

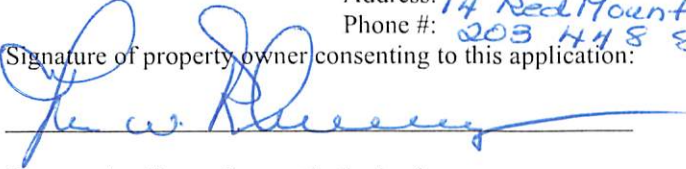


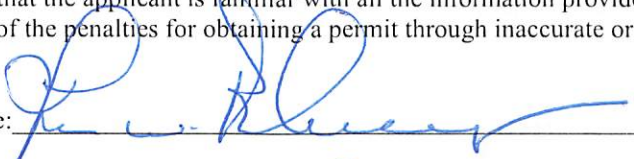
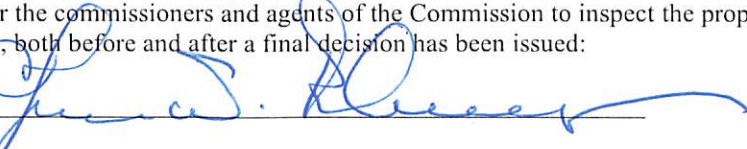
TOWN OF SALISBURY  
CONNECTICUT

P.O. Box 548  
Salisbury, Connecticut 06068

Conservation Commission

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

- 1) Applicants name: *Michael W. Klemens*
- 2) Applicants home address: *14 Red Mountain Road Lakeville CT 06039*
- 3) Applicants business address: *P.O. Box 362 Chester CT 06412*
- 4) Applicants Home Phone #: *203 448 8068* Business Phone #: *203-448-8068*
- 5) Owner of property: Name: *Michael W. Klemens*  
Address: *14 Red Mountain Road Lakeville CT 06039*  
Phone #: *203 448 8068*  
Signature of property owner consenting to this application: 
- 6) Applicants interest in the land: *OWNER*
- 7) Geographical location of property: *Red Mountain Road #14*  
Description of the land: *gently sloping from 830' along road to 865' scattered trees/field*  
Computation of wetland area or watercourse disturbance: *+ 280 square feet*
- 8) Purpose and description of the proposed activity: *to cross stream/agricultural ditch to access building lot approved by PZC + INWC*
- 9) Alternatives considered by applicant: *building on the old non-conforming site*  
Why this proposal to alter wetlands was chosen: *the approved subdivision required abandoning the septic system at 825' and building one on the upper slope 835' which is on the east side of the ditch*
- 10) Site plan showing existing and proposed conditions in relation to wetlands and watercourses: (Attach map and plans to application)
- 11) Names and addresses of adjacent property owners:  
North: *Red Mountain Properties LLC 10 Red Mountain Rd.*  
South: *Silent Meadow Partners Red Mountain Road*  
East: *Red Mountain Properties LLC 10 Red Mountain Rd.*  
West: *Alden Briscoe et al 20 Red Mountain Rd.*  
*Cory Murphy 15 Red Mountain Road*  
*Greg Murphy 157 Lime Rock Road 158 " " "*  
*which would have necessitated having the septic line under the stream as well as electrical + cable conduits*

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

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DATE FILED: \_\_\_\_\_

DATE RECEIVED BY COMMISSION: \_\_\_\_\_

ACTION: a) INSIGNIFICANT ACTIVITY

CONDITIONS:

DATE OF APPROVAL:

b) SIGNIFICANT ACTIVITY

PUBLIC HEARING DATE:

PUBLIC HEARING DATE + 65 DAYS:

CHECK LIST:

A. PUBLIC NOTICE:

DATES PUBLISHED:

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

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

Michael W. Klemens  
14 Red Mountain Road  
Lakeville, CT 06039  
February 2, 2024

TO: Salisbury Inland Wetlands and Watercourses Commission

In RE: Permit for regulated activity 14 Red Mountain Road

Dear Chair Burcroff and members of the IWWC:

The following is a narrative to accompany my application and the photo deck (which is also a part of this application).

I purchased the property in July 2023 with the intention to build a single level home.

The old house was demolished in January 2024. The lag in demolition was necessitated by the need to assess the presence of asbestos and remediate it prior to demolition. This has all been conducted in accordance with State and Town requirements. Those assessment and remediation documents should be on file in the Building Department office as a requirement of the demolition permit. I initially hoped that the house could be partially saved—the second floor removed and the first floor expanded, but once all the trees and vines were cleared off of the house, it was deemed unsafe and not salvageable, as its cinder block foundation was collapsing into the basement. The house did not have its own well, receiving water from the adjacent house at 20 Red Mountain Road.

When a complete demolition occurs, while the footprint of the structure is grandfathered, TAHD requires that a *de novo* septic be installed. As per the subdivision that was approved both by PZC and IWWC the location of the new septic system was to be on the hill on the east (opposite) side of the swale. It was determined that the lower area of the lot could not sustain a septic system that met today's standards.

I evaluated the feasibility of building on the old footprint, but that was rejected for several reasons, including that the septic effluent would need to be pumped uphill, passing under the swale to the TAHD approved leech field.

As the utility connection box is located on the east side of the swale, along the driveway of Red Mountain Properties LLC these lines would also have to run downhill crossing the swale to reach the old house site. This would result in two swale crossings—one for the septic and one for the electricity and cable.

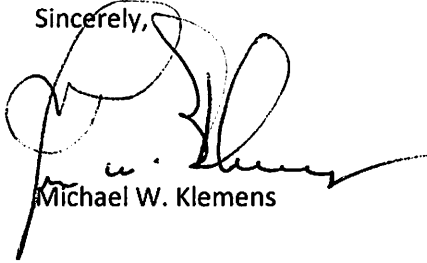
The prudent and feasible alternative to this was to cross the swale with a driveway at its lowest point, adjacent to an existing culvert crossing on the lands of Red Mountain Properties LLC, and to then place

the house on the east side of the swale where it could access utilities, septic, and well, without crossing downhill over the swale.

As part of your subdivision approval, the IWWC requested that each of the subdivided lots come back to you with a development plan showing the location of the house and access to it, as well as proposed septic and well locations.

I trust that this explains the decision- making process and alternative evaluations that have taken place to get us to this point.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael W. Klemens", written over a dotted line.

Michael W. Klemens



**Statewide Inland Wetlands & Watercourses Activity Reporting Form***Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:**DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106**Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.***PART I: Must Be Completed By The Inland Wetlands Agency**

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_

2. ACTION TAKEN (see instructions - one code only): \_\_\_\_\_

3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐

4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

**PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant**5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): SALISBURYdoes this project cross municipal boundaries (check one)? yes ☐ no ☒

if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_

6. LOCATION (see instructions for information): USGS quad name: SHARON CT-NY or number: 16subregional drainage basin number: 60077. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Michael W. Klemens8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 14 Red Mountain Roadbriefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: \_\_\_\_\_culvert driveway crossing to access building lot9. ACTIVITY PURPOSE CODE (see instructions - one code only): B10. ACTIVITY TYPE CODE(S) (see instructions for codes): 9, 12, 14

11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):

wetlands: +280 square feet acres open water body: \_\_\_\_\_ acres stream: 20' linear feet12. UPLAND AREA ALTERED (must provide acres): + 1 acres

13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): \_\_\_\_\_ acres

DATE RECEIVED:

**PART III: To Be Completed By The DEEP**

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



- 1

FORMER 1 STORY FRAME HOUSE FOOTPRINT & SEPTIC
- 2

PROPOSED DRIVEWAY, ±5000 SQFT WITHIN UPLAND REVIEW AREA
- 3

PROPOSED WETLAND CROSSING W/ CULVERTS ±280 SQFT DISTURBED AREA
- 4

PROPOSED RESERVE LEACH FIELDS
- 5

PROPOSED LEACH FIELDS
- 6

POTENTIAL SEPTIC TANK LOCATION 1250 GAL
- 7

POTENTIAL WELL LOCATION, 75' RADIUS SHOWN
- 8

POTENTIAL HOUSE FOOTPRINT SHOWN AT ±2450SQFT
- 9

FOOTING DRAINS - TERMINATE 25FT MIN FROM SEPTIC
- 10

BROOK AND WETLAND SOIL AREA IN SWALE
- 11

WETLAND SOIL AREA

KLEMENS

14 Red Mountain Rd.  
Lakeville, CT 06039

design team

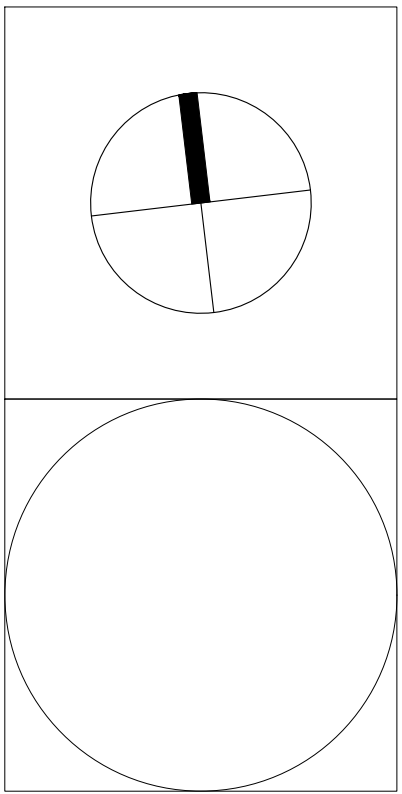
Allee Architecture + Design, LLC

56 main Street, Millerton, NY  
9 State Road, Chilmark, MA  
6A Ferry Street, Essex, CT

Mailing Address  
PO Box 1626  
Lakeville, CT 06039  
allee@design.com  
T 860.435.0640

structural engineer

civil engineer



revisions

rev #	remarks	date

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not for construction  
SCHEMATIC DESIGN

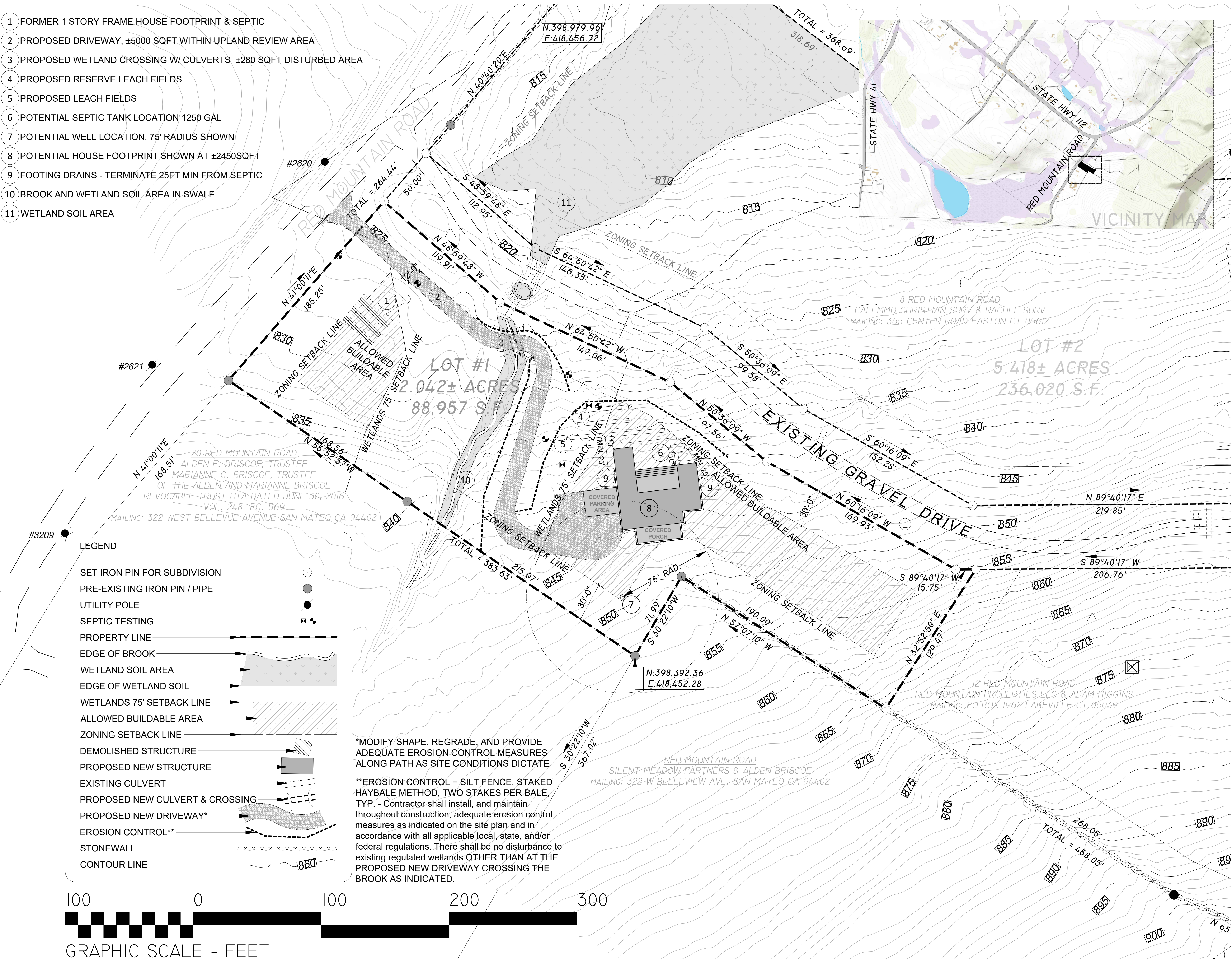
project number  
PROJECT # 23-019

date  
2.8.24

scale  
1/32" = 1'-0"  
drawing title

SCHEMATIC SITE PLAN

SP-100











Exist Drive Crossing

Exist crossing

Proposed NEW Crossing

Brook

Top line



Exist. Drive Crossing

Proposed new Crossing

Brook

Existing ~~prop line~~ Culverts

not a useable crossing



























