





GARDEN 'A'				proposed size
qty				
135	Sweet Fern	Comptonia peregrina		1 gal
3	Mountain Witch-elder (Fothergilla)	Fothergilla major		3" - 4"
6	Dwarf Fothergilla	Fothergilla gardenii		6 gal
15	Inkberry	Ilex glabra		10 gal
9	Winterberry	Ilex verticillata		3" - 4"
5	Shadblow Serviceberry	Amelanchier canadensis		6" - 7"
3	River Birch	Betula nigra		12" - 14"
GARDEN 'B'				
3	River Birch	Betula nigra		10" - 12" / 12" - 14"
3	Flowering Dogwood	Cornus florida		3.5" - 4" c.
8	Viburnum spec.	Viburnum (plicatum f. tomentosum / rhytidophyllum)		5" - 6" / 6" - 7"
5	Mountain Witch-elder (Fothergilla)	Fothergilla major		3" - 4"
9	Dwarf Fothergilla	Fothergilla gardenii		6 gal
11	Inkberry	Ilex glabra		10 gal
45	Christmas Fern	Polystichum acrostichoides		1 gal
65	Lady Fern	Athyrium filix-femina		1 gal
65	Sweet Fern	Comptonia peregrina		1 gal
3	Eastern White Pine	Pinus strobus		10" - 12"
GARDEN 'C'				
3	Shadblow Serviceberry	Amelanchier canadensis		7" - 8"
3	River Birch	Betula nigra		10" - 12" / 12" - 14"
3	Flowering Dogwood	Cornus florida		3.5" - 4" c.
18	Dwarf Fothergilla	Fothergilla gardenii		6 gal
15	Viburnum spec.	Viburnum (plicatum f. tomentosum & rhytidophyllum)		4" - 5" / 6" - 7"
15	Blueberry (High Bush/Low Bush)	Vaccinium angustifolium / corymbosum		3" - 4"
26	Creeping Juniper	Juniperus horizontalis		3 gal
75	Cinnamon Fern	Osmunda cinnamomea		2 gal
55	Lady Fern	Athyrium filix-femina		1 gal
68	Sweet Fern	Comptonia peregrina		1 gal
100	Mixed Grasses	Pennisetum/Muhlenbergia/Hackonechloa carex/ Miscanthus/Calamagrostis/Sergastum		3 gal
ORCHARD				
12	Apple (mixed varieties)	Malus		4" - 4.5" c.
6	Pear (mixed varieties)	Pyrus		3.5" - 4" c.
6	Peach	Prunus		4" - 4.5" c.
"GREEN ROOF"				
Sedum Roof Panels				Mixed Sedum spec..





ADDITIONS TO EXISTING MEADOW

\*the following will be added to the existing meadow groundcover in the form of plugs - approx 275 plugs of each plant will be added- will be mixed and planted in small groups of like species.

275	Little Bluestem	Schizachryum scoparium	plugs
275	Switch Grass	Panicum virgatum	plugs
275	Indian Grass	Sorghastrum nutans	plugs
275	Pennsylvania Sedge	Carex pennsylvanica	plugs
275	White Wood Aster	Aster divaricata	plugs
275	Calico Aster	Symphyotrichum lateriflorum	plugs
275	Heartleaved Aster	Aster cordifolius	plugs
275	White Snakeroot	Ageratina altissima	plugs

PLANTS TO BE ADDED TO THE EXISTING MEADOW IN THE FORM OF PLUGS

275	Little Bluestem	Schizachryum scoparium	Native, Prized for its blue green foliage, and upright form	
275	Switch Grass	Panicum Virgatum	Native Prairie/field Grass, Clumping form, seeds Are a good food source for birds in winter	
275	Indian Grass	Sorghastrum nutans	Native Prairie/field Grass that attracts butterflies and is good for native wildlife	
275	Pennsylvania Sedge	Carex pennsylvanica	A more shade tolerant native- attracts birds and keeps a lower mounding form	

275	White Wood Aster	Aster divartica	Native meadow and woodland plant, small White flowers, great for late season pollinators	
275	Calico Aster	Symphyotrichum lateriflorum	Native woodland/meadow plant -Late season flowers good for small pollinators	
275	Heartleaved Aster	Aster cordifolius	Adaptable native plant and essential for late Season pollinators, delicate pale blue flowers	
275	White Snakeroot	Ageratina altissima	Native woodland edge plant that grows well with others in a mixed meadow condition, Good for bees, butterflies	

Existing Meadow

- Existing meadow to be cut on an annual basis in late fall after the first frost to allow for late pollinators to benefit from the meadow plants.
- A cut barrier of lawn to exist close to paths as well as areas of circulation along drive and the house for tick control.
- The area where the plugs will be planted is identified in a mid-green primarily in the 75' set back area. These deep-rooted plants will be added to the existing meadow in a random pattern 24" - 30" on center and planted by hand. This selection of plants was created with help of Page Dickey on a similar project with special needs.



GOTTESMAN RESIDENCE

79 Old CNE Road  
Lakeville, CT 06039

Architect  
Susan T Rodriguez | Architecture + Design PLLC  
555 West 25th Street  
New York, NY 10001-5542  
212.463.9021 tel  
www.slr-architecture.com

Landscape Design  
Michael Trapp, Inc.  
7 River Road  
West Cornwall, CT 06796  
860.672.6086 tel  
www.michaeltrapp.com

Civil Engineer  
Patrick R. Hackett, P.E.  
16 East Street  
Lakeville, CT 06039  
203.785.9959 tel  
prhackett.com

Structural Engineer  
Silman  
32 Old Slip  
New York, NY 10006  
212.620.7973 tel  
www.silman.com

MEP Consultant  
Polise Consulting Engineers DPC  
133 W 19th Street  
New York, NY 10011  
212.645.1002 tel  
www.polise.com

Surveyor  
Lamb Kiefer Land Surveyors  
55 Sellick Hill Road #A  
Salisbury, CT 06068  
860.435.7044 tel

Seal

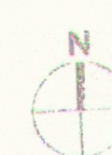
Architect

SUSAN T RODRIGUEZ  
ARCHITECTURE + DESIGN

555 West 25th Street  
New York, NY 10001-5542  
212.463.9021 tel  
www.slr-architecture.com

No.	Issue Name	Date
Date	Project Number	2203
Scale		
Sheet Title		

LAKE  
WONONSCOPOMIC



Sheet No.

NOT FOR CONSTRUCTION



# JAY FAIN & ASSOCIATES, LLC

Environmental Consulting Services

Jay Fain  
Principal  
elmst@optonline.net

Victoria Landau  
Principal, ASLA  
vplandau@optonline.net

## SOILS MAPPING & WETLAND/WATERCOURSE DELINEATION REPORT 79 OLD CNE ROAD, LAKEVILLE, CT 06039

Page 1

2000 Post Road  
Suite 201  
Fairfield, CT 06824  
203 254-3156  
jfassociates@optonline.net

### PROPERTY LOCATION AND DESCRIPTION:

LAND USE: Single Family Residence      ACRES: 2.0±  
  
ADDRESS: 79 Old CNE Road  
Lakeville, CT 06039

### REPORT COMPLETED FOR:

NAME: Alice Gottesman  
A Slice Of, LLC  
  
MAILING ADDRESS: c/o Mark Capecelatro  
mark@capecelatro.com

### WETLANDS/WATERCOURSE JURISDICTION

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) define inland wetlands as "land, including submerged land, which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Water courses are defined in the act as "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 state or any portion thereof."

### MAPPING AND DELINEATION METHODOLOGY

Soils analysis, as described in this report, is intended as an inventory and evaluation of the existing soil characteristics on the subject property. A first order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the site. Soil units mapped in the field correspond with those in the USDA publication *Soil Survey of Fairfield County, Connecticut* (1981).

Wetland identification was based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils and submerged land (e.g. a pond). These and other soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, numerous two-foot deep test pits and/or hand borings were completed throughout the site. Transects were located perpendicular to and at representative points along the perceived boundaries of the wetland areas identified on the property. Soil morphologies were observed at soil sampling points along the transects. Sampling began well outside the bounds of the wetland and continued towards it until inland wetland soils were observed. This point on each transect was marked (flagged) with an orange surveyor's tape labeled "Wetland Boundary". The complete boundary of every wetland area is located along the lines that connect these sequentially numbered boundary points.

Intermittent watercourses were 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. Surveyor's tape, which was labeled "Wetland Boundary" and sequentially numbered, was placed at critical points to demarcate the boundary of each delineated watercourse.

**The wetland and watercourse boundaries are subject to change until adopted by local or state regulatory agencies.**

### DATE AND CONDITIONS AT TIME OF INSPECTION

DATE: March 22, 2023      INSPECTED BY: Jay Fain

WEATHER: Cool, Cloudy

SOIL MOISTURE CONDITIONS:

☐

DRY

☒

MOIST

☐

WET

FROST  
DEPTH:

N/A

SNOW  
DEPTH:

N/A

### CERTIFICATION

JAY FAIN, PRINCIPAL, SOIL SCIENTIST



**SOILS MAPPING & WETLAND/WATERCOURSE  
DELINEATION REPORT  
79 OLD CNE ROAD, LAKEVILLE, CT 06039**

Page 2

**WETLAND/WATERCOURSE IDENTIFIED**

FLAG NUMBERS	WETLAND TYPE	SOIL TYPE	COMMENTS
1 - 12	Lake	Open Water	No Wetland Fringe, Lake Only

**SOIL MAP UNITS**

Each soil map unit that was identified on the property represents a specific area on the landscape and consists of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be delineated separately) may account for 10 to 15 percent of the map unit. The mapped units are identified in the following table by name and symbol and typical characteristics (parent material, drainage class, high water table, depth to bedrock, and slope) of each unit are provided. These are generally the primary characteristics to be considered in land use planning and management. A narrative that defines each characteristic and describes their land use implications follows the table. Complete descriptions of each soil map unit can be found in the *Soil Survey of Fairfield County, Connecticut* (1981).

**WETLAND SOILS**

SOIL		PARENT MATERIAL	SLOPE %	DRAINAGE CLASS	HIGH WATER TABLE			DEPTH TO BEDROCK (in)
SYM.	NAME				DEPTH (ft)	KIND	MOS.	
Lake Only	-	-	-	-	-	-	-	-

**UPLAND SOILS**

SOIL		PARENT MATERIAL	SLOPE %	DRAINAGE CLASS	HIGH WATER TABLE			DEPTH TO BEDROCK (in)
SYM.	NAME				DEPTH (ft)	SYM.	NAME	
PbB	Paxton	Compact Glacial Till	3-8	Well drained	>6.0	--	--	>60



**SOILS MAPPING & WETLAND/WATERCOURSE  
DELINEATION REPORT  
79 OLD CNE ROAD, LAKEVILLE, CT 06039**

Page 3

**SOIL CHARACTERISTICS: DEFINITIONS AND LAND USE IMPLICATIONS**

**PARENT MATERIAL:** Parent material is the unconsolidated organic and mineral material in which soil forms. Soil inherits characteristics, such as mineralogy and texture, from its parent material. Glacial till is unsorted, nonstratified glacial drift consisting of clay, silt, sand and boulders transported and deposited by glacial ice. Glacial outwash consists of gravel, sand and silt, which is commonly stratified, deposited by glacial melt water. Alluvium is material such as sand, silt or clay deposited on land by streams. Organic deposits consist of decomposed plant and animal parts.

A soil's texture affects the ease of digging, filling and compacting and the permeability of a soil. Generally sand and gravel soils, such as outwash soils, have higher permeability rates than most glacial till soils. Soil permeability affects the cost to design and construct subsurface sanitary disposal facilities and, if too slow or too fast, may preclude their use. Outwash soils are generally excellent sources of natural aggregates (sand and gravel) suitable for commercial use, such as construction subbase material. Organic layers in soils can cause movement of structural footings. Compacted glacial till layers make excavating more difficult and may preclude the use of subsurface sanitary disposal systems or increase their design and construction costs if fill material is required.

**SLOPE:** Generally soils with steeper slopes increase construction costs, increase the potential for erosion and sedimentation impacts, and reduce the feasibility of locating subsurface sanitary disposal facilities.

**DRAINAGE CLASS:** Drainage class refers to the frequency and duration of periods of soil saturation or partial saturation during soil formation. Seven classes of natural drainage classes exist. They range from excessively drained, where water is removed from the soil very rapidly, to very poorly drained, where water is removed so slowly that free water remains at or near the soil surface during most of the growing season. Soil drainage affects the type and growth of plants found in an area. When landscaping or gardening, drainage class information can be used to assure that proposed plants are adapted to existing drainage conditions or that necessary alterations to drainage conditions (irrigation or drainage systems) are provided to assure plant survival.

**HIGH WATER TABLE:** High water table is the highest level of a saturated zone in the soil in most years. The water table can affect when shallow excavations can be made; the ease of the excavations, construction, and grading; and the supporting capacity of the soil. Shallow water tables may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

**DEPTH TO BEDROCK:** The depth to bedrock refers to the depth to fixed rock. Bedrock depth affects the ease and cost of construction, such as digging, filling, compacting and planting. Shallow depth bedrock may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.



# Town of Salisbury

Geographic Information System (GIS)



Date Printed: 2/16/2023



## MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Salisbury and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 376 feet

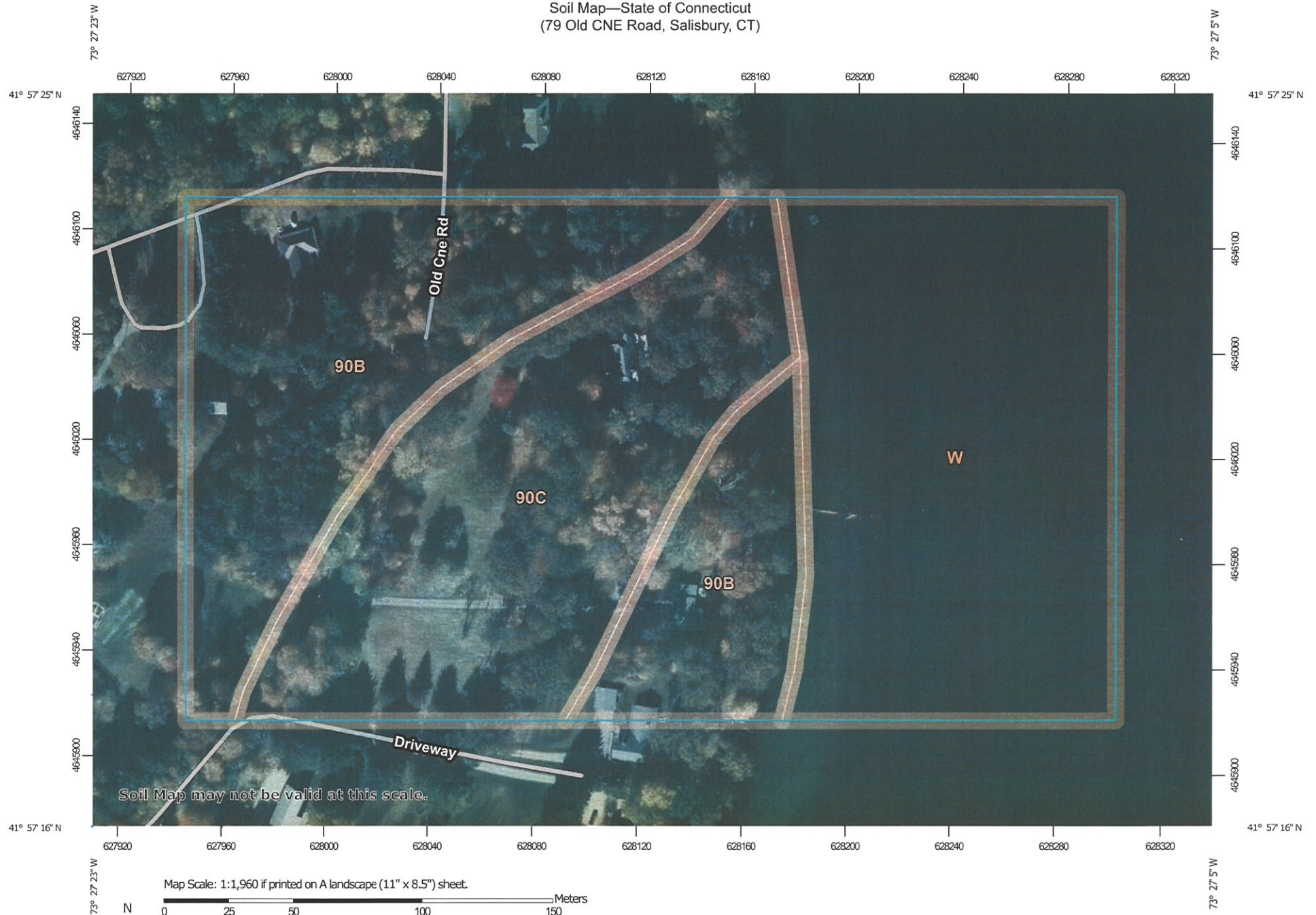


79 Old CNE Road

Flags 1-B, Lake Edge Only, No Wetlands  
JFA 3/22/23




Soil Map—State of Connecticut  
(79 Old CNE Road, Salisbury, CT)





## 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 22, Sep 12, 2022

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

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

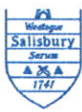
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
90B	Stockbridge loam, 3 to 8 percent slopes	6.3	35.6%
90C	Stockbridge loam, 8 to 15 percent slopes	5.3	30.3%
W	Water	6.0	34.1%
<b>Totals for Area of Interest</b>		<b>17.6</b>	<b>100.0%</b>





## Property Information

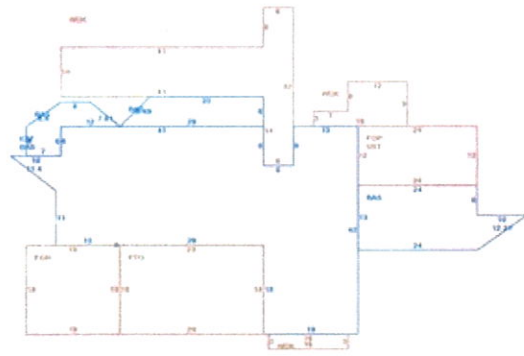
Property Location	79 OLD CNE ROAD
Owner	A SLICE OF LLC
Co-Owner	na
Mailing Address	118 WEST 79TH STREET #15AB NEW YORK NY 10024
Land Use	1-1 RES LAND MDL-01
Land Class	R
Zoning Code	LA
Census Tract	

Street Index	24
Acreage	3.53
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

## Photo



## Sketch



## Primary Construction Details

Year Built	1965
Stories	1
Building Style	Modern/Contemp
Building Use	Residential
Building Condition	
Interior Floors 1	Wood
Interior Floors 2	NA
Total Rooms	5
Basement Garages	
Occupancy	1.00
Building Grade	A-

Bedrooms	3 Bedrooms
Full Bathrooms	3
Half Bathrooms	0
Extra Fixtures	0
Bath Style	Average
Kitchen Style	Average
Roof Style	average
Roof Cover	average
AC Type	None
Fireplaces	

Exterior Walls	Average
Exterior Walls 2	NA
Interior Walls	average
Interior Walls 2	NA
Heating Type	Forced Air-Duc
Heating Fuel	Gas/Propane
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



**Valuation Summary** (Assessed value = 70% of Appraised Value)

### Sub Areas

Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	356700	249700	First Floor	2392	2392
Extras	15000	10500	Attic, Expansion, Finished	1784	981
Improvements			Garage	342	0
Outbuildings	0	0	Porch, Open	288	0
Land	3034200	2124000	Patio	522	0
Total	3405900	2384200	Utility, Storage, Unfinished	288	0

## Outbuilding and Extra Features

[illegible]

Wood Deck	779	0
Total Area	6395	3373

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
LOMBARDO JOVIN C + ARLENE R	0148/0705	08/01/1990	0
LOMBARDO JOVIN C	0224/0391	06/22/2009	0
A SLICE OF LLC	0267/1033	03/02/2022	4250000