

2026-0324

APPLICATION FOR APPROVAL OF SUBDIVISION  OR RESUBDIVISION \_\_\_\_\_  
(FILL IN ALL SPACES, IF NOT APPLICABLE, MARK N/A)

OWNER OF RECORD: Robert A. Belter

ADDRESS (as per Town Assessor): 220, 226, 228 Salmon Kill Road, Lakeville, CT 06039

PROPERTY LOCATION: TAX MAP# 7 LOT# 849 LAND RECORDS: VOL.# \* PAGE# \_\_\_\_\_ ZONE \_\_\_\_\_  
BOUNDED GENERALLY ON THE NORTH BY: Willis H. Belter Jr and Jo Ellen H. Belter; SMS Realty, LLC

(Full name of owner of record, EAST BY: Martha Hawkins Guidotti  
attach additional pages if needed). SOUTH BY: Martha Hawkins Guidotti

WEST BY: Jeffrey and Kimberly Y. Greenberg; Louis T. Petrillo; George R. Delprete; Stephen and Lori Belter; Willis H. Belter Jr and Jo Ellen H. Belter

TOTAL TRACT ACREAGE: 53.534 PROPOSED LOT ACREAGE: (17.543), (16.99), (19.001)  
APPROVAL IS REQUESTED FOR: REVISION \_\_\_\_\_; COMPLETE PLAN ; PORTION \_\_\_\_\_ CONSISTING OF LOTS LETTERED/NUMBERED: Proposed Lot #1, Proposed Lot #2, Proposed Lot #3

The application must be accompanied by the following maps, plans and documents providing the information required in the Subdivision Regulations and meeting the standards required in the Regulations. The following is basic information/requirements additional information/requirements may apply as per the Subdivision Regulations:

- A. SUBDIVISION MAP
- B. SITE DEVELOPMENT MAP (MAP A. AND B. MAY BE COMBINED)
- C. CONSTRUCTION PLAN N/A
- D. SOIL EROSION AND SEDIMENT CONTROL PLAN N/A
- E. APPROVAL FROM TAHD , WPCA \_\_\_\_\_, OR BHC \_\_\_\_\_ REGARDING SEWER AND WATER
- F. SELECTMEN'S APPROVAL OF LAYOUT: STREETS N/A, EASEMENTS N/A
- G. WARRANTY DEED TO TOWN: EASEMENTS N/A, STREETS N/A, OPEN SPACES N/A
- H. APPLICATION TO CONSERVATION COMMISSION (if applicable) \_\_\_\_\_
- I. PROFILE OF PROPOSED STREETS N/A, FINAL GRADE N/A
- J. ESTIMATED ROAD CONSTRUCTION COSTS N/A
- K. PROFILE OF PROPOSED SEWERS: STORM N/A, SANITARY N/A, GRADES N/A, PIPE SIZE N/A
- L. WRITTEN ASSURANCE OF LETTER OF CREDIT OR PERFORMANCE BOND N/A
- M. CONSIDERATION OF PASSIVE SOLAR ENERGY TECHNIQUES N/A
- N. PRIVATE ROADWAY MAINTENANCE AGREEMENT N/A
- O. APPROVAL OF DRIVEWAY CUTS INTO PUBLIC ROAD: SELECTMEN N/A, DOT N/A
- P. DRAINAGE REPORT OF ENGINEER N/A
- Q. SKETCH OF CONTIGUOUS LANDS OF APPLICANT NOT A PART OF SUBDIVISION N/A

Upon approval of the above plan or portion thereof, the applicant agrees to comply with the subdivision regulations in effect at the time of such approval.

Dated at 9:00 this 9 day of June, 20 2026

Owner's signature \_\_\_\_\_

Applicant's signature Mathias M. Kupfer

Applicant's title Land Surveyor Address \_\_\_\_\_ Phone 860-671-1770

Filed at the Planning and Zoning Commission Office this 9 day of June, 20 26

\*Fee paid \$ 6000 Received by: [Signature]

WA 8343 Title: LD

\*Fee: Family 1 lot into 2 lots = \$300.00 per lot plus state surcharge of \$30.00  
Three to six lots = \$750.00 per lot plus state surcharge of \$30.00  
Over six lots = \$1,500.00 per lot plus state surcharge of \$30.00

- \* - Vol. 275 Pg. 1026
- Vol. 249 Pg. 625
- Vol. 233 Pg. 964
- Vol. 227 Pg. 304
- Vol. 221 Pg. 637
- Vol. 170 Pg. 910
- Vol. 170 Pg. 908
- Vol. 154 Pg. 296
- Vol. 153 Pg. 637



# 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"*

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September 10, 2025

Salisbury Planning and Zoning Commission  
P.O. Box 548  
Salisbury, CT 06068

RE: Andy Belter Subdivision, Salmon Kill Rd., Salisbury

Dear Commission Members,

The Torrington Area Health District is in receipt of a proposed 3 lot subdivision plan prepared for Robert (Andy) Belter located on Salmon Kill Rd. The plan was prepared by Patrick Hackett, P.E. and is dated August 12, 2025. Based on the soil test data, site investigations, and Mr. Hackett's plan, all 3 lots meet the requirements for subsurface sewage disposal systems and on site wells.

Lot 1(228 Salmon Kill Rd) is proposed with an existing 4 bedroom residential dwelling on 17.543 acres. The house is served by the existing code compliant septic system area. An alternate code compliant septic system area has been established which is above and beyond the requirement.

Lot 2 (226 Salmon Kill Rd) is proposed with the existing 4 bedroom residential dwelling on 16.990 acres. The house is served by the existing code compliant septic system which was insalled in 2017.

Lot 3 (220 Salmon Kill Rd) is proposed with the existing 2 bedroom residential dwelling on 19.001 acres. The house is served by the existing code compliant septic system which was installed in 2013. The existing septic system is oversized for the dwelling. A septic system serving the barn on the property was installed in 2003. There are 2 alternate code compliant septic system areas shown on the plan for future 6 bedroom houses.

At such time that any of the code compliant septic system areas are needed, detailed site plans prepared by a CT licensed engineer will be required for review and approval by T.A.H.D.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Catherine F. Weber, R.S.

Cc Patrick Hackett  
Robert Belter

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**Borough of Bantam, Bethlehem, Canaan, Cornwall, Goshen, Harwinton, Kent, Borough of Litchfield, Litchfield, Middlebury, Morris, Norfolk, North Canaan, Plymouth, Salisbury, Thomaston, Torrington, Warren, Watertown, Winsted**

The Torrington Area Health District is an equal opportunity provider, and employer. To file a complaint of discrimination write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C., 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD).

Inland Wetlands &  
Watercourses Commission

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



TOWN OF SALISBURY  
CONNECTICUT

Town Hall  
P.O. Box 548  
27 Main Street  
Salisbury, Connecticut 06068

June 8, 2026

Cathy Shyer, Chairman  
Salisbury Planning and Zoning Commission  
PO Box 548  
Salisbury, CT 06068

Re: 220 & 228 Salmon Kill Road, Lakeville CT. 3-Lot Family Subdivision

Dear Ms. Shyer,

In accordance with section 8-26(e) of the Connecticut General Statutes, the Planning and Zoning Commission (PZC) may not render a decision on a subdivision until the Inland Wetlands & Watercourses Commission (IWWC) has submitted a "report" on the activity. Please accept this letter as a report of the IWWC.

Please find attached a "report" from the IWWC dated December 14, 2021 attached. The IWWC reviewed a subdivision map prepared for Robert A. Belter by Lamb Kiefer Land Surveyors, L.L.S. dated September 17, 2021 which proposed a division of land that is already developed. The subdivision map has subsequently been updated by Lamb Kiefer Land Surveyors to include more detail including but not limited to revised easements. According to the plan dated January 16, 2026, there are Inland Wetlands and Watercourses on the parcel however, as with the previous plan, there is no development proposed. Therefore, the subdivision of land itself does not constitute an activity which requires a permit from the IWWC.

Sincerely,

A handwritten signature in black ink, appearing to read 'Abby Conroy', written in a cursive style.

Abby Conroy, Agent  
Town of Salisbury Inland Wetlands and Watercourses Commission

Inland Wetlands &  
Watercourses Commission

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



TOWN OF SALISBURY  
CONNECTICUT

Town Hall  
P.O. Box 548  
27 Main Street  
Salisbury, Connecticut 06068

December 14, 2021

Dr. Michael Klemens, Chairman  
Salisbury Planning and Zoning Commission  
PO Box 548  
Salisbury, CT 06068

Re: 220 & 228 Salmon Kill Road, Lakeville CT. 3-Lot Family Resubdivision

Dear Dr. Klemens,

In accordance with section 8-26(e) of the Connecticut General Statutes, the Planning and Zoning Commission (PZC) may not render a decision on a subdivision until the Inland Wetlands & Watercourses Commission (IWWC) has submitted a "report" on the activity. Please accept this letter as a report of the IWWC.

The subdivision map prepared for Robert A. Belter by Lamb Kiefer Land Surveyors, L.L.S. dated September 17, 2021 proposes a division of land that is already developed. According to the plan, there are Inland Wetlands and Watercourses on the parcel however, there is no development proposed. Therefore, the subdivision of land itself does not constitute an activity which requires a permit from the IWWC.

Sincerely,

A handwritten signature in black ink that reads "Larry Burcroff". The signature is written in a cursive, slightly slanted style.

Larry Burcroff, Chairman  
Town of Salisbury Inland Wetlands and Watercourses Commission

**LAMB KIEFER  
LAND SURVEYORS, LLC**

55 SELLECK HILL ROAD  
SALISBURY, CONNECTICUT 06068  
TEL: (860) 435-7044  
FAX: (860) 435-4858

MATHIAS M. KIEFER, L.L.S. #16101

E-MAIL: [lkssurvey1921@gmail.com](mailto:lkssurvey1921@gmail.com)

Abby Conroy  
Director of Land Use  
Salisbury Town Hall  
P.O. Box 548  
Salisbury, CT 06068

June 8, 2026

Dear Ms. Conroy:

I am writing in regards to the proposed Robert A. Belter Subdivision located off of Salmon Kill Road and Falls Mountain Road in the Town of Salisbury. Lamb Kiefer Land Surveyors, LLC prepared the A2 survey (Proposed Subdivision Map Prepared for Robert A. Belter, Falls Mountain Road, Salisbury, Connecticut, Scale 1" = 100', January 16, 2026, Total Area = 53.534+/- Acres") in conjunction with said Belter Subdivision and the intent of this letter is to clarify several aspects of the said proposed subdivision.

1. The three lot subdivision is being proposed in conjunction with estate planning. It is the intent of said Belter to transfer properties to his three children. Therefore, the requirement of open space dedication is not pertinent to this subdivision application. (Refer to Salisbury Subdivision Regulations 5.3.3 "Exceptions to the Open Space Requirements")
  
2. The land proposed for the three lot subdivision currently consists of two separate parcels:
  - a) Tax Map 7, Lot 8; Salisbury Land Record Vol. 249, Pg. 625. Area = 3.21 Acres (per Salisbury assessor property card). There is one residence (#226 Salmon Kill Road) and one barn located on this parcel.
  - b) Tax Map 7, Lot 8-1; Salisbury Land Records: (refer to aforementioned proposed subdivision map, "Note 1" for listing of pertinent deeds). Area = 51.0 Acres (per Salisbury assessor property card). There are two residences (#220 and #228 Salmon Kill Road) and two barns located on this parcel.  
(See attachment for configurations of the two existing parcels).

3. The proposed subdivision does not include plans for additional structures, septic systems, driveways, roads, or alteration of topography.
4. All septic systems are installed and reserve systems designated; previous approval was received by the Torrington Area Health District. (Refer to attached letter dated September 10, 2025 from Catherine F. Weber, R.S. of the Torrington Area Health District to the Salisbury Planning and Zoning Commission)
5. The State of Connecticut DEEP "Natural Diversity Data Base Areas Map for Salisbury, CT, December 2025" shows a portion of the proposed subdivision being within hatched areas. As the proposed subdivision calls for no additional alteration or impact to the land, subdivision approval would result in no additional impact on any State or Federal Listed Species.
6. Refer to letter dated December 14, 2021 from Larry Burcroff, Chairman of Salisbury Inland Wetlands and Watercourses Commission to Michael Clemens, Chairman of Salisbury Planning and Zoning Commission stating that the proposed Robert A. Belter Subdivision dated September 17, 2021 does not constitute an activity which requires a permit from the IWWC.
7. Refer to letter dated June 8, 2026 from Abby Conroy, Agent, Inland Wetlands and Watercourses Commission to Cathy Shyer, Chairman of Salisbury Planning and Zoning Commission stating that revised plans for the Robert A. Belter Subdivision dated January 16, 2026 have been reviewed and does not constitute an activity which requires a permit from the IWWC.

Please feel free to contact me should you have any questions or concerns regarding the Robert A. Belter proposed 3 lot subdivision.

Sincerely,






Mathias M. Kiefer, L.L.S.

# Natural Diversity Data Base Areas

SALISBURY, CT

December 2025

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

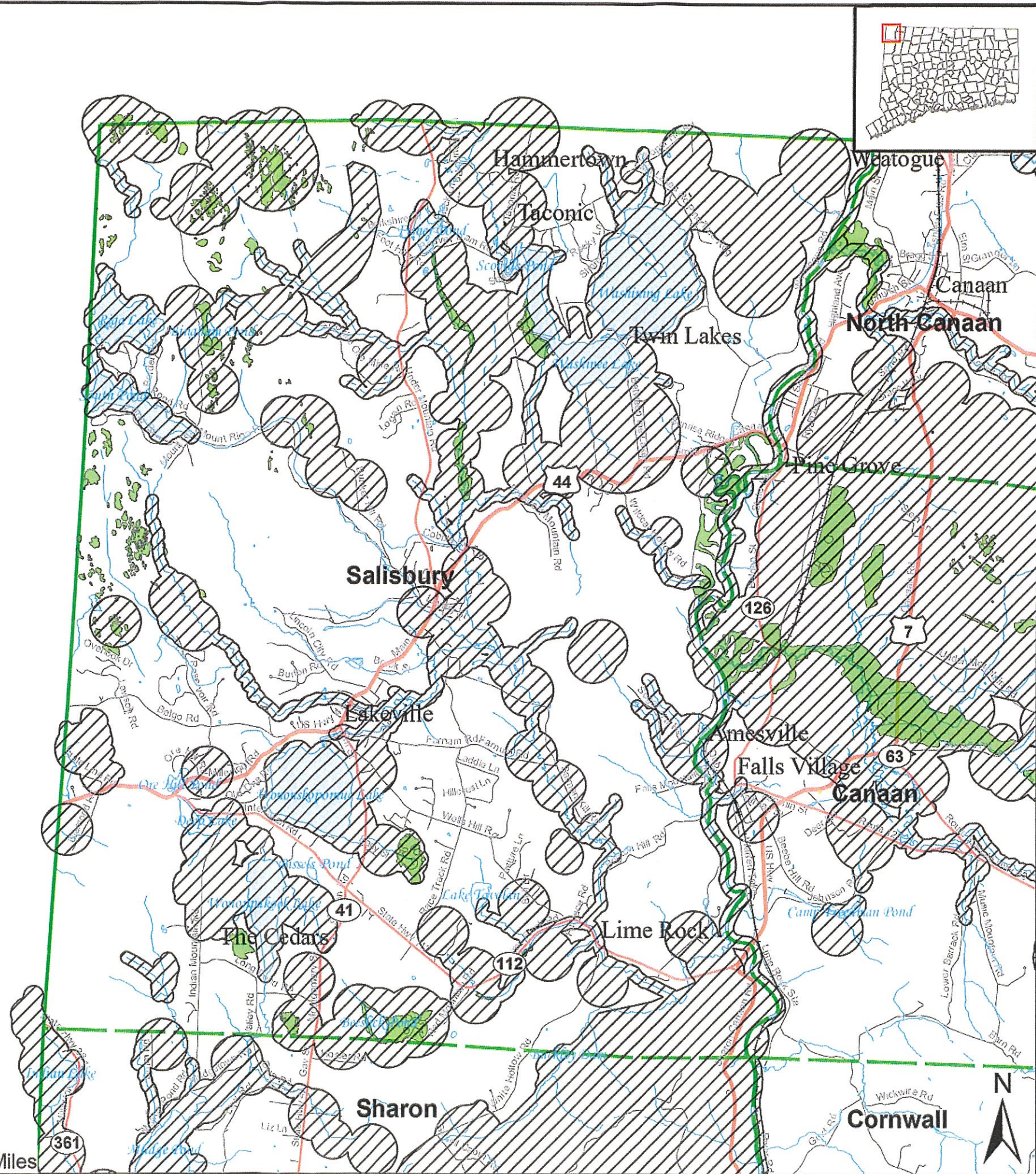
NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

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, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://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](mailto:deep.nddbrequest@ct.gov)  
Phone: (860) 424-3011



# PROPOSED SUBDIVISION MAP PREPARED FOR **ROBERT A. BELTER** FALLS MOUNTAIN ROAD SALISBURY, CONNECTICUT SCALE 1" = 100' JANUARY 16, 2026 TOTAL AREA = 53.534± ACRES

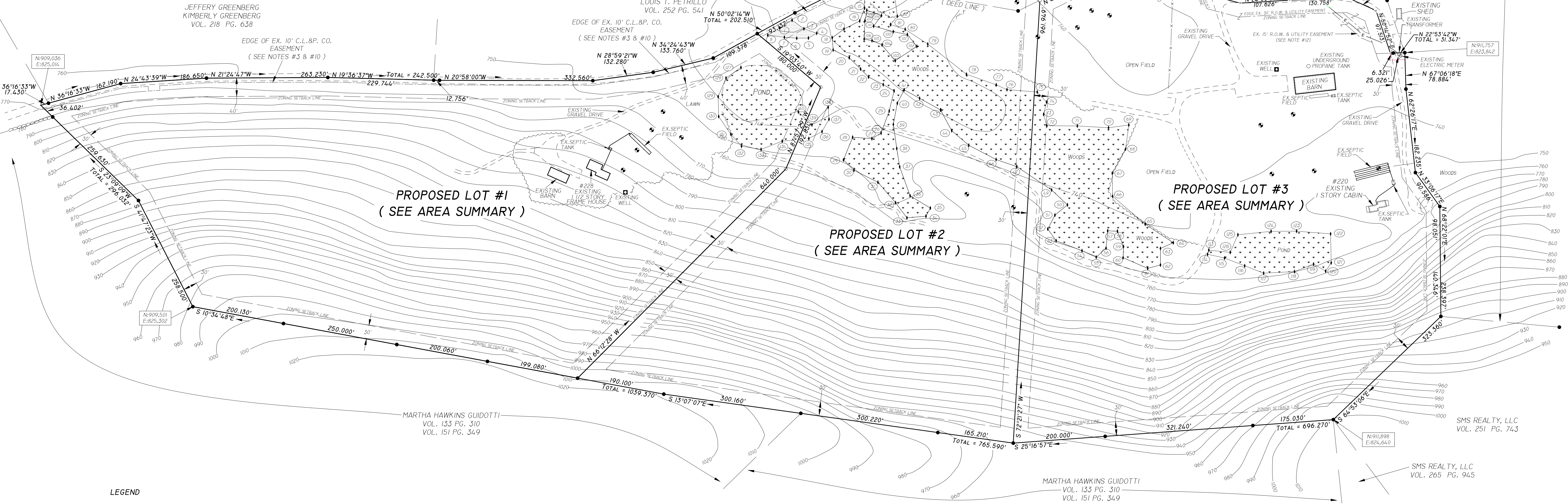
THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS A PROPERTY BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MATHIAS M. KIEFER, L.L.S.#16101  
FROM THE OFFICE OF  
LAMB KIEFER LAND SURVEYORS LLC  
(SALISBURY, CONNECTICUT)  
MAP NOT VALID WITHOUT A LIVE SIGNATURE  
AND EMBOSSED SEAL

JEFFERY GREENBERG  
KIMBERLY GREENBERG  
VOL. 218 PG. 638

EDGE OF EX. 10' C.L.&P. CO. EASEMENT (SEE NOTES #3 & #10)



**LEGEND**

- UTILITY POLE
- TREE
- SEPTIC TEST PIT
- EXISTING IRON PIN/PIPE
- SET IRON PIN
- WETLAND FLAG
- EDGE FIELD / WOODS
- WIRE FENCE
- STONEWALL
- STONEWALL REMAINS
- 10 FOOT CONTOUR LINE
- FLAGGED WETLAND SOILS
- EDGE EX. R.O.W. & UTILITY EASEMENT

SCALE 1" = 100'

GRAPHIC SCALE - FEET

APPROVED BY THE SALISBURY PLANNING AND ZONING COMMISSION:

CHAIRMAN	DATE
SECRETARY	DATE

AREA SUMMARY PROPOSED LOT #1	
PORTION EXISTING 10' C.L.&P EASEMENT =	0.369± ACRES 16,051 S.F.
REMAINING LAND =	17.174± ACRES 748,127 S.F.
<b>TOTAL AREA =</b>	<b>17.543± ACRES 764,178 S.F.</b>

AREA SUMMARY PROPOSED LOT #2	
PORTION EXISTING 10' C.L.&P EASEMENT =	0.079± ACRES 3,425 S.F.
REMAINING LAND =	16.911± ACRES 736,662 S.F.
<b>TOTAL AREA =</b>	<b>16.990± ACRES 740,087 S.F.</b>

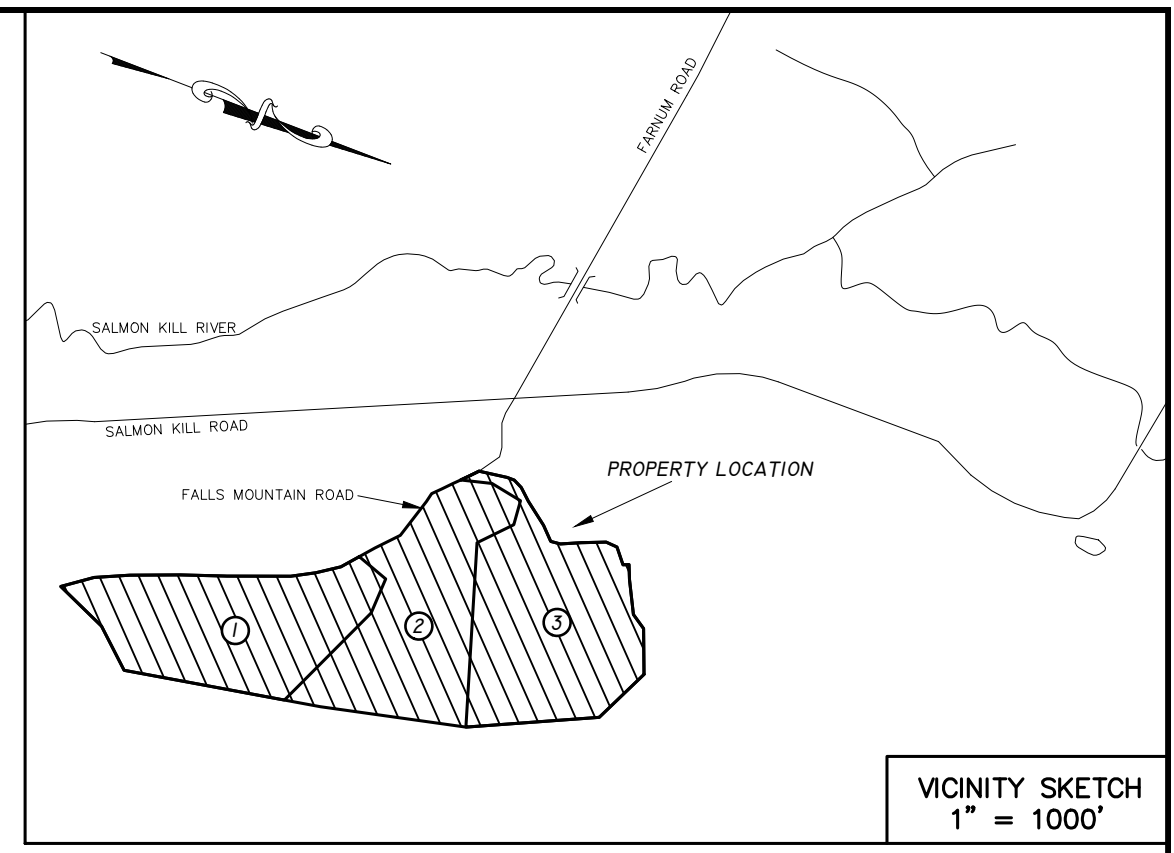
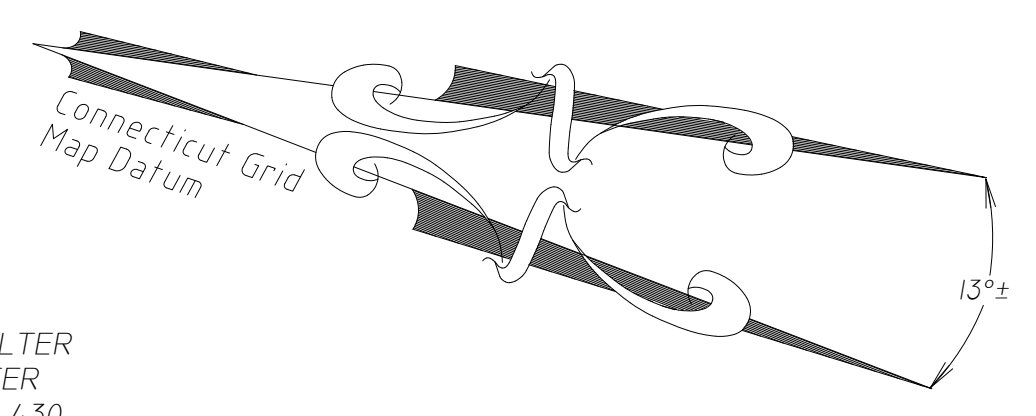
AREA SUMMARY PROPOSED LOT #3	
EXISTING 30' R.O.W & UTILITY EASEMENT =	0.708± ACRES 30,836 S.F.
EXISTING 15' UTILITY EASEMENT =	0.032± ACRES 1,370 S.F.
REMAINING LAND =	18.261± ACRES 795,492 S.F.
<b>TOTAL AREA =</b>	<b>19.001± ACRES 827,698 S.F.</b>

## NOTES

- OWNER OF RECORD: ROBERT A. BELTER; SALISBURY LAND RECORDS VOL. 219, PG. 625, VOL. 233, PG. 964, VOL. 227, PG. 304, VOL. 221, PG. 637, VOL. 170, PG. 910, VOL. 170, PG. 908, VOL. 154, PG. 296, VOL. 153, PG. 637, VOL. 275, PG. 1026.
- REFER TO SALISBURY LAND RECORDS VOL. 202, PG. 144 (RUTH M. BELTER ET AL TO RUTH M. BELTER ET AL, RECORDED 10-5-2004) FOR GRANT OF 30 FOOT WIDE RIGHT OF WAY AND EASEMENT.
- REFER TO SALISBURY LAND RECORDS VOL. 152, PG. 513 (RUTH M. BELTER TO THE CONNECTICUT LIGHT AND POWER COMPANY, RECORDED 6-2-1992) FOR ELECTRIC DISTRIBUTION EASEMENT.
- REFER TO SALISBURY LAND RECORDS VOL. 194, PG. 628 (RUTH M. BELTER, WILLIS H. BELTER, JR. AND JO ELLEN H. BELTER TO THE CONNECTICUT LIGHT AND POWER COMPANY, RECORDED 10-31-2007) FOR ELECTRIC DISTRIBUTION EASEMENT.
- REFER TO MAP TITLED "MAP PREPARED FOR WILLIS H. BELTER, JR., JO ELLEN BELTER, SALMON KILL ROAD, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', FEBRUARY 9, 2011, TOTAL AREA = 35.202 +/- ACRES; BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2602.
- REFER TO MAP TITLED "MAP PREPARED FOR RUTH M. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 50', SEPTEMBER 11, 2009, TOTAL AREA = 12.825 +/- ACRES; BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2661.
- REFER TO MAP TITLED "MAP PREPARED FOR RUTH M. MINER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', JUNE 15, 1992, TOTAL AREA = 80.728 +/- ACRES, REVISED JANUARY 31, 1995, REVISED OCTOBER 15, 1992, REVISED OCTOBER 27, 2002; BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2615.
- REFER TO MAP TITLED "COMPILATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF RUTH M. BELTER AND WILLIS H. & JO ELLEN H. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', JANUARY 6, 1992, FILE NO. W1086, DWG. NO. EW-C0202-3756, REVISED APRIL 16, 1992, REVISED 5/18/92; BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2074.
- REFER TO MAP TITLED "MAP PREPARED FOR RUTH M. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', JUNE 15, 1992, TOTAL AREA = 80.104 +/- ACRES; BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2084.
- REFER TO MAP TITLED "MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF RUTH M. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', JANUARY 6, 1992, FILE NO. W1086, DWG. NO. EW-C0202-3756, REVISED APRIL 16, 1992, REVISED 5/18/92; BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2074.
- REFER TO MAP TITLED "PROPOSED BOUNDARY LINE ADJUSTMENT, MAP PREPARED FOR WILLIS H. BELTER, JR., JO ELLEN H. BELTER, & ROBERT A. BELTER, FALLS MOUNTAIN ROAD, LAKEVILLE, SALISBURY, CONNECTICUT, SCALE 1" = 50', JANUARY 16, 2025, BY MATHIAS M. KIEFER L.L.S. ON FILE WITH THE SALISBURY TOWN CLERK AS MAP #2823.
- REFER TO MAP TITLED "EASEMENT MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY VIA EVERSOURCE ENERGY, ACROSS THE PROPERTY OF WILLIS H. BELTER, JR., JO ELLEN H. BELTER, ROBERT A. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 50', OCTOBER 9, 2025, CL&P FILE NO. W25077; BY MATHIAS M. KIEFER L.L.S.
- REFER TO OTHER MAPS BY H. KNICKERBOCKER, SURVEYOR, WILLIAM KORMANICK, R.L.S., RICHARD ADAMS, R.L.S. AND PETER A. LAMB, R.L.S.

## NOTES

- REFER TO SEPTEMBER 9, 1977 SPECIAL TOWN MEETING MINUTES FOR RESOLUTION PASSED AND APPROVED DISCONTINUING THAT PORTION OF FALLS MOUNTAIN ROAD "...AS LIES BETWEEN THE PAVED PORTION THEREOF ON THE EAST AND APPROXIMATELY 700 FEET THEREOF LYING BETWEEN THE SALISBURY - LIME ROCK ROAD A.K.A. SALMON KILL ROAD AND THE WILLIS BELTER FARM HOUSE ON THE WEST."
- PROPERTY IS LOCATED WITHIN THE SALISBURY PLANNING AND ZONING ZONE "RR-3 RURAL RESIDENCE 3"; MINIMUM LOT AREA (EXCLUDING AREA OF AN ACCESS ROW) = 10,000 SQ. FT.; MINIMUM BUILDABLE AREA = 20,000 SQ. FT.; MINIMUM STREET FRONTAGE (LAND OWNED OR AN ACCESS ROW) = 25 FEET; MINIMUM YARD SETBACKS: FRONT = 40 FEET, SIDES AND REAR = 30 FEET; MINIMUM SQUARE (THE LENGTH OF ONE SIDE SHALL FIT ON THE FRONT YARD SETBACK LINE) = 500 FEET; MAXIMUM BUILDING COVERAGE = 10%.
- WETLAND DELINEATION PERFORMED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON OCTOBER 22, 2009 AND FIELD LOCATED BY LAMB KIEFER LAND SURVEYORS LLC ON NOVEMBER 16, 2010.
- CONTOURS ARE AT TEN FOOT INTERVALS BASED ON APPROXIMATE U.S.G. DATUM.
- SANITARY SERVICES PROVIDED BY EXISTING ON SITE SYSTEMS.
- WATER SERVICES PROVIDED BY EXISTING ON SITE SYSTEMS.
- HIGHWAY LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO THE ESTABLISHMENT OF THE HIGHWAY LAYOUT BY THE BOARD OF SELECTMEN OF THE TOWN OF SALISBURY.
- THE DEVELOPMENT OF INDIVIDUAL LOTS WILL REQUIRE REVIEW BY THE IWWC, AS APPLICABLE.
- THIS SUBDIVISION IS EXEMPT FROM THE OPEN SPACE DEDICATION REQUIREMENTS OF THE SALISBURY SUBDIVISION REGULATIONS IN ACCORDANCE WITH CONNECTICUT GENERAL STATUTES 88-25, AS THE PROPOSED LOTS ARE TO BE CONVEYED TO FAMILY MEMBERS FOR NO CONSIDERATION AND THE TOTAL NUMBER OF LOTS CREATED IS LESS THAN FIVE (5).



STEPHEN BELTER  
LORI BELTER  
VOL.172 PG.430

WILLIS H. BELTER, JR.  
JO ELLEN H. BELTER  
VOL. 154 PG. 296  
VOL. 153 PG. 637  
VOL. 233 PG. 966  
VOL. 274 PG. 148  
VOL. 275 PG. 1026

WILLIS H. BELTER, JR.  
JO ELLEN H. BELTER  
VOL. 154 PG. 296  
VOL. 153 PG. 637  
VOL. 233 PG. 966  
VOL. 274 PG. 148  
VOL. 275 PG. 1026

GEORGE R. DELPRETE  
VOL. 249 PG.351

EDGE OF EX. 10' C.L.&P. CO. EASEMENT (SEE NOTES #3 & #10)

EDGE OF EX. 10' C.L.&P. CO. EASEMENT (SEE NOTES #3 & #10)

PROPOSED LOT #1  
(SEE AREA SUMMARY)

PROPOSED LOT #2  
(SEE AREA SUMMARY)

PROPOSED LOT #3  
(SEE AREA SUMMARY)

MARTHA HAWKINS GUIDOTTI  
VOL. 133 PG. 310  
VOL. 151 PG. 349

MARTHA HAWKINS GUIDOTTI  
VOL. 133 PG. 310  
VOL. 151 PG. 349

SMS REALTY, LLC  
VOL. 251 PG. 743

SMS REALTY, LLC  
VOL. 265 PG. 945

# PROPOSED SUBDIVISION MAP PREPARED FOR **ROBERT A. BELTER** FALLS MOUNTAIN ROAD SALISBURY, CONNECTICUT SCALE 1" = 100' JANUARY 16, 2026 TOTAL AREA = 53.534± ACRES

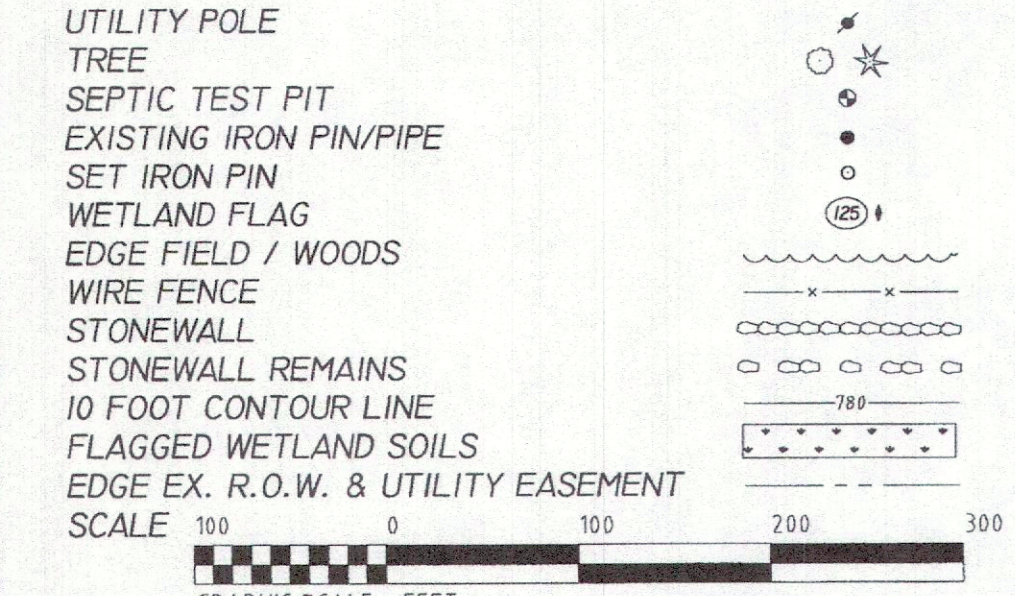
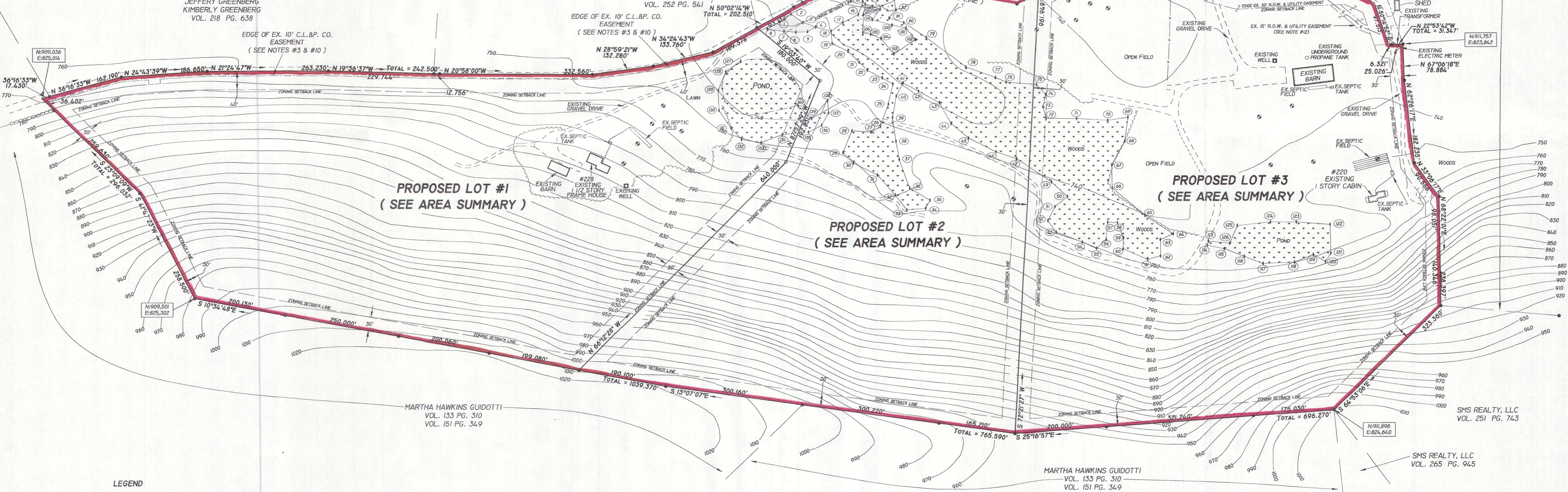
THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS A PROPERTY BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MATHIAS M. KIEFER, L.L.S. #1610  
FROM THE OFFICE OF:  
LAMB KIEFER LAND SURVEYORS LLC  
(SALISBURY, CONNECTICUT)  
MAP NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

JEFFERY GREENBERG  
KIMBERLY GREENBERG  
VOL. 218 PG. 638

EDGE OF EX. 10' C.L.&P. CO. EASEMENT (SEE NOTES #3 & #10)



APPROVED BY THE SALISBURY PLANNING AND ZONING COMMISSION:

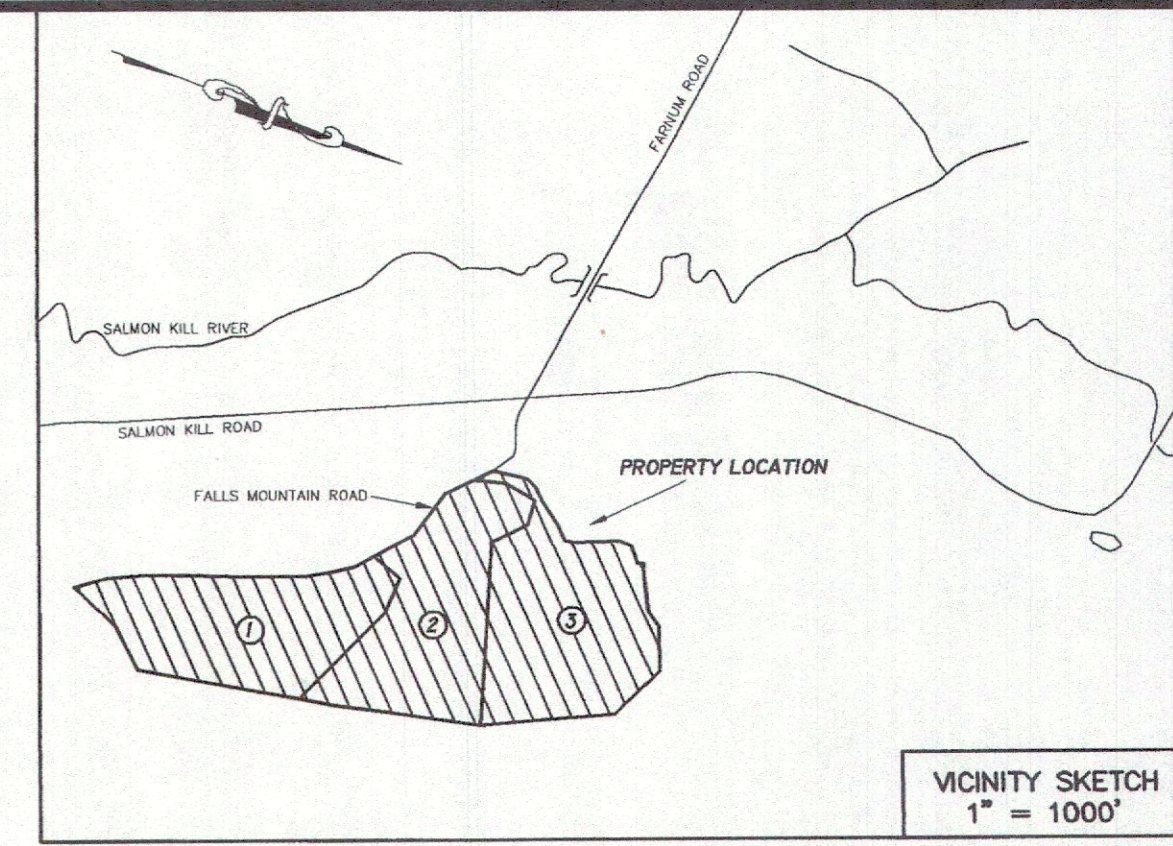
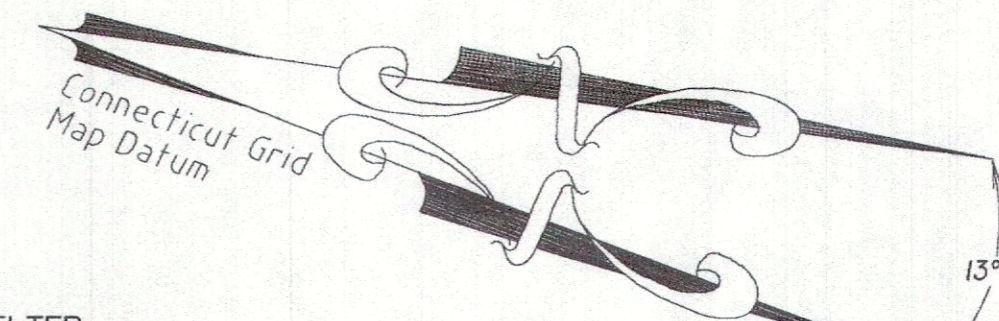
CHAIRMAN	DATE
SECRETARY	DATE

AREA SUMMARY PROPOSED LOT #1	
PORTION EXISTING 10' C.L.&P EASEMENT =	0.569± ACRES 16,051 S.F.
REMAINING LAND =	17.174± ACRES 748,127 S.F.
<b>TOTAL AREA =</b>	<b>17.543± ACRES 764,178 S.F.</b>

AREA SUMMARY PROPOSED LOT #2	
PORTION EXISTING 10' C.L.&P EASEMENT =	0.079± ACRES 3,425 S.F.
REMAINING LAND =	16.911± ACRES 736,662 S.F.
<b>TOTAL AREA =</b>	<b>16.990± ACRES 740,087 S.F.</b>

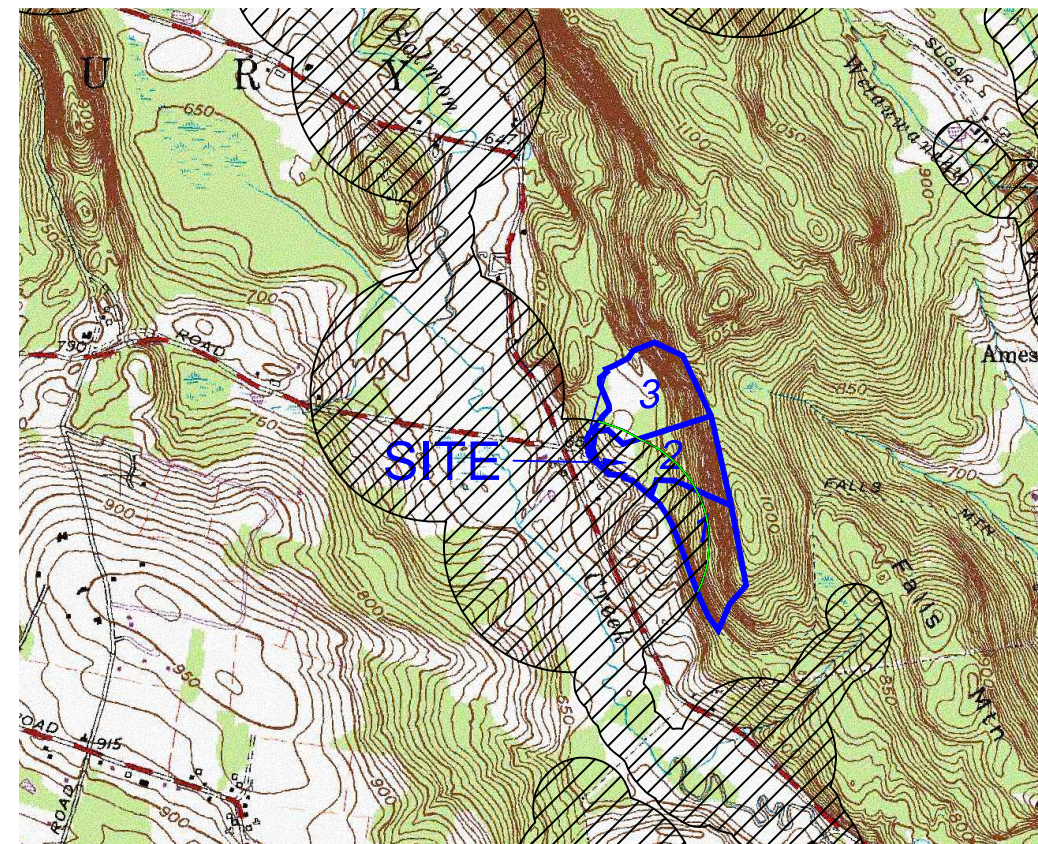
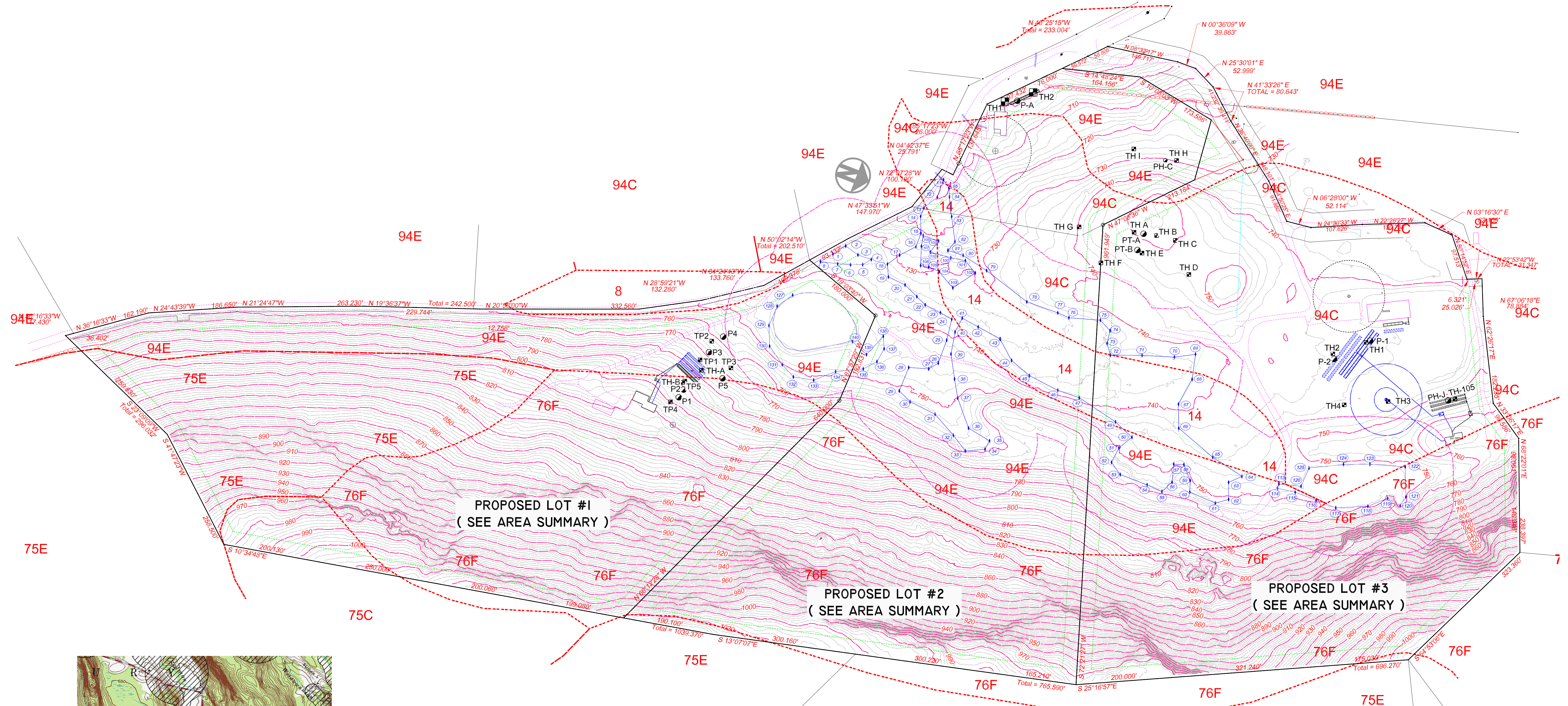
AREA SUMMARY PROPOSED LOT #3	
EXISTING 30' R.O.W & UTILITY EASEMENT =	0.708± ACRES 30,836 S.F.
EXISTING 15' UTILITY EASEMENT =	0.032± ACRES 1,370 S.F.
REMAINING LAND =	18.261± ACRES 795,492 S.F.
<b>TOTAL AREA =</b>	<b>19.001± ACRES 827,698 S.F.</b>

- NOTES**
- OWNER OF RECORD: ROBERT A. BELTER. SALISBURY LAND RECORDS VOL. 249, PG. 625, VOL. 233, PG. 964, VOL. 227, PG. 304, VOL. 221, PG. 637, VOL. 170, PG. 910, VOL. 170, PG. 908, VOL. 154, PG. 296, VOL. 153, PG. 637, VOL. 275, PG. 1026.
  - REFER TO SALISBURY LAND RECORDS VOL. 202, PG. 144 (RUTH M. BELTER ET AL. TO RUTH M. BELTER ET AL., RECORDED 10-5-2004) FOR GRANT OF 30 FOOT WIDE RIGHT OF WAY AND EASEMENT.
  - REFER TO SALISBURY LAND RECORDS VOL. 152, PG. 513 (RUTH M. BELTER TO THE CONNECTICUT LIGHT AND POWER COMPANY, RECORDED 6-2-1992) FOR ELECTRIC DISTRIBUTION EASEMENT.
  - REFER TO SALISBURY LAND RECORDS VOL. 194, PG. 628 (RUTH M. BELTER, WILLIS H. BELTER, JR. AND JO ELLEN H. BELTER TO THE CONNECTICUT LIGHT AND POWER COMPANY, RECORDED 10-31-2007) FOR ELECTRIC DISTRIBUTION EASEMENT.
  - REFER TO MAP TITLED "MAP PREPARED FOR WILLIS H. BELTER, JR., JO ELLEN H. BELTER, SALMON KILL ROAD, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', FEBRUARY 9, 2011, TOTAL AREA = 35.202 ± ACRES, BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2602.
  - REFER TO MAP TITLED "MAP PREPARED FOR RUTH M. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 50', SEPTEMBER 11, 2009, TOTAL AREA = 12.825 ± ACRES, BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2561.
  - REFER TO MAP TITLED "MAP PREPARED FOR RUTH M. MINER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', JUNE 15, 1992, TOTAL AREA = 80.104 ± ACRES, REVISED JANUARY 31, 1995, REVISED OCTOBER 15, 1992, REVISED OCTOBER 27, 2002, BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2415.
  - REFER TO MAP TITLED "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF RUTH M. BELTER AND WILLIS H. & JO ELLEN H. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', JULY 1, 2003, FILE NO. W30466, DWG. NO. EW-C026-4275, BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2372.
  - REFER TO MAP TITLED "MAP PREPARED FOR RUTH M. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 50', SEPTEMBER 11, 2009, TOTAL AREA = 12.825 ± ACRES, BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2561.
  - REFER TO MAP TITLED "MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF RUTH M. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', JANUARY 6, 1992, FILE NO. W1084, DWG. NO. EW-C0202-3256, REVISED APRIL 16, 1992, REVISED 5/18/92, BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2074.
  - REFER TO MAP TITLED "PROPOSED BOUNDARY LINE ADJUSTMENT, MAP PREPARED FOR WILLIS H. BELTER, JR., JO ELLEN H. BELTER, & ROBERT A. BELTER, FALLS MOUNTAIN ROAD, LAKEVILLE, SALISBURY, CONNECTICUT, SCALE 1" = 50', JANUARY 16, 2025, BY MATHIAS M. KIEFER, R.L.S. ON FILE WITH THE SALISBURY TOWN CLERK AS MAP #2823.
  - REFER TO MAP TITLED "EASEMENT MAP DEPICTING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY D/B/A EVERSOURCE ENERGY, ACROSS THE PROPERTY OF WILLIS H. BELTER, JR., JO ELLEN H. BELTER, ROBERT A. BELTER, FALLS MOUNTAIN ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 50', OCTOBER 9, 2025, CL&P FILE NO. W23077, BY MATHIAS M. KIEFER, R.L.S.
  - REFER TO OTHER MAPS BY H. KNICKERBOCKER, SURVEYOR, WILLIAM KORMANICK, R.L.S., RICHARD ADAMS, R.L.S. AND PETER A. LAMB, R.L.S.
  - REFER TO SEPTEMBER 9, 1977 SPECIAL TOWN MEETING MINUTES FOR RESOLUTION PASSED AND APPROVED DISCONTINUING THAT PORTION OF FALLS MOUNTAIN ROAD "...AS LIES BETWEEN THE PAVED PORTION THEREOF ON THE EAST AND APPROXIMATELY 700 FEET THEREOF LYING BETWEEN THE SALISBURY - LINE ROCK ROAD A.K.A. SALMON KILL ROAD AND THE WILLIS BELTER TAP HOUSE ON THE WEST."
  - PROPERTY IS LOCATED WITHIN THE SALISBURY PLANNING AND ZONING ZONE "RR-3 RURAL RESIDENCE 3"; MINIMUM LOT AREA (EXCLUDING AREA OF AN ACCESS ROW) = 120,000 SQ. FT.; MINIMUM BUILDABLE AREA = 20,000 SQ. FT.; MINIMUM STREET FRONTAGE (LAND OWNED OR AN ACCESS ROW) = 25 FEET; MINIMUM YARD SETBACKS: FRONT = 40 FEET, SIDES AND REAR = 30 FEET; MINIMUM SQUARE (THE LENGTH OF ONE SIDE SHALL FIT ON THE FRONT YARD SETBACK LINE) = 300 FEET; MAXIMUM BUILDING COVERAGE = 10%.
  - WETLAND DELINEATION PERFORMED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. ON OCTOBER 22, 2009 AND FIELD LOCATED BY LAMB KIEFER LAND SURVEYORS LLC ON NOVEMBER 16, 2010.
  - CONTOURS ARE AT TEN FOOT INTERVALS BASED ON APPROXIMATE U.S.G.S. DATUM.
  - SANITARY SERVICES PROVIDED BY EXISTING ON SITE SYSTEMS.
  - WATER SERVICES PROVIDED BY EXISTING ON SITE SYSTEMS.
  - HIGHWAY LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO THE ESTABLISHMENT OF THE HIGHWAY LAYOUT BY THE BOARD OF SELECTMEN OF THE TOWN OF SALISBURY.
  - THE DEVELOPMENT OF INDIVIDUAL LOTS WILL REQUIRE REVIEW BY THE IWWC, AS APPLICABLE.
  - THIS SUBDIVISION IS EXEMPT FROM THE OPEN SPACE DEDICATION REQUIREMENTS OF THE SALISBURY SUBDIVISION REGULATIONS IN ACCORDANCE WITH CONNECTICUT GENERAL STATUTES 88-25, AS THE PROPOSED LOTS ARE TO BE CONVEYED TO FAMILY MEMBERS FOR NO CONSIDERATION AND THE TOTAL NUMBER OF LOTS CREATED IS LESS THAN FIVE (5).



VICINITY SKETCH  
1" = 1000'

AREA SUMMARY PROPOSED LOT #1			AREA SUMMARY PROPOSED LOT #2			AREA SUMMARY PROPOSED LOT #3		
PORTION EXISTING 10' C.L.&P EASEMENT =	0.369± ACRES	16,051 S.F.	PORTION EXISTING 10' C.L.&P EASEMENT =	0.079± ACRES	3,425 S.F.	EXISTING 30' RIGHT OF WAY =	0.708± ACRES	30,836 S.F.
REMAINING LAND =	17.174± ACRES	748,127 S.F.	REMAINING LAND =	16.911± ACRES	736,662 S.F.	REMAINING LAND =	18.293± ACRES	796,862 S.F.
TOTAL AREA =	17.543± ACRES	764,178 S.F.	TOTAL AREA =	16.990± ACRES	740,087 S.F.	TOTAL AREA =	19.001± ACRES	827,698 S.F.



LOCATION MAP  
SCALE: 1" = 2000'

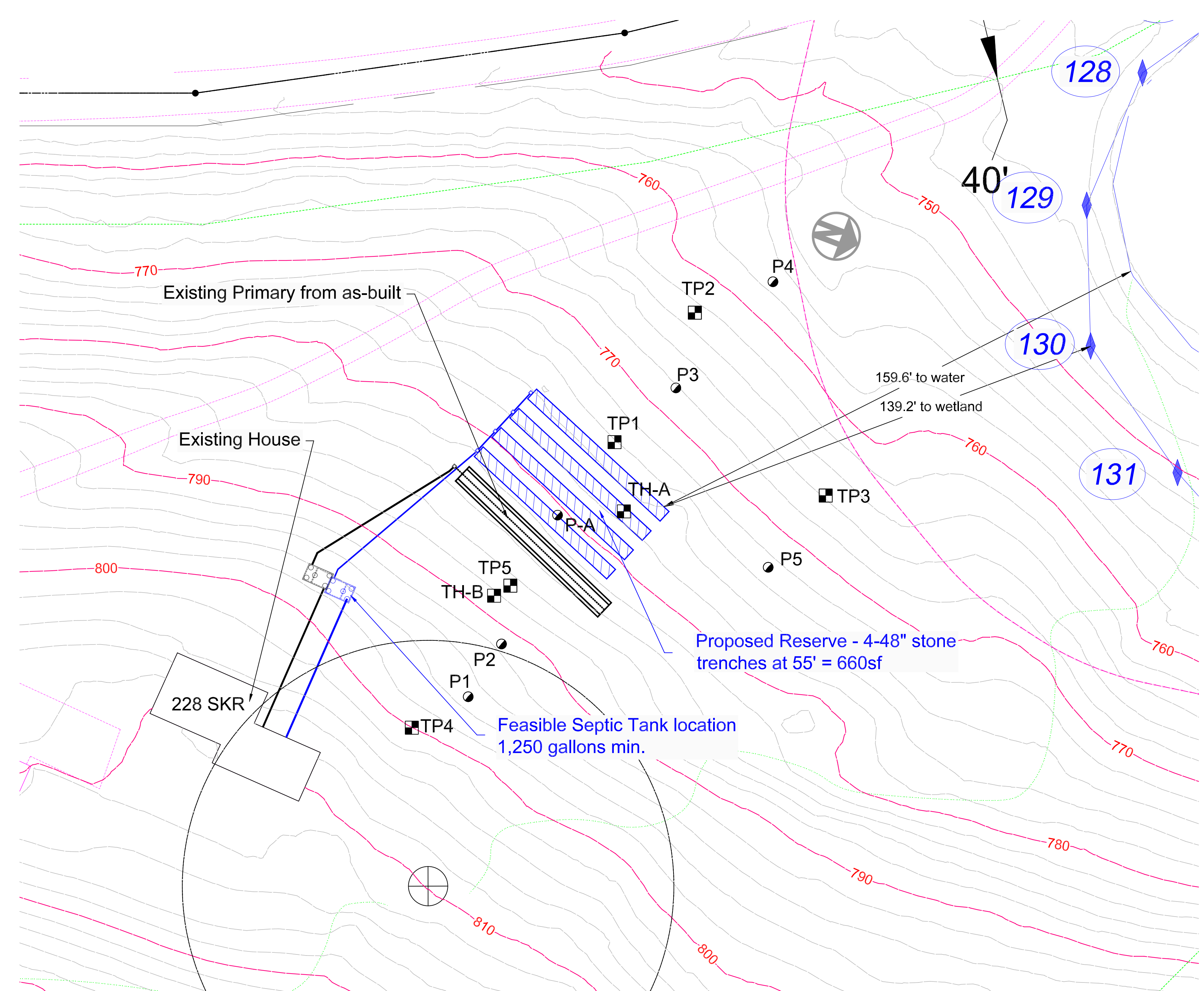
100 Scale Site Plan  
SCALE: 1" = 100'

# BELTER SUBDIVISION (formerly) FALLS MOUNTAIN ROAD SALISBURY, CONNECTICUT

- LIST OF DRAWINGS
- 1 - INDEX SHEET - 100 SCALE
  - 2 - 20 SCALE SITE PLAN LOT 1
  - 3 - 10 SCALE SITE PLAN LOT 2
  - 4 - 20 SCALE SITE PLAN LOT 3
  - 5 - SANITARY INFORMATION

Date: August 12, 2025  
Revisions: June 3, 2026  
NDDB  
Engineer:  
Patrick R. Hackett, P.E. 12808  
16 East Street, Lakeville Connecticut  
06039  
Surveyor:  
Mathias M. Kiefer, L.S. 16101  
Lamb Kiefer Land Surveyors, LLC  
65 Sellaick Hill Road, Salisbury  
Connecticut 06068

Patrick R. Hackett, P.E. 12808 16 East Street, Lakeville, Conn. 06039 prh@prhackett.com 203.788.9959



**PERCOLATION TEST DATA**

By P.R. Hackett, P.E. Date: 05/12/2022  
 P-A Presoak dry before test  
 Total Depth: 22 inches  
 Datum Depth: 23 inches

Time	Depth	Perc Rate (min/in)
0:00:00	5	
0:05:50	7 3/4	2.1
0:12:28	9 1/2	3.8
0:16:30	10 1/2	4.0
0:23:20	12 1/2	3.4
0:27:30	13 1/2	4.2
0:32:17	14 1/4	6.4
0:40:12	15 3/4	5.3
0:50:12	17	8.0

Max rate = 8.0 minutes per inch

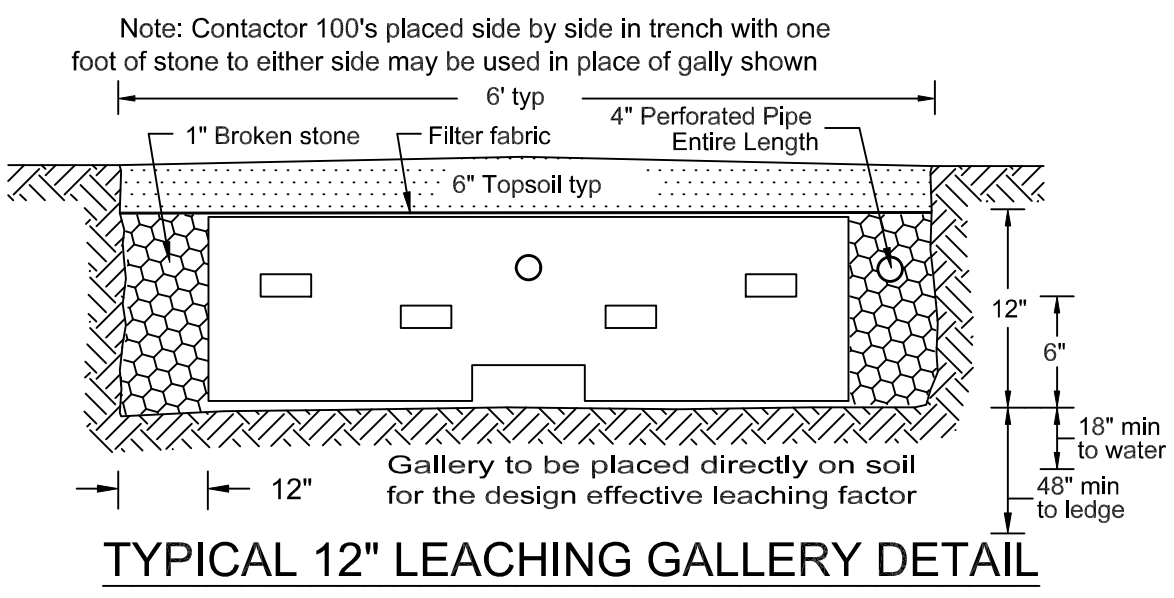
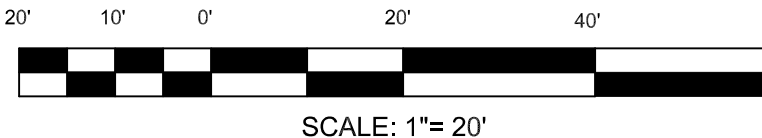
**TEST HOLE INFORMATION**

Test holes observed by P.R. Hackett, P.E. Wednesday, March 16, 2022

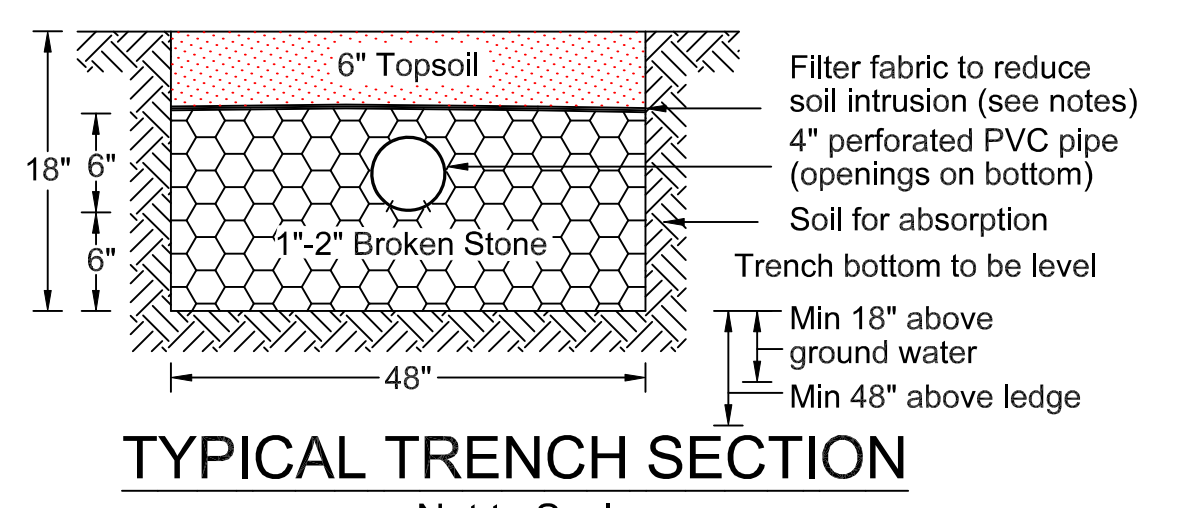
**TH A**  
 0 - 5 Topsoil  
 5 - 20 Orange-brown fine sandy loam  
 20 - 30 Yellow-brown fine sandy loam  
 30 - 96 Tan well-graded sand & stone  
 No Ledge, No Water, No Mottles

**TH B**  
 0 - 5 Topsoil  
 5 - 16 Orange-brown fine sandy loam  
 16 - 30 Yellow-brown fine sandy loam  
 30 - 94 Tan well-graded sand & stone  
 No Ledge, No Water, No Mottles

**Lot 1 As-built & B100a**



Existing Trench

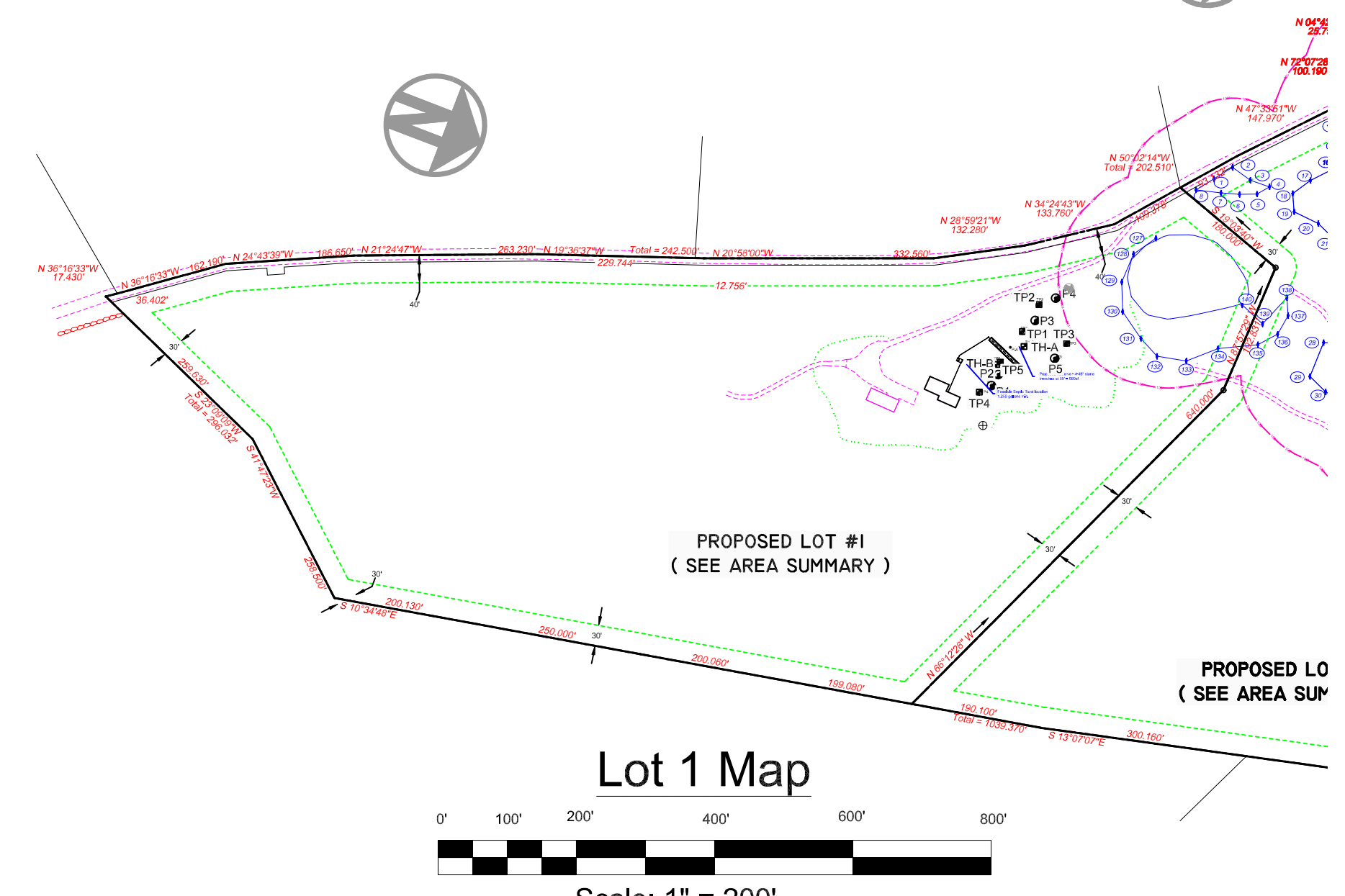


Proposed B100a Trench

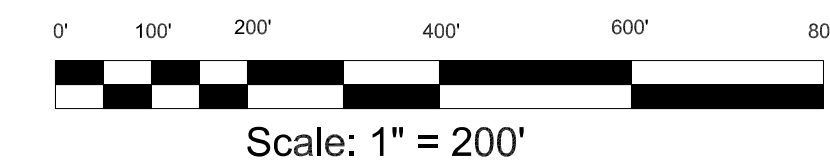
**SEPTEMBER 23, 2014**

AS-BUILT TIES - All ties are horizontal and in decimal feet.

DESCRIPTION	POINT	TIE			
		South-west corner house A	North-west corner house B	PK Nail in base of cedar C	PK Nail in base of cedar D
Center cover on septic tank at inlet	1	70.4	38.8	23.8	26.7
Center cover on septic tank at cleanout	2	74.7	44.1	18.4	27.8
Center cover septic tank at outlet	3	76.0	46.1	16.4	27.6
Center top trench D-box	4	88.7	64.8	15.3	33.9
Center middle trench D-box	5	94.5	72.4	21.5	39.5
Center bottom trench D-box	6	100.5	79.9	28.7	45.7
Center end top trench	7	62.8	76.8	86.8	52.7
Center end middle trench	8	70.7	83.2	88.3	56.5
Center end bottom trench	9	79.1	90.4	90.6	61.5



**Lot 1 Map**



**AS-BUILT NOTES - Lot 1**

- The street number is 228 Salmon Kill Road and accessed on the former Falls Mountain Road R.O.W.
- Septic system leaching fields installed on May 21, 2013 and the septic tank and lines installed on May 27, 2013.
- Septic tank is a 1,250 gallon "lowboy" from Richards.
- Leaching field consists of 3 - 75' , 48 inch wide stone trenches, for a total leaching area of 675 square feet, sufficient for a 4 bedroom single family residential structure.
- All pipe slopes exceed minimum required.
- Leaching fields installed in-ground (no perc in fill or sieve analysis required).
- All as-built ties are in feet and are horizontal.
- As-built located and prepared by P.R. Hackett, P.E.
- System installed in substantial conformance to plan prepared by P.R. Hackett dated May 8, 2013 and on file at TAHD (plan approval # 13778).

**Proposed Subdivision Lot 1 - January 2023**

The proposed 17.543 acre parcel is part of this subdivision plan and has an existing 4 bedroom house (#228 SKR). The proposed B100a code-compliant area below the existing 27" tri-gallery trench installed circa 1994 and consists of 4 48" wide trenches at 55lf. Original soil testing was by R Stanton, P.E. can be found on sheet 6, SSD. Recent testing in 2022 (shown above and sheet 5) confirms soil testing done in 1994 by R. Stanton, P.E..

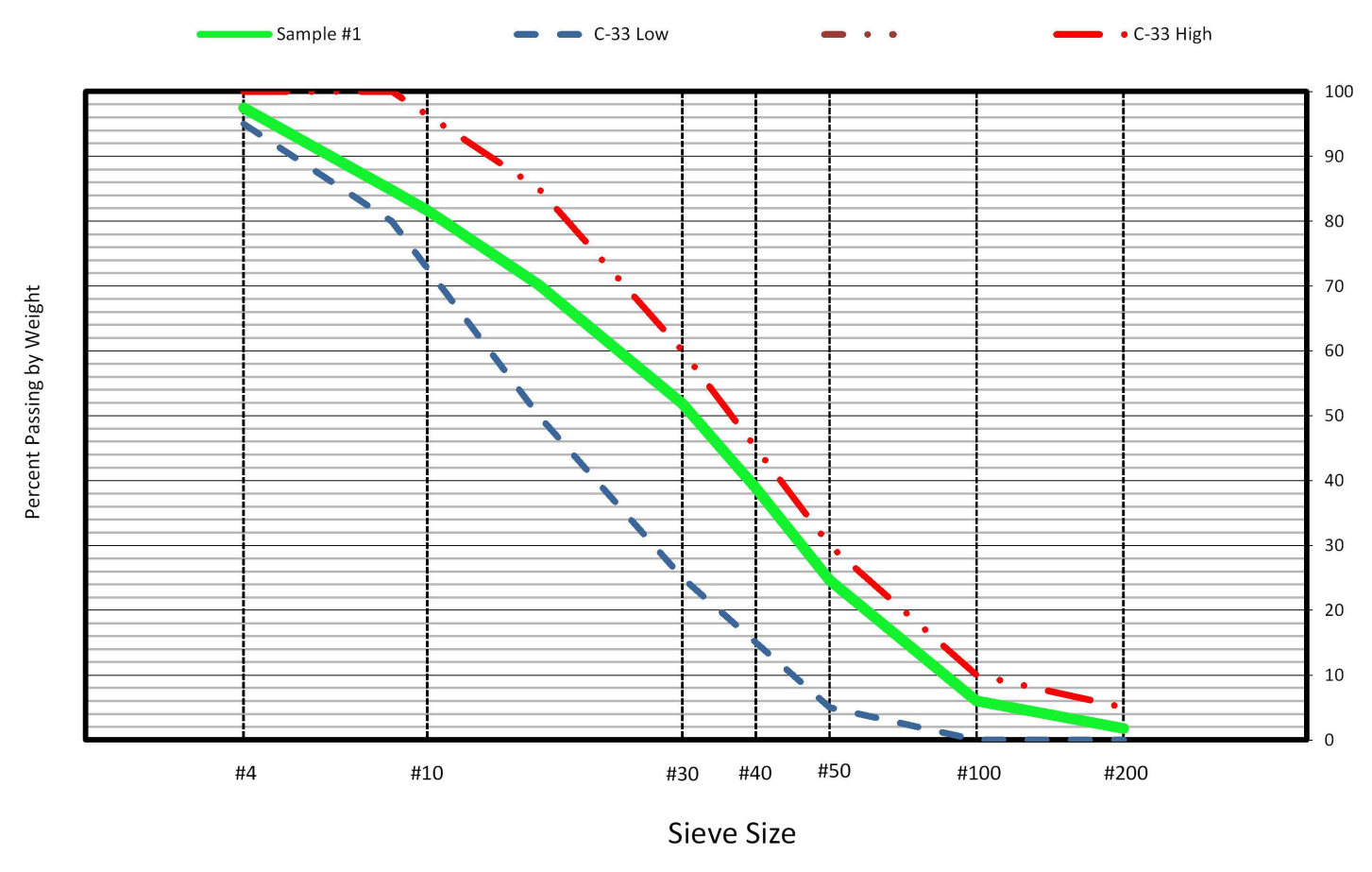
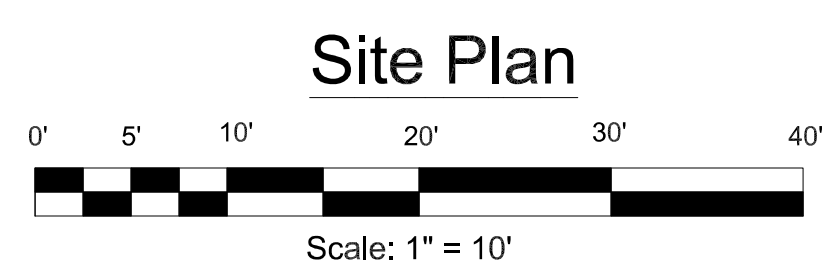
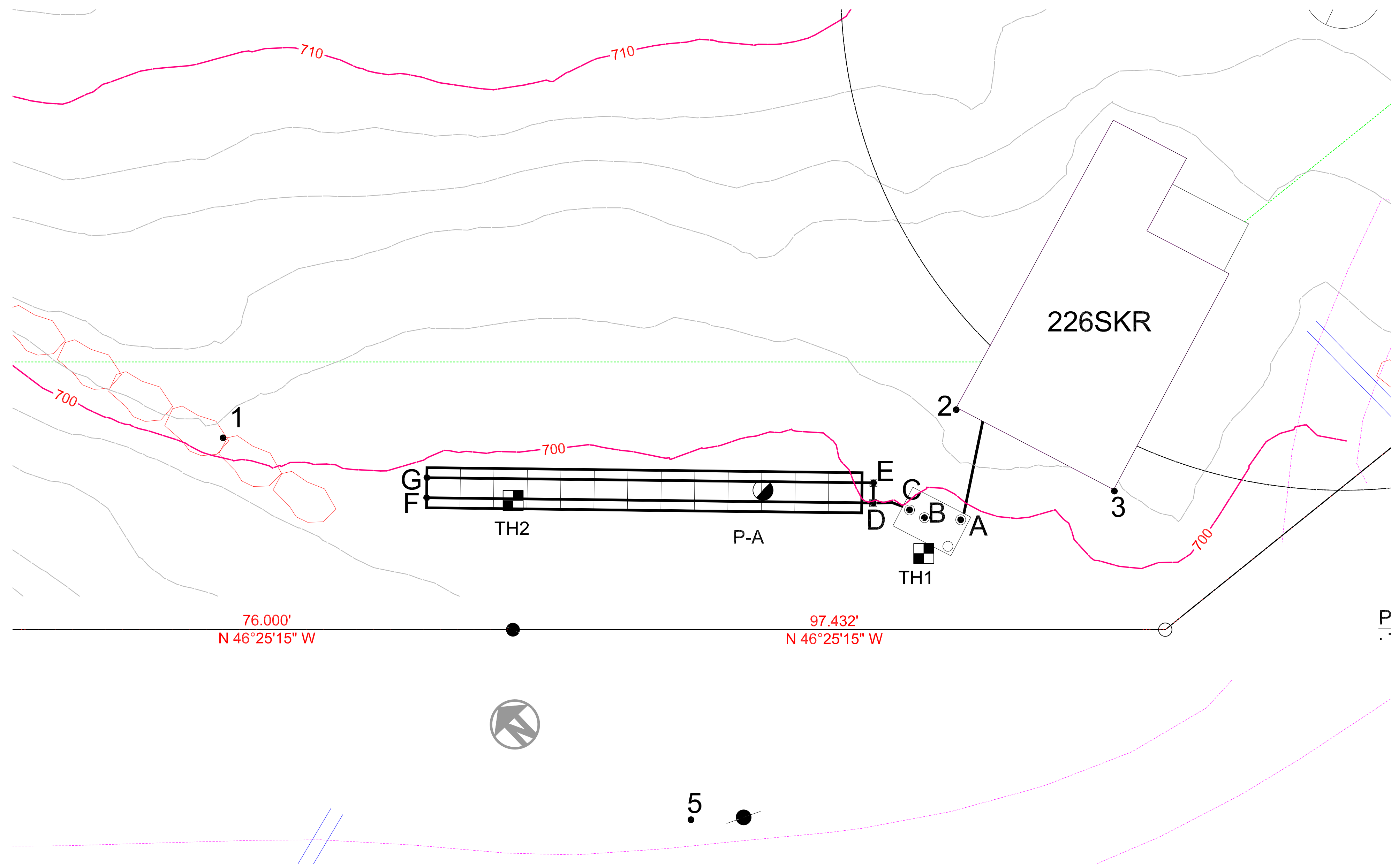
Engineer:  
 Patrick R. Hackett, P.E.  
 16 East Street  
 Lakeville, Connecticut 06039

Date: August 12, 2025

Revisions: June 3, 2026  
 NDDB

BELTER RESIDENCE  
 SALMON KILL ROAD  
 SALISBURY, CONNECTICUT  
 PROPOSED LOT 1 (228 Salmon Kill Rd)  
 AS-BUILT & B100a

As-Built  
 B100a  
 2



**Proposed Subdivision Lot 2 - January 2023**

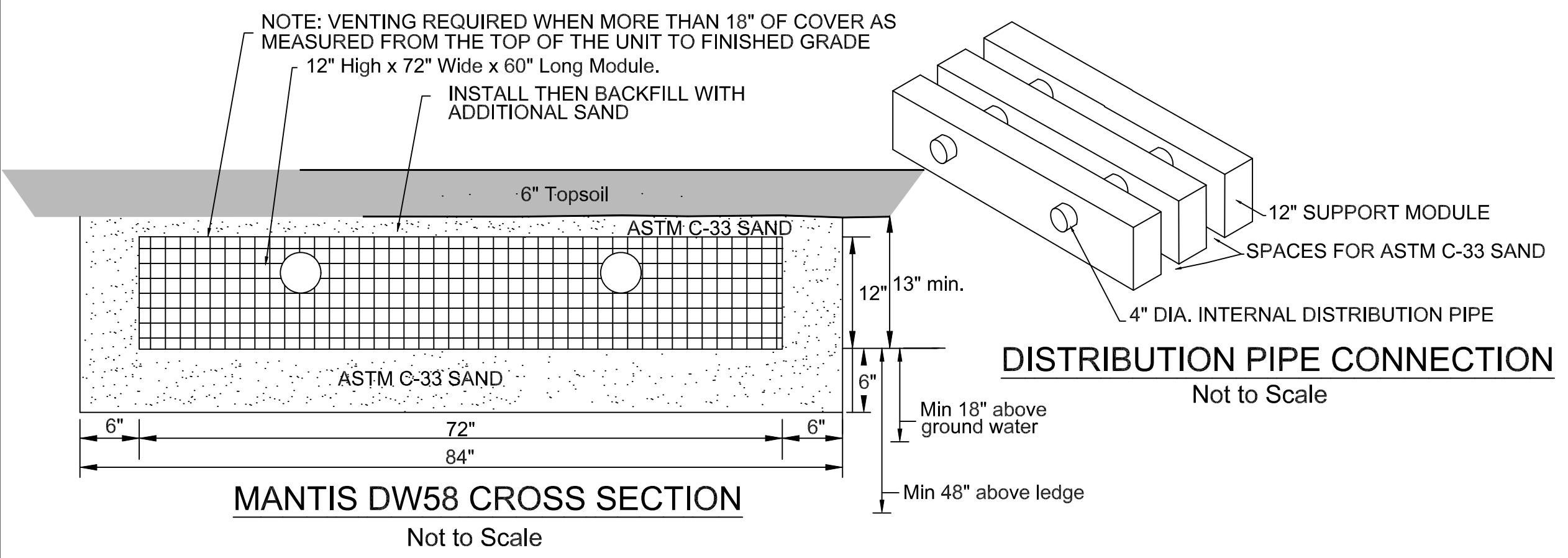
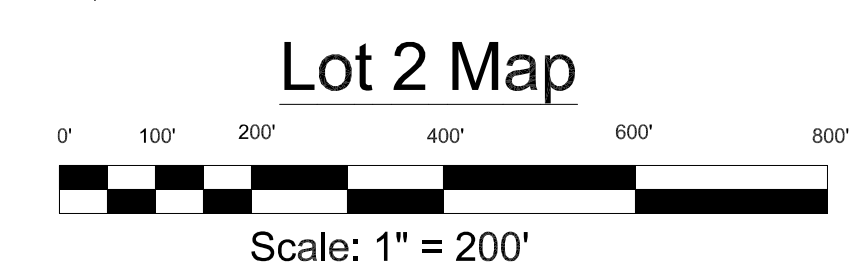
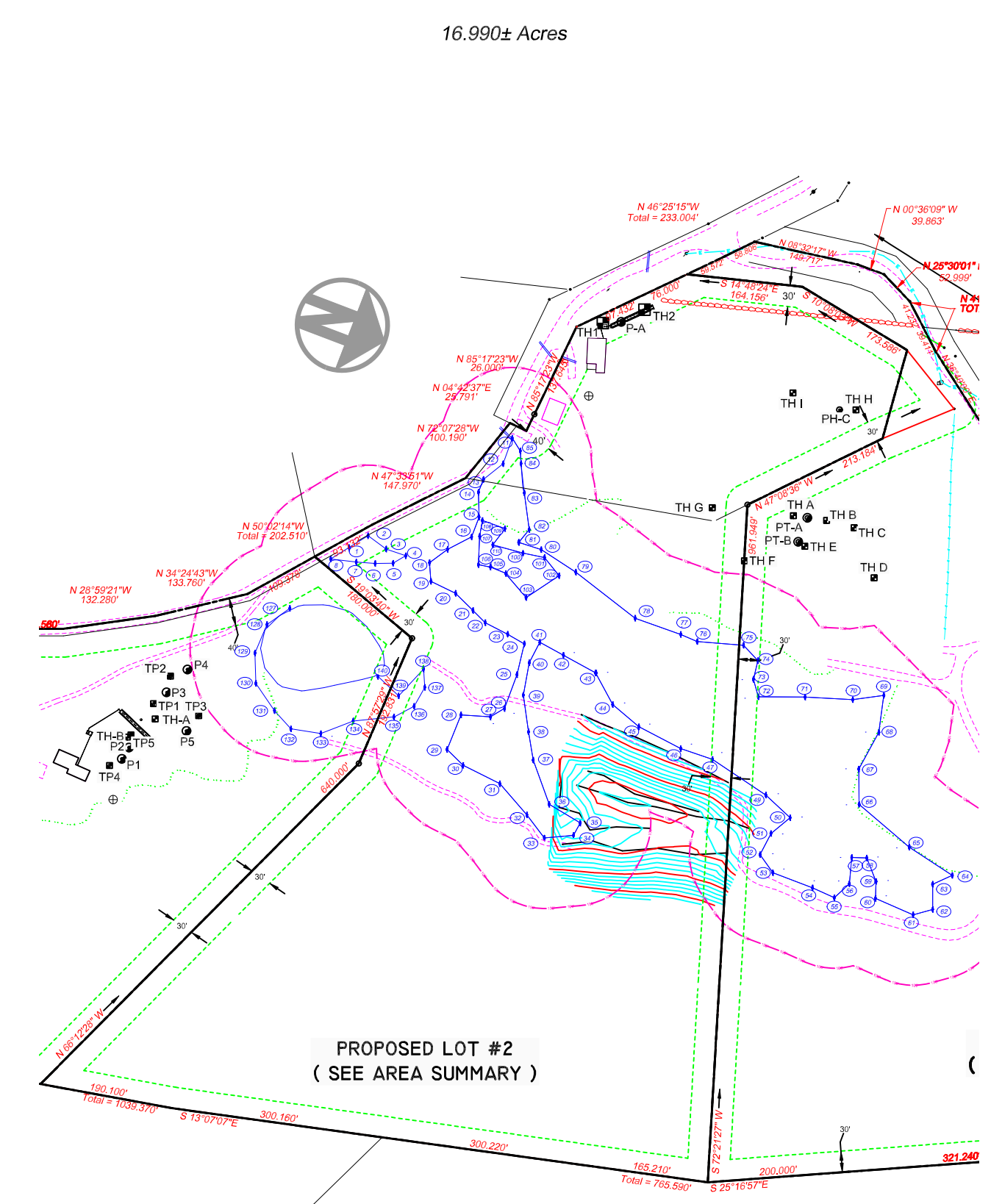
The 3.21 acre parcel is to be combined with 13.909 acres for a total area of 17.119 acres as part of the Subdivision plan. There is an existing 4 bedroom house on this parcel (226 SKR) The proposed B100a code-compliant area is the recently installed system as-built and shown on this sheet.

**General Notes**

- Plan prepared for: Robert A. Belter, 226 Salmon Kill Road, Lakeville, Connecticut 06039
- Engineer: Patrick R. Hackett, 16 East Street, Lakeville, Connecticut (860) 355-9799, (203) 788-9959, prh@prhackett.com
- Salisbury Assessor - Map 7 Lot 8
- Parcel Area: Existing 3.21 ± Acres Proposed 17.12
- This is a repair plan. No reserves are shown. The system as approved, consists of a 1,500 gallon septic tank and 65LF of Eljen Mantis DW-58 units (13- 5' units).
- Parcel served by on-site well. There are no apparent wells within 75 feet of the installed system.

**AS-BUILT NOTES**

- Installer Information: Owner, Robert A. Belter, Lakeville, Conn.
- Property address: 226 Salmon Kill Road, Lakeville, Conn.
- Engineers Information: Patrick R. Hackett, 16 East Street, Lakeville, Conn 06776, (203) 788-9959, prh@prhackett.com
- There are 13 Eljen Mantis DW-58 units for a total of 65 feet at 11.6 SF/LF for 754sf of leaching area.
- The septic sand meets the ASTM C-33 Standard. See sieve gradation below.
- There are no wells within 75' of the installed trench.
- All installed pipes meet minimum pitch requirements.
- The septic sand is from Laurelbrook Resources, East Canaan, CT and meets the gradation for ASTM C-33 sand.
- The septic tanks are a Richard's 1,500W two-chamber concrete unit.
- The system as-built was performed on:
  - Sieve sample collection - June 11, 2017
  - Sieve sample analysis - June 13, 2017
  - Trench location and inspection - June 13, 2017
- The system has been installed in substantial conformance to plans prepared by P.R. Hackett, P.E. and on file at TAHD



AS- BUILT TIES		PK in Root	NWC House	SWC House
Point	Description	1	2	3
A	Center Inlet Cover Septic Tank	110.9	16.5	23.4
B	Center Cleanout Cover Septic Tank	105.5	16.8	28.6
C	Center Outlet Cover Septic Tank	103.1	16.5	30.7
D	Center D-Box	97.7	18.7	36.1
E	Center D-Box	97.4	16.5	36.0
F	End of Trench at top of pipe	31.7	80.2	102.7
G	End of Trench at top of pipe	31.0	79.7	102.7

\* Note: All ties are level distances

Engineer:  
Patrick R. Hackett, P.E.  
16 East Street  
Lakeville, Connecticut 06039

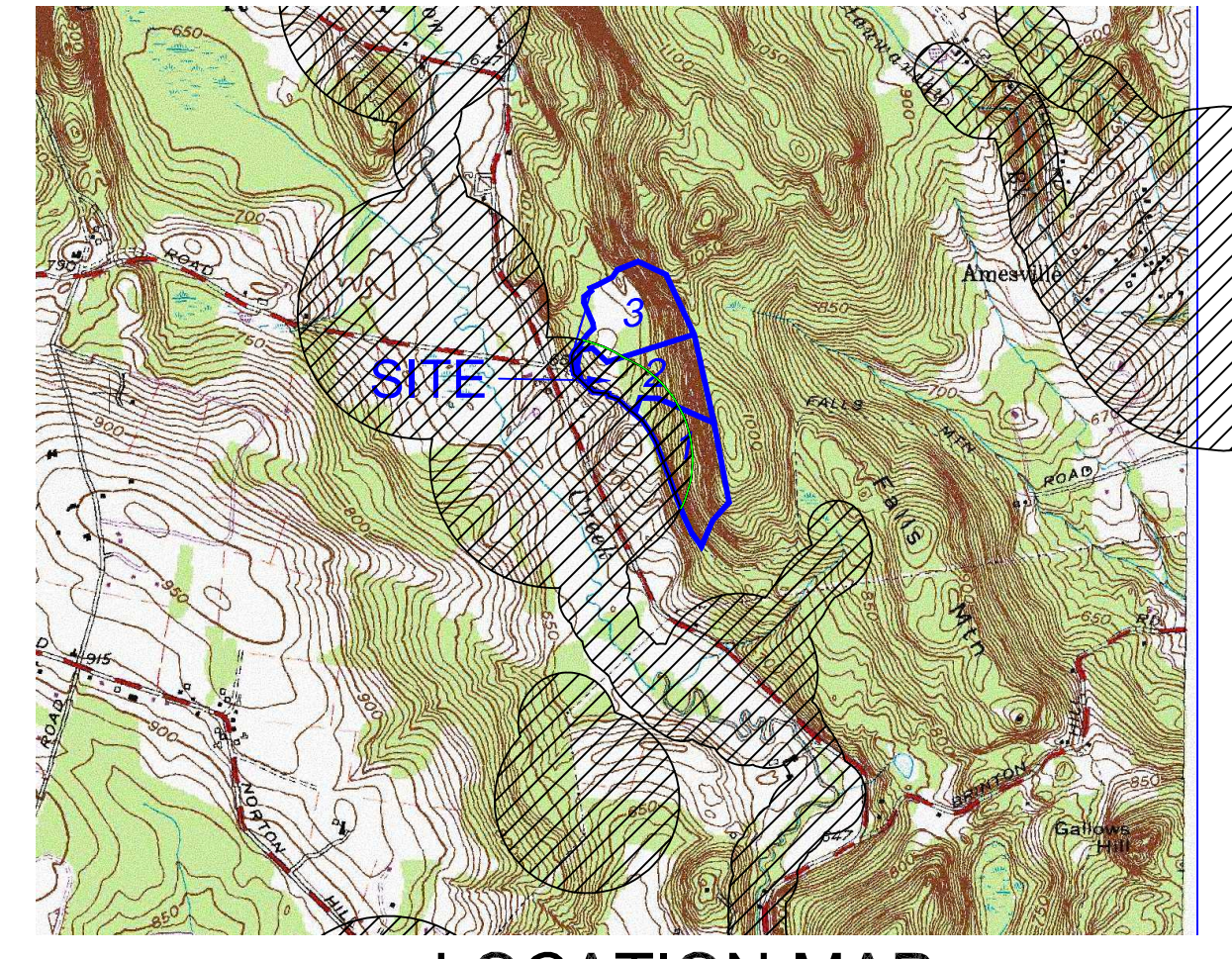
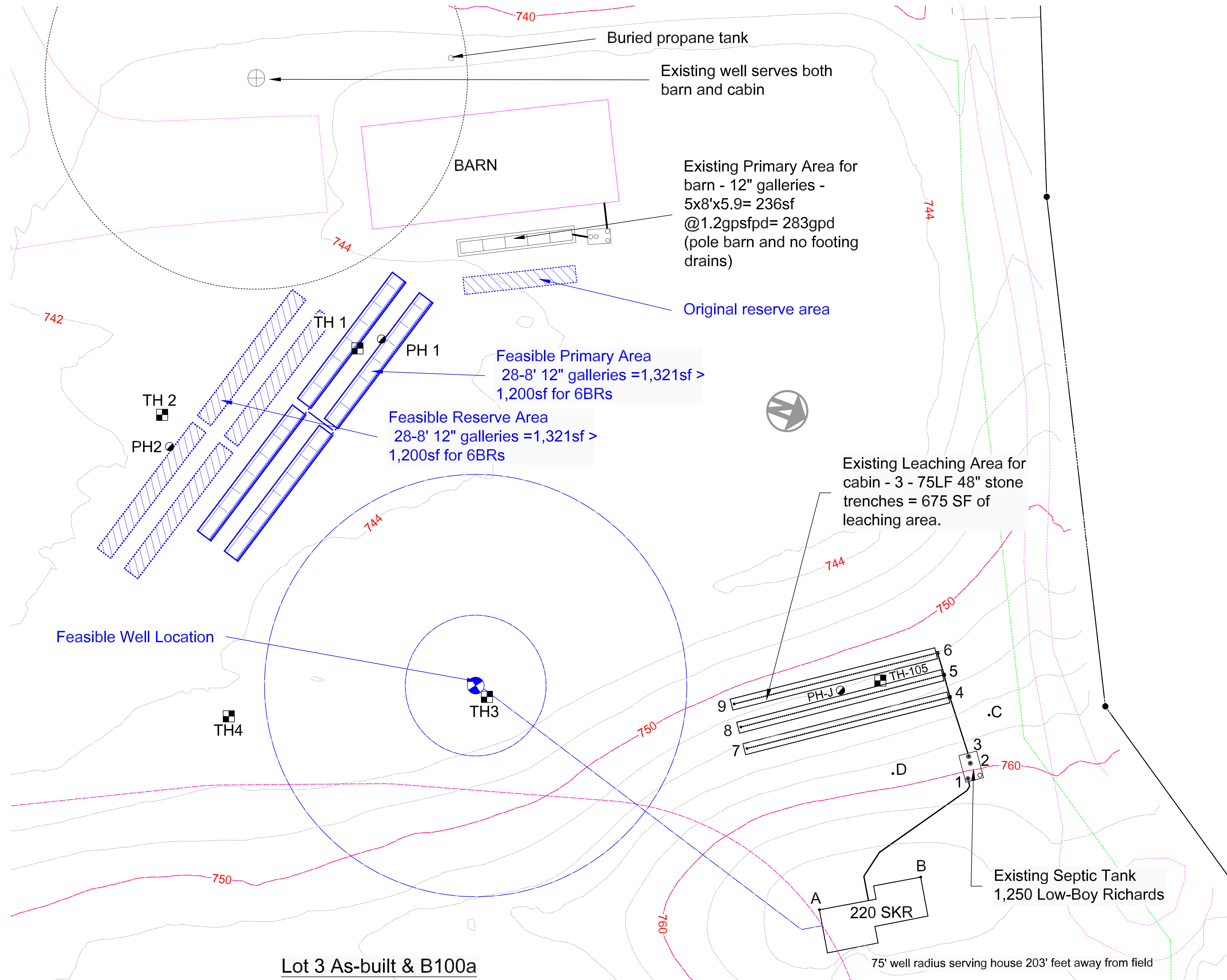
Date: August 12, 2025

Revisions: June 3, 2026  
NDDB

BELTER RESIDENCE  
 SALMON KILL ROAD  
 SALISBURY, CONNECTICUT  
 PROPOSED LOT 2 - 226 SALMON KILL ROAD  
 AS-BUILT & B100a

SSD  
As-Built  
3

EXISTING CABIN WITH BARN - 220 SALMON KILL ROAD



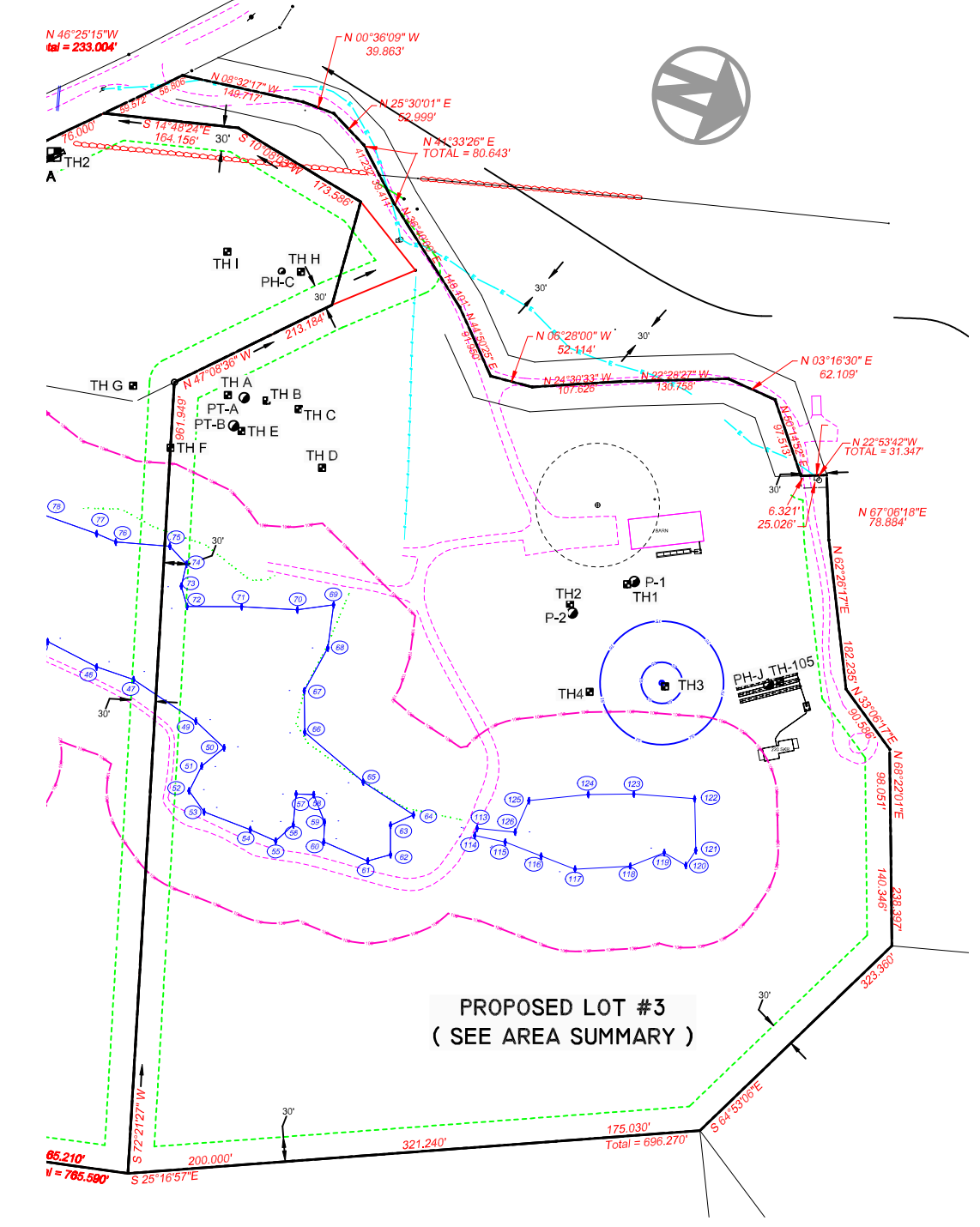
Engineer:  
Patrick R. Hackett, P.E.  
16 East Street  
Lakeville, Connecticut 06039

Date: August 12, 2025  
Revisions: June 3, 2026  
NDDB

AS-BUILT & B100a NOTES

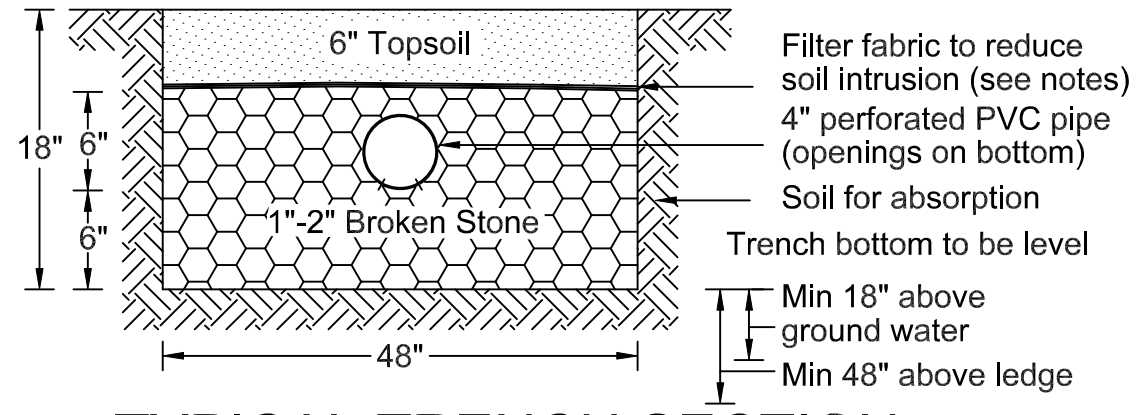
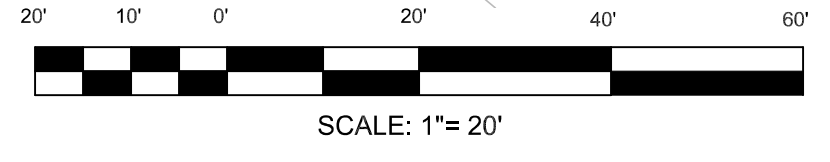
- Street number formerly 228 Salmon Kill Road (now 220) has a cabin and a barn system.
- Septic system leaching fields installed on May 21, 2013 and the septic tank and lines installed on May 27, 2013.
- Septic tank is a 1,250 gallon "lowboy" from Richards.
- Leaching field consists of 3 - 75' , 48 inch wide stone trenches, for a total leaching area of 675 square feet, sufficient for a 4 bedroom single family residential structure.
- All pipe slopes exceed minimum required.
- Leaching fields installed in-ground.
- All as-built ties are in feet and are horizontal.
- As-built located and prepared by P.R. Hackett, P.E.
- System installed in substantial conformance to plan prepared by P.R. Hackett dated May 8, 2013 and on file at TAHD (plan approval # 13778).
- Original reserve for horse barn field shown
- Viable fields shown for potential 6BR building. The footprint of the cabin's trenches is capable of being a code compliant B100a area in addition to the viable tested site.
- Existing well line runs to the barn and continues along the drive to the cabin. A feasible well location is shown in the event the cabin is disconnected from the well by the barn

BELTER RESUBDIVISION  
SALMON KILL ROAD  
SALISBURY, CONNECTICUT  
PROPOSED LOT 3 - 220 SALMON KILL ROAD  
AS-BUILT & B100a



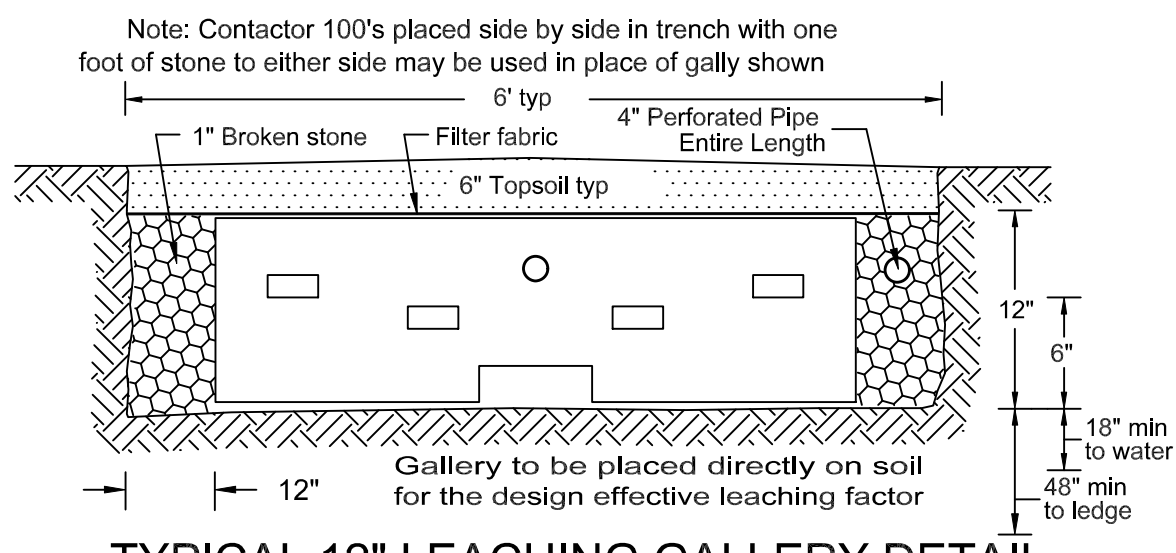
As-Built  
B100a  
4

Lot 3 As-built & B100a



SEPTEMBER 23, 2014  
AS-BUILT TIES - All ties are horizontal and in decimal feet.

DESCRIPTION	POINT	TIE			
		South-west corner house A	North-west corner house B	PK Nail in base of cedar C	PK Nail in base of cedar D
Center cover on septic tank at inlet	1	70.4	38.8	23.8	26.7
Center cover on septic tank at cleanout	2	74.7	44.1	18.4	27.8
Center cover septic tank at outlet	3	76.0	46.1	16.4	27.6
Center top trench D-box	4	88.7	64.8	15.3	33.9
Center middle trench D-box	5	94.5	72.4	21.5	39.5
Center bottom trench D-box	6	100.5	79.9	28.7	45.7
Center end top trench	7	62.8	76.8	86.8	52.7
Center end middle trench	8	70.7	83.2	88.3	56.5
Center end bottom trench	9	79.1	90.4	90.6	61.5



**REQUIRED SQUARE FEET OF LEACHING AREA**

Testing Site	Test Hole #	Depth to Ledger (inches)	Depth to SHG (Inches)	Perc #	Design Range (Min/In)	2 BR	3 BR	4 BR	5 BR	6 BR
Lot 1 - Existing House	TP-1	68	-	P-3	1-5	375	375	500	565	675
	TP-2	> 81	-	P-4	5-10	495	495	675	750	900
	TP-3	> 84	-	P-5	5-10	495	495	675	750	900
	TP-4	> 81	-	P1	1-5	375	375	500	565	675
	TP-5	> 85	-	P2	1-5	375	375	500	565	675
Lot 2 - Existing House	TH-G	42	18							
	TH-H	59	-	PH-C	1-5	375	375	500	565	675
	TH-I	42	20							
Lot 3 Barn & Existing Cabin	TH-1	> 88	-	PH-1	10-20	660	660	900	1,000	1,200
	TH-2	> 86	-	PH-2	10-20	660	660	900	1,000	1,200
	TH-3	> 80	28							
	TH-4	> 86	22							
Lot 3 on Knoll	TH-A	86	41	PT-A	5-10	495	495	675	750	900
	TH-B	80	-	PT-A	5-10	495	495	675	750	900
	TH-C	40	-							
	TH-D	80	-	PT-B	1-5	375	375	500	565	675
	TH-E	87	-	PT-B	1-5	375	375	500	565	675
	TH-F	60	-							

**MINIMUM LEACHING SYSTEM SPREAD BY LOT & BEDROOM**

Testing Site	Perc #	Design Range (Min/In)	Depth to SHG (In)	Slope (%)	Perc Factor (PF)	Hydr Factor (HF)	MLSS				
							2 BR (FF=1)	3 BR (FF=1.5)	4 BR (FF=2)	5 BR (FF=2.5)	6 BR (FF=3)
Lot 1 - Existing House	P-3	1-5	>60	23.8%	1	-	N/A	N/A	N/A	N/A	N/A
	P-4	5-10	>60	16.4%	1.2	-	N/A	N/A	N/A	N/A	N/A
	P-5	5-10	>60	24.4%	1.2	-	N/A	N/A	N/A	N/A	N/A
	P1	1-5	>60	27.8%	1	-	N/A	N/A	N/A	N/A	N/A
	P2	1-5	>60	23.3%	1	-	N/A	N/A	N/A	N/A	N/A
	P-A	5-10	>60	20%	1.2	-	N/A	N/A	N/A	N/A	N/A
Lot 2 - Existing House	PH-C	5-10	50	13.0%	1.2	18	22	32	43	54	65
Lot 3 Barn & Cabin	PH-1	10-20	>60	1.7%	1.5	-	N/A	N/A	N/A	N/A	N/A
	PH-2	10-20	>60	1.7%	1.5	-	N/A	N/A	N/A	N/A	N/A
	PT-A	5-10	41	8.6%	1.2	20	24	36	48	60	72
Lot 3 on Knoll	PT-B	1-5	>60	8.9%	1	-	N/A	N/A	N/A	N/A	N/A

**LOT 1 TEST DATA - 228 Salmon Kill Road (SKR)**

**PERCOLATION TEST INFORMATION**

P1 to P5 performed by R Stanton, Jr., PE  
 Lot 1 - Existing House Lot  
 P1 Date: 06/21/1994  
 all percs presoaked prior to test  
 Total Depth: 31 inches  
 Datum Depth: 32 inches

Time	Depth	Perc Rate
11:20:30 AM	19"	(min/in)
11:25:00 AM	21 - 3/4"	1.6
11:30:00 AM	24 - 3/8"	1.9
11:40:00 AM	28"	2.8
11:49:30 AM	30"	4.8

Max rate = 4.8 minutes per inch

**TEST HOLE INFORMATION**

Test holes observed by Ralph Stanton, Jr, P.E.  
 Friday, June 10, 1994  
 TP1 to TP5 located on Lot 1, Existing House Lot

**TP 1**

0 - 3 A 10YR 4/2 very fine sandy loam, soft granular; common, fine to medium roots  
 3 - 24 Bw 10YR 4/6 very fine sandy loam, soft granular, common - medium roots  
 24 - 36 Bc 10YR 5/6 Fine gravelly fine sandy loam, soft granular, common - medium roots  
 36 - 65 C 2.5Y 6/3 Gravelly loamy fine sand, soft granular - friable, dolomite ghosts 3-8" diameter 2.5 Y 7/, 8/, common, few to common roots to 63"  
 65 - 68 Possible bedrock  
 Possible Ledger at 68", No Water, Roots at 63", No Mottles

**PERCOLATION TEST DATA**

By P.R. Hackett, P.E.  
 P-A Date: 05/12/2022  
 Presoak dry before test  
 Total Depth: 22 inches  
 Datum Depth: 23 inches

Time	Depth	Perc Rate
0:00:00	5	(min/in)
0:05:50	7 3/4	2.1
0:12:28	9 1/2	3.8
0:16:30	10 1/2	4.0
0:23:20	12 1/2	3.4
0:27:30	13 1/2	4.2
0:32:17	14 1/4	6.4
0:40:12	15 3/4	5.3
0:50:12	17	8.0

Max rate = 8.0 minutes per inch

**TEST HOLE INFORMATION**

Test holes observed by P.R. Hackett, P.E.  
 Wednesday, March 16, 2022

**TH A**

0 - 5 Topsoil  
 5 - 20 Orange-brown fine sandy loam  
 20 - 30 Yellow-brown fine sandy loam  
 30 - 96 Tan well-graded sand & stone  
 No Ledger, No Water, No Mottles

**TH B**

0 - 5 Topsoil  
 5 - 16 Orange-brown fine sandy loam  
 16 - 30 Yellow-brown fine sandy loam  
 30 - 94 Tan well-graded sand & stone  
 No Ledger, No Water, No Mottles

**LOT 2 TEST DATA - 226 SKR**

**PERCOLATION TEST INFORMATION**

Perc Test A Date: 02/28/2017  
 All percs presoaked prior to test  
 Total Depth: 20 inches  
 Datum Depth: 20 inches

Time	Depth	Perc Rate
0:00:06	4 1/2	(min/in)
0:05:22	10 7/8	0.8
0:10:14	14 7/16	1.4
0:15:19	17	2.0
0:20:00	18 1/2	3.1
0:25:14	19 13/16	4.0

Max rate = 4.0 minutes per inch

**TEST HOLE INFORMATION**

Test holes observed by P.R. Hackett, P.E.  
 Wednesday, May 18, 2016

**Test Hole 1**

0 - 33 Topsoil  
 33 - 45 Orange brown fine uniform sand  
 45 - 66 Light brown fine uniform sand  
 Ledger at 60-66", No Water, No Mottles, Roots fine at 60"

**Test Hole 2**

0 - 24 Topsoil  
 24 - 58 Light brown fine uniform sand  
 58 - 30 Yellow brown fine sandy loam  
 30 - 84 Olive grey fine sandy till  
 Ledger at 58", No Water, No Mottles

**PERCOLATION TEST INFORMATION**

PH-C performed by P.R.Hackett, PE  
 Lot 2 - Not used  
 PH-C Date: 11/17/2011  
 Total Depth: 24 inches  
 Datum Depth: 24 inches

Time	Depth	Perc Rate
12:00:44 PM	11 - 3/8"	(min/in)
12:03:05 PM	14"	0.9
12:05:08 PM	15 - 1/2"	1.4
12:08:05 PM	17 - 5/16"	1.6
12:10:36 PM	18 - 9/16"	2.0
12:13:40 PM	19 - 3/4"	2.6
12:15:48 PM	20 - 3/8"	3.4
12:21:00 PM	22 - 1/4"	2.8

Max rate = 3.4 minutes per inch

**TEST HOLE RESULTS**

Test Holes observed by P.R. Hackett, P.E.  
 Friday, April 28, 2000

TH-G to TH-I located on Lot 2 - not used

**Test Hole G**

0 - 7 Topsoil  
 7 - 24 Orange-brown fine sandy loam  
 24 - 42 Light grey brown limestone till  
 Ledger at 42", mottles at 18±, water at 37"

**Test Hole H**

0 - 7 Topsoil  
 7 - 21 Olive-brown very fine silty-sandy loam  
 21 - 28 Orange-brown fine sandy loam  
 28 - 59 Decomposed limestone till  
 Ledger at 59", water at 50", roots at 35"

**Test Hole I**

0 - 8 Topsoil  
 8 - 46 Orange-brown fine sandy loam  
 Ledger at 46", no water, roots at 46"

**LOT 3 TEST DATA - 220 SKR**

**PERCOLATION TEST INFORMATION**

PT-A and PT-B performed by P.R.Hackett, PE  
 Lot 3 - Additional Testing, not used

Perc Test A Date: 04/28/2000  
 Total Depth: 18 inches  
 Datum Depth: 18 inches

Time	Depth	Perc Rate
04:27:33 PM	5 - 5/16"	(min/in)
04:33:44 PM	7 - 1/4"	3.2
04:46:52 PM	10"	4.8
05:03:17 PM	13 - 1/4"	5.1

Max rate = 5.1 minutes per inch

Perc Test B Date: 04/28/2000  
 Total Depth: 21 inches  
 Datum Depth: 21 inches

Time	Depth	Perc Rate
04:18:10 PM	9 - 1/4"	(min/in)
04:29:57 PM	15 - 5/8"	1.8
04:38:59 PM	17 - 3/4"	4.3

Max rate = 4.3 minutes per inch

**TEST HOLE RESULTS**

Test Holes observed by P.R. Hackett, P.E.  
 Friday, April 28, 2000

TH-A to TH-F located on Lot 3, Proposed Lot originally numbered TH-1 to TH-9

**Test Hole A**

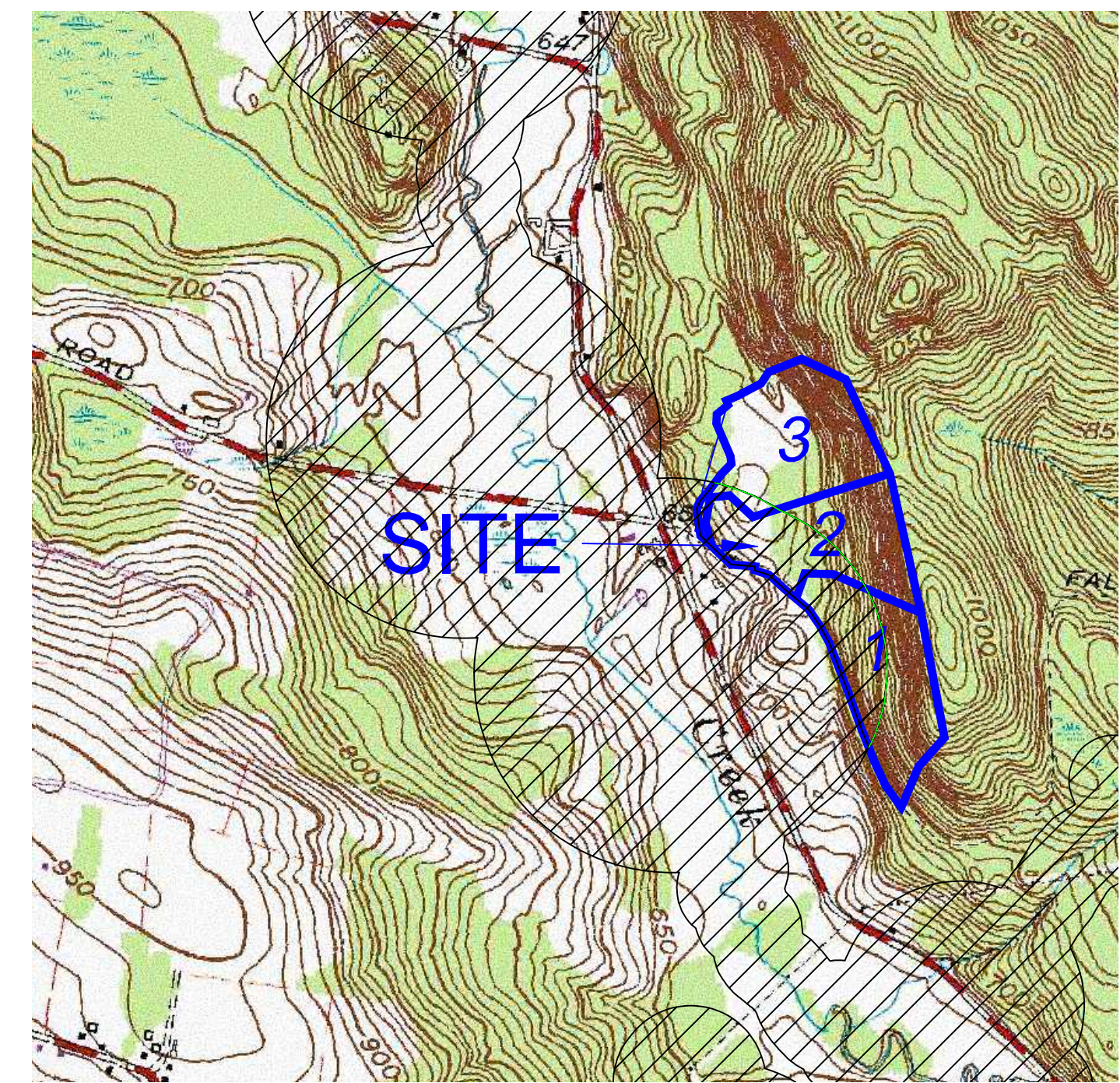
0 - 8 Topsoil  
 8 - 18 Orange- brown fine sandy loam  
 18 - 86 Light grey-brown limestone till  
 No Ledger at 86", mottles at 41", no water, roots to 41"

**Test Hole B**

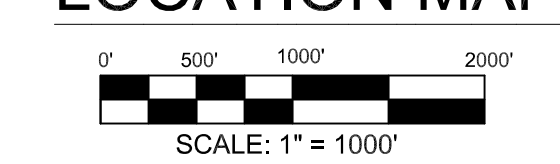
0 - 7 Topsoil  
 7 - 17 Orange- brown fine sandy loam  
 17 - 80 Light grey-brown limestone till  
 Ledger at 80", no mottles, no water

**Test Hole C**

0 - 7 Topsoil  
 7 - 17 Orange- brown fine sandy loam  
 17 - 44 Light grey-brown limestone till  
 Ledger at 40", no mottles, no water



**LOCATION MAP**



**PERCOLATION TEST INFORMATION**

P-1 and P-2 performed by P.R.Hackett, PE  
 Lot 3 - Existing Barn Lot

P-1 Date: 10/02/2002  
 Total Depth: 20 inches  
 Datum Depth: 20 inches

Time	Depth	Perc Rate
02:01:20 PM	5 - 1/8"	(min/in)
02:29:35 PM	11"	4.8
02:40:20 PM	12 - 3/8"	7.8
02:54:55 PM	13 - 1/2"	13.0
03:02:30 PM	14 - 1/8"	12.1

Max rate = 13.0 minutes per inch

P-2 Date: 10/02/2002  
 Total Depth: 21 inches  
 Datum Depth: 21 inches

Time	Depth	Perc Rate
02:12:45 PM	6 - 3/16"	(min/in)
02:30:50 PM	9 - 1/2"	5.5
02:43:40 PM	10 - 5/8"	11.4
02:56:30 PM	11 - 9/16"	13.7
03:05:15 PM	12 - 9/16"	17.5
03:13:00 PM	12 - 1/2"	17.7

Max rate = 17.7 minutes per inch

**TEST HOLE INFORMATION**

Test holes observed by P.R. Hackett, P.E.  
 Wednesday, October 2, 2002

TH-1 to TH-4 located on Lot 3, Existing Barn Lot

**TH-1**

0 - 11 Topsoil  
 11 - 39 Brown fine sandy loam, trace silt  
 39 - 88 Olive-grey sand and decayed stone  
 No Ledger, No Water, No Mottles, Roots Fine at 88"

**TH-2**

0 - 12 Topsoil  
 12 - 32 Light-brown fine sandy loam, trace silt  
 32 - 86 Olive-grey sand and decayed stone  
 No Ledger, No Water, No Mottles, Roots Fine at 50"

**TH-3**

0 - 10 Topsoil  
 10 - 28 Tan sandy loam, trace silt, and stone  
 28 - 80 Compact olive-brown fine sandy till, some boulders  
 No Ledger, No Water, Mottles possible at 28", Roots Fine 28"

**TH-4**

0 - 9 Topsoil  
 9 - 22 Brown fine sandy loam, trace silt  
 22 - 86 Olive-grey sand and decayed stone  
 No Ledger, Water entering 64", Mottles possible at 22", Roots Fine at 24"