
Landscaping at 11 Route 7

From Lori Shepard

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To Land Use <landuse@salisburyct.us>

Cc Miles Todaro <mtodaro@salisburyct.us>

To: PZC Commission

From: Lori Shepard

All in all , I see a very positive proposal for landscaping this property.

Nonetheless, some comments:

Landscape plan submitted (online) does not show the entire site, with indications of North. We should definitely see that.

I do not see that a final planting plan was submitted to the IWWC, and it seems that is required by the Consent Order. I also believe the final proposal for a landscaping plan should be reviewed by the commissioners of IWWC PRIOR to PZC considering it. Despite the primary focus of. IWWC 's concern with the wetland area, the edge of the river is VERY important, as well as-the area around the construction of driveway, garage- barn/apartment. HRC commissioners should also review, comment and indicate approval of the complete landscaping plan..

As I do not know the soil, which I trust the landscape designer has tested, I hope my comments are helpful. It is excellent to see that native plants are proposed throughout. In general, we should also require that native species (not hybrids or cultivars) of trees, shrubs and grasses be installed, that native wildflower mixes be curated specifically to plant our most local ecotype species. (That is not what we see in the note). Whenever possible, I imagine plant-material will be sourced from Local and ideally native plant nurseries. Note that no soil from other sites should be brought in for plantings (to avoid potential of contamination.)

I would like to see Oak trees, a keystone species, included as well as perhaps Sassafras , and Serviceberry.

On the northeastern side of the property, to protect the neighbors better, particularly in winter, evergreen conifers, such as Eastern Red Cedar or Atlantic White Cedar or White pine would help with screening. . It would be nice to see some Inkberry Holly, even Rosebay rhododendron as part of the plan.

No locations are noted for the perennials- Bee Balm, Cranesbill, Iris and Lambs Ear nor the grasses.

Rather than so much lawn, might some native ground covers be included?

Do you need to have hardscaping described here?

Invasive species removal should be addressed and follow protocols in the LandTech document given to IWWC.

Another note: All exterior lighting on the site should be "dark skies compliant" and wildlife friendly for mammals, insects, and plants. Further, lights out completely when no one is in residence, shortly after sunset when someone is in residence; motion sensors' installation would be a feature

I would like to see required.

Finally, I would like the Zoning Enforcement Officer to verify that the approved planting plan is executed prior to any certificate of occupancy being given to the owner. And for three years (per IWWC conditions) all these plantings be monitored for health and survival.

Thank you for this consideration.

LORI p

Sent from my iPhone