

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: Anne Fredericks

Address of owner: 29 Morgan Lane, Salisbury CT 06068

Property Location: Tax Map 64 Lot 07 Land Records: Vol. 0170 Page 0026

Acreage: 1.04 Zone: RR1

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: ✓

Conservation Commission Approval, if applicable: NA

Historic District Commission Approval, if applicable: NA

Approval From TAHD: ✓ WPCA: ✓ BHC: \_\_\_\_\_

If applicable, boundaries of flood plain, aquifer protection zone, Housatonic River District, or Historic District should be on Site Plan.

Additional Remarks: This is an application for demolition and rebuild of our house at 29 Morgan Lane. Our property is in the lake protection overlay district. The renovations required are extensive and using current structure we could not meet multiple building codes

Owner's Signature: Anne Fredericks Date: 3/25/26

Applicant's Signature and Title: Anne Fredericks, owner

Applicant's address and phone number: 77 Seekonk Cross, Great Plainington MA 01230 917/664-2198

Filed at Planning and Zoning Commission Office: \_\_\_\_\_, 2001

Date of next regular Commission meeting: April 6 2026

Date of approval or denial of plan: \_\_\_\_\_

A decision on a site plan submitted as part of a zoning permit application shall be rendered within 65 days after receipt of the plan at a regular meeting of the Commission. The applicant may request extensions of the decision period, not to exceed two further 65-day periods.

## **Project Description**

## **29 Morgan Lane, Anne Fredericks**

This application is a request for permission to demolish the house at 29 Morgan Lane and rebuild using the existing footprint. We will use all existing services.

### **Demolition.**

The house was built as a cottage in 1920 with additions at unknown later dates. The house is in poor condition. After a year working with engineers and contractors, we determined that the house must be demolished. The extensive work required makes patching up this house untenable and costly with no guarantee that renovations will result in a safe, code compliant home.

Rebuilding was not our intention when we purchased the house, it however, is the only realistic way to move forward.

1. there is no foundation: The house sits on piers, some don't touch the ground, some don't touch the underside of the house. Many are crumbling or have been supported with rocks. The perimeter is plywood with insulation board attached (in only a few places).

The lack of a proper foundation has resulted in the house settling. Floors have shifted and are canted in multiple directions. Many windows no longer open, doors are difficult to operate.

2. Most areas of the house do not meet code. There are 2 staircases in the house. The primary stair is extremely steep, the back stair for egress in the newer part of the house, is also very steep and narrow with no handrails and open wall. Neither meet code and are basically unsafe, particularly in an emergency. We need to have safe egress from the 2<sup>nd</sup> floor.

3. None of the electric service meets code.

4. Old roofs. There are multiple roofs and overhangs on the house. In addition to needing to be re-shingled and re-flashed, several of the roofs and overhangs are sagging and need to be rebuilt.

5. The walls are extremely thin and uninsulated. New double paned windows cannot be supported by existing walls. (Current windows are single paned). In the interior, walls are single bead board panels. There are no 'pockets' for insulation. The bead board which covers all walls and ceilings in the original, 1920 part of the house, is very dry and presents a fire hazard. To remove the board is impossible as it would destroy the division between rooms and possibly make the structure unstable.

6. The newer addition on the 2<sup>nd</sup> floor has a sagging roof, leaking windows, no ice break between low windows and adjacent roof. This addition is 3' lower than the adjoining areas in the house. The addition is reached by a set of tall steps with no railing, the opposite egress is to the narrow, steep steps to the kitchen. There is no safe egress from the northern part of the house.

6. All of the heat and electric services need to be replaced. Some are under slabs that would require being jack -hammered out, most are in the crawl space or in the attic where spray foam insulation was applied directly to the pipes and conduits. There is no access to them without hammering away the foam insulation which could damage them and the structure. They must be removed.

To attempt to repair this house would require excessive measures and would still result in a structure with compromised walls, difficult, potentially unsafe spaces, inability to install modern

windows etc. There would be far more construction waste and potential damage to the land if we tried to renovate.

### **Rebuilding the house.**

It is our intention to use the existing footprint for the new building. We will step the exterior walls back from the original footprint in many areas on the longer east and west sides. The southern façade which can be viewed from the lake will look essentially the same. We are reducing the number of bedrooms

to 2 and reducing the number of rooms from 10 to 9.

There is an area on the northwest corner where we removed, with permissions, some failing small additions to the house and a patio which we will build on as well. They were part of the original footprint.

We have completed geo-engineering to establish how a foundation can be built, an asbestos inspection, there is none, and laser studies of the house to exactly locate it on the property. We have an engineered plan. We have received Wetlands permission for this project and TAHD has signed off on our plans. We are using a team of experienced architects, engineers, and a contractor who have all worked with historic houses and on difficult or sensitive sites.

We are very conscious of protecting Lake Washining. With this in mind, the building materials we intend to use for the structure are eco- friendly having been used extensively in Switzerland and Canada for decades. The structure would be built using a recycled block called Nexcem. This block is clean, has mineral wool insulation inside of it and goes up quickly. I have built 2 houses using this recycled block. The roof shingle is made of

recycled baby diapers and tires and looks like slate. It has a 50 year warranty and 100 year expected life. We would not need to re-shingle again in our lifetimes. With a stucco exterior and a Japanese cladding on the garage and boat house, we will not be painting or using any toxic products to protect the exterior. ( I used these same products 25 years ago when I built my house in Great Barrington. I received the Garden Club of America Conservation award, Zone 1 for the use of these non- toxic products and lectured about them to garden clubs.)

We intend to build a house that will honor the site and will last another 100 years.

### **The location.**

29 Morgan lane sits at the eastern end of Morgan Lane on Lake Washining. There is water on the eastern and southern sides of the property. Since acquiring the property, with Wetland, P&Z and building department permissions, we have removed 3 free standing sheds, one threatening to fall into the water on the eastern edge of the property and completed asbestos remediation (limited to some old windows). We removed a gravel parking area ( in excess of 4500 sq ft) and a stone terrace (600 sq ft) that were within the 75' setback of the lake. We cleared out invasive plants, removed dead and dying trees and planted more than 20 hardwood, specimen trees along the northern border and around the existing house. We have also planted wildflower and pollinator plants under the northern trees. We intend to add more plantings to capture water and reduce the large lawn which shows signs of having had extensive chemical applications. We will never use chemicals on our lawn or gardens.

P&Z had some concern about the sand area at the southern edge of the lake. We have reduced the sand to be just at the waters' edge and of the same size as the beach that is contiguous across several neighboring properties to the west.

We are currently building a garage outside the 75' setback, as far as possible from the lake, for which we have received all our permits. As part of this construction, an oversized area of the property's perimeter has been protected with a silt fence with hay bale supports. This protective fencing has been inspected by the land agent. We will extend this fencing along the eastern edge of the lake and around the southern part of the property for the new construction. (see the attached map of conditions)

We will take all necessary steps to ensure that the construction does not threaten the lake.

All materials will be stored outside the 75' lake protection zone.

## **Timing**

It is our desire to move quickly to limit the noise and inconvenience of building during the summer. We will need to excavate a limited area for the new foundation which we would like to do before most people return for the summer. The recycled blocks allow quick construction and is much quieter than 'stick-built' construction. The exterior walls will go up quite quickly.

We have only 2 abutters, one house on Morgan Lane, the other abutter is Isola Bella. We are conscious however of the need for trucks to go slowly and carefully down Rocky Lane and Morgan Lane to reach the property.

We are aware of the need, and our desire, to be good neighbors.



# 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](mailto:info@tahd.org) ♦ Web [www.tahd.org](http://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 Fredricks	29	Morgan Lane	Salisbury
Owner	Street #	Street Name	Town
77 Seckonk Rd	Great Barrington	Ma 01230	917-664-2198
Mailing Address	Town	ST Zip	Owner Telephone
anne@annefredricks.com		917-664-2198	1.04 AC
Email Address		Cell Phone	Lot Size
same as existing house			
Dimensions of Addition	Information Supplied By	Septic System Designed By	

Description of Addition

Tear down and rebuild house on existing footprint. reduce bedrooms from 3 to 2.

Proposed hot tub.

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: ON-FILE

Application Date: 3/11/2026

### TAHD USE ONLY BELOW LINE

**APPROVED**

**DENIED**

conditions of approval

Existing Records?  yes

Septic Permit Number:

B100a study required

field investigation

As shown; ANY changes to the house floorplans are subject to further review and re-approval by the TAHD.

Hot tub approved.

Sanitarian:

Decision Date:

*Brandon Jacques*  
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](mailto:info@tahd.org) ♦ Web [www.tahd.org](http://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 Fredricks	29	Morgan Lane	Salisbury
Owner	Street #	Street Name	Town
77 Seckonk Rd	Great Barrington	Ma 01230	917-664-2198
Mailing Address	Town	ST Zip	Owner Telephone
<a href="mailto:anne@annefredricks.com">anne@annefredricks.com</a>	917-664-2198	1.04 AC	
Email Address	Cell Phone	Lot Size	
same as existing house			
Dimensions of Addition	Information Supplied By	Septic System Designed By	

**Description of Addition**

Tear down and rebuild house on existing footprint. reduce bedrooms from 3 to 2.  
Proposed hot tub.

The application **must** be accompanied by a **check** made payable to **TAHD** in the amount of:

<b>ACCESSORY STRUCTURE : \$35.00</b>	<b>HABITABLE STRUCTURE: \$55.00</b>
<b>WELL AND SANITARY SEWER: \$35.00</b>	<b>CODE COMPLIANCE STUDY (B100a): \$150.00</b>

**(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: ON-FILE Application Date: 3/11/2026

**TAHD USE ONLY BELOW LINE**

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

conditions of approval

Existing Records?  yes  no

Septic Permit Number:

B100a study required

field investigation

As shown; ANY changes to the house floorplans are subject to further review and re-approval by the TAHD.

Hot tub approved.

\* Rev. 3/18/26 - Added door to exterior hot tub.

Sanitarian:

Decision Date:

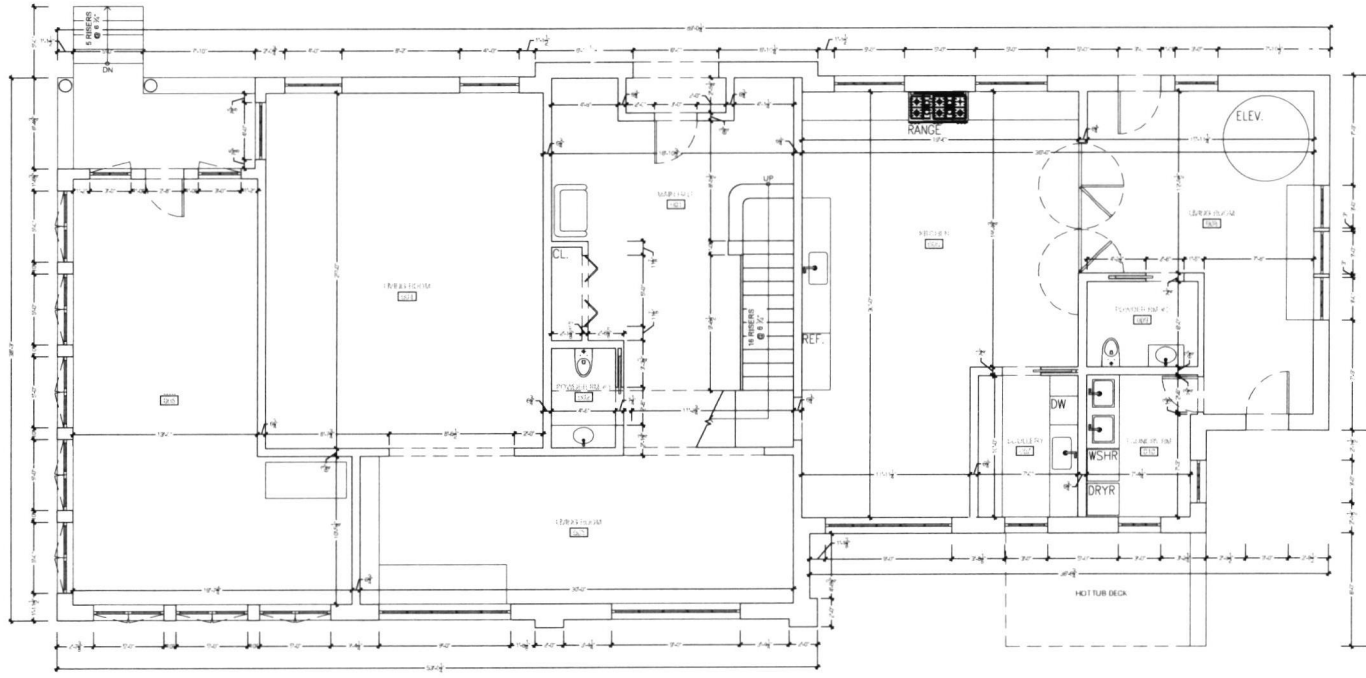
REV. DATE: 3/19/26

TAHD is an equal opportunity provider and Employer

Date \_\_\_\_\_ Signature \_\_\_\_\_

Commercial Building Dispersing Gas/Dry  
 Dwelling Containing Bedrooms  
 Basis for Zoning System

ROXBOROUGH AREA HEALTH DISTRICT



1 ENTRY LEVEL FLOOR PLAN  
 1/4" = 1'-0"

1<sup>ST</sup> FLOOR

HOUSE  
 OWNER ANNE FREDERICKS  
 28 MORGAN LANE  
 SALISBURY CT 06088  
 MAP BLOCK LOT 64-07  
 LINDSEY RD 98131485  
 LAND RECORDED VOL.275 PAGE 338

DESIGNER  
 THOMAS SANSONE  
 TAD DESIGN  
 37 WEST 28TH STREET  
 NEW YORK NY 10001

NOT FOR CONSTRUCTION

05.03.2026 SCHEMATIC  
 DESIGN

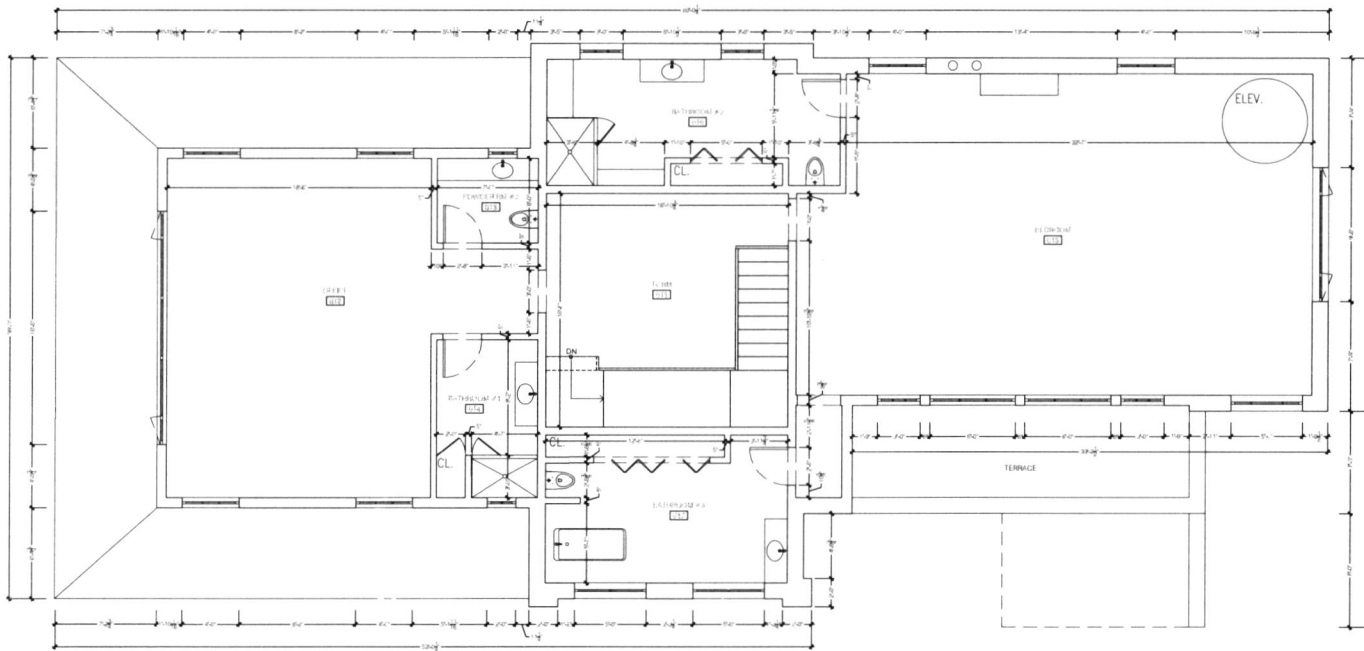
ISSUE  
 SCALE: 1/4" = 1'-0"  
 PROJ.#:  
 DRAWN BY:  
 TITLE:  
 ENTRY LEVEL FLOOR PLAN

**A 100**

37 WEST 28TH STREET, NEW YORK, NY 10001 TEL: 917-861-1748

T A S D E S I G N

All drawings are made on the standard grid of 1/4" = 1'-0".  
 Designer is not responsible for the accuracy of the information.  
 TAD DESIGN 2026



① SECOND LEVEL FLOOR PLAN  
1/4" = 1'-0"

## TORRINGTON AREA HEALTH DISTRICT

Basis for Septic System  
 Dwelling Containing 2 Bedrooms  
 Commercial Building Discharging      Gals/Day

3-16-26  
 Date

*[Handwritten Signature]*  
 Signature

2<sup>nd</sup> Floor

**HOUSE**  
 OWNER: ANNE FREDERICKS  
 25 MORGAN LANE  
 SALISBURY, CT 06868  
 MAP BLOCK & LOT: 84-67  
 LOTS: 6 & 8, 14 & 15  
 LAND RECORDS: VOL. 275 PAGE: 338

**DESIGNER**  
 TASHA SANSONE  
 T&S DESIGN  
 37 WEST 28TH STREET  
 NEW YORK, NY 10001

NOT FOR CONSTRUCTION

05.03.2026 SCHEMATIC DESIGN

ISSUE:  
 SCALE: 1/4" = 1'-0"  
 PROJECT:  
 DRAWN BY:  
 TITLE:  
 SECOND LEVEL FLOOR PLAN

**A 101**

© 2026 T&S Design. All Rights Reserved. This document is the property of T&S Design. Distribution of this document, in whole or in part, without the written permission of T&S Design is strictly prohibited without permission. #T&S DESIGN 2026

37 WEST 28TH STREET, NEW YORK, NY 10001 TEL: 917-968-1174B  
 T A S D E S I G N

Kevin McCaffrey 29 Morgan lane

HOT TUB

Plan done by Lorenzo Esc. #005009

TORRINGTON AREA HEALTH DISTRICT

APPROVED

NOT APPROVED

DATE 3-16-26

BJ

1250 L.B. ST.

1250 L.B. P.C.

11- Lo Pros

12" + Septic Sand

H2O Lo Pros

1/4 stone

top soil

Septic Sand

6'

Driveway

75' 0 well

47' x 14'

3 Bedroom House

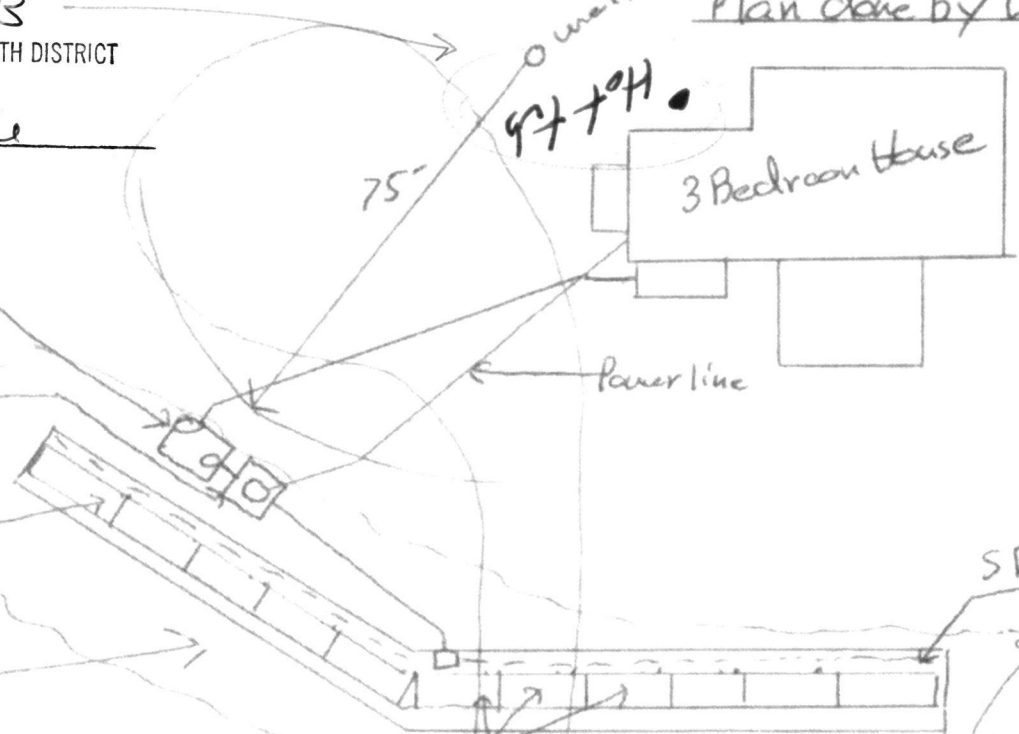
Power line

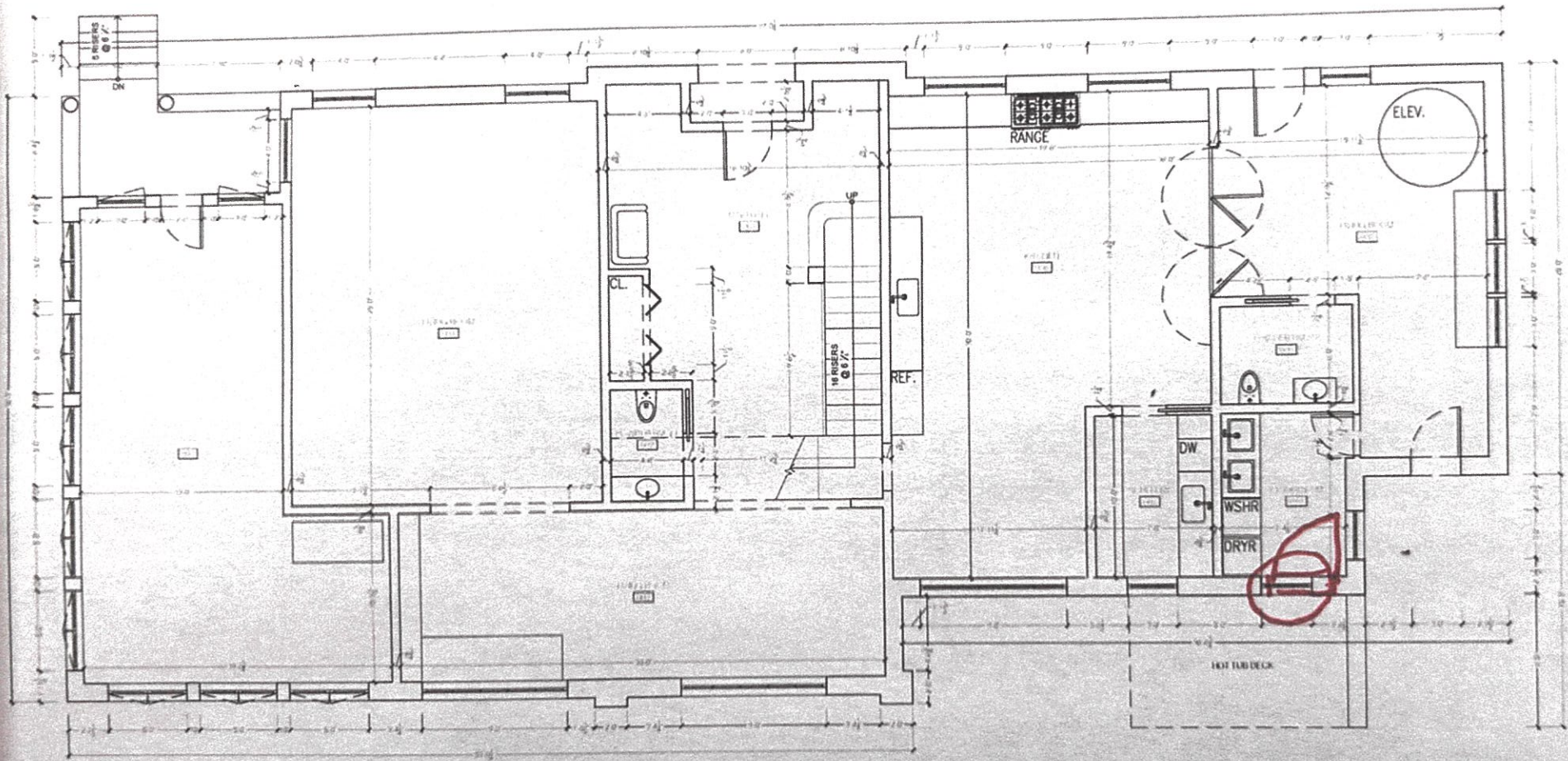
SDR-35 Perf Cap Ends

75'

0 well

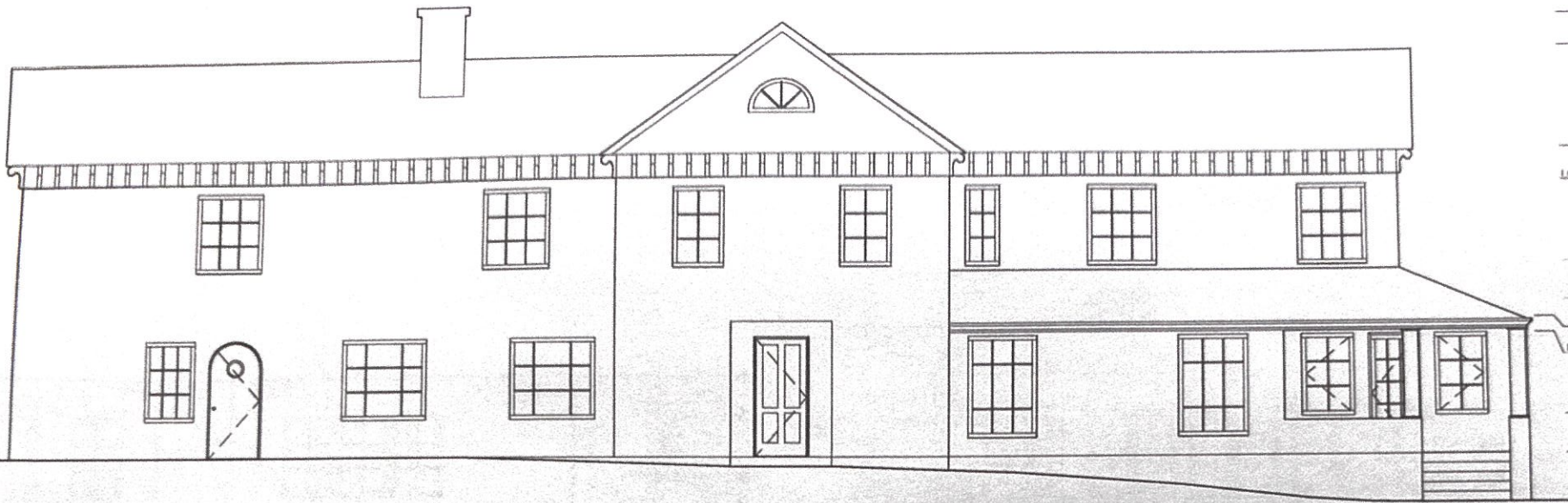
Butterfields House





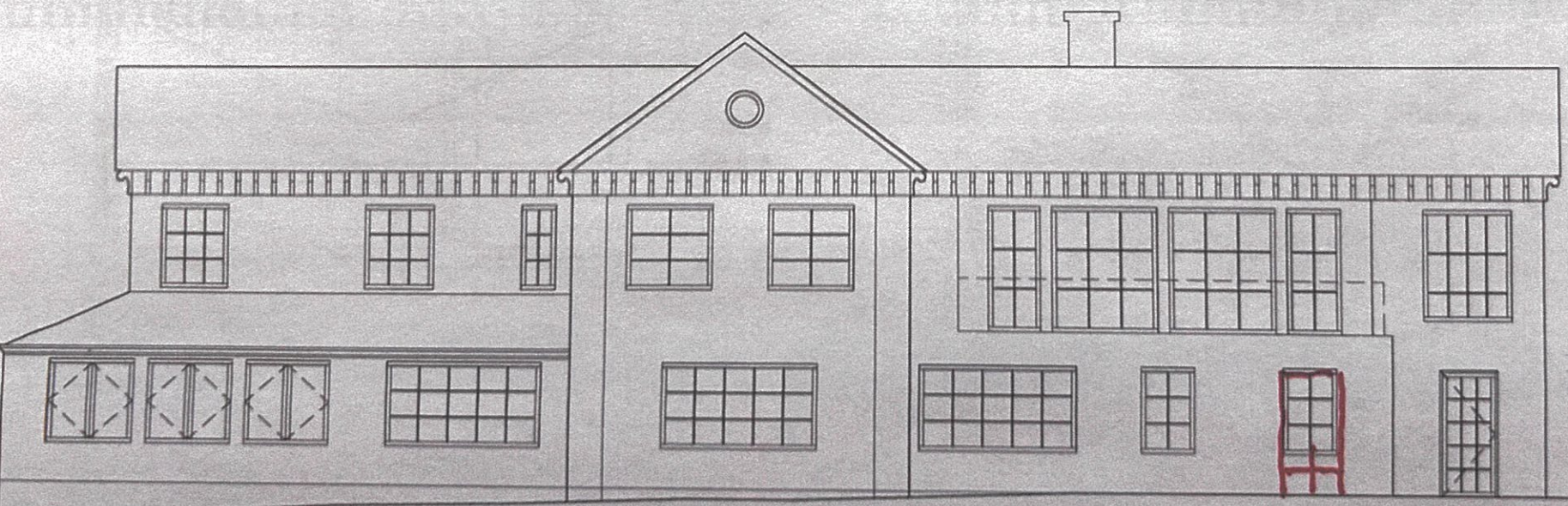
① ENTRY LEVEL FLOOR PLAN

change laundry window to door for direct accen to hot tub



- 1st FLOOR 24' 2 5/8"
- 1st FLOOR 24' 2 5/8"
- 2nd FLOOR 18' 0 5/8"
- 1st FLOOR 10' 1"
- 1st FLOOR 11' 2"
- SECOND FLOOR 9' 0"
- CELLARS 8' 0"
- 1st FLOOR 7' 1"
- 1st FLOOR 2' 3"
- FIRST FLOOR 9' 0"

① WEST ELEVATION  
14' x 10'



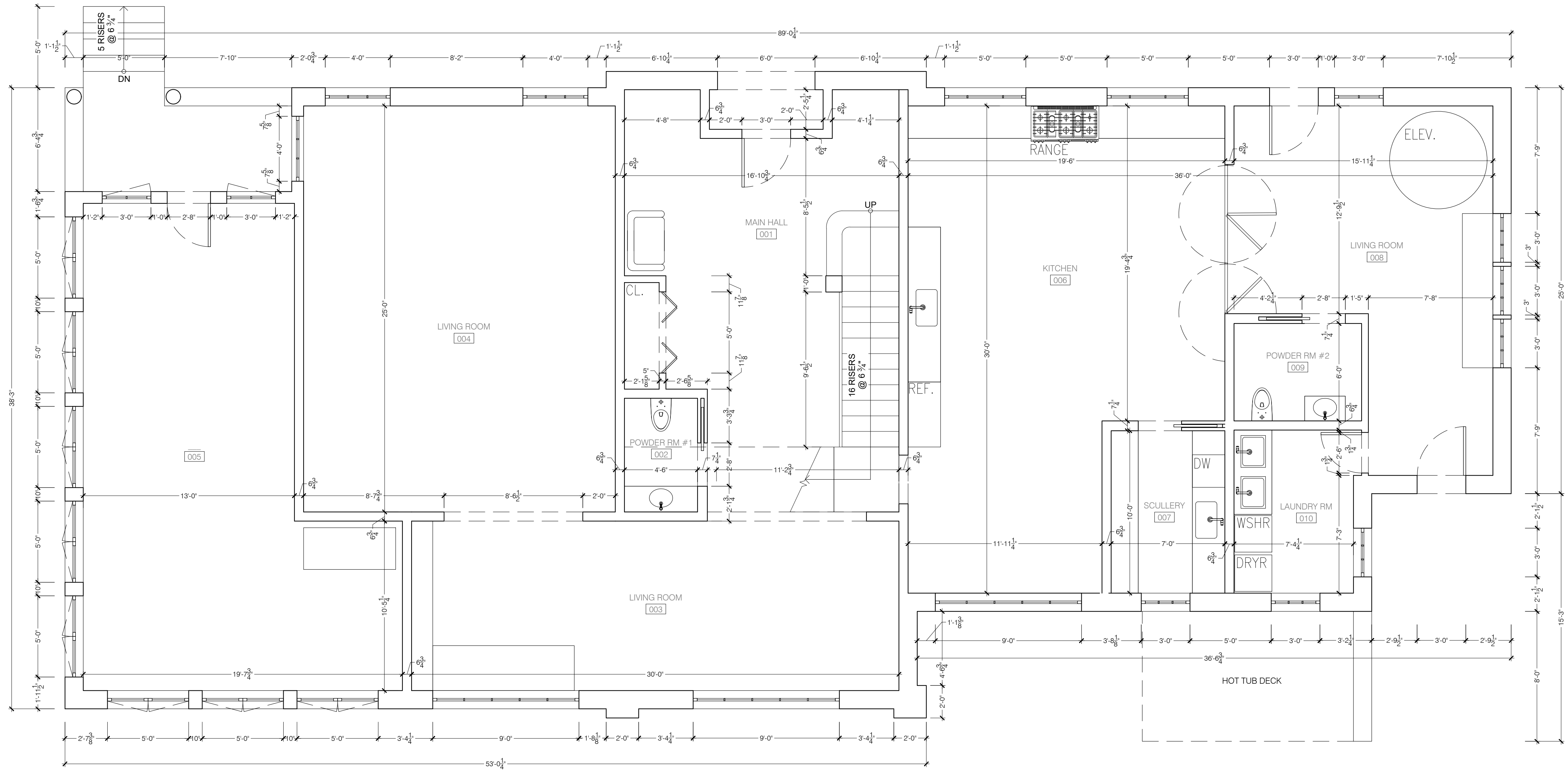
- 1st FLOOR 24' 2 5/8"
- 1st FLOOR 24' 2 5/8"
- 2nd FLOOR 18' 0 5/8"
- 1st FLOOR 10' 1"
- SECOND FLOOR 9' 0"
- CELLARS 8' 0"
- 1st FLOOR 7' 1"
- 1st FLOOR 2' 3"
- FIRST FLOOR 9' 0"

② EAST ELEVATION  
14' x 10'

↗ this window changed to door

**HOUSE**  
 OWNER: ANNE FREDERICKS  
 29 MORGAN LANE  
 SALISBURY, CT 06068  
 MAP BLOCK-LOT: 64-07  
 UNIQUE ID: 98101495  
 LAND RECORDS: VOL.275 PAGE: 338

**DESIGNER**  
 THOMAS SANSONE  
 TAS DESIGN  
 37 WEST 28TH STREET  
 NEW YORK, NY 10001



1 ENTRY LEVEL FLOOR PLAN  
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

05.03.2026 SCHEMATIC DESIGN

ISSUE:

SCALE: 1/4" = 1'-0"

PROJ#:

DRAWN BY:

TITLE:

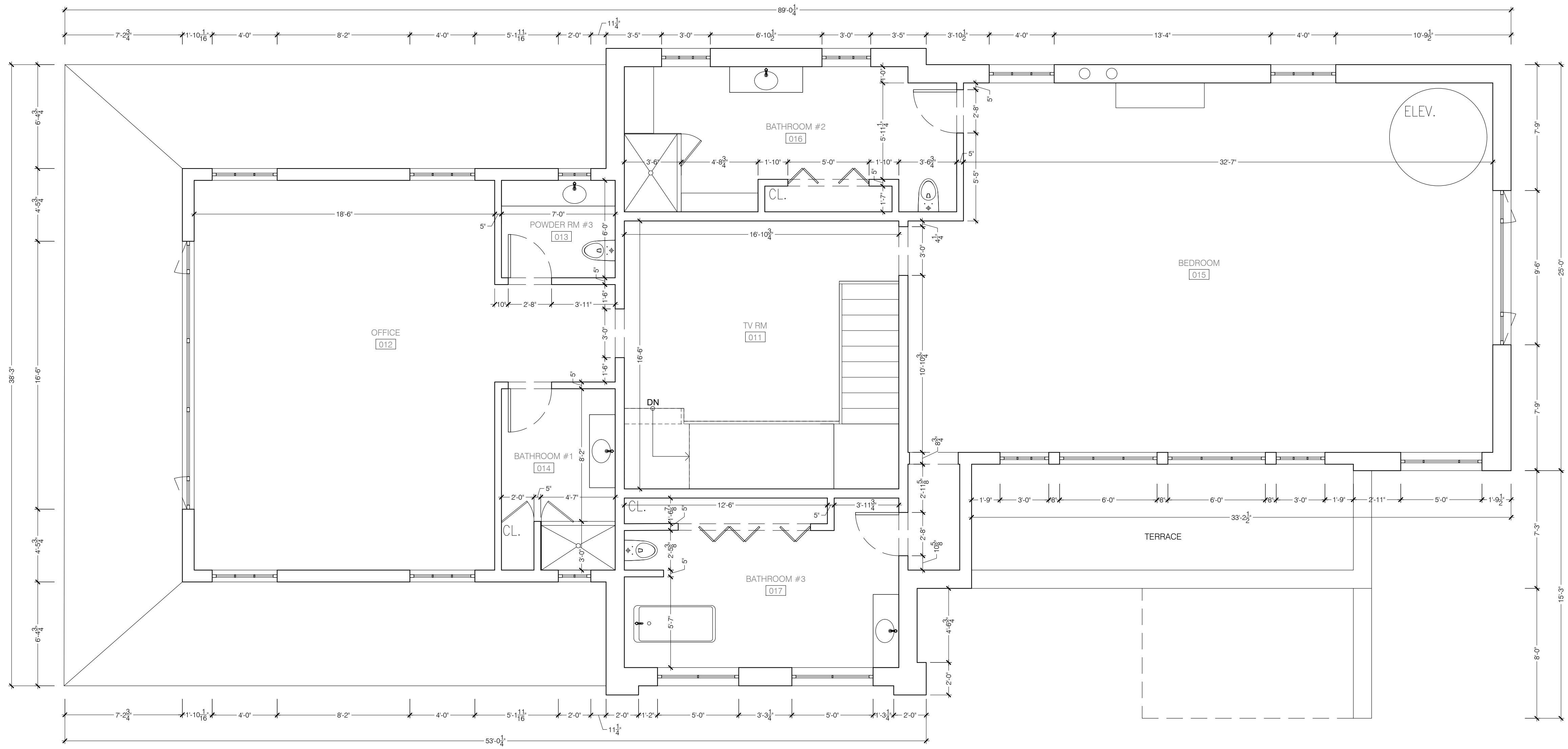
ENTRY LEVEL FLOOR PLAN

**A 100**

All drawings and design are the copyright property of TAS DESIGN. Reproduction of the drawings, specifications, related documents, and design, in whole or in parts is strictly forbidden without permission. ©TAS DESIGN 2025

37 WEST 28TH STREET, NEW YORK, NY 10001 TEL 917-861-1748

TAS DESIGN



1 SECOND LEVEL FLOOR PLAN  
1/4" = 1'-0"

**HOUSE**  
OWNER: ANNE FREDERICKS  
29 MORGAN LANE  
SALISBURY, CT 06068  
MAP BLOCK-LOT: 64-07  
UNIQUE ID: 98101495  
LAND RECORDS: VOL.275 PAGE: 338

**DESIGNER**  
THOMAS SANSONE  
TAS DESIGN  
37 WEST 28TH STREET  
NEW YORK, NY 10001

NOT FOR CONSTRUCTION

05.03.2026 SCHEMATIC DESIGN

ISSUE:

SCALE: 1/4" = 1'-0"

PROJ#:

DRAWN BY:

TITLE:

SECOND LEVEL FLOOR PLAN

**A 101**

All drawings and design are the copyright property of TAS DESIGN. Reproduction of the drawings, specifications, related documents, and design, in whole or in parts is strictly forbidden without permission. ©TAS DESIGN 2025

37 WEST 28TH STREET, NEW YORK, NY 10001 TEL 917-861-1748

TAS DESIGN

**HOUSE**  
 OWNER: ANNE FREDERICKS  
 29 MORGAN LANE  
 SALISBURY, CT 06088  
 MAP BLOCK-LOT: 64-07  
 UNIQUE ID: 98101495  
 LAND RECORDS: VOL.275 PAGE: 338

**DESIGNER**  
 THOMAS SANSONE  
 TAS DESIGN  
 37 WEST 28TH STREET  
 NEW YORK, NY 10001



① WEST ELEVATION  
 1/4" = 1'-0"



② EAST ELEVATION  
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

05.03.2026 SCHEMATIC DESIGN

ISSUE:

SCALE: 1/4" = 1'-0"

PROJ#:

DRAWN BY:

TITLE:

WEST & EAST ELEVATIONS

**A 200**

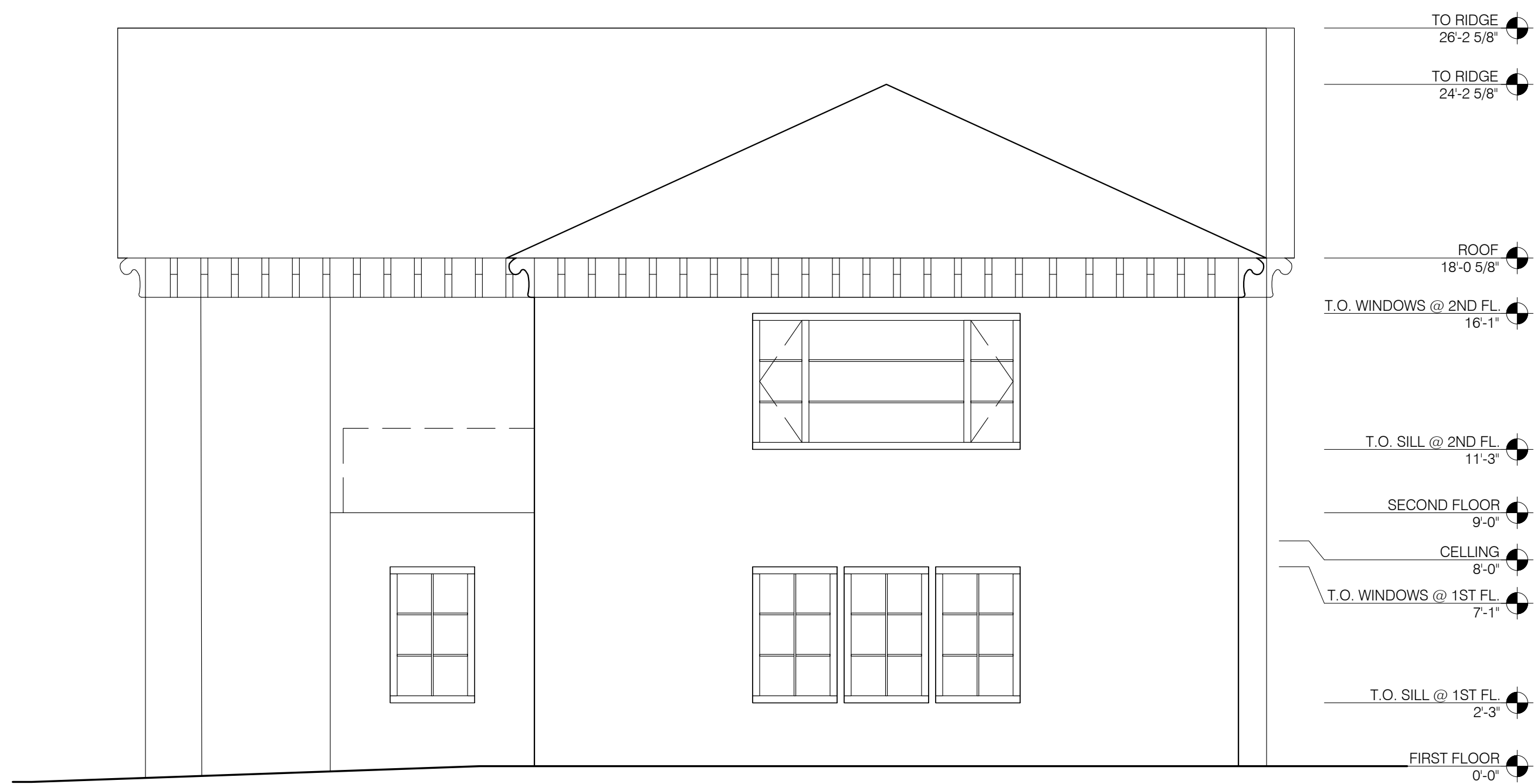
All drawings and design are the copyright property of TAS DESIGN. Reproduction of the drawings, specifications, related documents, and design, in whole or in parts is strictly forbidden without permission. ©TAS DESIGN 2025

37 WEST 28TH STREET, NEW YORK, NY 10001 TEL 917-861-1748

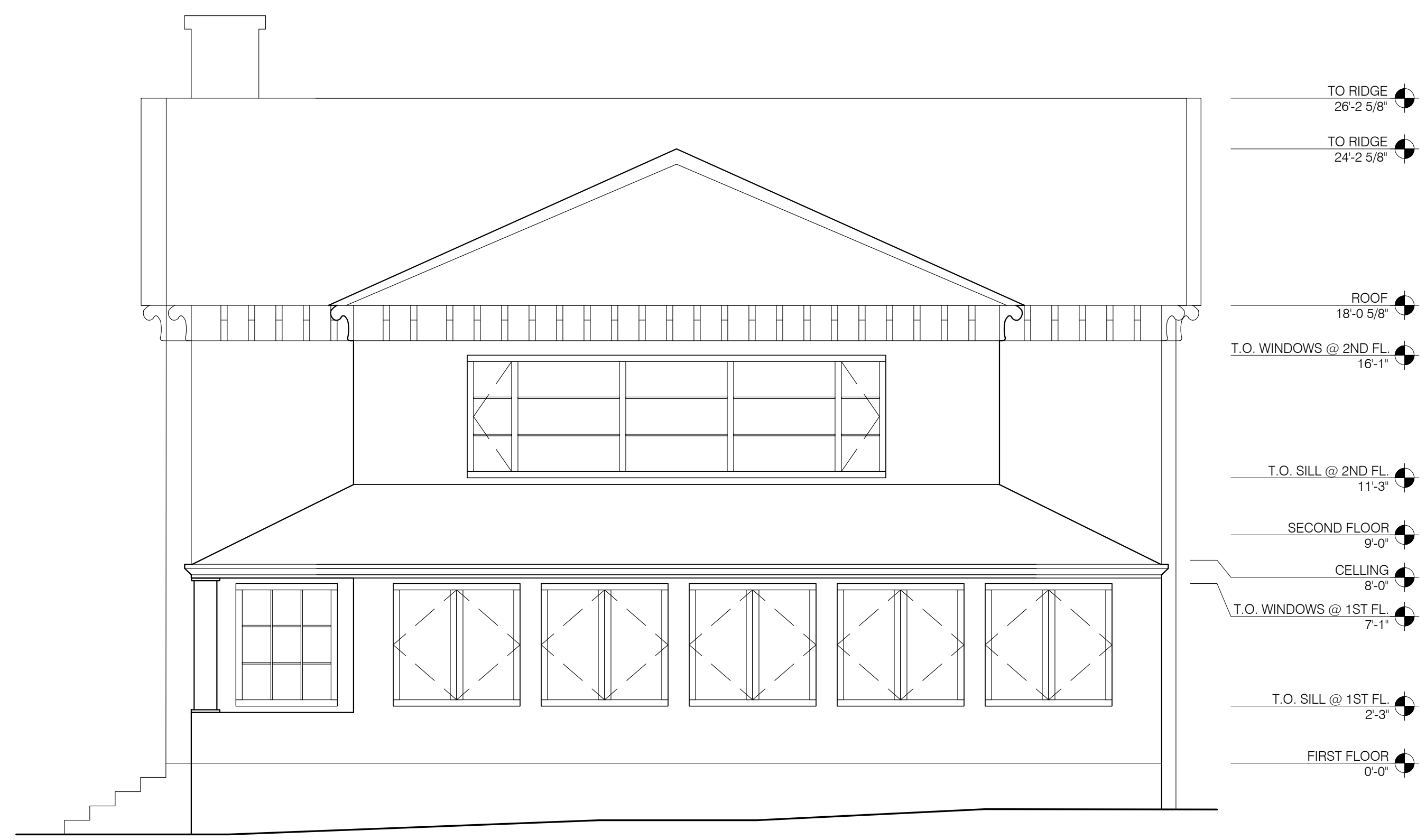
TAS DESIGN

**HOUSE**  
 OWNER: ANNE FREDERICKS  
 29 MORGAN LANE  
 SALISBURY, CT 06068  
 MAP BLOCK-LOT: 64-07  
 UNIQUE ID: 98101495  
 LAND RECORDS: VOL.275 PAGE: 338

**DESIGNER**  
 THOMAS SANSONE  
 TAS DESIGN  
 37 WEST 28TH STREET  
 NEW YORK, NY 10001



TO RIDGE 26'-2 5/8"  
 TO RIDGE 24'-2 5/8"  
 ROOF 18'-0 5/8"  
 T.O. WINDOWS @ 2ND FL. 16'-1"  
 T.O. SILL @ 2ND FL. 11'-3"  
 SECOND FLOOR 9'-0"  
 CEILING 8'-0"  
 T.O. WINDOWS @ 1ST FL. 7'-1"  
 T.O. SILL @ 1ST FL. 2'-3"  
 FIRST FLOOR 0'-0"



TO RIDGE 26'-2 5/8"  
 TO RIDGE 24'-2 5/8"  
 ROOF 18'-0 5/8"  
 T.O. WINDOWS @ 2ND FL. 16'-1"  
 T.O. SILL @ 2ND FL. 11'-3"  
 SECOND FLOOR 9'-0"  
 CEILING 8'-0"  
 T.O. WINDOWS @ 1ST FL. 7'-1"  
 T.O. SILL @ 1ST FL. 2'-3"  
 FIRST FLOOR 0'-0"

① NORTH ELEVATION  
 1/4" = 1'-0"

② SOUTH ELEVATION  
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

05.03.2026 SCHEMATIC DESIGN

ISSUE:

SCALE: 1/4" = 1'-0"

PROJ#:

DRAWN BY:

TITLE:

NORTH & SOUTH ELEVATIONS

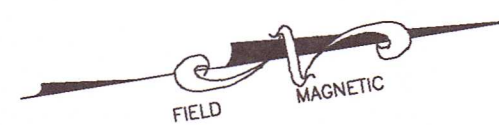
**A 201**

All drawings and design are the copyright property of TAS DESIGN. Reproduction of the drawings, specifications, related documents, and design, in whole or in parts is strictly forbidden without permission. ©TAS DESIGN 2025

37 WEST 28TH STREET, NEW YORK, NY 10001 TEL 917-861-1748

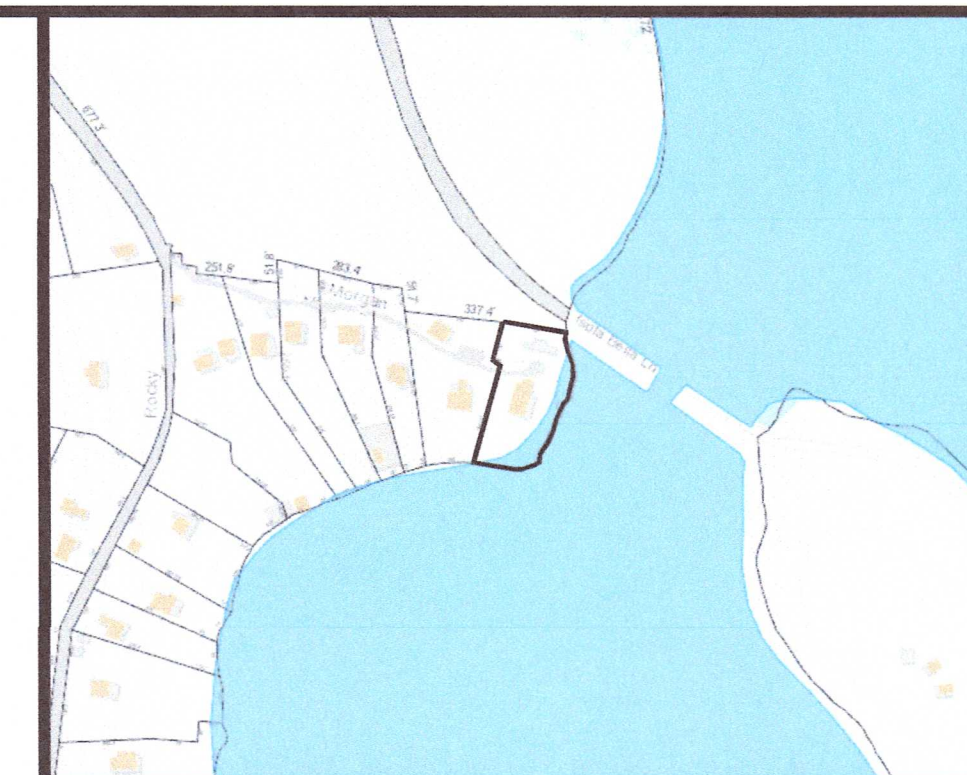
TAS DESIGN





### LEGEND

- REMOVED GRAVEL DRIVE/PARKING AREA
- - - 75' SETBACK FROM HIGH WATER MARK
- EXISTING STRUCTURES
- SEPTIC COMPONENTS
- ROW OF TREES
- PROPERTY LINE SETBACKS
- ▨ REMOVED OR TO BE REMOVED STRUCTURES



KEY MAP



LOCUS MAP

### GENERAL NOTES:

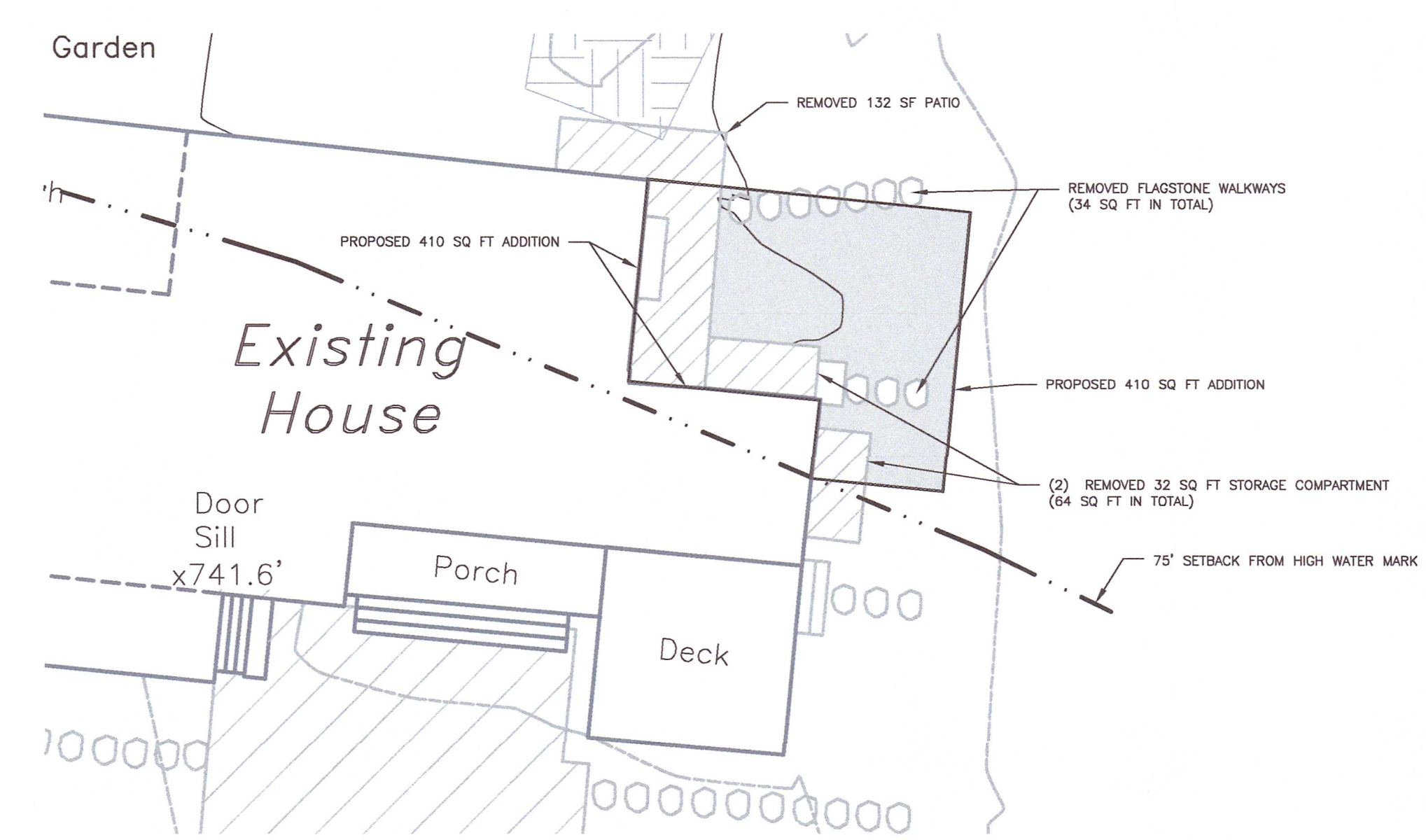
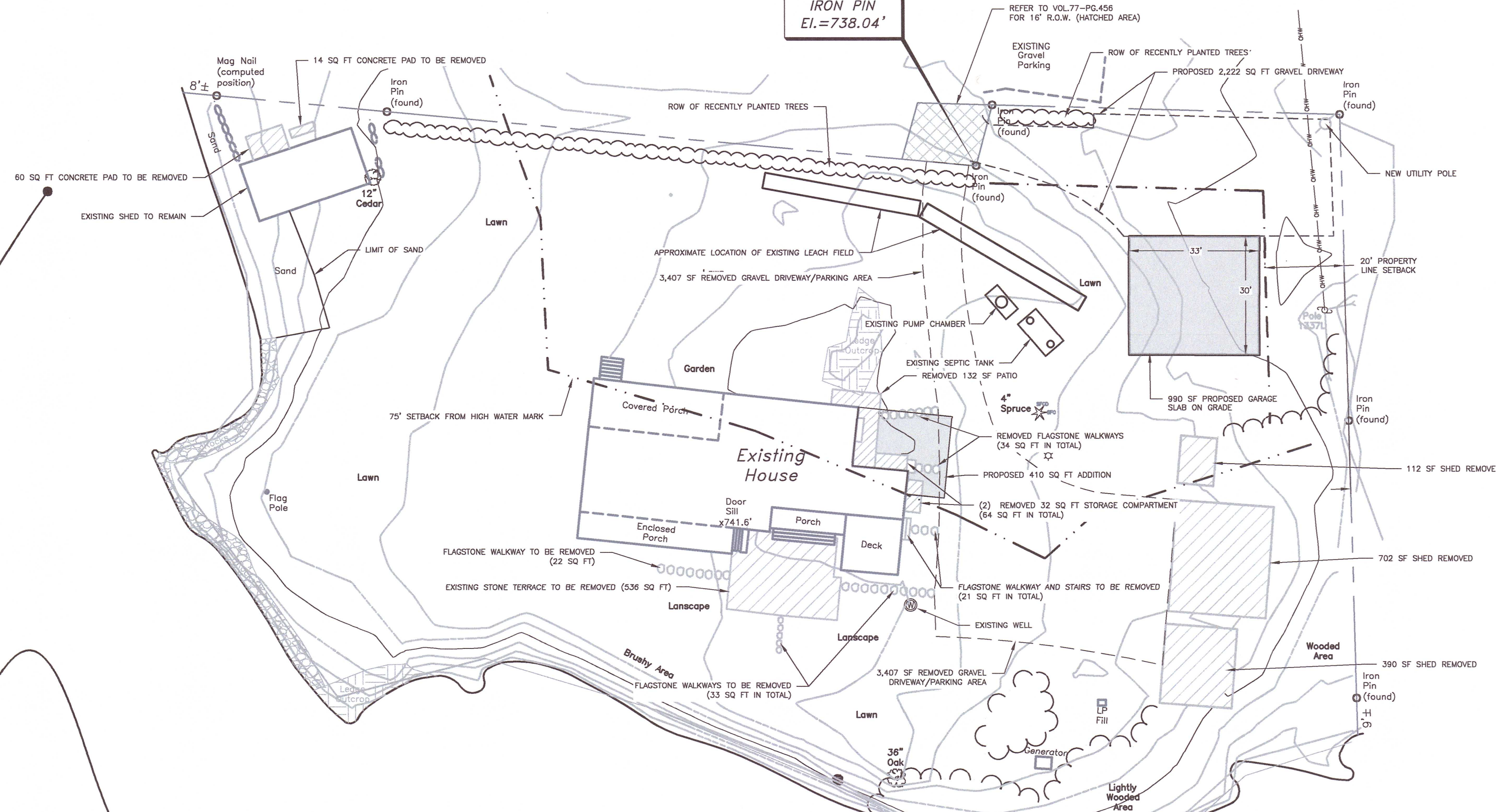
BUILDING MEASUREMENTS AND SUPPLEMENTAL SURVEY COMPLETED BY WHITE ENGINEERING ON 6/11/2025  
 APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.  
 RESOURCES PROVIDED TO WHITE ENGINEERING, INC.  
 BASE AUTOCAD FILE PROVIDED BY TIMOTHY G. WYLLIE JR. L.S. ON APRIL 2, 2025  
 PREVIOUS SITE PLAN PREPARED BY LENARD ENGINEERING INC ENTITLED EXISTING CONDITIONS MAP NEW STRUCTURE STUDY FOR KEVIN J. & CARA C. MCCAFFERY.

### IMPERVIOUS AREA CALCULATIONS:

TOTAL SQ FT OF LOT = 45,302 SQ FT  
 TOTAL IMPERVIOUS AREA PRIOR TO REMOVAL = 5,483  
 TOTAL IMPERVIOUS AREA REMOVED = 2,057 SQ FT  
 TOTAL IMPERVIOUS AREA AFTER TO REMOVAL (5,483 - 2057) = 3,426 SQ FT  
 PROPOSED GARAGE = 990 SQ FT  
 TOTAL IMPERVIOUS AREA WITH GARAGE (3,426 + 990) = 4,416 SQ FT  
 4,416 SQ FT IS 9.75% OF 45,302 SQ FT  
 PROPOSED ADDITION = 410 SQ FT  
 (154 SQ FT IS BUILT UPON PRE-EXISTING IMPERVIOUS AREA)  
 (256 SQ FT IS BUILT UPON PRE-EXISTING PERVIOUS AREA)  
 256 + 4,416 = 4,672  
 4,672 IS 10.31% OF 45,302 SQ FT

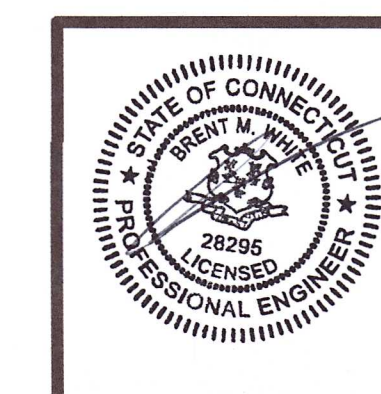
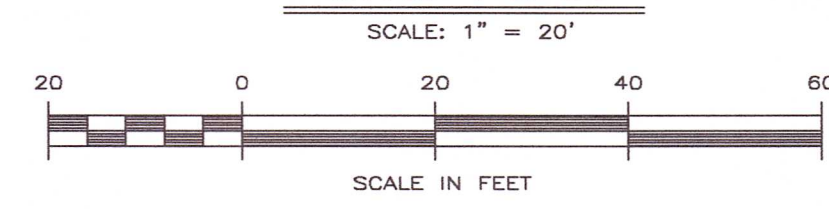
N/F  
**BRIAN & DENISE  
 KRAMER**  
 Vol.202-Pg.469

**BENCHMARK  
 TOP OF  
 IRON PIN  
 E.I.=738.04'**



**LAKE  
 WASHINGTON**

### SITE PLAN



<b>PROPOSED GARAGE &amp; ADDITION PLAN</b>			
for <b>ANNE FREDERICKS</b>			
29 MORGAN LANE		MAP BLOCK LOT 64-07	
		SALISBURY, CT	
1	PLAN REVISED PER PLANNING & ZONING BOARD REQUEST	RMJ	9/23/2025
NO.	REVISION	BY	DATE
<b>WHITE ENGINEERING INC.</b>			
CIVIL & ENVIRONMENTAL			
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201			
PHONE: (413) 443-8011	WEB: WHITEENG.COM	FAX: (413) 443-8012	
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT			
DATE: AUGUST 26, 2025	DRN: RMJ	APVD: BMW	DWG NO: <b>25-05-08A</b>
DESIGN: BMW	CHECKED: BMW	SCALE: AS NOTED	SHEET 3 OF 3

P:\Project\2025\25-05-08 Fredericks\25-05-08 8-25.dwg, 9/24/2025 9:09:57 AM, User: BRW, Plot: C:\Users\brw\OneDrive\Documents\2025\25-05-08 Fredericks\25-05-08 8-25.dwg

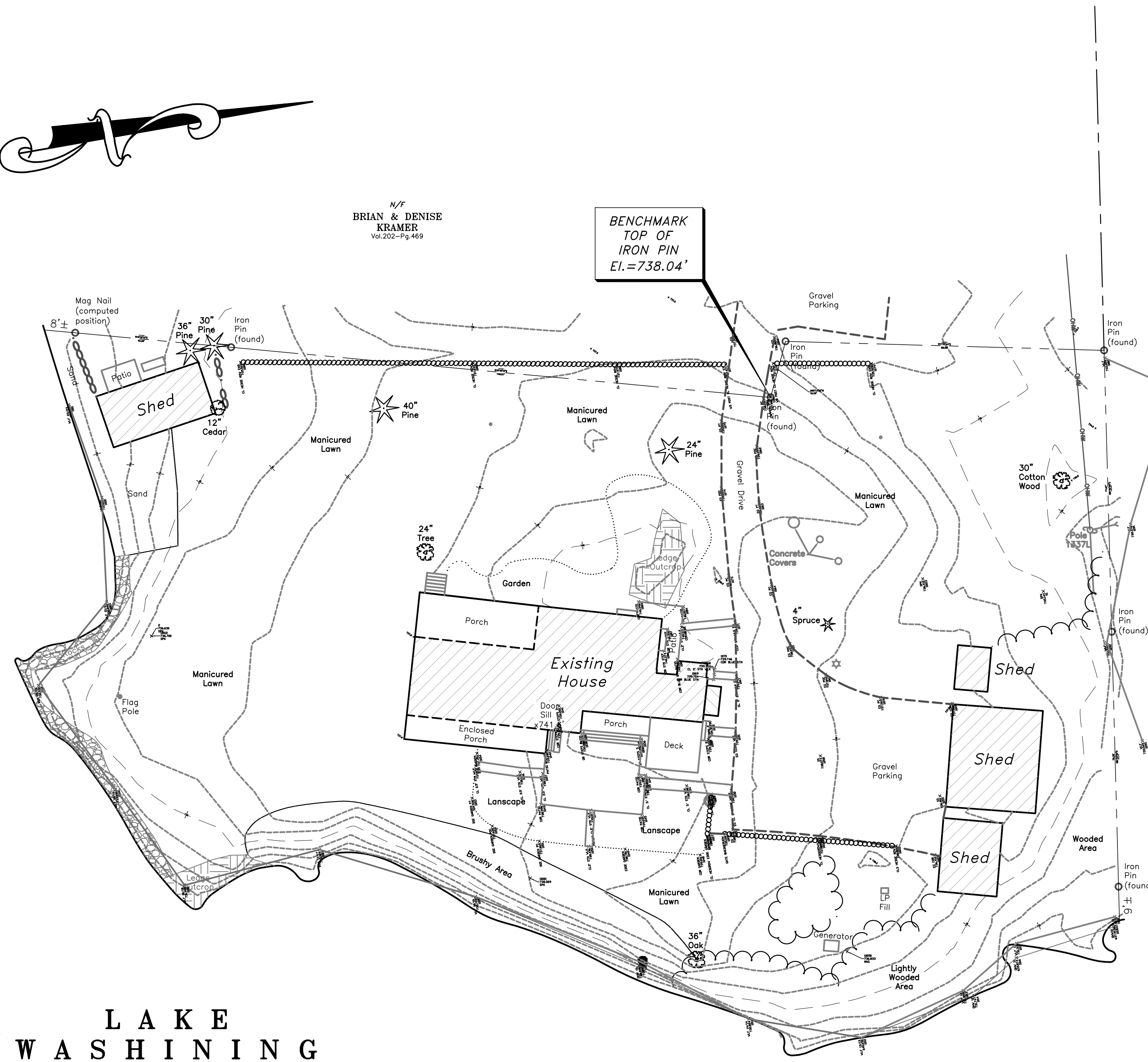
CT GRID NAD83 (2011)

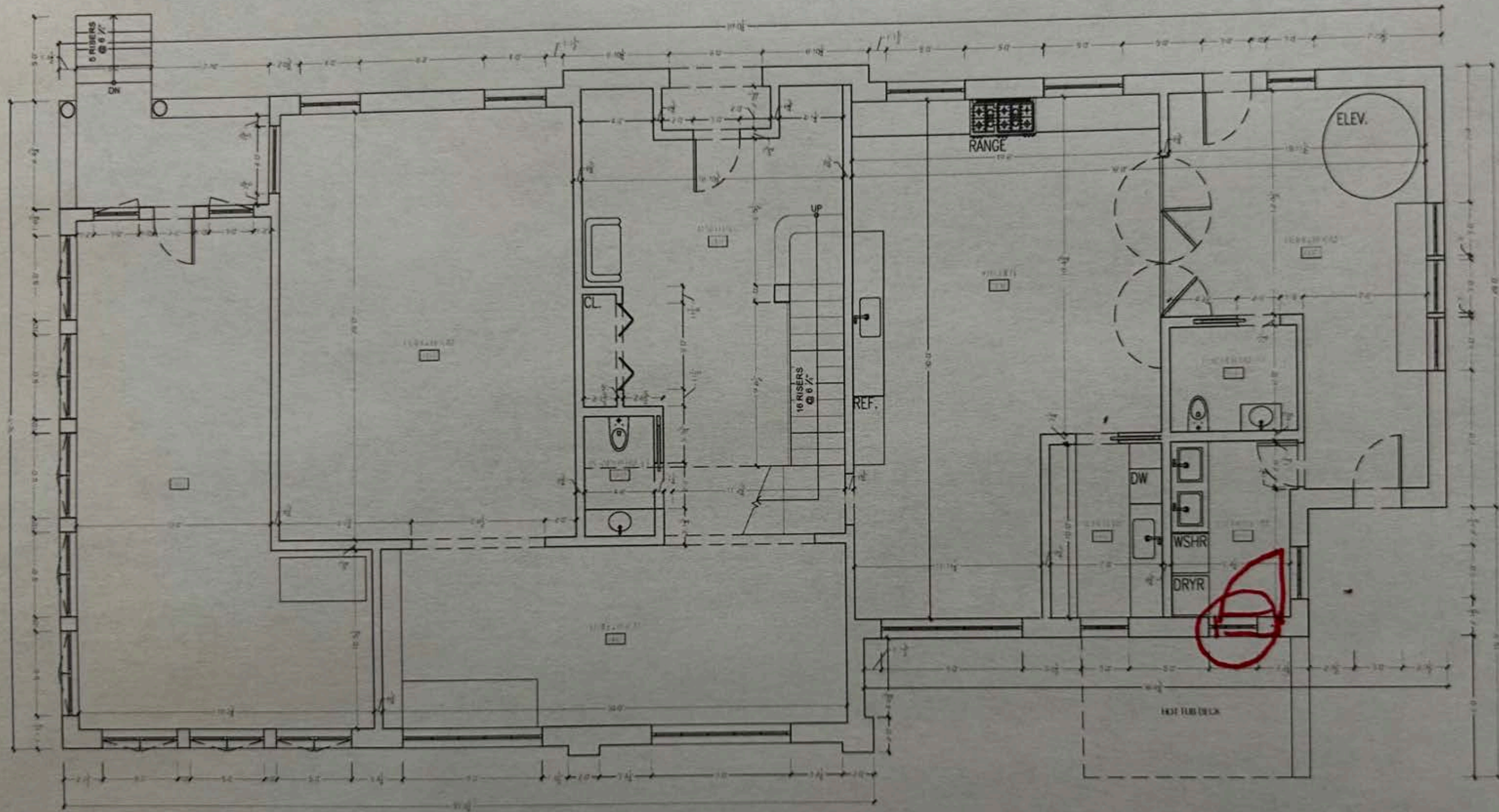
N/F  
BRIAN & DENISE  
KRAMER  
Vol.202-Pg.469

BENCHMARK  
TOP OF  
IRON PIN  
E.I. = 738.04'

N/F  
THE AMERICAN SCHOOL OF  
HARTFORD FOR THE DEAF  
Vol.120-Pg.923

LAKE  
WASHINING





1 ENTRY LEVEL FLOOR PLAN  
18 x 12

change laundry window to door for direct accen to hot tub





Telephone: 860 - 435 -5190  
Fax: 860 - 435 - 5172  
Email: landuse@salisburyct.us



Town Hall  
P.O. Box 548  
Salisbury, Connecticut 06068

Anne Fredericks  
77 Seekonk Cross Road

February 25, 2026

Great Barrington MA 01230

RE: Notice of Decision - Inland Wetland and Watercourses Commission application # IWWC-26-7 by Anne Fredericks for/to "Demolish and rebuild single-family residence on the same footprint" at 29 MORGAN LANE in SALISBURY

To Whom it may concern,

This letter is to notify you that at the February 23, 2026 meeting of the Salisbury Inland Wetlands and Watercourses Commission, application # IWWC-26-7 for/to "Demolish and rebuild single-family residence on the same footprint" was approved. The following notice of decision will appear in the March 5, 2026 edition of the Lakeville Journal.

**NOTICE OF DECISION**  
**TOWN OF SALISBURY INLAND WETLANDS AND WATERCOURSES COMMISSION**  
**Approved**

This approval is subject to the following standard conditions and will expire on February 25, 2031.

**Standard Conditions**

1. The permittee shall notify the Inland Wetlands Agent immediately upon the commencement of work and its completion. **A pre-construction meeting with the contractor and the Town of Salisbury Inland Wetlands staff is required.**
2. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.
3. This authorization is not transferable without written consent of the Inland Wetlands and Watercourses Commission.
4. In evaluating this application, the Wetlands Agent relies on the information provided by the applicant. If such information is subsequently proven to be false, incomplete or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any other remedies or penalties provided by law.
5. **The permittee shall immediately inform the Agent of any problems involving the wetlands or watercourses that have developed or are caused by the authorized work.**
6. No equipment or material including without limitation, fill construction materials or debris shall be deposited, placed or stored in any wetland or watercourse on the site.
7. This authorization is subject to and does not derogate any rights and powers of the Town of Salisbury, conveys no property rights or exclusive privileges, and is subject to all public and private rights and to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment or destruction of the wetlands and watercourses.
8. If the activity authorized also involves activity or a project that requires zoning or subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
9. The permittee shall maintain sediment and erosion controls at the site in such an operable condition as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rain events. The permittee shall correct any such deficiencies within 24 hours of said deficiency being found. The permittee shall maintain such control measures until all areas of disturbed soils, at the site, are stabilized.
10. Erosion and sediment controls must be installed and inspected prior to construction.

11. The site must be stabilized within 30 days of completing any ground disturbance.

Any aggrieved person may appeal this decision to the Connecticut Superior Court in accordance with the provisions of Connecticut General Statutes §22a-43(a) & §8-8.

If you have any questions or need any assistance with this approval, please contact the Inland Wetlands Agent.

Sincerely,

Abby Conroy  
Town of Salisbury  
Director of Land Use and Inland Wetlands Agent

Expires on February 25, 2031.

CC:







