

April 9, 2025

Abby

Please find attached my application for wetlands review. Via UPS, I have sent the following which should arrive on Friday morning:

- +4 sets of the application for wetlands review, 29 Morgan Lane

- + one large plat of 29 Morgan Lane

- + (I have placed trace over this plat with the future location of our proposed barn and parking area, to clarify for the board where the parking and gravel drive will be in case there is an inquiry.

I have also attached the proposed mudroom in case it matters at this juncture. Please feel free to peel off the trace!)

- + 1 letter- sized copy of the same plat with the parking etc marked out for your reference-I did not include this in the packet for everyone as I understand these 2 items will not be considered in this application.

- + Check for \$360 fee- try as I might I could not find the fee schedule on the site, I may just be addled. I can have someone drop off a different check on Friday if this is incorrect.

Our closing was delayed by the owners to April 30

I have filled out the application as the owner and hope we can be considered by Wetlands soon after the 30th.

As you will see on the plats, the last shed is very close to the water. We have some very lovely big local rocks that we would be happy to place near that eastern boundary if it would give the board comfort in keeping any plants, lawn etc from getting too close to the water. I did not put this in the application, shoreline action may just be too complicated to suggest to the board.

I have finally gotten a newer survey, the CAD files have been sent to Brent White of White Engineering who will be creating my engineered plan. It is a slow process!

Thank you for all your help
Feel free to contact me with questions any time
Regards

A handwritten signature in cursive script, appearing to read 'Anne'.

Anne
917/664-2198



Conservation Commission

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

- 1) Applicants name: *Anne Fredericks*
- 2) Applicants home address: *77 Seekonk Cross, Great Barrington, MA 01230*
- 3) Applicants business address: *X*
- 4) Applicants Home Phone #: *917/664.2198* Business Phone #: *X*
- 5) Owner of property: Name: *Anne Fredericks*
Address: *77 Seekonk Cross, Great Barrington, MA 01230*
Phone #: *917/664.2198*
Signature of property owner consenting to this application:
Anne Fredericks
- 6) Applicants interest in the land: *owner*
- 7) Geographical location of property: *29 Morgan Lane, Salisbury*
Description of the land: *1.02 acres, 2 boundaries abut Lake Washining*
Computation of wetland area or watercourse disturbance: *0*
- 8) Purpose and description of the proposed activity: *please see attached*
- 9) Alternatives considered by applicant: *to rebuild the sheds. None deep enough to park a car, the sheds take up too much space and would require keeping too much gravel and parking*
Why this proposal to alter wetlands was chosen: *X too close to Lake Washining.*
- 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: *The American School of Hartford for the Deaf*
South: *X*
East: *X*
West: *Brian and Meghan McDevitt*

- 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: Alec Friedrichs

- 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: Alec Friedrichs

- 14) DEEP Reporting Form 22A-39-14 provided by applicant (Rev. 3/2013)

- 15) Any other information the Commission deems necessary to the understanding of what the applicant is proposing:

- 16) Section 7.6 Requirements, if stipulated by agent

- 17) Filing Fee: As defined in current Regulations

- 18) For activities involving a significant activity as determined by the Commission and defined in Section 2 of the regulations the provisions of Article 7.6 must be submitted with the application. (Attach documents).

- 19) If the affected property is within 500 feet of an adjacent municipality the applicant is responsible for providing documentation that the provisions of 8.9 of the regulations have been satisfied: (Attach documents).

DATE FILED: _____

DATE RECEIVED BY COMMISSION: _____

ACTION: a) INSIGNIFICANT ACTIVITY

CONDITIONS:

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):

Addendum to Application for Regulated Activity

8) Purpose and description of the proposed activity:

- a) Permission to remove 3 non-conforming and derelict sheds built in the 1920's. 2 ½ of these sheds fall within the 75' buffer zone of Lake Washining
- b) permission to remove a large garbage storage box, ½ inside the 75' buffer zone, and a lean to on the main house (this lean- to is not within the buffer zone)
- c) Remove large gravel parking area from 75' buffer zone, (the drive and parking will be relocated to the west side of the property away from the lake and outside the buffer zone, we eventually intend to build by right, a new garage outside the buffer zone. This building will not include any new impervious area. We also hope to build a mudroom/covered doorway outside the kitchen, the only ground level entry- those applications will come with the pending engineered plan)

- d) Expand 1st floor bedroom and kitchen onto 2 existing porches with no increase in the impervious area.
- e) TAHD has given us permission to expand in the above 2 locations and to build the garage without changing the existing septic -see attached
- f) Replace failing roof shingles on main house and on shed #1 with Euroshield, non reflective, recycled shingles with 100 year expected life. 1/2 of main house is in the 75' buffer zone.
- g) Remove 3 large pines in the buffer zone
- h) We hope to plant fruit trees, fruit shrubs, and plants for birds and pollinators along the northern border of the property, replacing the invasives and small dead trees and shrubs (@ 45 feet of the 148 foot northern property line is in the 75' buffer zone, abutting the School for the Deaf driveway)

I have never, nor will I now, use any pesticides, herbicides, or toxic fertilizers in planting or seeding.

Proposed planting list for pollinators and birds
(combination dependent on availability)

Native milkweed - *Asclepius incarnata*

Apple- *Malus sylvestris*

Blackthorn- *Prunus spinosa*

Blueberry bushes- *vaccinium*

Chokeberry- *Aronia melanocarpa*

Dog rose- *rosa canina*

Hazel- *Catylus Avellana* and *Corylus maxima*

Hawthorne- *Crataegus monogyna*

Honeysuckle- *Lonicera Penclymenum*

Mallow- *M Sylvestris*

Raspberry- *Rubus idaeus*

Rowan- *Sorbus aucuparia*

Sassafras- *sassafras albidum*

Wild Cherry- *prunus avium*

Wild Pear- *Pyrus pyraster*

For the lawn:

Clover- *Trifolium repens* or *pratense*

No Mow Seed Mix- multiple genus

Red creeping thyme- *Thymus coccineus*

None of these would be pre-treated with fertilizer and would not require future fertilizing and hopefully eliminated constant mowing.

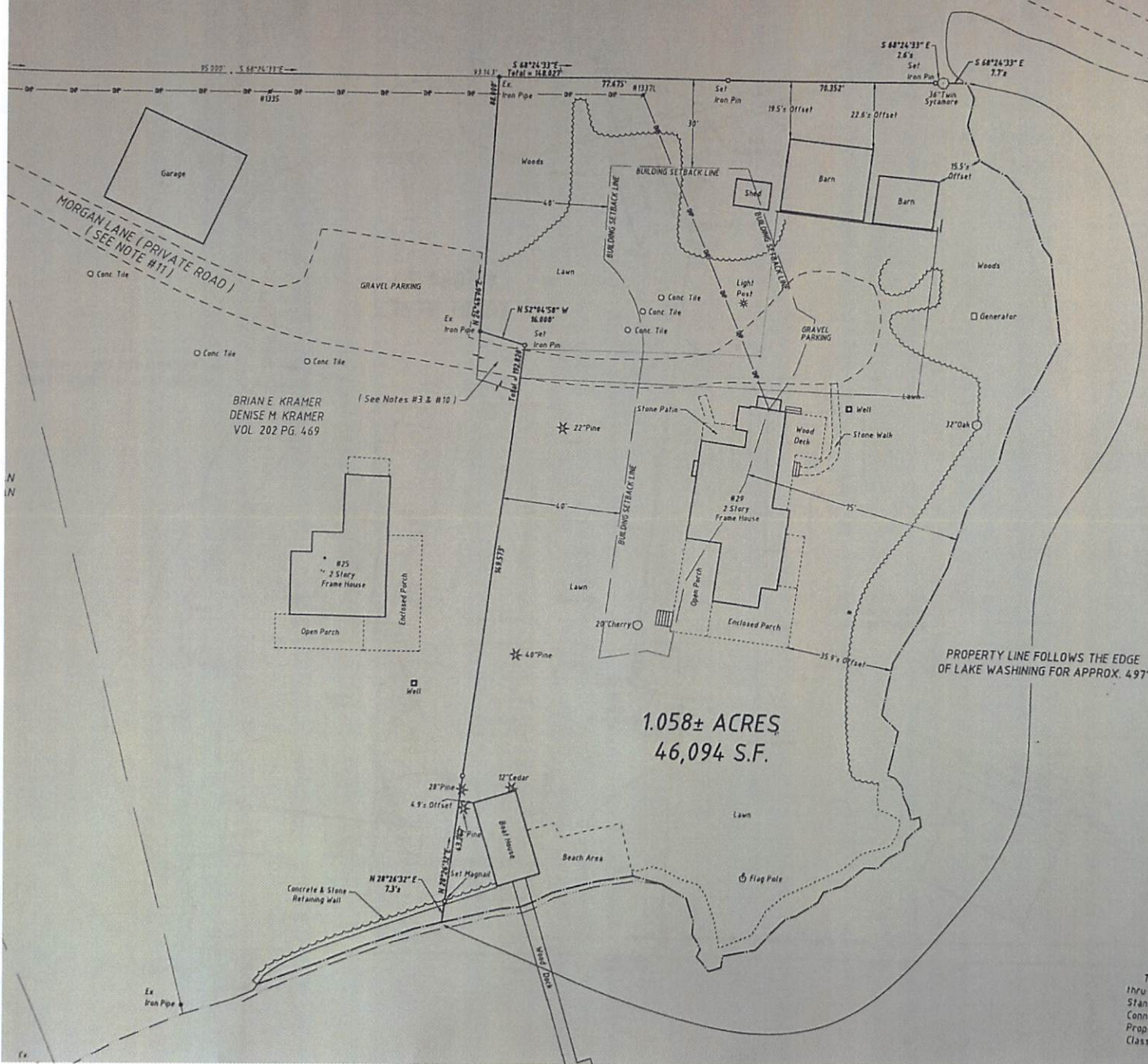
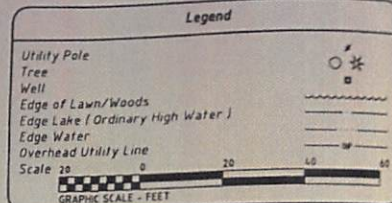
List of Attachments

Anne Fredericks, 29 Morgan Lane

1. Full plan of 29 Morgan Lane
2. Amended plan of 29 Morgan Lane
3. Demolition of sheds
 - a) Sizes on plat
 - b) Impervious calculations (discrepancies- to be confirmed on new engineered plan-pending
 - c) Impervious total per Lennard Engineering
 - d) photo of 2 sheds attached to main house to be demolished
 - e-k) photos of sheds to be demolished
 - l & m) photos of gravel parking to be removed
4. Additions
 - a) close- up of 2 additions and 2 demolitions on the main house
 - b & c) photos showing bedroom extension
 - d & e) photos of kitchen extension
- 5 TAHD permissions

①

THE AMERICAN SCHOOL OF HARTFORD FOR THE DEAF
VOL 120 PG. 923



Notes

- 1) Owner of record: KEVIN J. MCCAFFREY AND CARA C. MCCAFFREY VOL 179 PG. 26
- 2) Refer to map titled "G. Frank Reasure At Twin Lakes, Conn. 247/100 1"=25' May 3, 1929" by Howard Knickerbocker L.S. On file with the Town of Salisbury Town Clerk as map#549AA
- 3) Refer to map titled "Map Showing Portion Of Property Of Beatrice Hawley Rundell And Francis Rundell In Town Of Salisbury To Be Conveyed To Margaret E. Mackay, Scale 1 inch = 20 Feet, Total Area = 8.945 Acres" by Howard Knickerbocker L.S. On file with the Town of Salisbury Town Clerk as map#763
- 4) Refer to map titled "Map Of Land Of D. Norton Williams & Marylou S. Williams, Morgan Lane, Twin Lakes, Salisbury, CT. (Vol 113 Pg. 495) Scale 1 inch = 40 Feet" by Dr. George D. Adolfe Engineer & Surveyor. On file with the Town of Salisbury Town Clerk as map#2079
- 5) Refer to map titled "Plan Showing Property At Twin Lakes, Conn. Formerly Owned By Susan Olds And Subdivided By Moritz Worman, C.E. Resurveyed By C.H. Nickerson, C.E. Sept 19, 1911. Scale 1"=25'" On file with the Town of Salisbury Town Clerk as map#556
- 6) Refer to other surveys by Howard Knickerbocker L.S., Dr. George D. Adolfe P.E., L.S., Howard B. Stearns, Jr., L.S., Mathias H. Kiefer L.S.
- 7) Property is located in the R01 Rural Residence 1 Zone of the Salisbury Planning and Zoning Regulations. Minimum Lot Area = 80,000 S.F. Minimum Yard Setbacks: Front = 40 Ft. Sides and Rear = 30 Ft.
- 8) A portion of the property is in Lake Protection Overlay Zone of the Salisbury Planning and Zoning Regulations (Refer to Section 804). Refer to Salisbury Planning and Zoning Regulations Section 423.2b (Maximum allowable area of impervious surface is 10%).
- 9) Refer to Salisbury Planning and Zoning Regulations Section 423 regarding building setback (75') from any lake, pond, or stream.
- 10) Refer to Salisbury Land Records Vol. 179 Pg. 27 for "the right of way easement over the 16 foot right of way which was reserved by the Rundells."
- 11) Refer to Salisbury Land Records Vol. 179 Pg. 27 for "together with a right of way over land formerly of Sarah W. Lomb and the lands of other persons running in a general westerly and northerly direction to the Ashley Falls Road."
- 12) There are underground utilities and drainage structures on the property. Exact location of these utilities and drainage structures is unknown. Underground utility, drainage structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by respective companies or governmental agencies from private testimony and from other sources. These locations must be considered approximate in nature. Additional, other such features may exist on the site, the existence of which are unknown to Lamb-Kiefer Land Surveyors, L.L.C. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4435.

29 Morgan Lane
Anne Fredericks

Map Prepared For
KEVIN J. MCCAFFREY
CARA C. MCCAFFREY
#29 Morgan Lane (Private Road)
Salisbury, Connecticut
Scale 1" = 20' December 11, 2015
Total Area = 1.058± Acres

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc., on September 26, 1996. It is a Property Boundary Survey based on a First Survey conforming to Horizontal Accuracy Class A-2.

2

Sheds
+
Garbage Box

TO BE DEMOLISHED

pollinator/bird
hedging



Existing gravel
to be removed
and area to be
reseeded



Inside these
borders to be
re-seeded

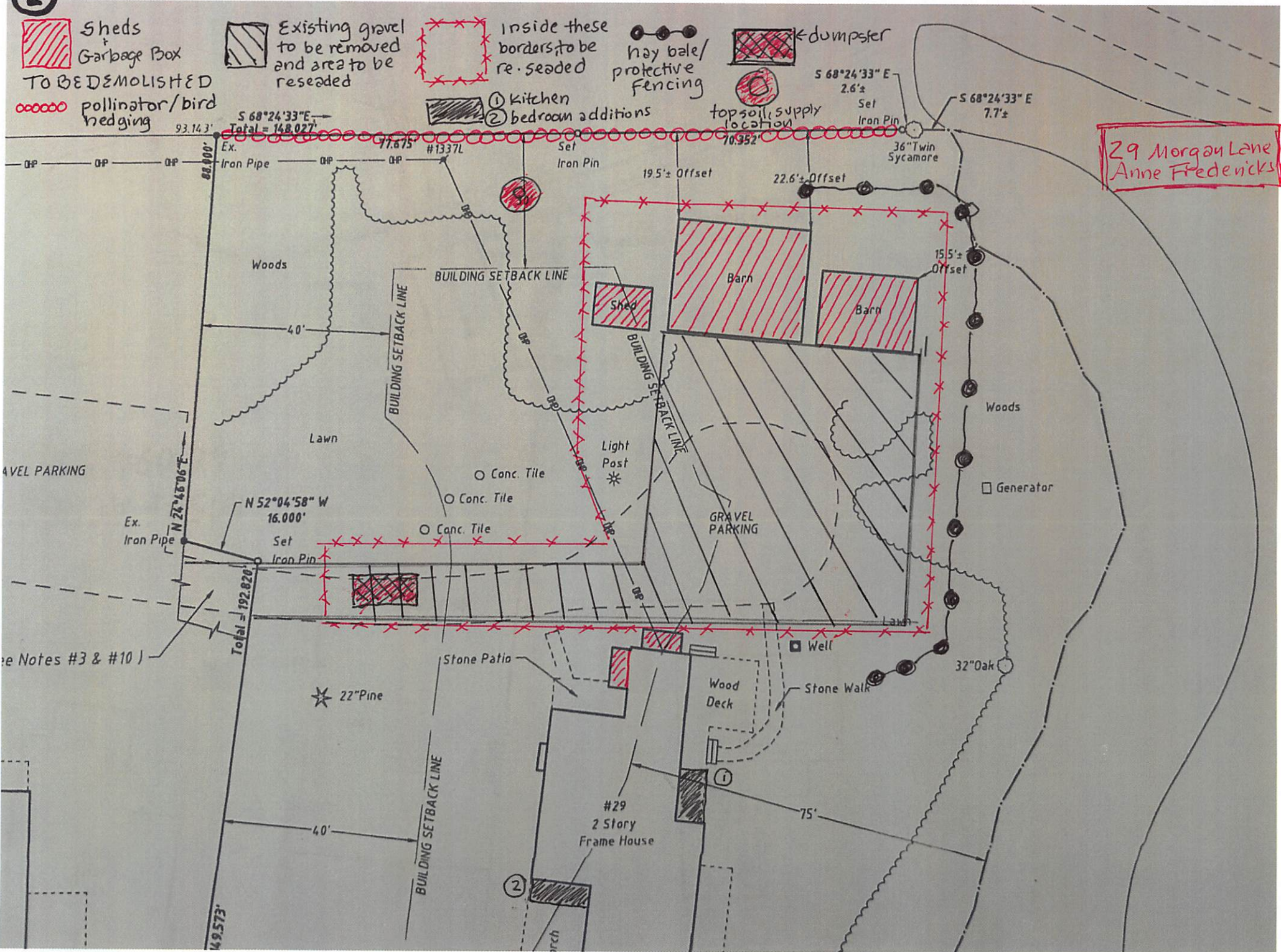
hay bale/
protective
fencing



dumpster

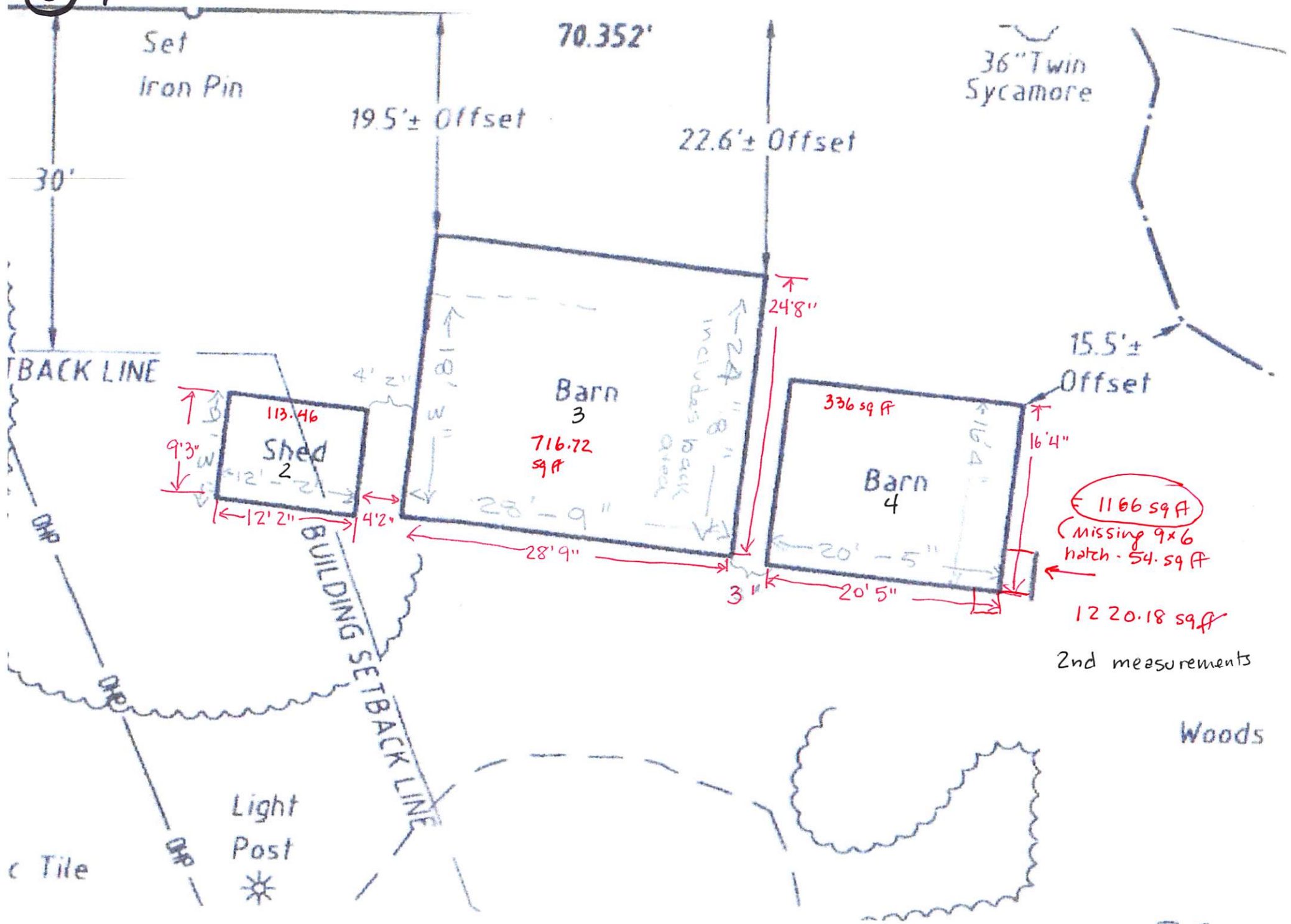


topsoil supply
location



29 Morgan Lane
Anne Fredenicks

3a)



3b

The building coverage of the three sheds on the north side of the property is tabulated below.

Shed	Coverage (SF)
2	112
3	702
4	332
Total	1,146

to be confirmed on pending engineered plan

Existing Building Coverage

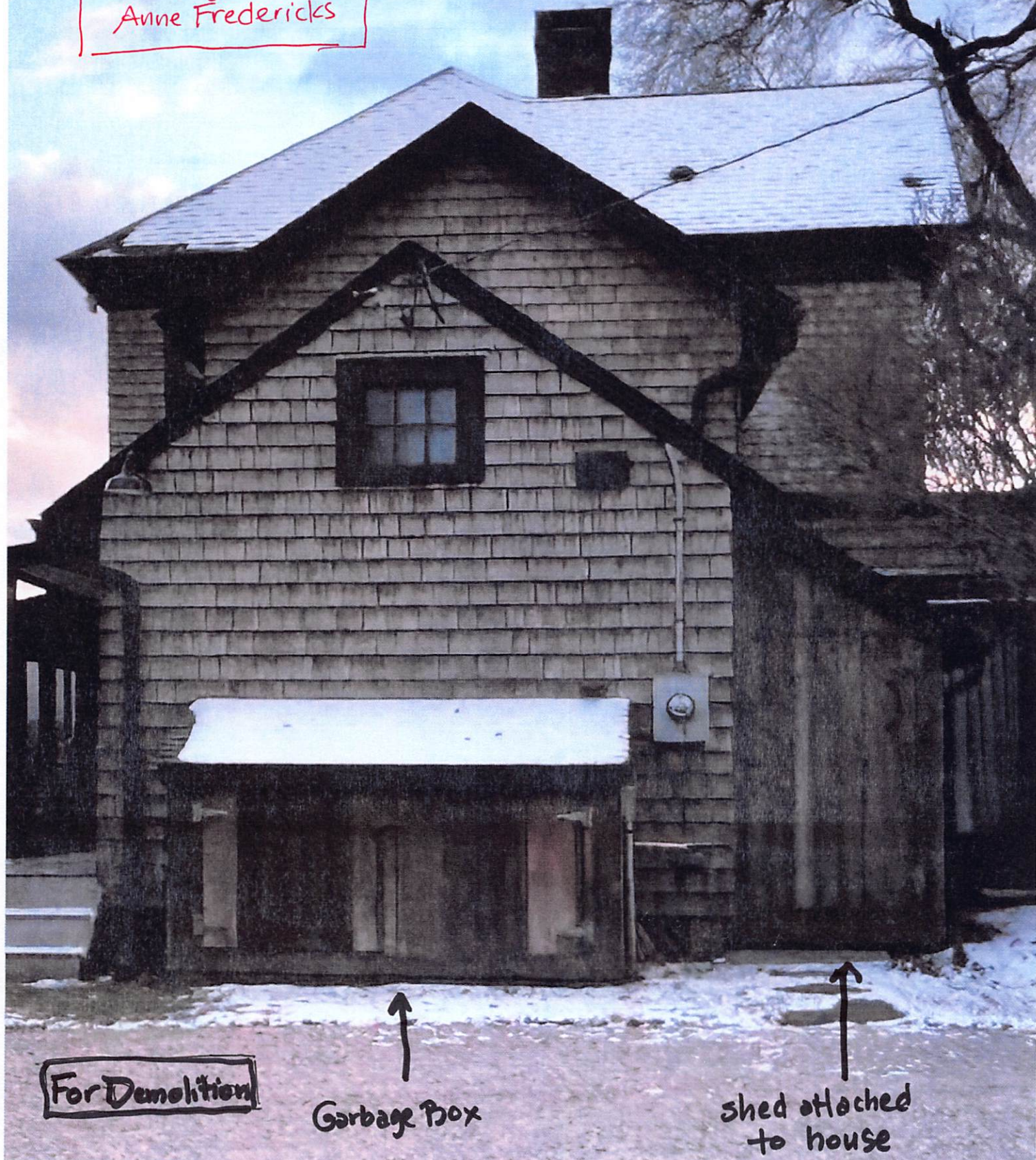
Building coverage in the RR-1 Zone is limited to 10%. Currently the site has 9.43% of building coverage. This includes all roofed portions of all buildings.

prepared by Lenard Engineering Feb.2021

3d

Crop

29 Morgan Lane
Anne Fredericks



For Demolition

Garbage Box

shed attached
to house

3e



3F

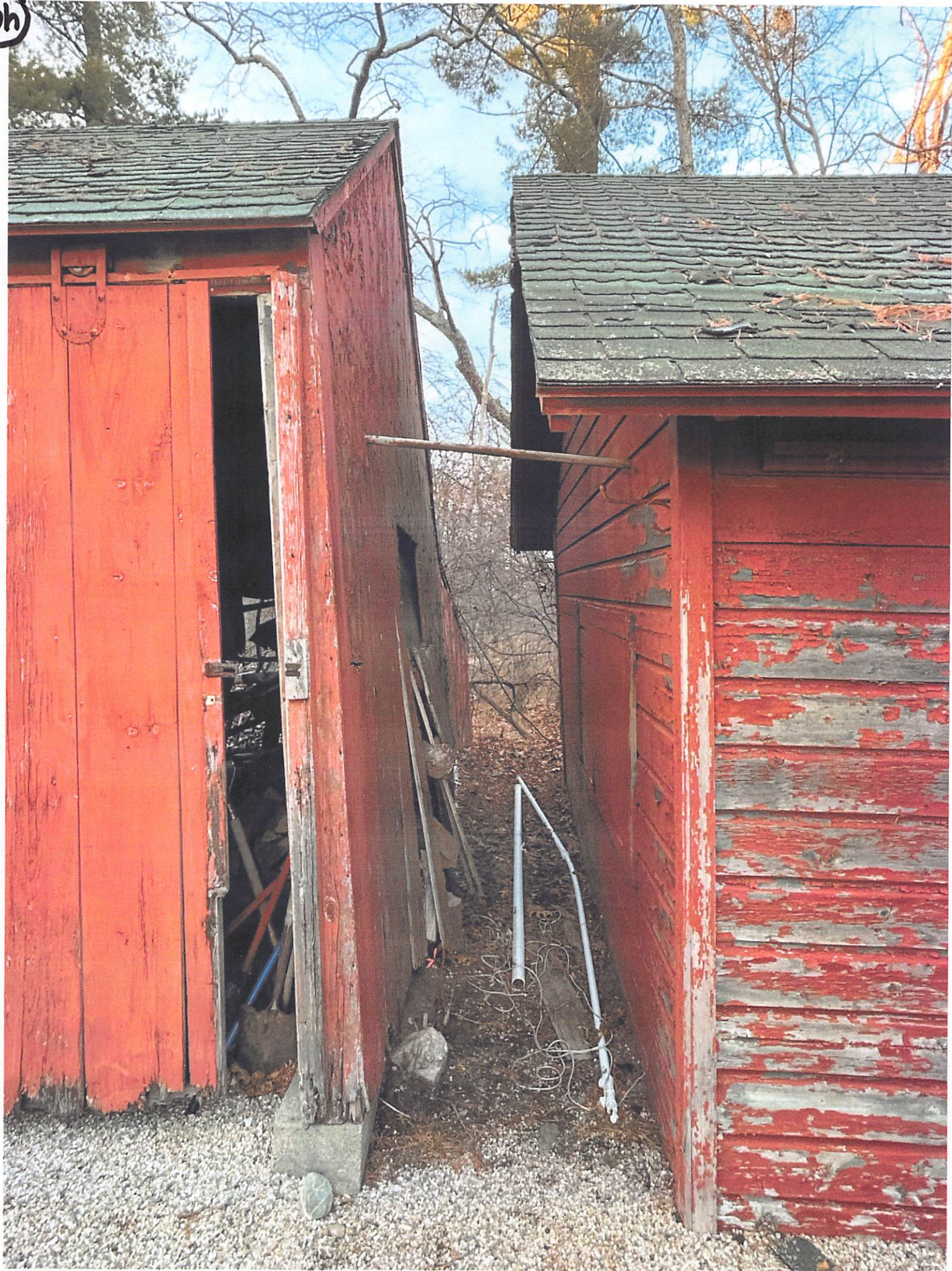
Shed 4



39

3









3K

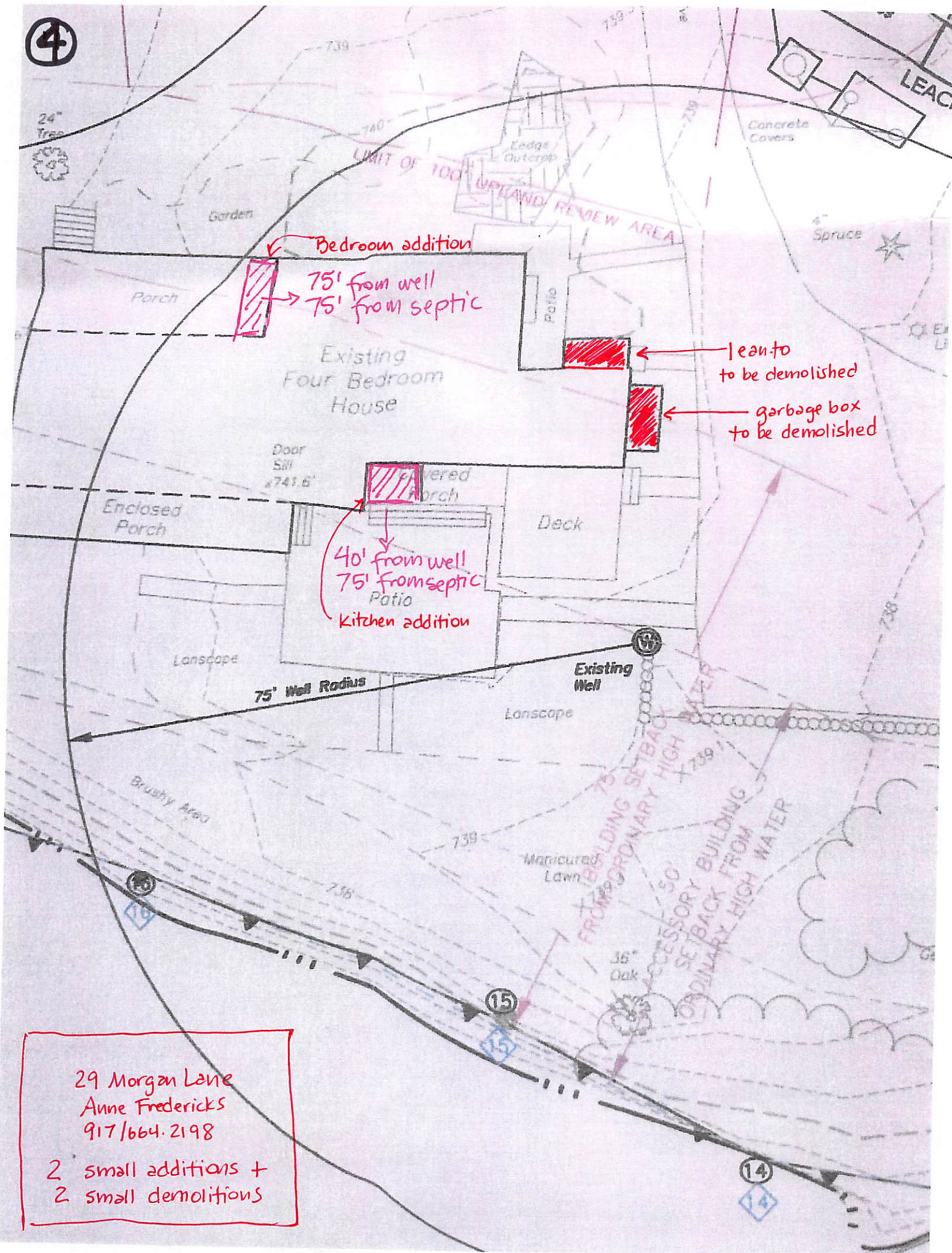


2





4



29 Morgan Lane
Anne Fredericks
917/664.2198

2 small additions +
2 small demolitions

46
Anne Fredericks
917/664.2198

Addition # 1 12' x 5'
expansion onto covered porch

wall below would
become a 3 window
wall, pushed out 5'

no plumbing

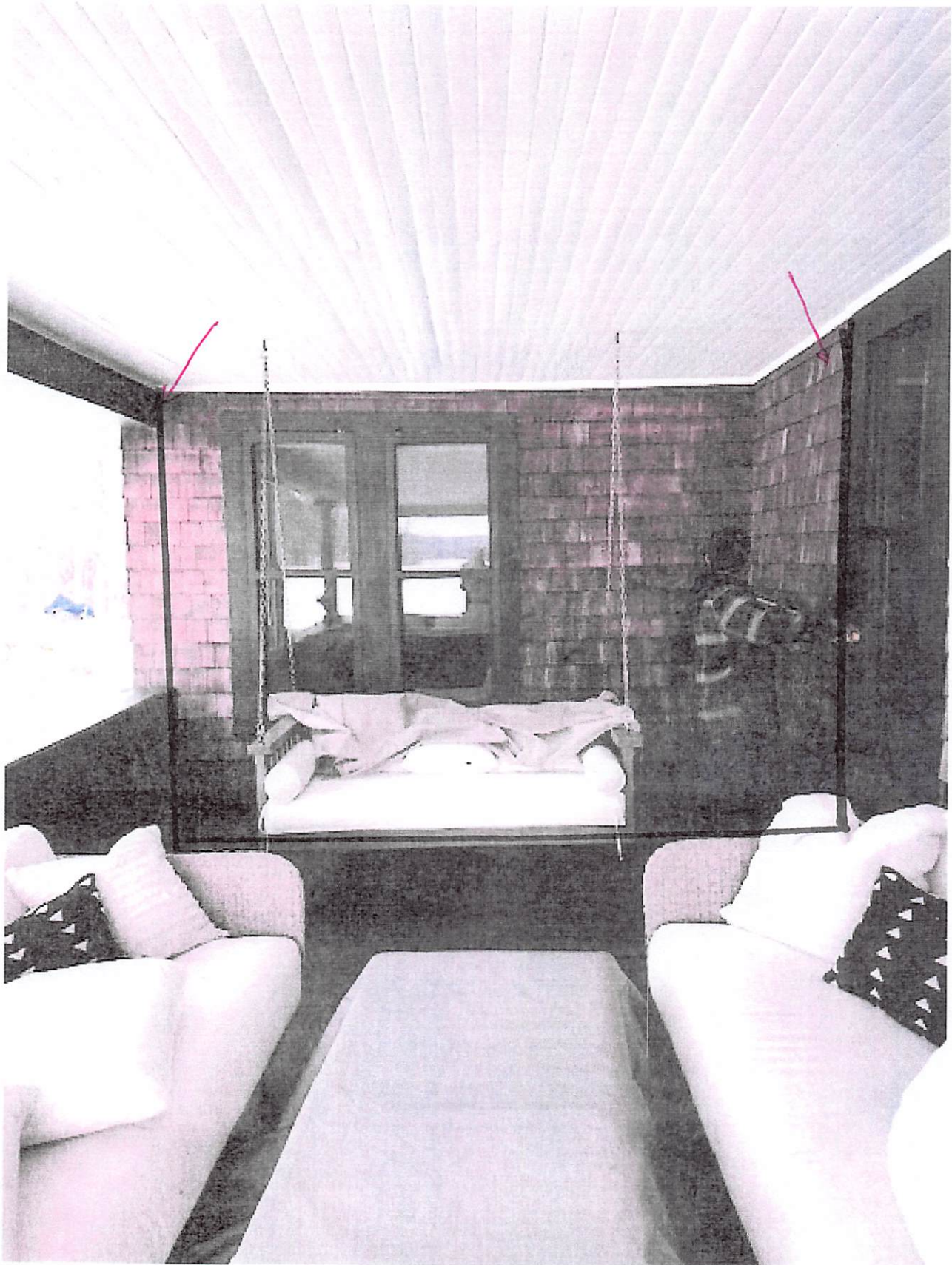




Anne Fredericks
917/664-2198

Addition # 1 12'x 5'
expansion onto covered porch
(from left wall to window on right)

no plumbing
no new impervious
area





Anne Fredericks
917/664-2198

Addition # 2 9 3/4 x 5'
pushing kitchen out onto
covered deck for pantry & ventilation

no plumbing
no new impervious
area





Anne Fredenicks
917/664-2198

Addition # Z 9 3/4 x 5'
pushing kitchen out for pantry
and ventilation onto covered deck

no plumbing
no new impervious
area



5



TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790

Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail info@tahd.org ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967"

Addition / Accessory Structure Application

**This is not a building permit.
You must obtain a permit from the Building Inspector prior to any construction.**

Anne Fredericks	29	Morgan Lane		Salisbury
Owner	Street #	Street Name		Town
77 Seekonk Cross Rd	Great Barrington	Ma	01230	917-664-2198
Mailing Address	Town	ST	Zip	Owner Telephone
anne@annefredericks.com		917-664-2198		1.04 ACRES
Email Address		Cell Phone		Lot Size
See description	Anne Fredericks			
Dimensions of Addition	Information Supplied By	Septic System Designed By		

Description
of Addition

Change 2nd floor: create a den/sitting room (5'+ opening); Middle bedroom to be connected to adjacent bathroom; front bedroom will become an office/workspace.
Expand first floor: bedroom onto covered porch 12'x5' max.; extend kitchen onto covered deck. No plumbing added.

The application **must** be accompanied by a **check** made payable to **TAHD** in the amount of:
ACCESSORY STRUCTURE : \$35.00 **HABITABLE STRUCTURE: \$55.00**
WELL AND SANITARY SEWER: \$35.00 **CODE COMPLIANCE STUDY (B100a): \$150.00**
(Returned Check Fee on any item: \$25.00)

Application must be accompanied by a **SKETCH** (on back) showing the relative distances from the proposed addition/structure to the well and septic system. Sketch must be signed by applicant.

Signature of Applicant: _____

Application Date: 3-19-2025

TAHD USE ONLY BELOW LINE

☒ **APPROVED**

☐ **DENIED**

conditions of approval

Existing Records? ☐ yes

Septic Permit Number: 10076

☐ B100a study required

☐ field investigation

Sanitarian: Justin Rompre

Decision Date: 3/20/2025

TAHD is an equal opportunity provider and Employer



TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790
Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail info@tahd.org ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967" Addition / Accessory Structure Application

**This is not a building permit.
You must obtain a permit from the Building Inspector prior to any construction.**

Anne Fredericks	29	Morgan Lane	Salisbury
Owner	Street #	Street Name	Town
77 Seekonk Cross Rd	Great Barrington	Ma 01230	917-664-2198
Mailing Address	Town	ST Zip	Owner Telephone
anne@annefredericks.com	917-664-2198	1.04 ACRES	
Email Address	Cell Phone	Lot Size	
30' x 33'	Anne Fredericks		
Dimensions of Addition	Information Supplied By	Septic System Designed By	

Description
of Addition

Two story garage with studio above -- No living space.
Floor plans provided.

The application **must** be accompanied by a **check** made payable to **TAHD** in the amount of:
ACCESSORY STRUCTURE : \$35.00 **HABITABLE STRUCTURE: \$55.00**
WELL AND SANITARY SEWER: \$35.00 **CODE COMPLIANCE STUDY (B100a): \$150.00**
(Returned Check Fee on any item: \$25.00)

Application must be accompanied by a SKETCH (on back) showing the relative distances from the proposed addition/structure to the well and septic system. Sketch must be signed by applicant.

Signature of Applicant: _____ Application Date: 3-19-2025

TAHD USE ONLY BELOW LINE

<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED
---	--

conditions of approval

Existing Records? ☐ yes

Septic Permit Number: 10076

☐ B100a study required

☐ field investigation

Sanitarian: [Signature]

Decision Date: 3/20/2025

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

West Hartford, CT 06107

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to appropriate fee)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To: **Jeff Prizim / American School of Hartford for the Deaf**
Street and Apt. No., or PO Box No.: **159 Main Street**
City, State, ZIP+4®: **West Hartford, CT 06107**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Ridgewood, NJ 07450

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee to appropriate fee)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To: **Brian McDevitt**
Street and Apt. No., or PO Box No.: **242 Highwood Avenue**
City, State, ZIP+4®: **Ridgewood, NJ 07450**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

UNITED STATES POSTAL SERVICE.

SANTA FE
120 S FEDERAL PL STE 101
SANTA FE, NM 87501-9902
(800)275-8777

04/08/2025 02:23 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.73
Ridgewood, NJ 07450 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 04/14/2025			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 2931 0132 86			\$5.58
Total			\$0.73
First-Class Mail® Letter	1		
West Hartford, CT 06107 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 04/14/2025			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 2931 0132 79			\$5.58
Total			\$11.16
Grand Total:			\$11.16

Credit Card Remit
Card Name: AMEX
Account #: XXXXXXXXXX8041
Approval #: 846480
Transaction #: 848
AID: A000000025010801
AL: AMERICAN EXPRESS
PIN: Not Required

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call 1-800-410-7420.

Fwd: Approval for wetlands application

From John Harney <jharney@wpsir.com>

Date Thu 4/10/2025 3:34 PM

To Abby Conroy <aconroy@salisburyct.us>; Miles Todaro <mtodaro@salisburyct.us>; Anne Fredericks <anne@annefredericks.com>

Here is the email from the owner of 29 Morgan Ln for Anne to submit her application to Wetlands this month prior to closing

Onward

John

Sent from my iPhone

Begin forwarded message:

From: Lenore Mallett <lmallett@wpsir.com>
Date: April 10, 2025 at 3:17:15 PM EDT
To: John Harney <jharney@wpsir.com>
Subject: Fwd: Approval for wetlands application

----- Forwarded message -----

From: Kevin McCaffrey <kmccaffrey@lawfinance.com>
Date: Thu, Apr 10, 2025 at 3:13 PM
Subject: Re: Approval for wetlands application
To: Lenore Mallett <lmallett@wpsir.com>, Cara McCaffrey <cczelus@gmail.com>, Elvia Gignoux <egignoux@wpsir.com>

Approved.

From: Lenore Mallett <lmallett@wpsir.com>
Sent: Thursday, April 10, 2025 3:09:51 PM
To: Kevin McCaffrey <kmccaffrey@lawfinance.com>; Cara McCaffrey <cczelus@gmail.com>; Elvia Gignoux <egignoux@wpsir.com>
Subject: Approval for wetlands application

Hi Kevin and Cara,

Can you please reply to this email giving your consent for Anne Frederick's to submit an application to the wetlands commission asap to get ahead of possible restriction changes and expedite the process.

Thank you,

Lenore Mallett

Licensed Real Estate Salesperson

Co-Founder [At Home in the Hills Team at WPSIR](#)

Gold Award Winner (2021-2024), "Best of Zillow"

#1 Team Salisbury Brokerage (2023&2024) Licensed in CT, NY & MA

William Pitt Sotheby's International Realty
19 Main Street PO BOX 667 Salisbury, CT 06068

c. 203.209.1777

lmallett@williampitt.com

[Visit my website here](#)

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