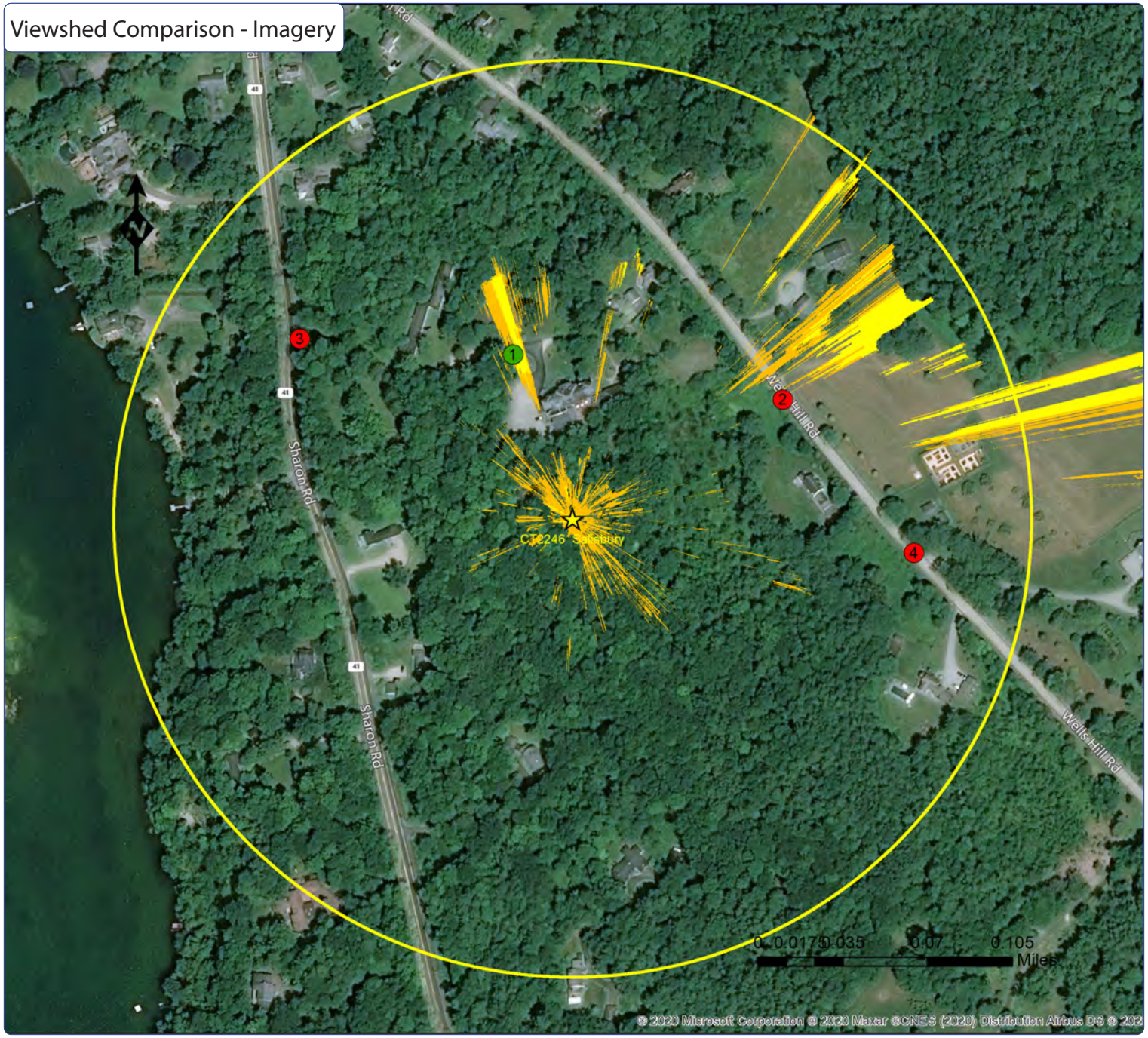
Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

VSS
Your Visual Data Partner

SAI

at&t

Viewshed Comparison - Imagery



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Facility Location

1000 ft Radius

Photo location -Balloon visible- Year Round

Photo location -Balloon visible- Seasonal

Photo location -Balloon NOT visible

School Facilities

Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1000 Feet
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 12.34% 248.1 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 13.70% 275.4 Acres

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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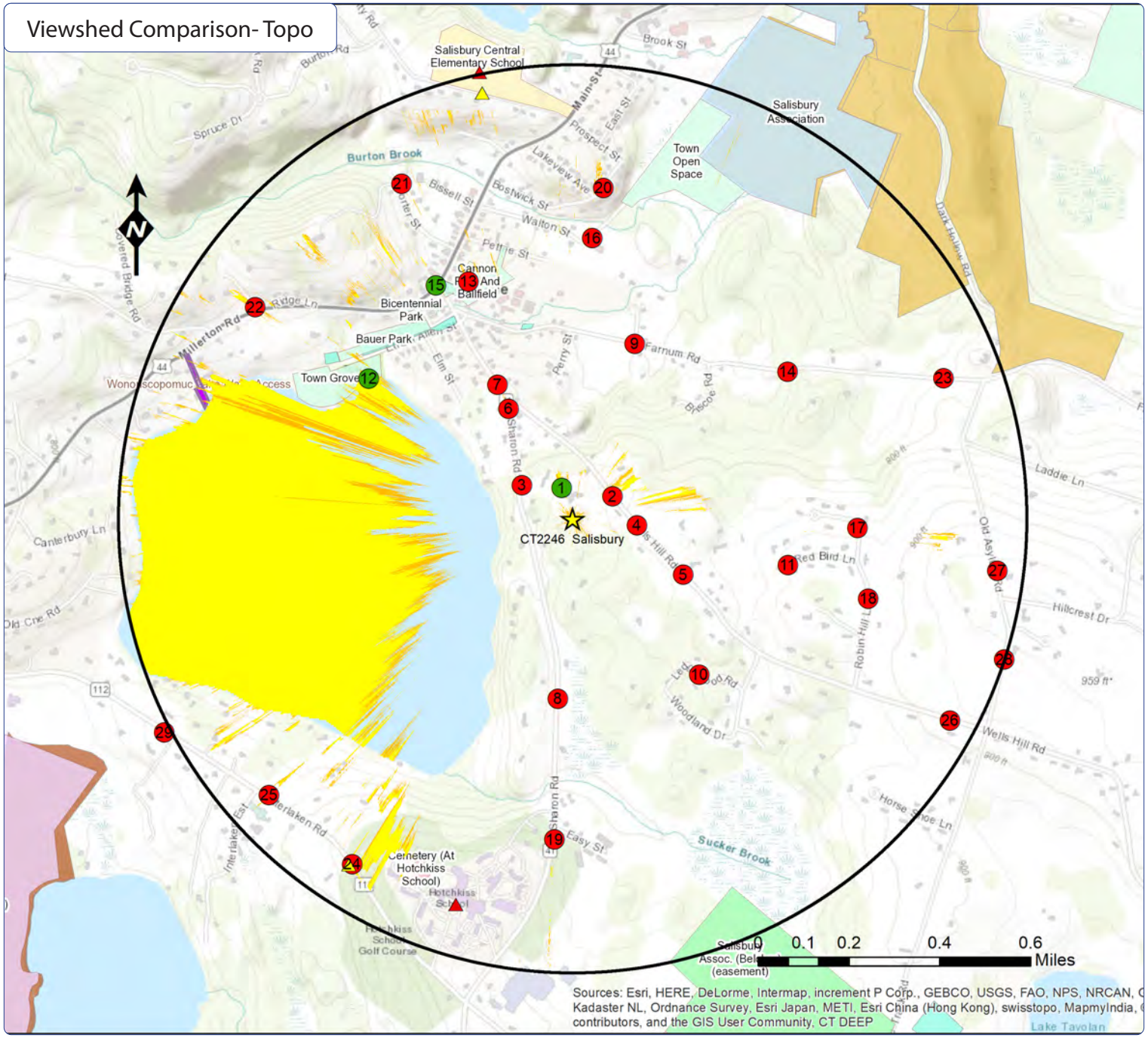
Viewshed Comparison- Topo



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

☆ Facility Location ○ 1 Mile Radius

X Photo location -Balloon visible- Year Round

X Photo location -Balloon visible- Seasonal

X Photo location -Balloon NOT visible

▲ School Facilities ▲ Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 12.34% 248.1 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 13.70% 275.4 Acres

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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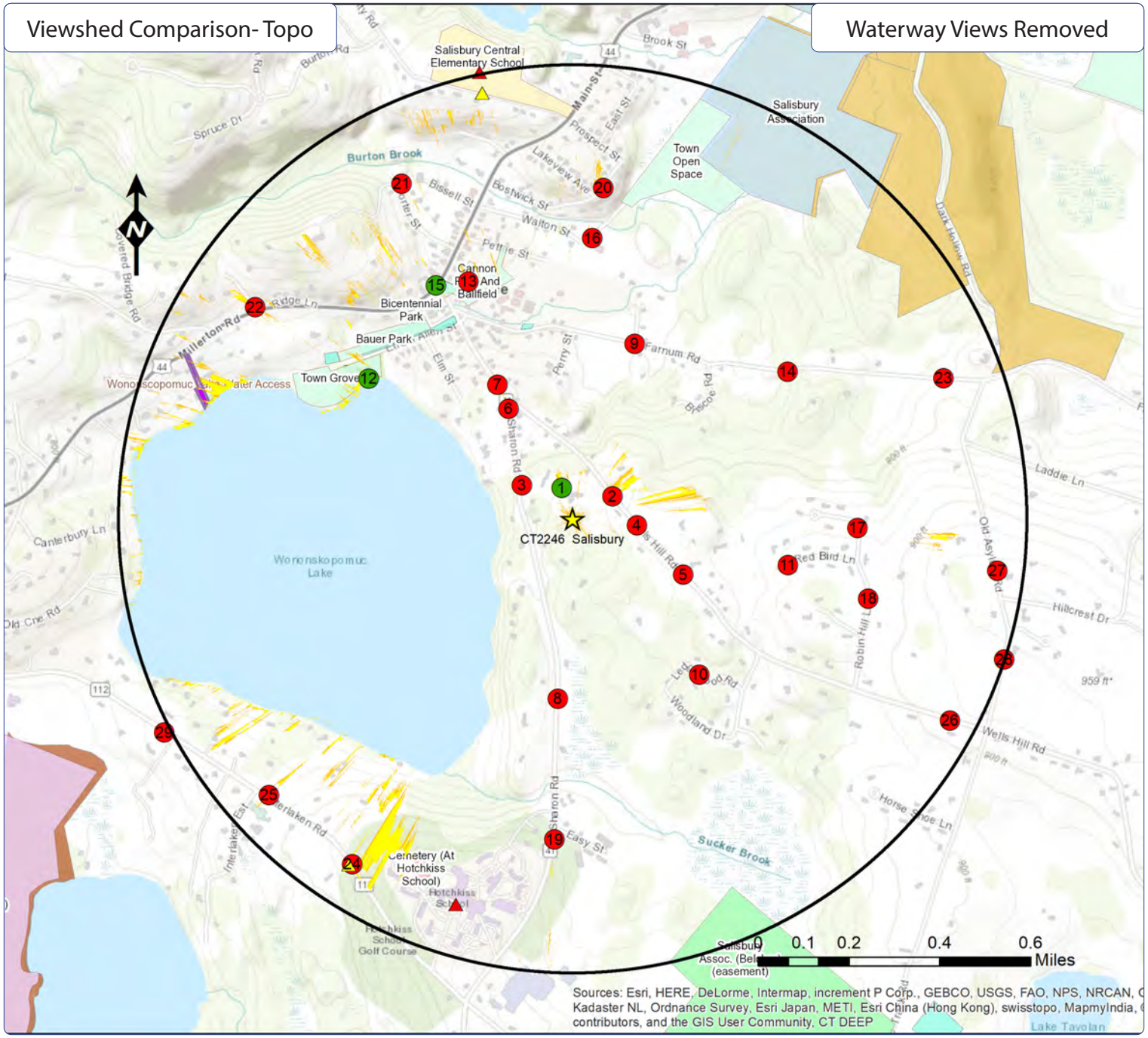
Viewshed Comparison- Topo

Waterway Views Removed



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Facility Location

1 Mile Radius

Photo location -Balloon visible- Year Round

Photo location -Balloon visible- Seasonal

Photo location -Balloon NOT visible

School Facilities

Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 0.7% 14.23 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 1.45% 29.23 Acres

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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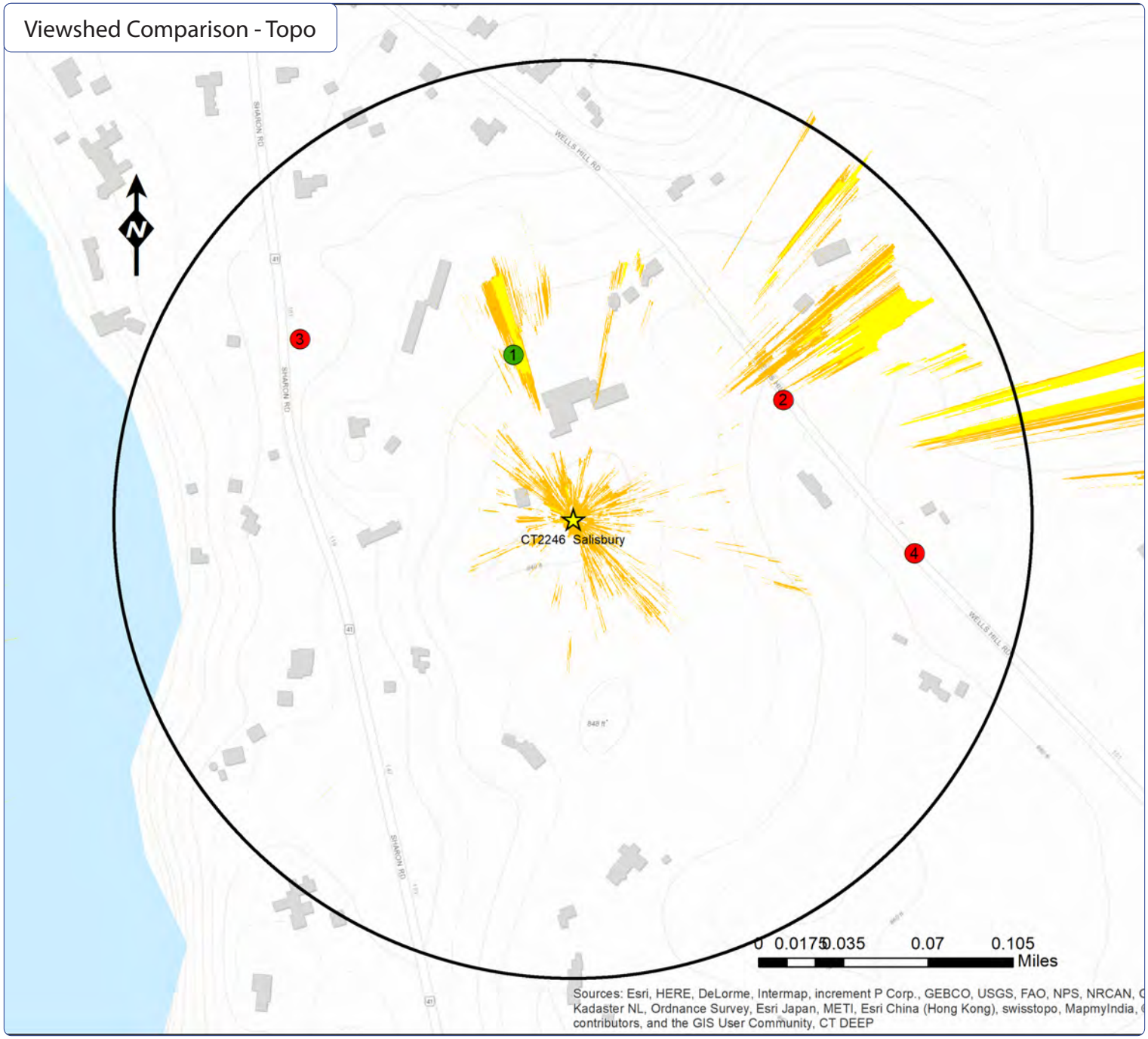
Viewshed Comparison - Topo



Proposed Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

☆ Facility Location ◯ 1000 ft Radius

Ⓧ Photo location -Balloon visible- Year Round

Ⓧ Photo location -Balloon visible- Seasonal

Ⓧ Photo location -Balloon NOT visible

▲ School Facilities △ Daycare Facilities

CT Open Space (Conservation Land)

CT Open Space (Municipal Land)

CT Open Space (State Land)

Predicted Visibility-Year Round(Leaf On)

Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1000 Feet
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 12.34% 248.1 Acres
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 13.70% 275.4 Acres

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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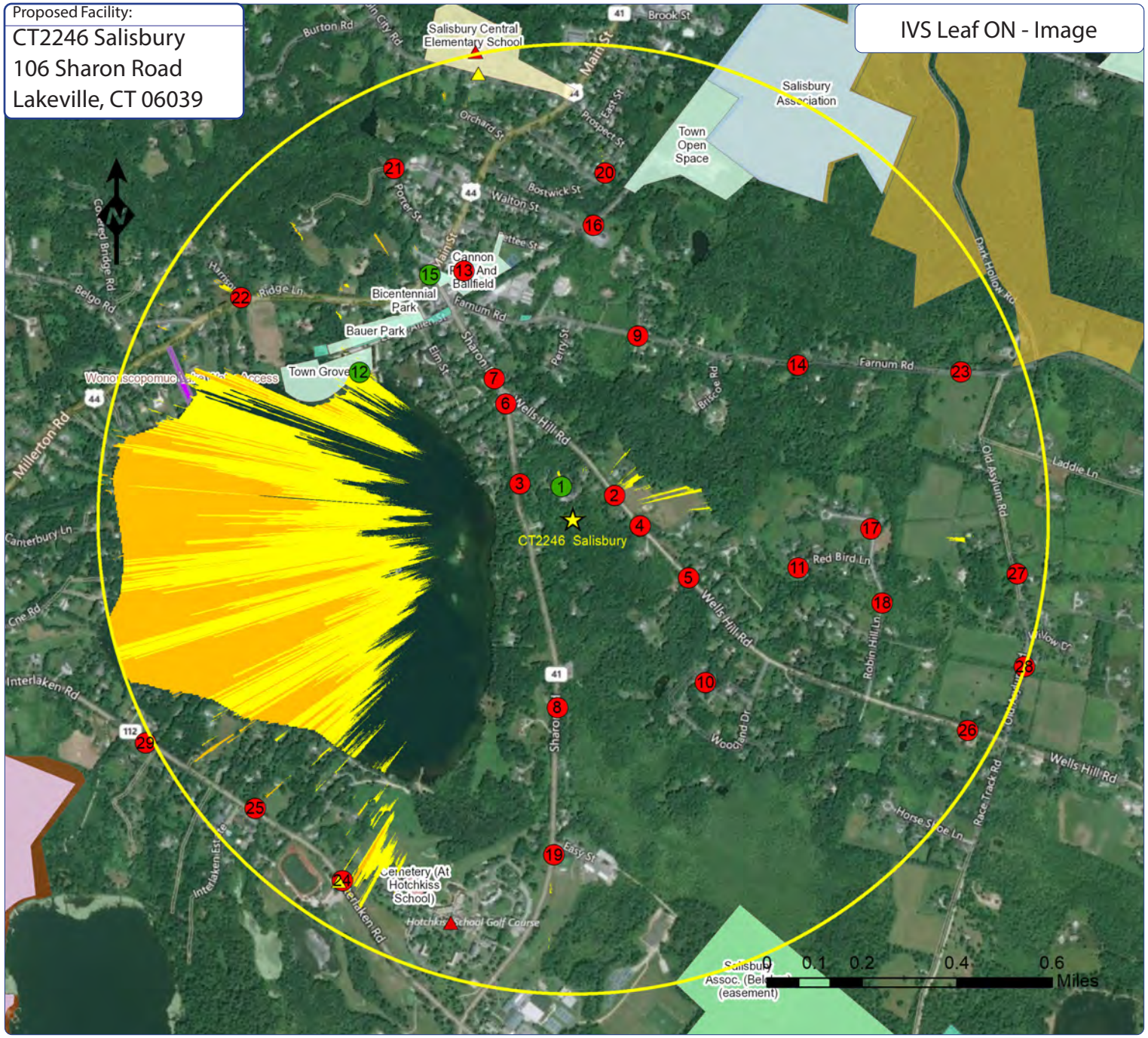
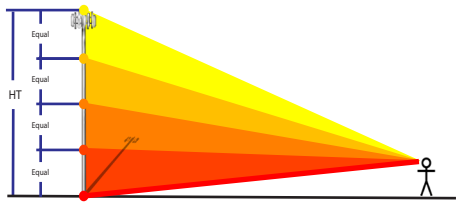
Proposed Facility:
CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

IVS Leaf ON - Image



IVSview® Color Legend



Facility Location 1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	6.91%	139.0
	Top 50%	5.43%	109.1
	Top 75%	0.00%	0.0
	Top 100%	0.00%	0.0
	Base	0.00%	0.0
	TOTAL	12.34%	248.1 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 12.34%
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 13.70%

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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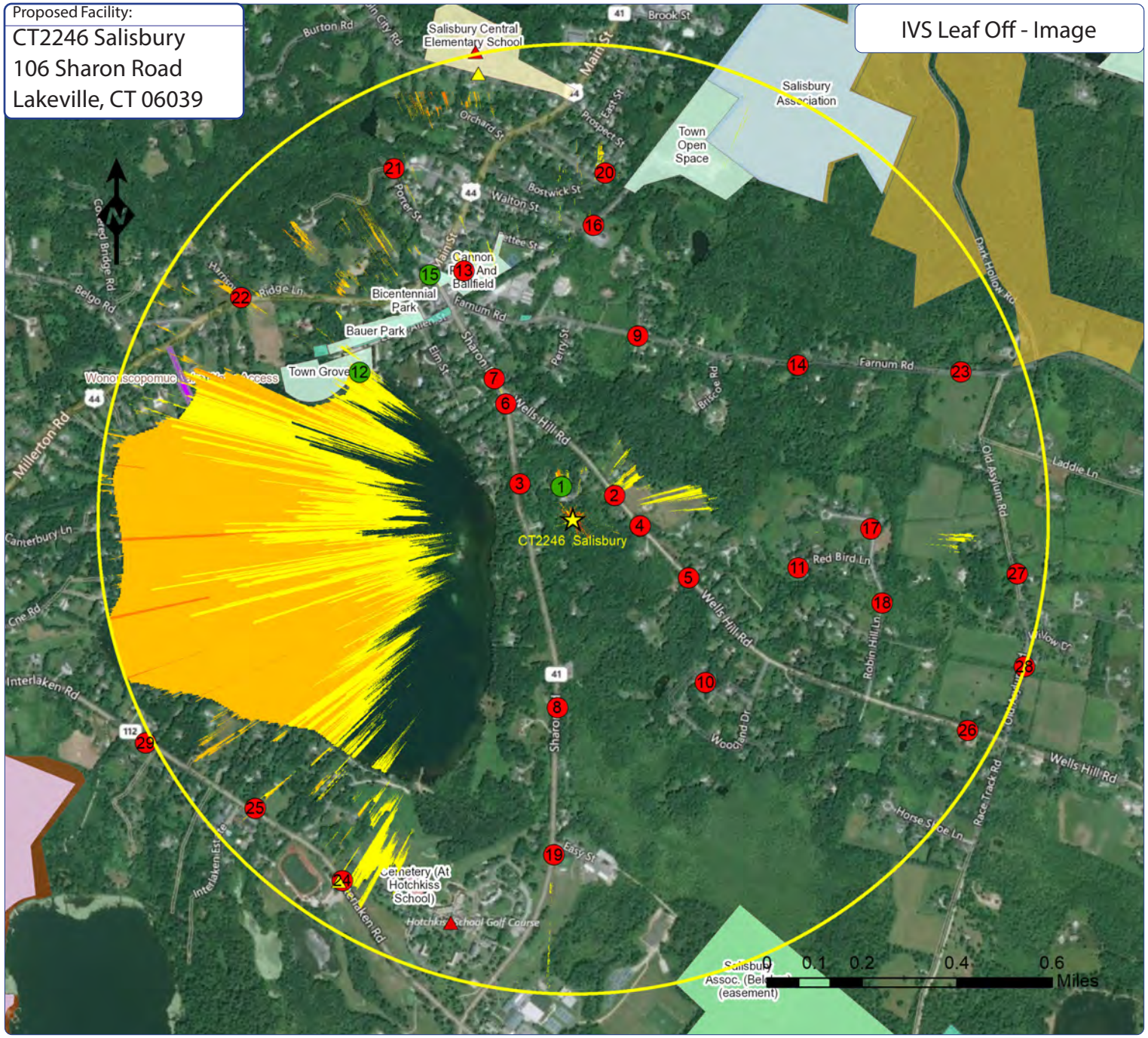
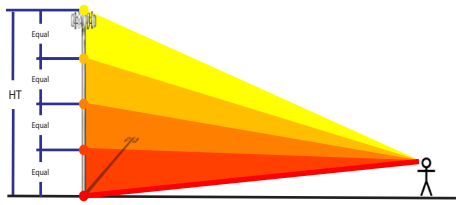
Proposed Facility:
CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

IVS Leaf Off - Image



IVSview® Color Legend



Facility Location 1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	4.62%	92.9
	Top 50%	8.92%	179.4
	Top 75%	0.14%	2.8
	Top 100%	0.01%	0.1
	Base	0.01%	0.2
	TOTAL	13.70%	275.4 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 12.34%
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 13.70%

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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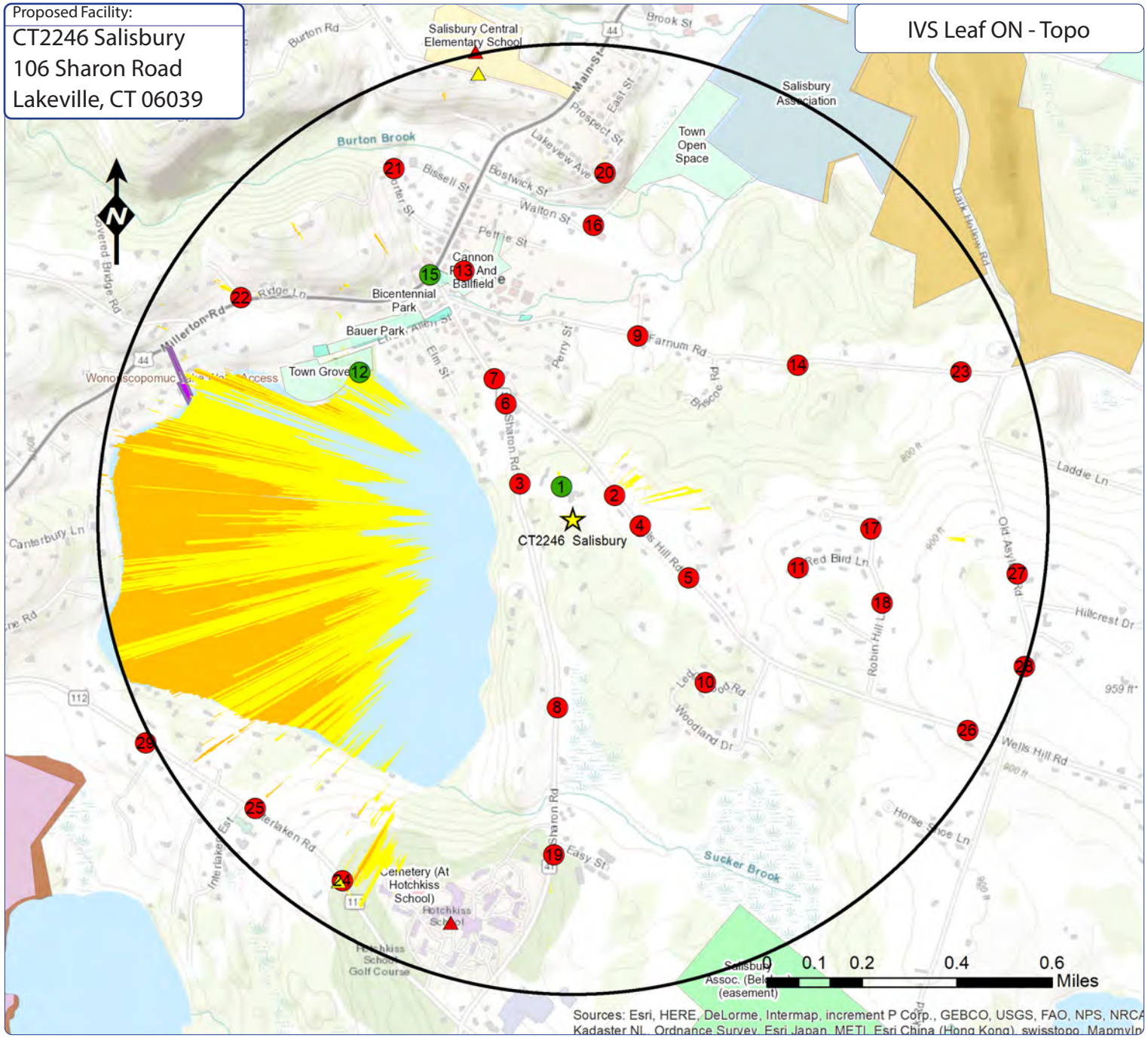
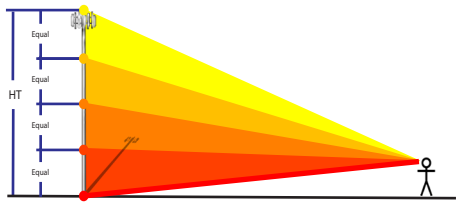
Proposed Facility:
CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

IVS Leaf ON - Topo



IVSview® Color Legend



Facility Location 1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	6.91%	139.0
	Top 50%	5.43%	109.1
	Top 75%	0.00%	0.0
	Top 100%	0.00%	0.0
	Base	0.00%	0.0
	TOTAL	12.34%	248.1 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 12.34%
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 13.70%

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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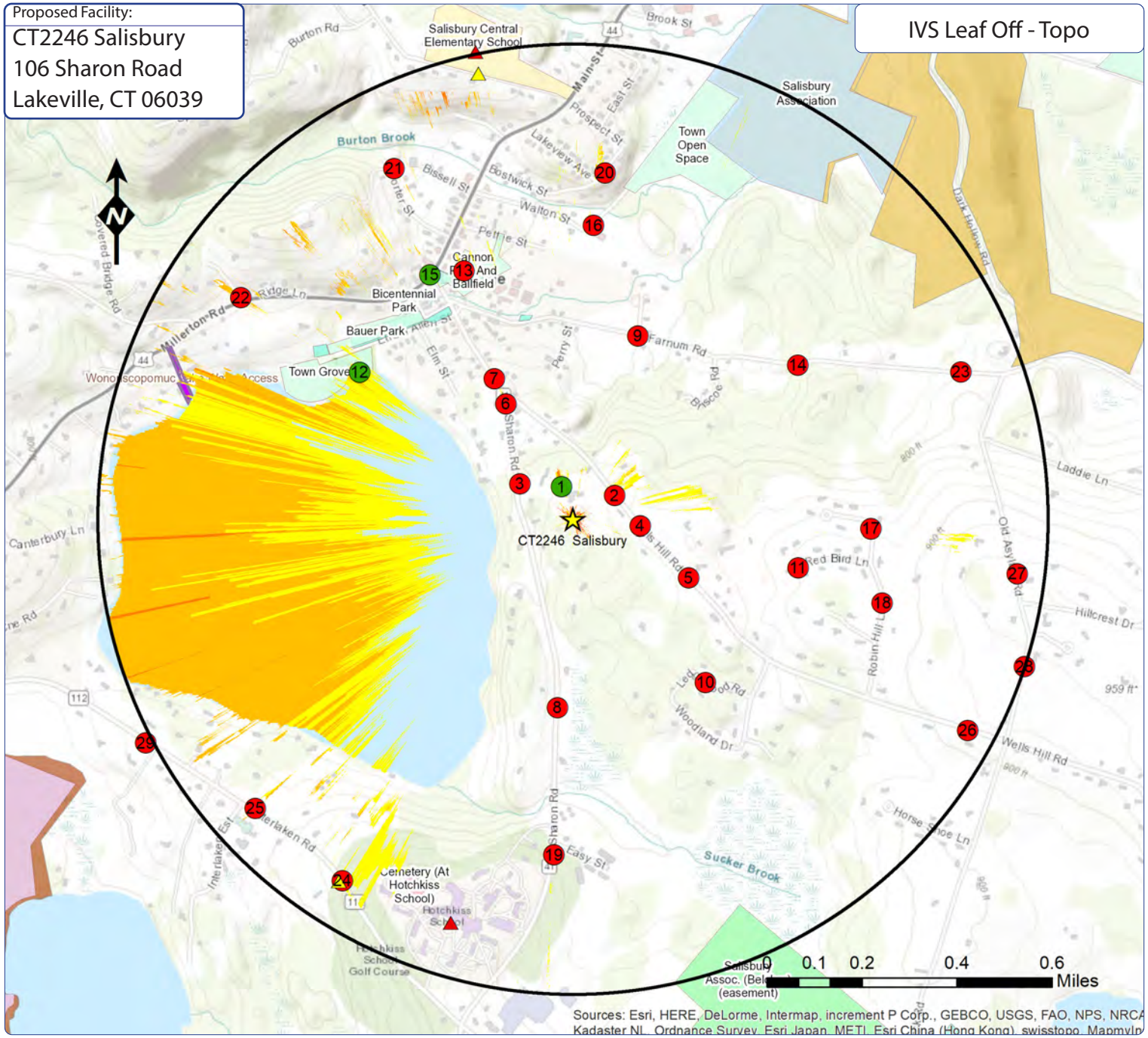
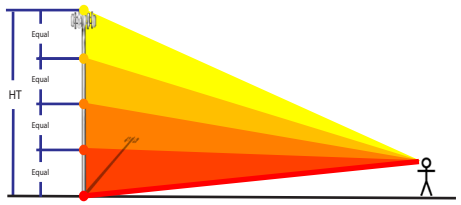
Proposed Facility:
CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

IVS Leaf Off - Topo



IVSview® Color Legend



Facility Location 1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	4.62%	92.9
	Top 50%	8.92%	179.4
	Top 75%	0.14%	2.8
	Top 100%	0.01%	0.1
	Base	0.01%	0.2
	TOTAL	13.70%	275.4 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 94
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 12.34%
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 13.70%

Notes:
- map compiled by VSS, LLC on : 11/18/2020
- Tower location(lat/long NAD 83): 41.957203 -73.434994
- Data Sources noted on documentation page attached

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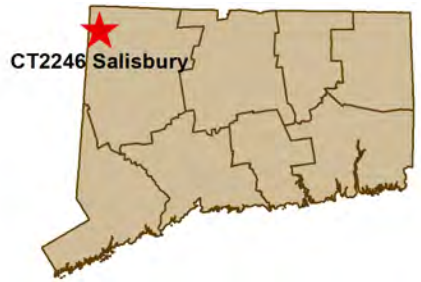
Attachment B - Photographic Simulation Package



Proposed Wireless Telecommunications Facility:

CT2246 Salisbury
106 Sharon Road
Lakeville, CT 06039

- Balloon Test Conducted 9/25/2019 at 104 ft
- Proposed new 94 ft AGL antenna structure

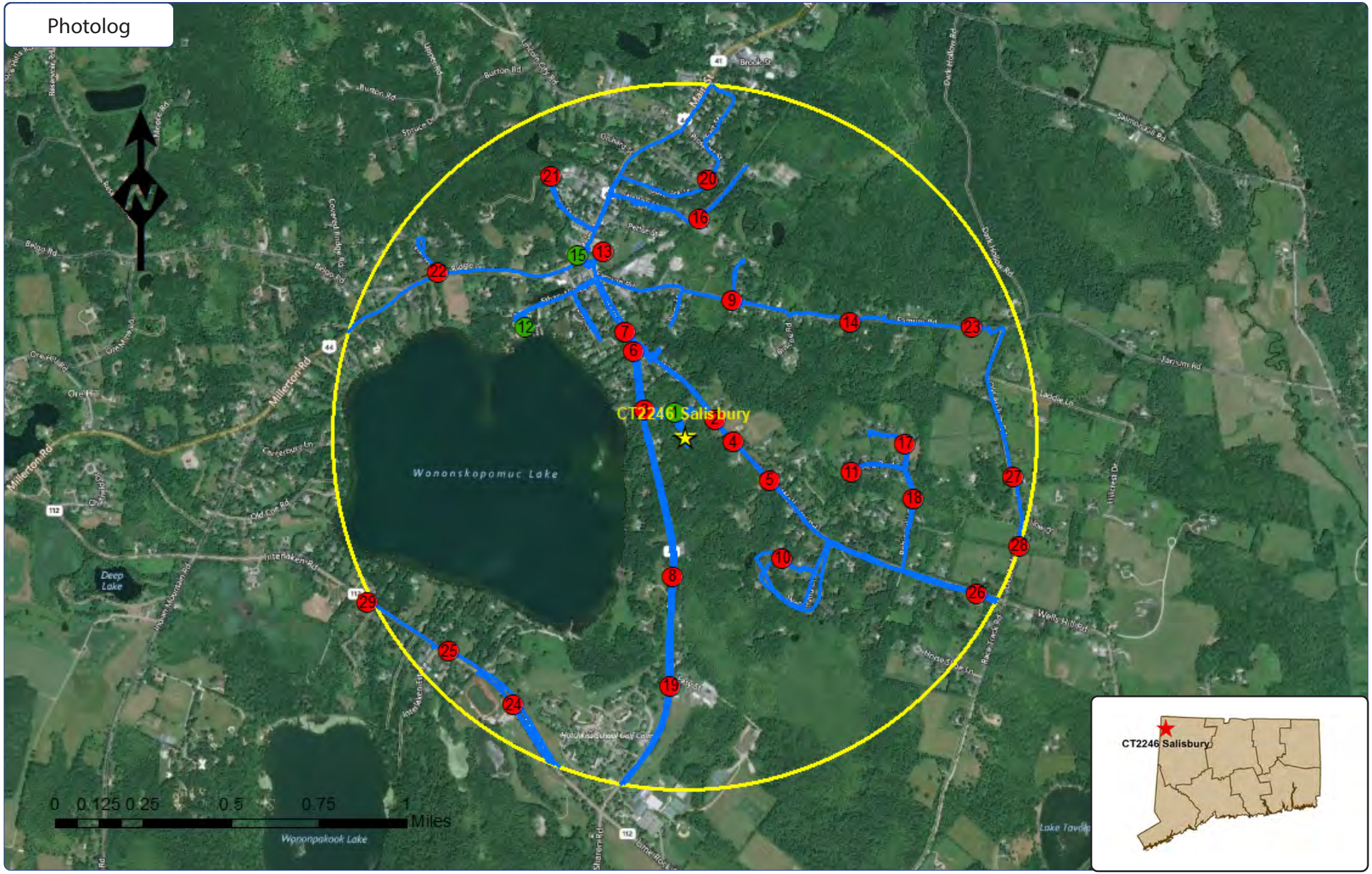
Package prepared by:

Virtual Site Simulations, LLC
24 Salt Pond Road
Suite C3
South Kingstown, Rhode Island 02879

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

Photolog



Wireless Telecommunications Facility:

CT2246 Salisbury

106 Sharon Road

Lakeville, CT 06039

Legend:

- Facility Location
- 1 Mile Radius
- Reconnaissance Track Log
- X Photo location -Balloon visible - Year Round Visibility
- X Photo location -Balloon visible - Obscured Visibility
- X Photo location -Balloon NOT visible

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Existing

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Sharon Rd	41.95819	-73.43549	384.67 Feet	North	160	Year Round

Site: CT2246 Salisbury

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Simulation

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Sharon Rd	41.95819	-73.43549	384.67 Feet	North	160	Year Round

Site: CT2246 Salisbury

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Existing

Tower not visible at this height

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Wells Hill Rd	41.95794	-73.43332	0.1 Miles	North-East	239	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Sharon Rd	41.95828	-73.43719	0.14 Miles	North-West	123	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Wells Hill Rd	41.95703	-73.43226	0.14 Miles	East	275	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
5	Wells Hill Rd	41.95546	-73.43027	0.27 Miles	South-East	296	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
6	Sharon Rd	41.9607	-73.43779	0.28 Miles	North-West	149	Not Visible

Site: CT2246 Salisbury

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Existing

Tower not visible at this height

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
7	Sharon Rd	41.96148	-73.43827	0.34 Miles	North-West	150	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
8	Sharon Rd	41.95147	-73.43559	0.4 Miles	South	4	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
9	Farnam Rd	41.96282	-73.43242	0.41 Miles	North	199	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
10	Ledgewood Rd	41.95227	-73.42955	0.44 Miles	South-East	321	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
11	Red Bird Ln	41.95579	-73.4258	0.48 Miles	East	282	Not Visible

Site: CT2246 Salisbury

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Existing

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
12	Town Grove	41.96164	-73.44377	0.55 Miles	North-West	124	Year Round

Site: CT2246 Salisbury

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Simulation

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
12	Town Grove	41.96164	-73.44377	0.55 Miles	North-West	124	Year Round

Site: CT2246 Salisbury

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SAI

at&t

Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
13	Main St	41.96476	-73.43955	0.57 Miles	North-West	156	Not Visible

Site: CT2246 Salisbury

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VSS
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SAI

at&t

Existing

Balloon not visible from this location

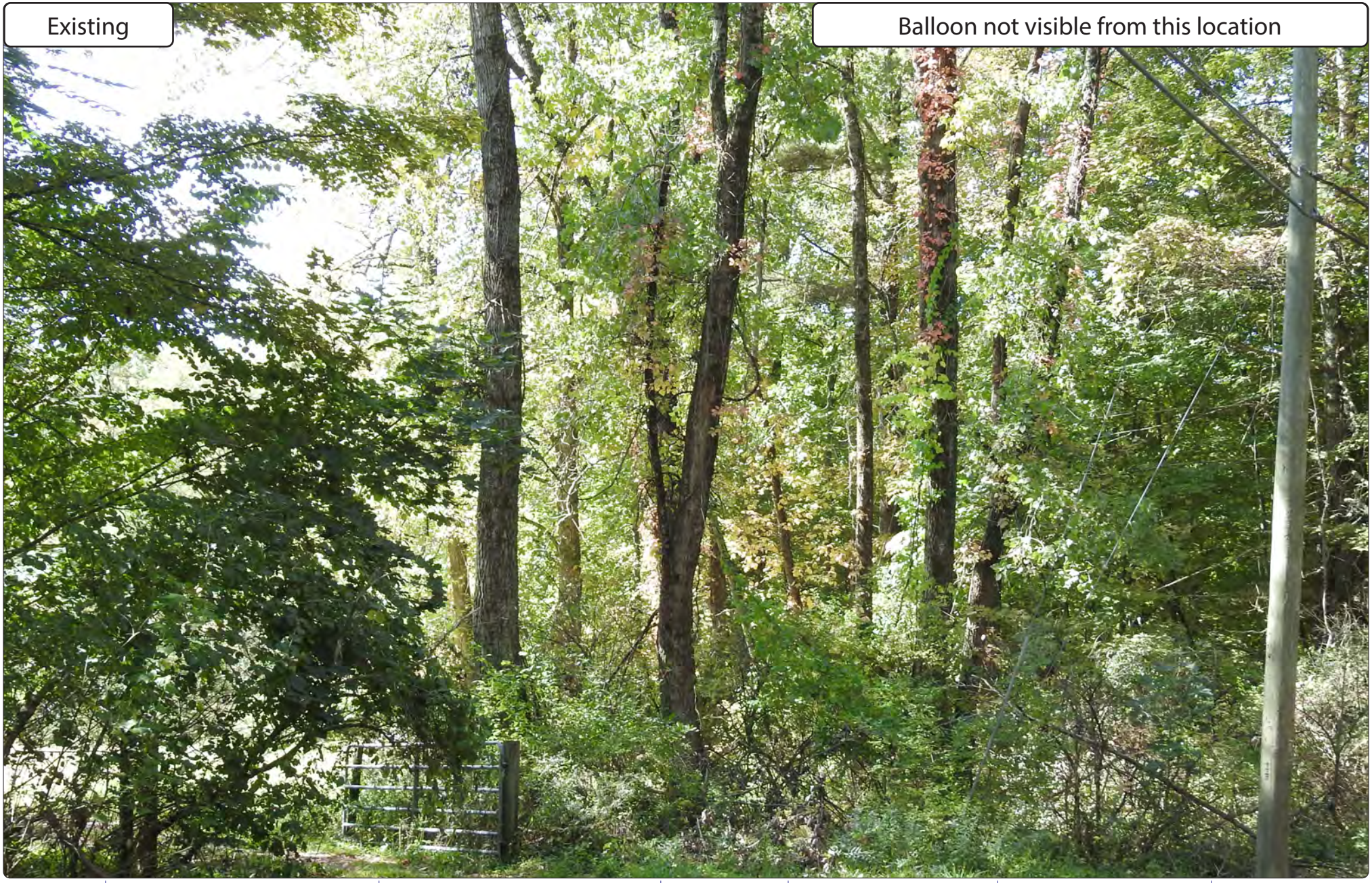

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
14	Farnum Rd	41.96196	-73.42586	0.57 Miles	North-East	235	Not Visible

Site: CT2246 Salisbury

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at&t

Existing

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
15	Millerton Rd	41.96463	-73.44093	0.6 Miles	North-West	149	Year Round

Site: CT2246 Salisbury

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Simulation

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
15	Millerton Rd	41.96463	-73.44093	0.6 Miles	North-West	149	Year Round

Site: CT2246 Salisbury

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
16	Walton St	41.96617	-73.43426	0.62 Miles	North	183	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
17	Robin Hill Ln	41.95699	-73.42284	0.62 Miles	East	271	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
18	Robin Hill Ln	41.95474	-73.42234	0.67 Miles	East	285	Not Visible

Site: CT2246 Salisbury

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Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
19	Easy St	41.94697	-73.43568	0.71 Miles	South	3	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
20	Bostwick St	41.96778	-73.43382	0.73 Miles	North	185	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
21	Porter St	41.96786	-73.44244	0.83 Miles	North-West	153	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
22	Millerton Rd	41.96388	-73.44865	0.84 Miles	North-West	123	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
23	Farnum Rd	41.9618	-73.4192	0.87 Miles	East	249	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
24	Interlaken Rd	41.94614	-73.44431	0.9 Miles	South-West	32	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
25	Interlaken Rd	41.94832	-73.44789	0.9 Miles	South-West	47	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
26	Old Asylum Rd	41.95566	-73.41683	0.94 Miles	East	277	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
27	Wells Hill Rd	41.95087	-73.41882	0.94 Miles	South-East	298	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
28	Old Asylum Rd	41.95283	-73.41651	1.0 Miles	East	288	Not Visible

Site: CT2246 Salisbury

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
29	Interlaken Rd	41.95029	-73.45239	1.01 Miles	South-West	62	Not Visible

Site: CT2246 Salisbury

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