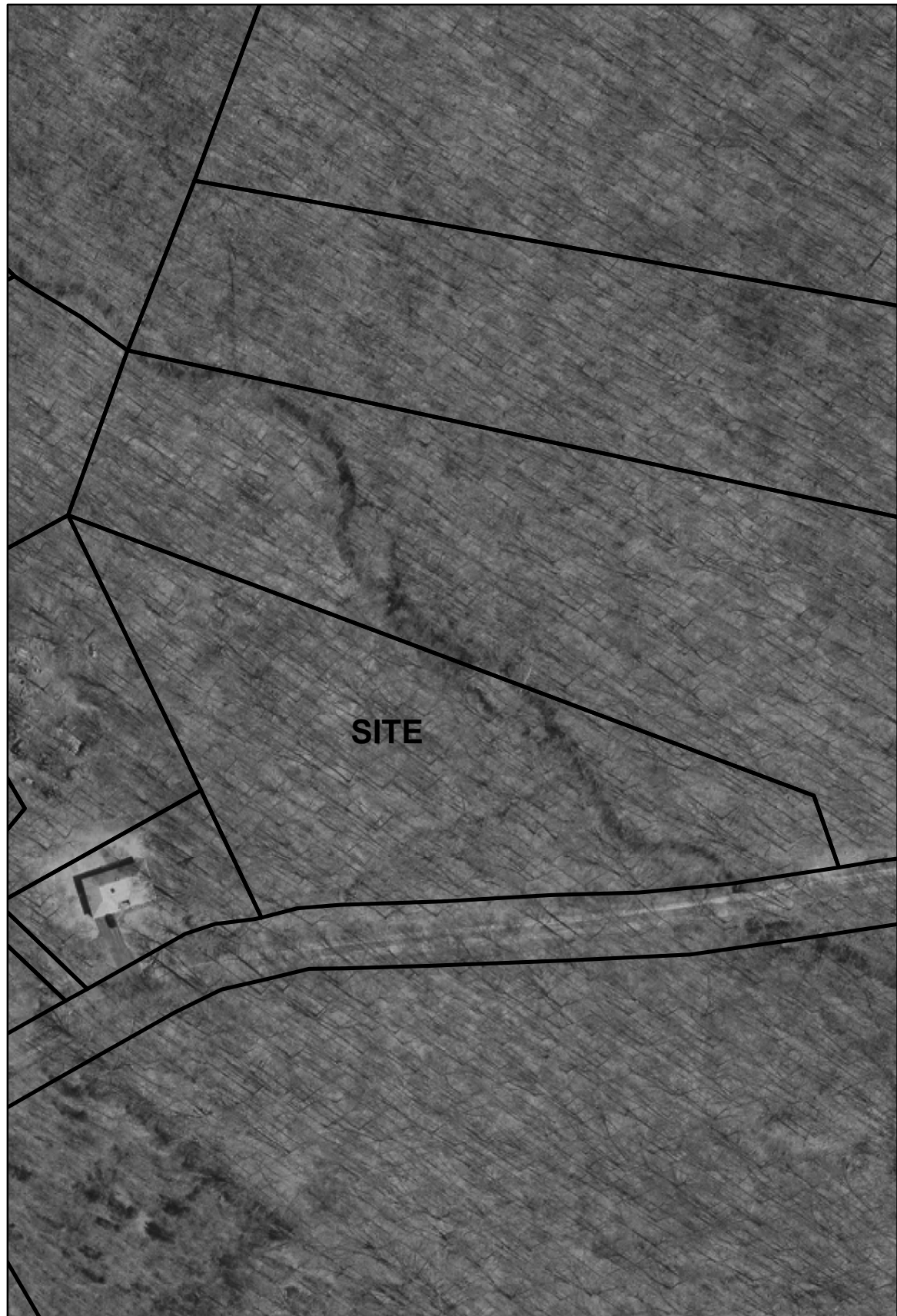
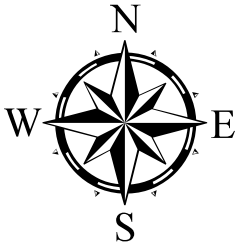


Woodchuck Rd.

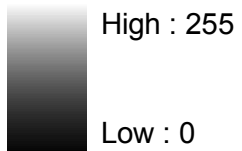


Legend

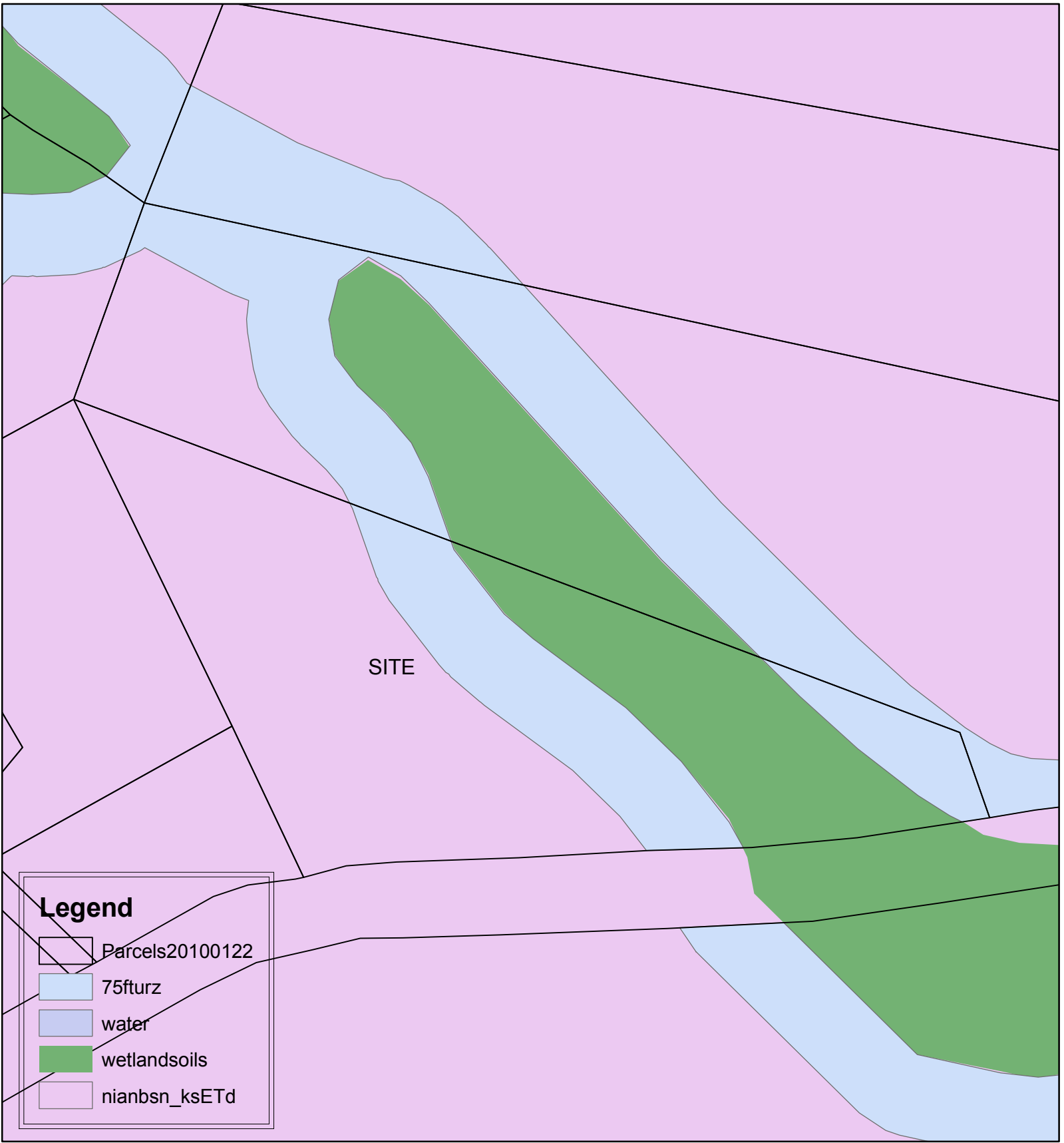
 Parcels20100122

SAP29.sid

Value



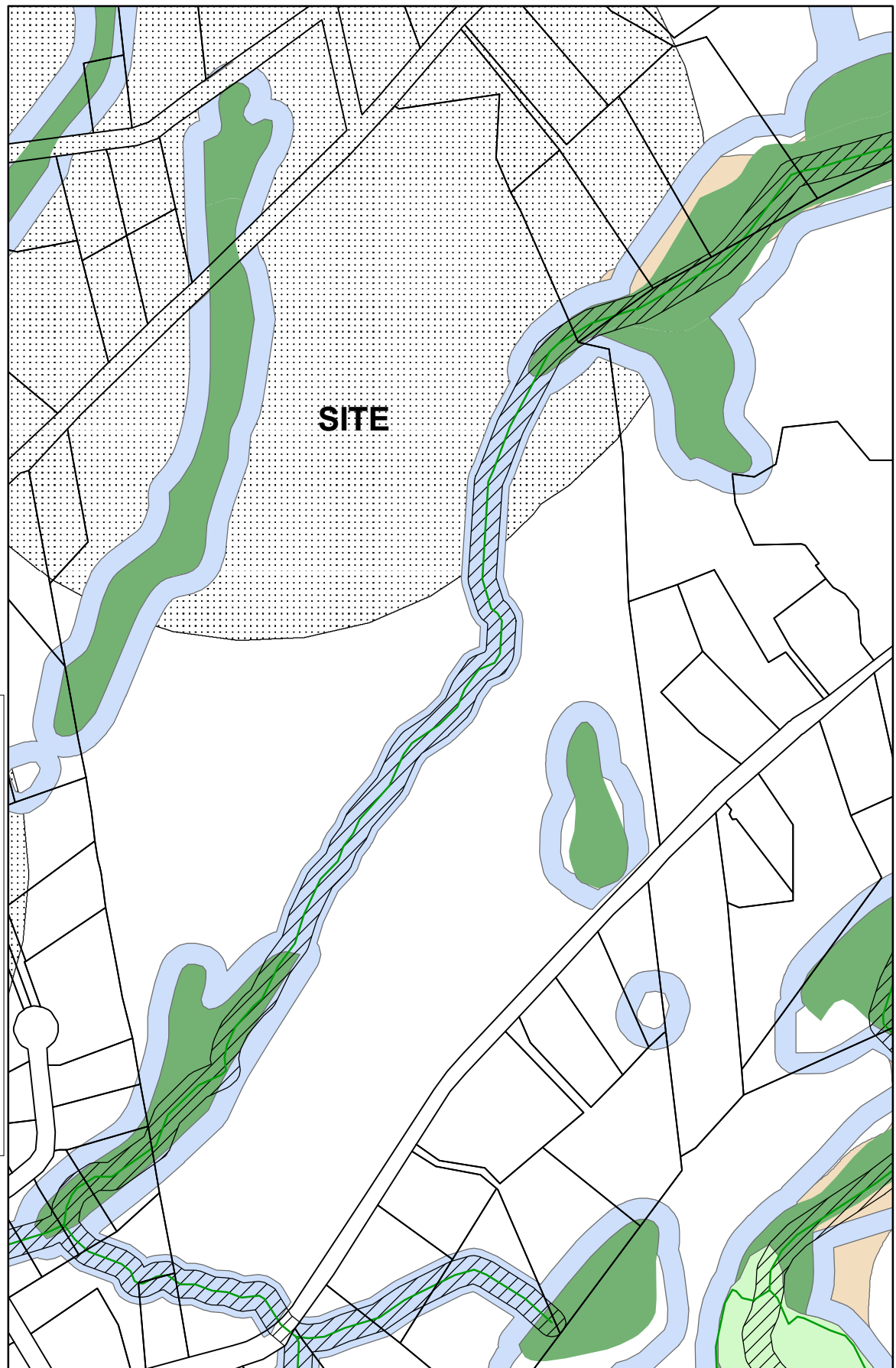
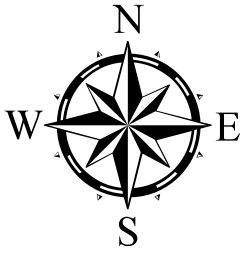
Woodchuck Rd., Map 6/Lot 4







89 Norwich Rd.




89 Norwich Rd.



Legend

-  Parcels20100122
-  stream
-  rcoz
-  75fturz
-  vernal pools
-  wetlandsoils
-  floodzone
-  nianbsn_ksETd
-  nddb2006-06











An aerial photograph showing a large, irregularly shaped property outlined in black. The property contains a large, light-colored, rectangular area that appears to be a cleared field or a large building footprint. To the left of this area, there is a cluster of smaller buildings and structures. A yellow callout line points from a yellow box containing the text "Transfer Station 11/23" to one of the buildings in this cluster. The surrounding area includes a road, some trees, and other land parcels.

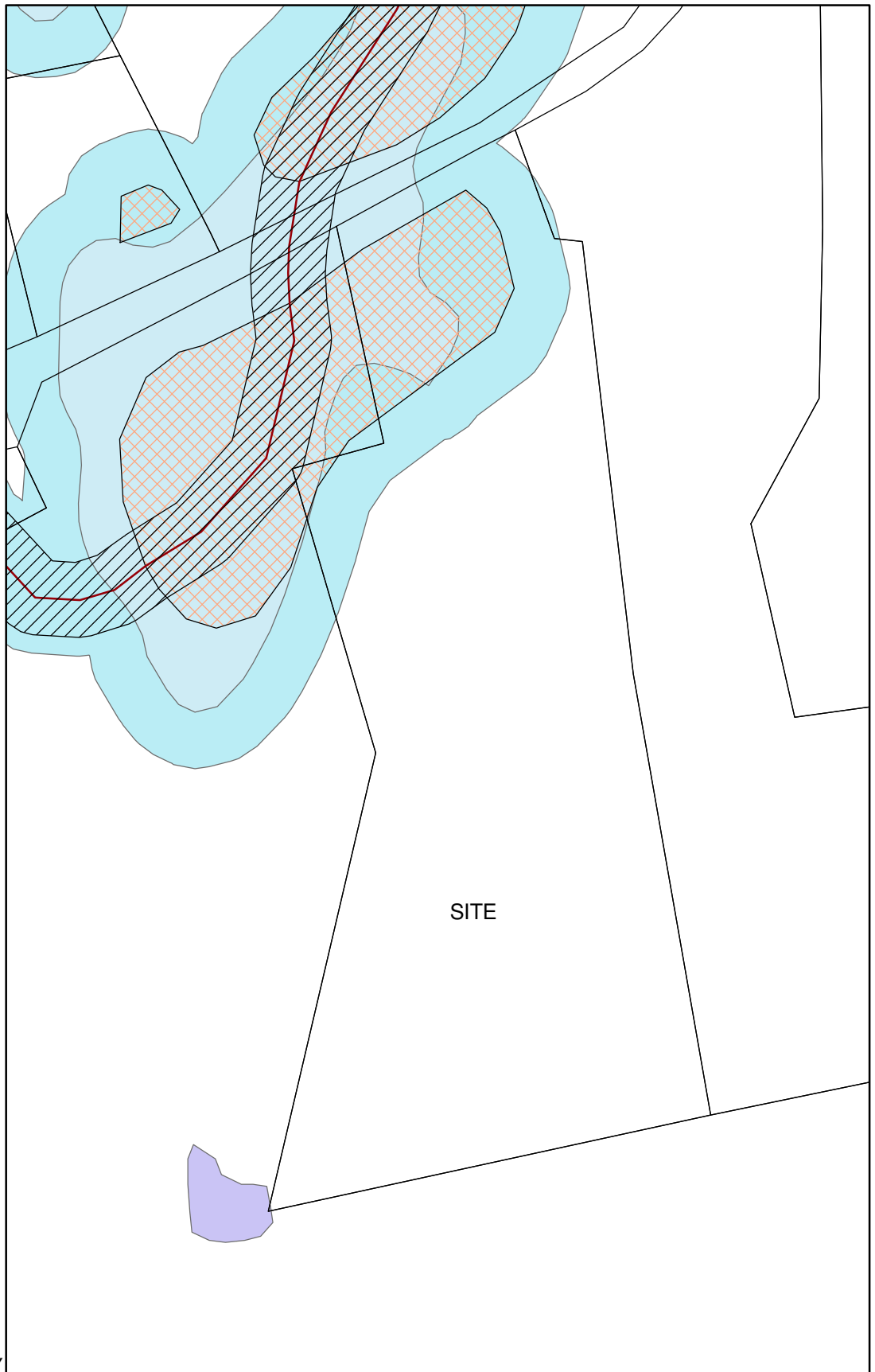
Transfer Station
11/23

189 Rattlesnake Ledge Rd., Map 11/Lot 23



Legend

-  20091207Parcels
-  rcoz
-  cemetary loc
-  stream
-  Aquifer Soils
-  cemeteries
-  vernal pools
-  water
-  wetlandsoils
-  urz




Prepared by: MAC 3-2-10
For Informational Purposes ONLY

0 135 270 540 Feet

44 Fairy Lake Rd.



Legend

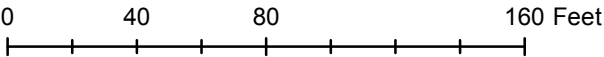
 20091207Parcels

SAP23.sid

Value













Prepared by: MAC 3-2-10
For Informational Purposes ONLY

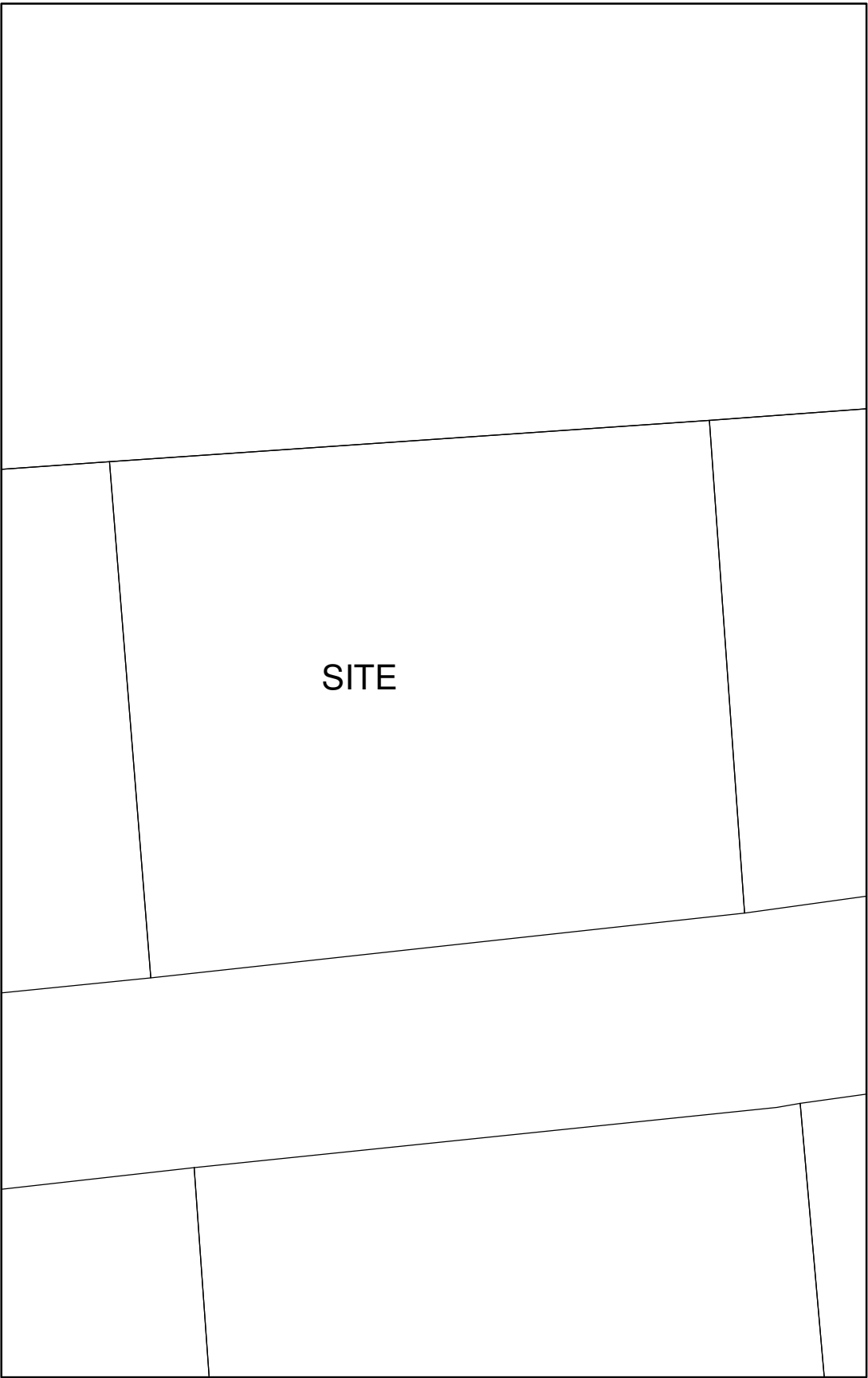


44 Fairy Lake Rd., Map 17/Lot 7-23

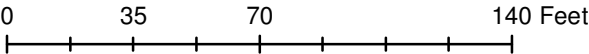


Legend

-  20091207Parcels
-  rcoz
-  cemetary loc
-  stream
-  Aquifer Soils
-  cemeteries
-  vernal pools
-  water
-  wetlandsoils
-  urz



Prepared by: MAC 3-2-10
For Informational Purposes ONLY



200 Hartford Rd.

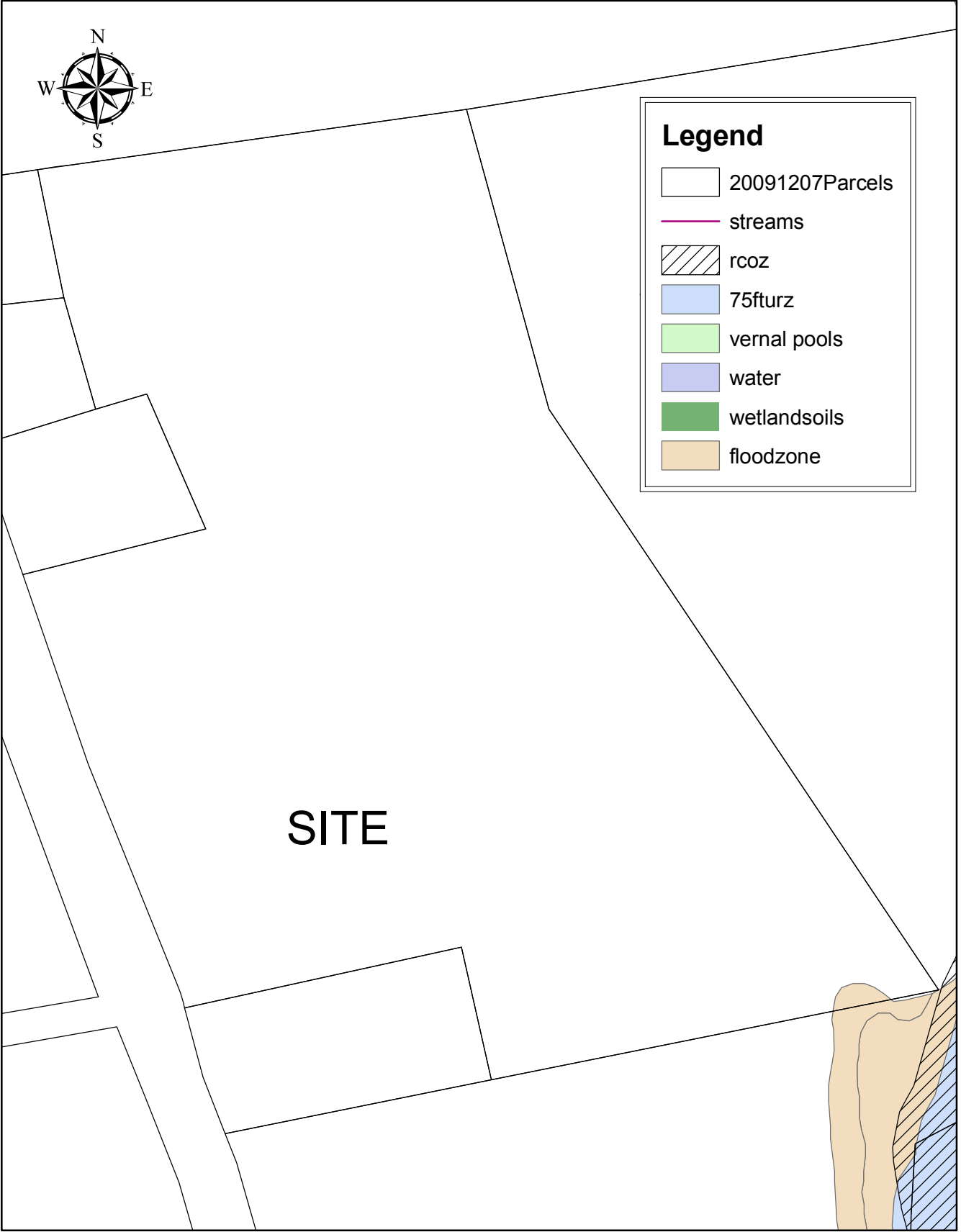


Prepared by: MAC 7-10
For Informational Purposes ONLY

0 105 210 420 Feet



200 Hartford Rd., Map 19/Lot 26



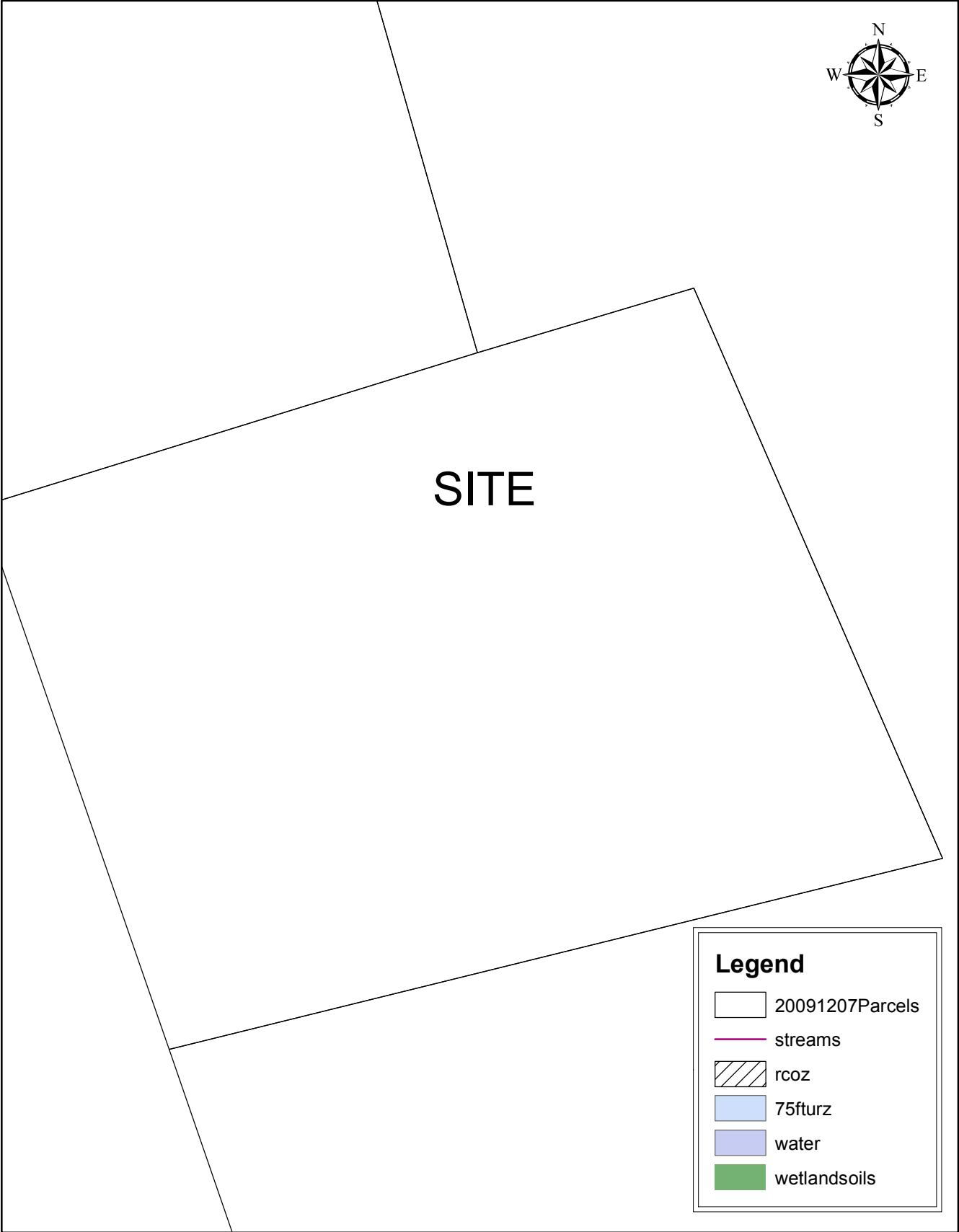
210 Hartford Rd.



Prepared by: MAC 7-10
For Informational Purposes ONLY

0 25 50 100 Feet

210 Hartford Rd., Map 19/Lot 25



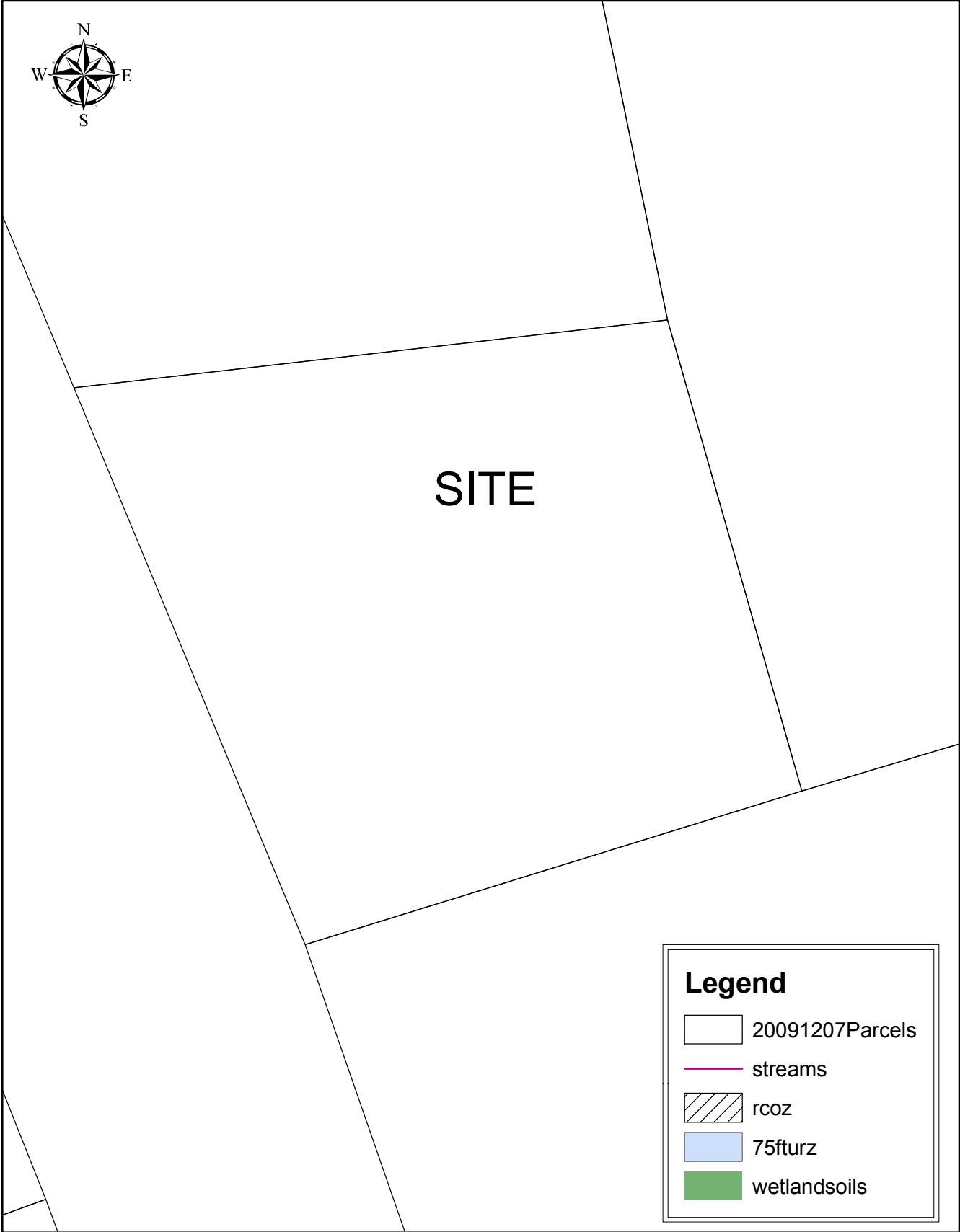
216 Hartford Rd.



Prepared by: MAC 7-10
For Informational Purposes ONLY

0 25 50 100 Feet

216 Hartford Rd., Map 19/Lot 24



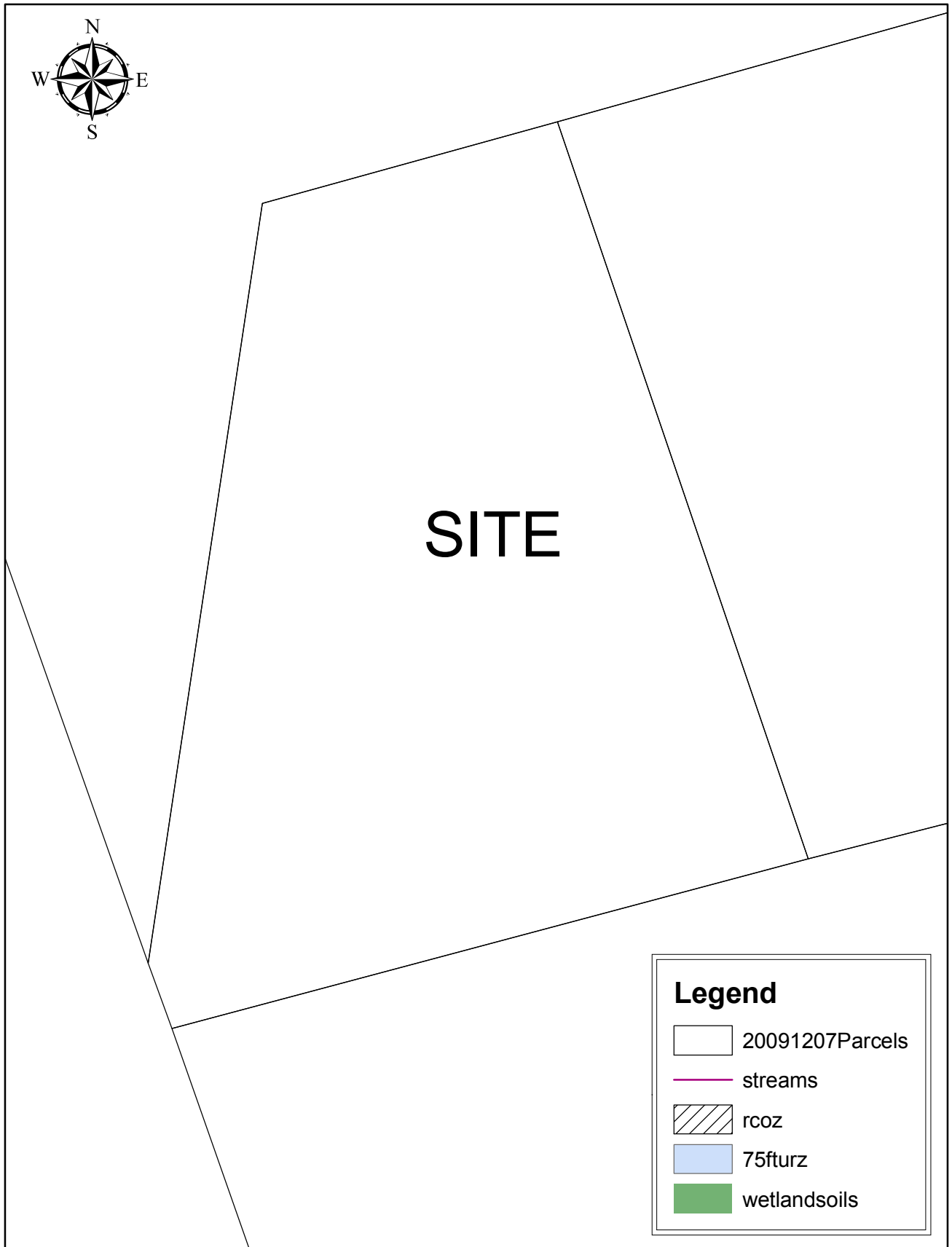
Town House - 246 Hartford Rd.



Prepared by: MAC 7-10
For Informational Purposes ONLY

0 20 40 80 Feet

246 Hartford Rd., Map 19/Lot 20



Prepared by: MAC 7-10
For Informational Purposes ONLY

0 20 40 80 Feet

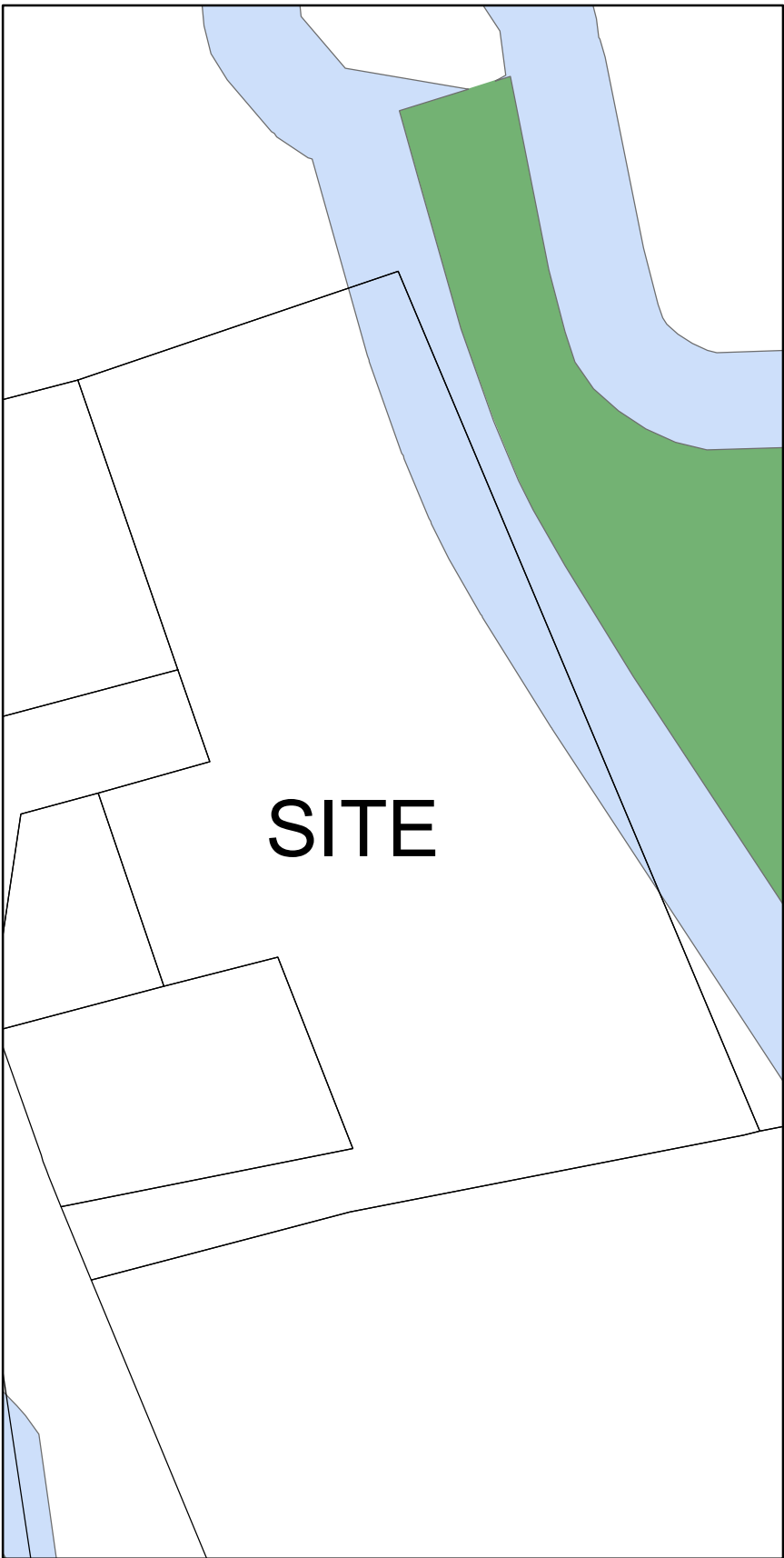
Hartford Rd. - Cemetery








Prepared by: MAC 7-10
For Informational Purposes ONLY

0 60 120 240 Feet

Hartford Rd. - Cemetery



Legend

-  20091207Parcels
-  streams
-  rcoz
-  75fturz
-  wetlandsoils

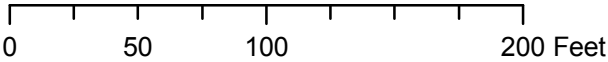
Prepared by: MAC 7-10
For Informational Purposes ONLY

0 90 180 360 Feet

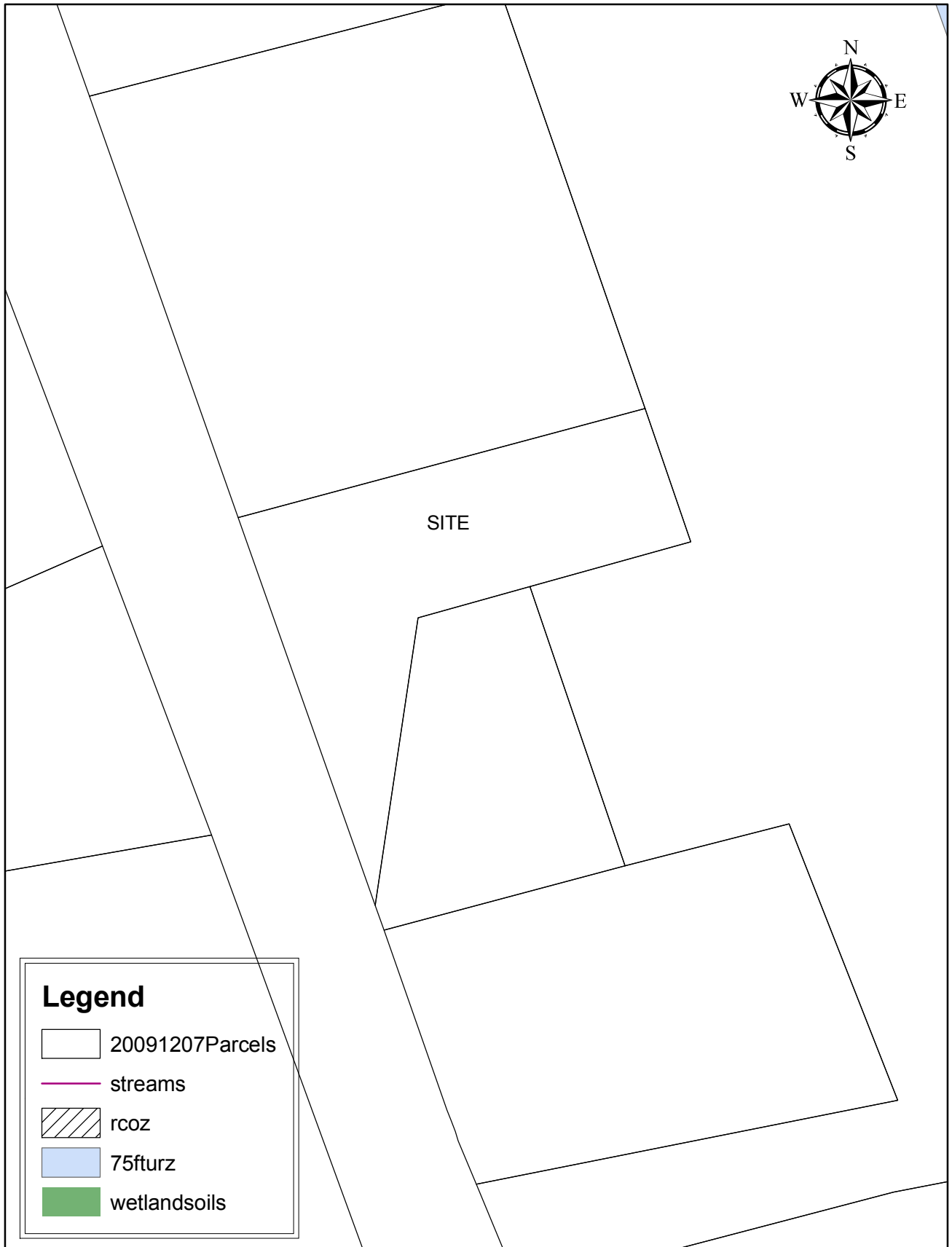
250 Hartford Rd.



Prepared by: MAC 7-10
For Informational Purposes ONLY



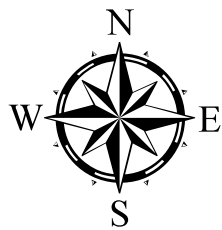
250 Hartford Rd., Map 19/Lot 19




Prepared by: MAC 7-10
For Informational Purposes ONLY

0 50 100 200 Feet

270 Hartford Rd.



Legend

 20091207Parcels

SAP15.sid

Value

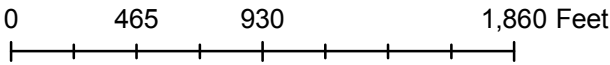


SAP16.sid

Value



Prepared by: MAC 3-9-10
For Informational Purposes ONLY

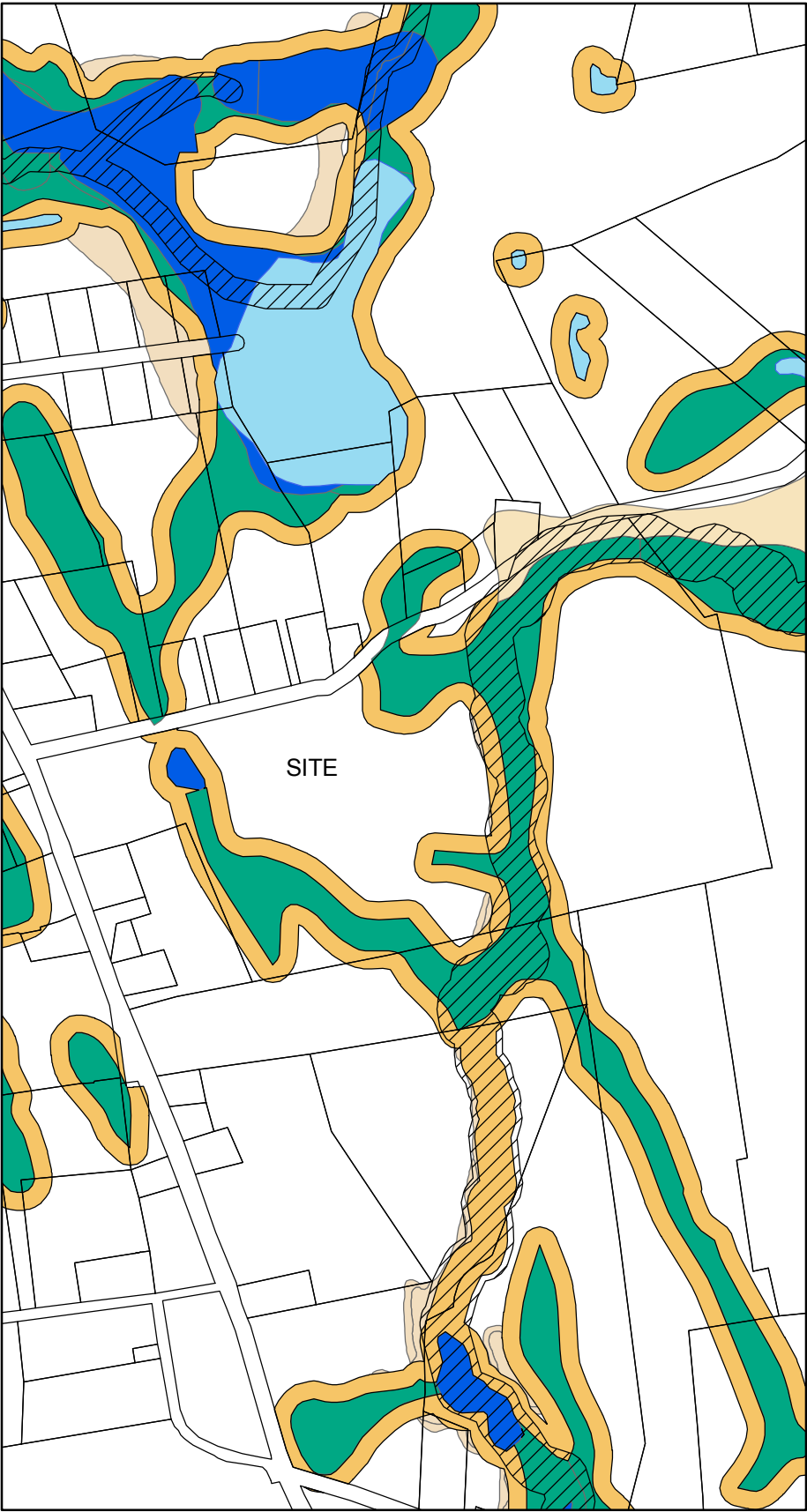


270 Hartford Rd., Map 20/Lot 63



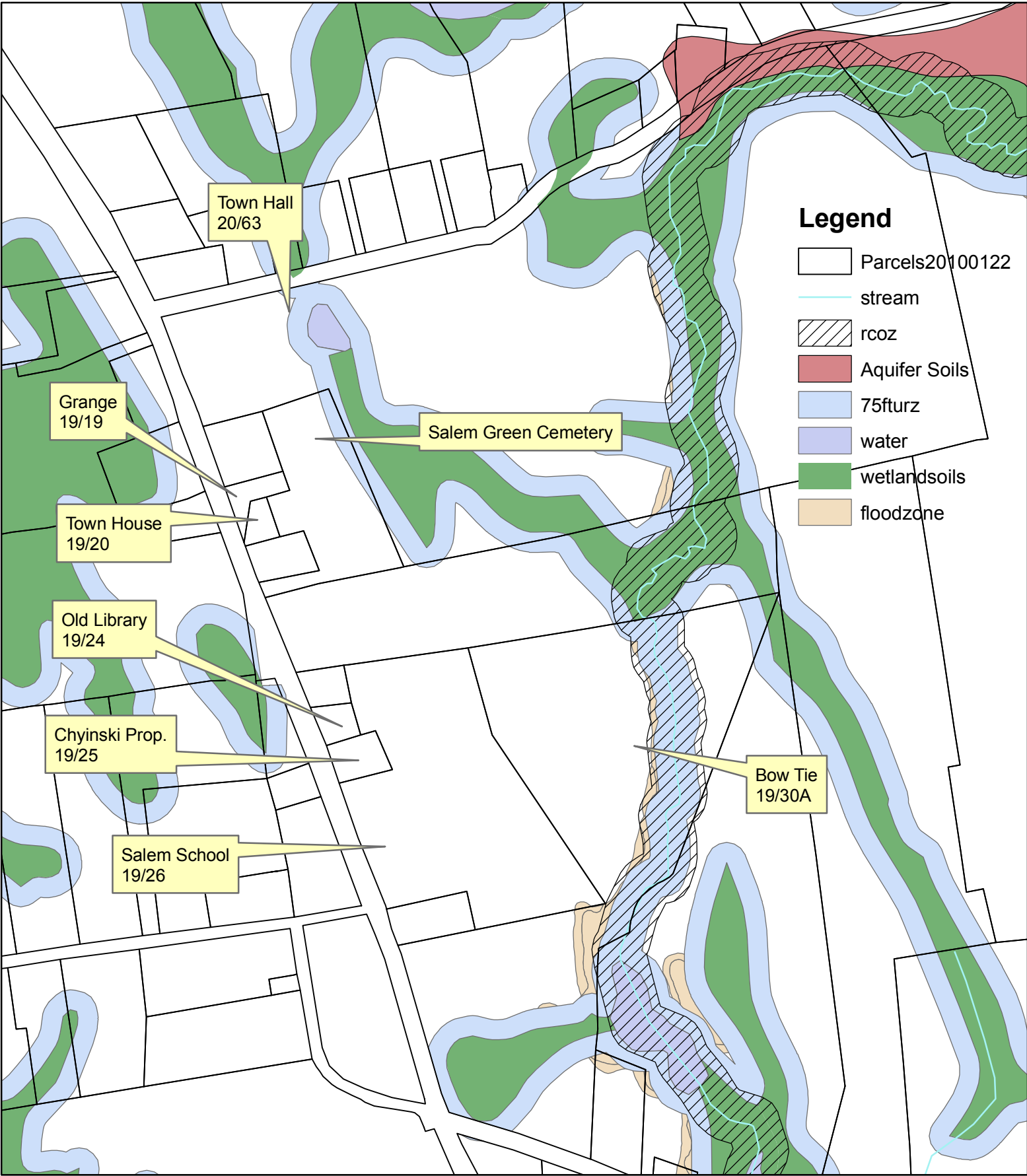
Legend

- 20091207Parcels
- rcoz
- Aquifer Soils
- 75fturz
- vernal pools
- water
- wetlandsoils
- floodzone



Prepared by: MAC 3-9-10
For Informational Purposes ONLY





424 Hartford Rd.

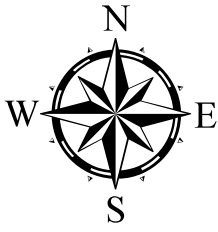


Prepared by: MAC 3-9-10
For Informational Purposes ONLY





0 35 70 140 Feet

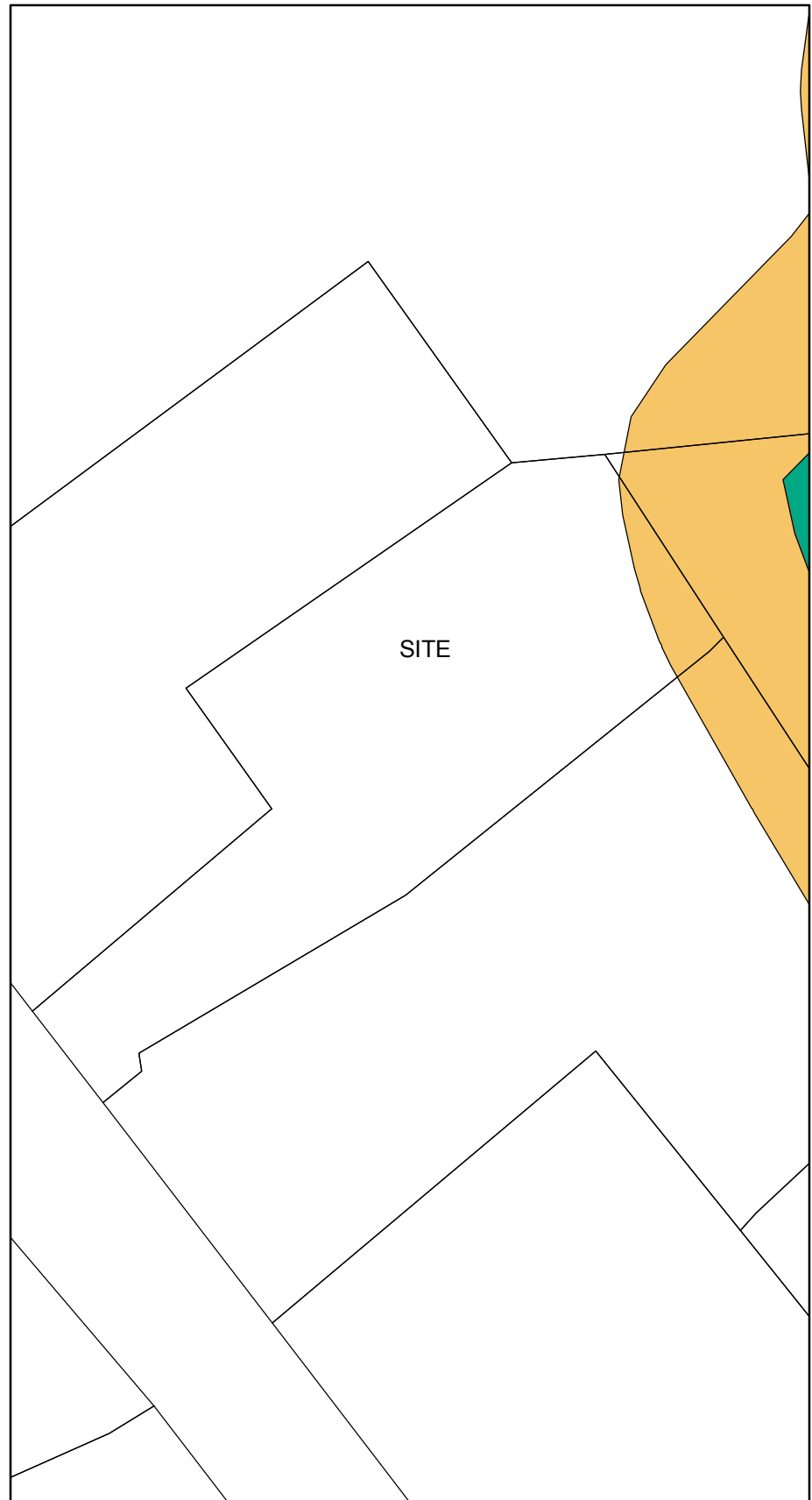
A horizontal scale bar with vertical tick marks. The markings are labeled 0, 35, 70, and 140 Feet.

424 Hartford Rd., Map 20/Lot 11



Legend

-  20091207Parcels
-  rcoz
-  Aquifer Soils
-  75fturz
-  vernal pools
-  water
-  wetlandsoils
-  floodzone



Prepared by: MAC 3-9-10
For Informational Purposes ONLY


0 50 100 200 Feet

A horizontal scale bar with vertical tick marks. The numbers 0, 50, 100, and 200 are placed above the bar, with "Feet" at the end. The bar is divided into segments corresponding to these measurements.

10 Music Vale Rd.

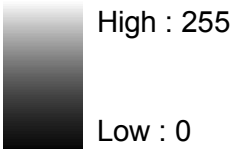


Legend

 20091207Parcels

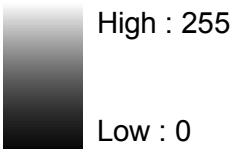
SAP15.sid

Value

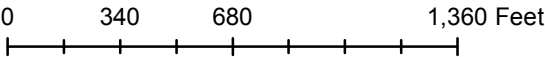


SAP16.sid

Value













Prepared by: MAC 3-2-10
For Informational Purposes ONLY

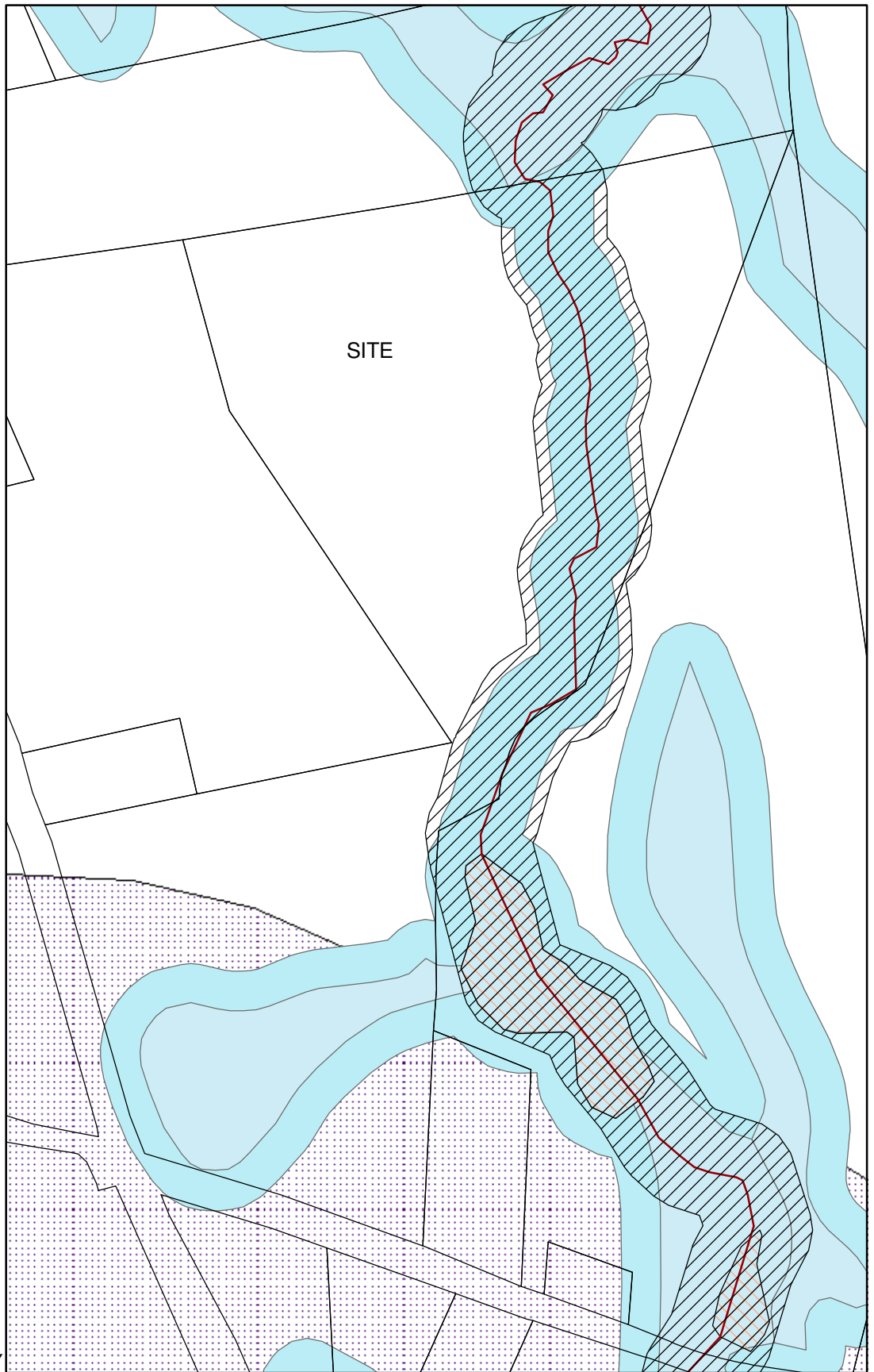


10 Music Vale Rd. Map 19/Lot 30A



Legend

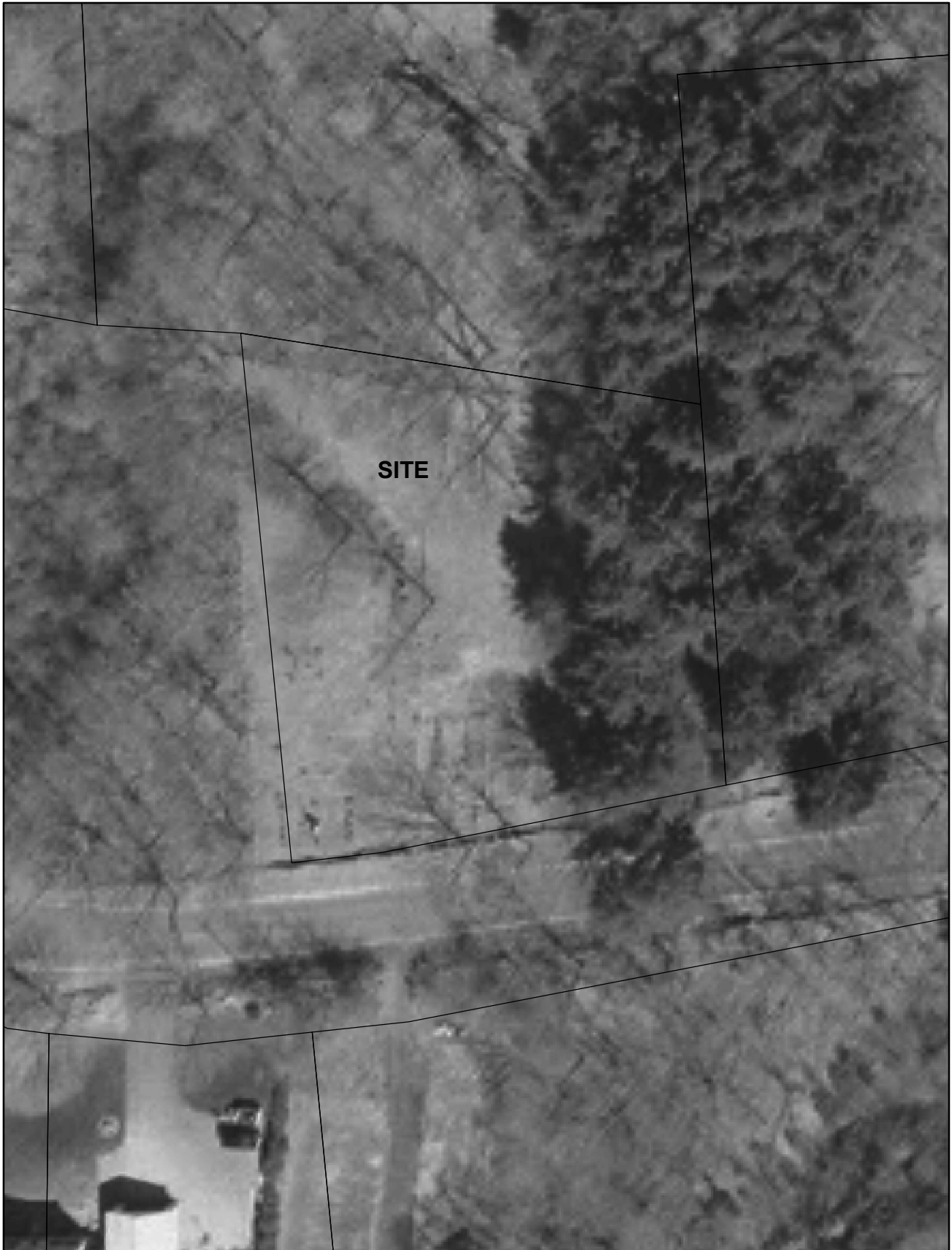
-  20091207Parcels
-  rcoz
-  cemetary loc
-  stream
-  Aquifer Soils
-  vernal pools
-  water
-  wetlandsoils
-  urz
-  nddb2006-06



Prepared by: MAC 3-2-10
For Informational Purposes ONLY

0 170 340 680 Feet

86 Music Vale Rd. Hilliard Cemetery



Prepared by: MAC 3-1-10
FOR INFORMATIONAL PURPOSES ONLY

0 35 70 140 Feet

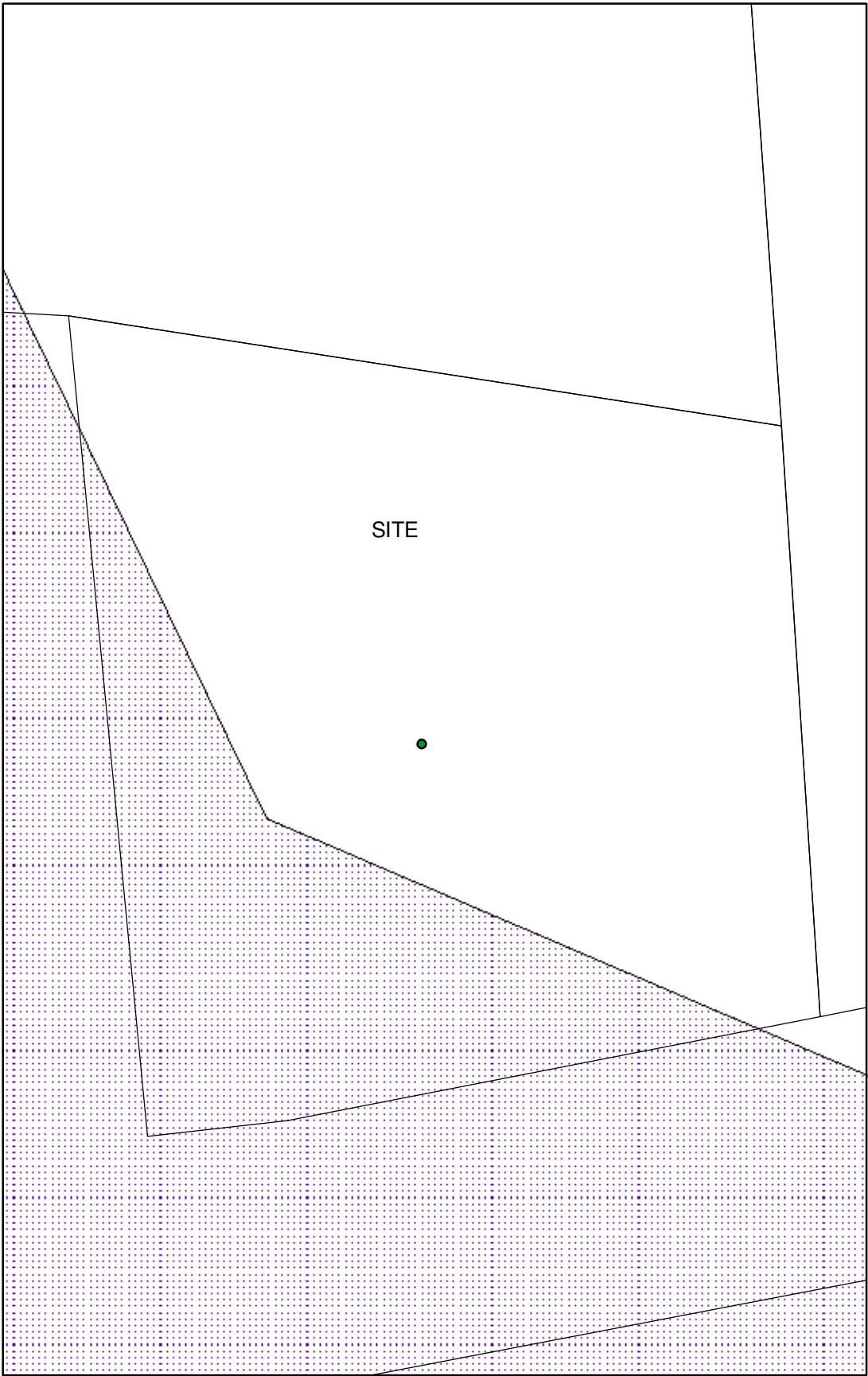


86 Music Vale Rd., Map 19/Lot 36

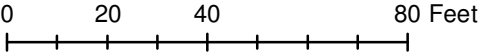


Legend

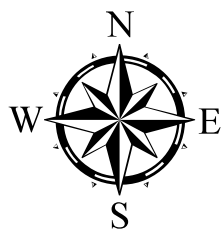
- 20091207Parcels
- rcoz
- cemetery loc
- stream
- Aquifer Soils
- vernal pools
- water
- wetlandsoils
- urz
- nddb2006-06




Prepared by: MAC 3-2-10
For Informational Purposes ONLY



4 Forest Dr., 10 Forest Dr.



Legend

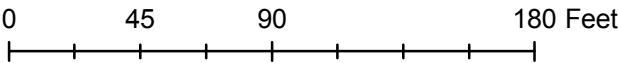
 20091207Parcels

SAP11.sid

Value











Prepared by: MAC 3-9-10
For Informational Purposes ONLY

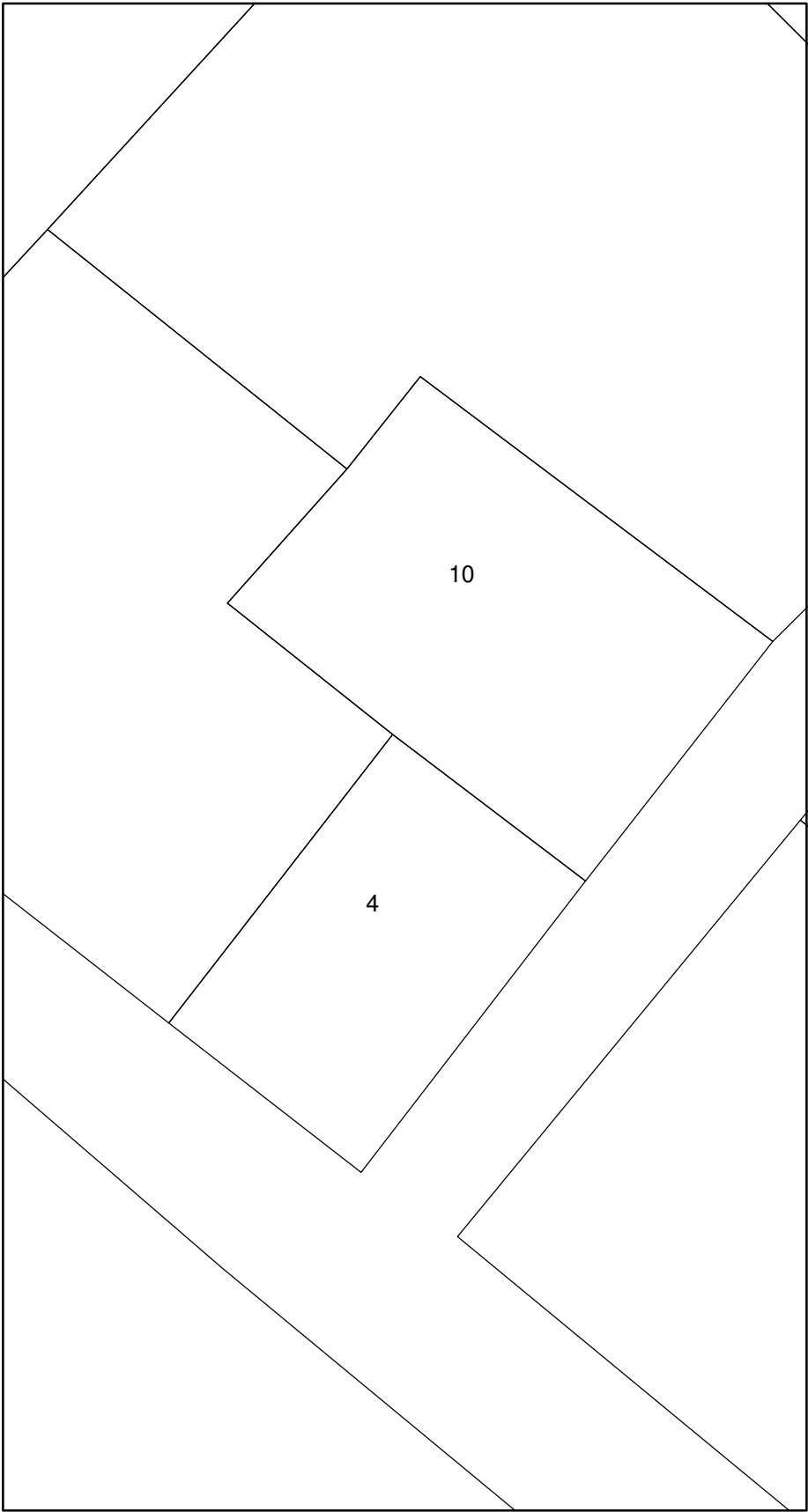


4 Forest Dr., Map 21/Lot 2
10 Forest Dr., Map 21/Lot 3

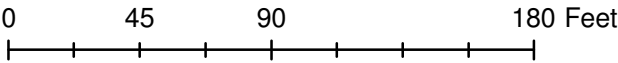


Legend

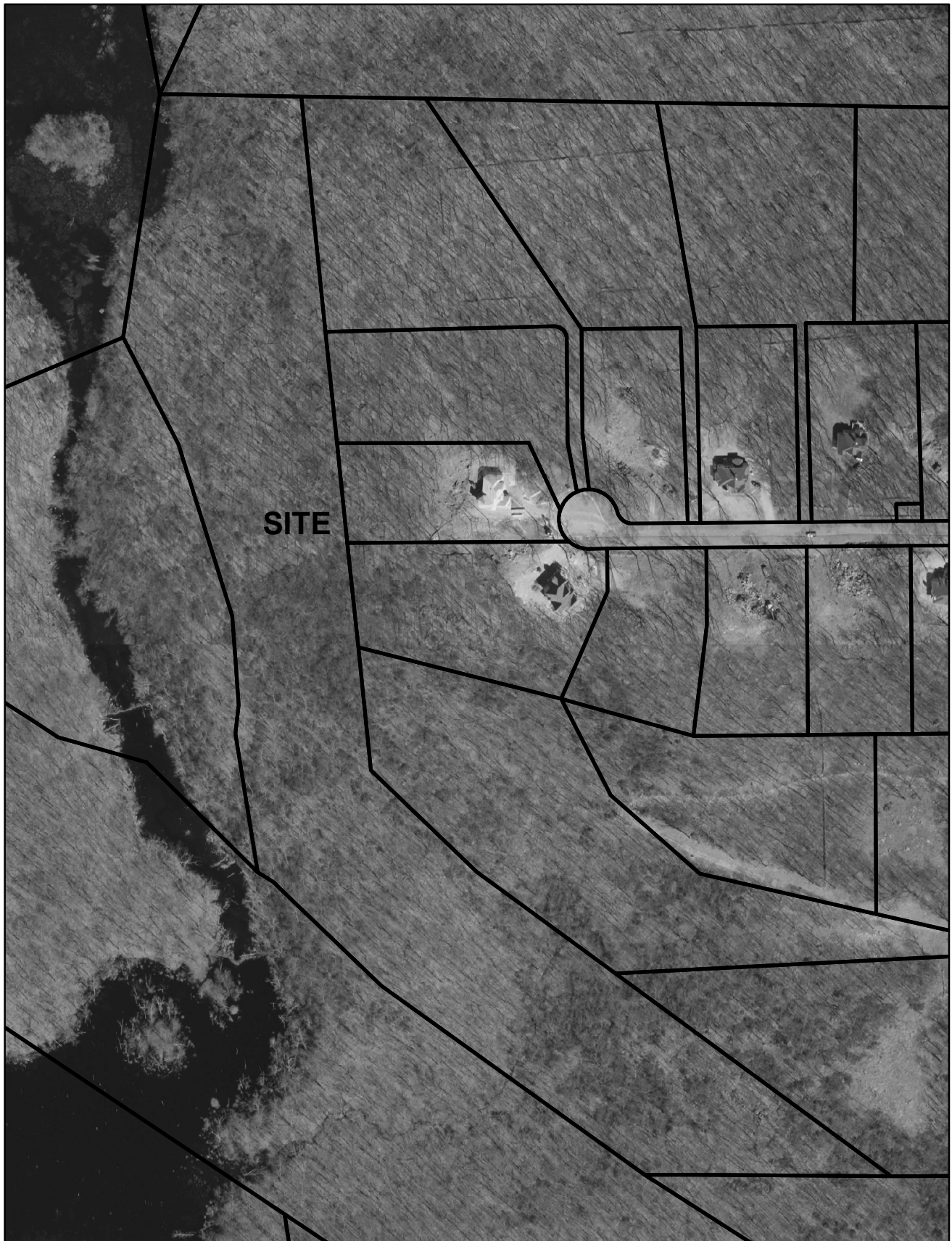
-  20091207Parcels
-  rcoz
-  Aquifer Soils
-  75fturz
-  vernal pools
-  water
-  wetlandsoils
-  floodzone



Prepared by: MAC 3-9-10
For Informational Purposes ONLY



110 Stonewall Rd.

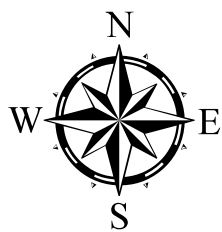


Prepared by: MAC 3-9-10
For Informational Purposes ONLY

0 200 400 800 Feet

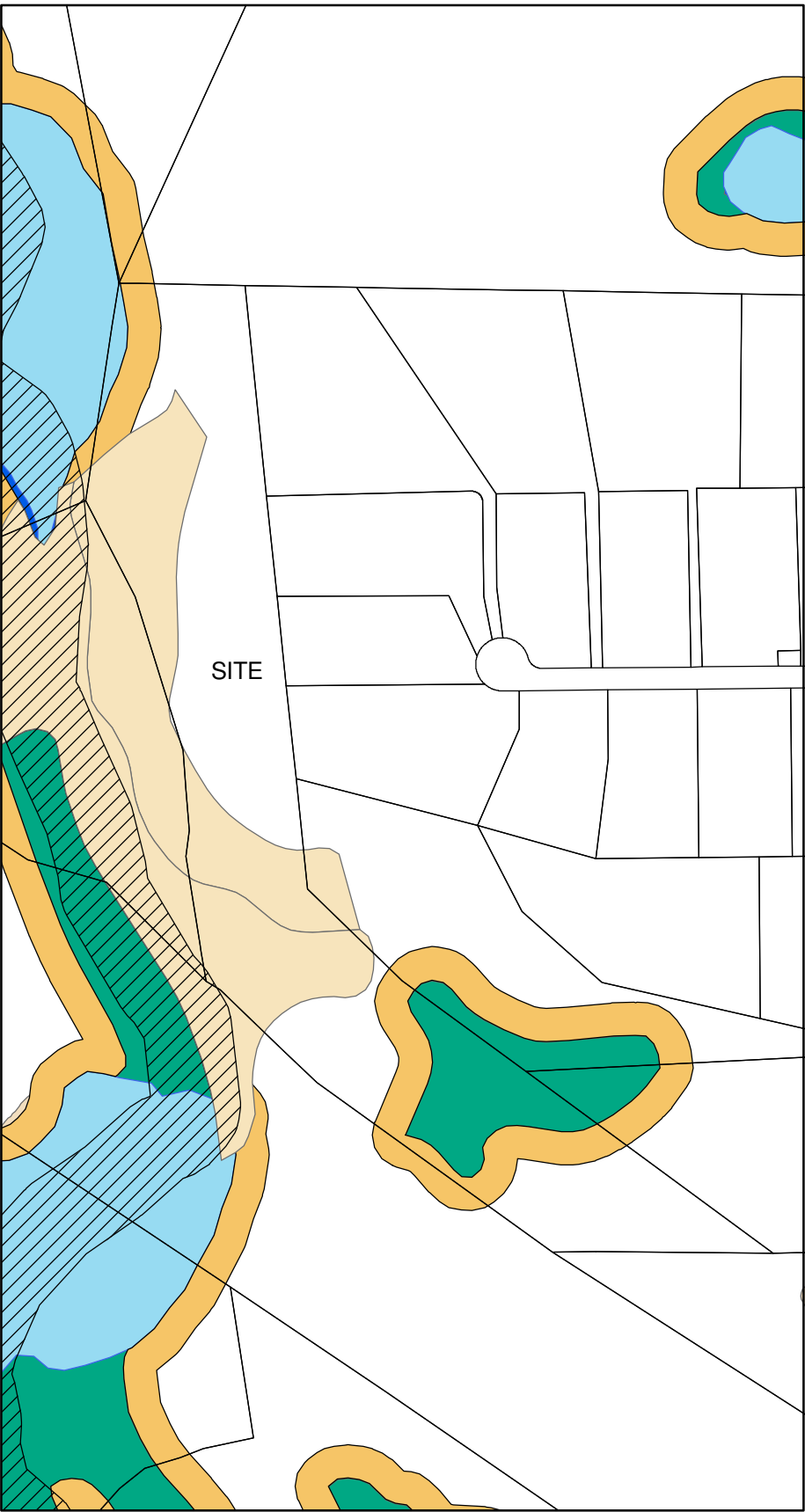
A horizontal scale bar with vertical tick marks at intervals of 100 feet, labeled 0, 200, 400, and 800 Feet.

110 Stonewall Rd., Map 26/Lot 45



Legend

- 20091207Parcels
- rcoz
- Aquifer Soils
- 75fturz
- vernal pools
- water
- wetlandsoils
- floodzone



Prepared by: MAC 3-9-10
For Informational Purposes ONLY

0 270 540 1,080 Feet

429 Old Colchester Rd.



Prepared by: MAC 3-2-10
For Informational Purposes ONLY

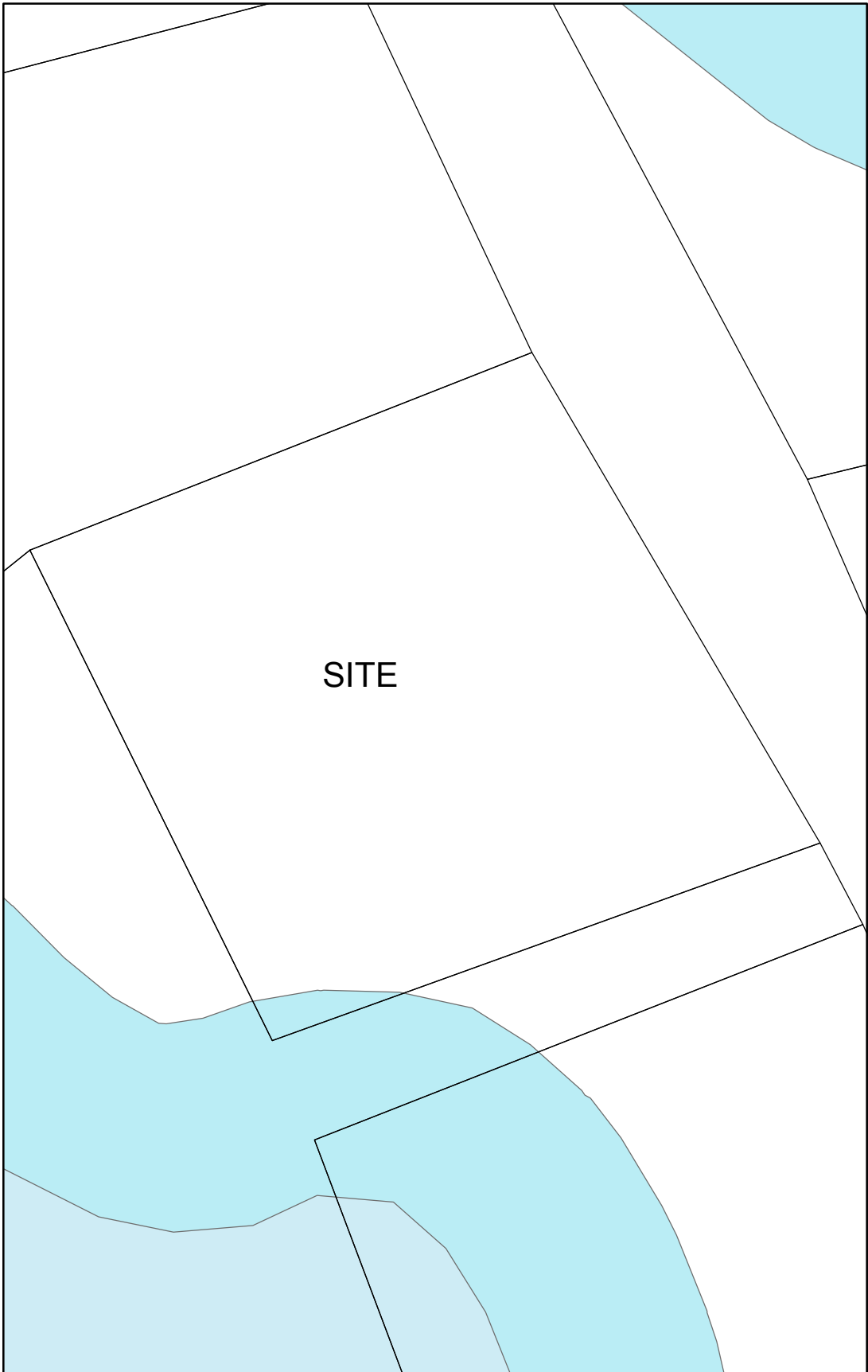
0 25 50 100 Feet
|-----|-----|-----|-----|

429 Old Colchester Rd., Map 12/Lot 30



Legend

- 20091207Parcels
- rcoz
- cemetery loc
- stream
- Aquifer Soils
- cemeteries
- vernal pools
- water
- wetlandsoils
- urz



SITE

Prepared by: MAC 3-2-10
For Informational Purposes ONLY

0 35 70 140 Feet

Town of Salem Municipal Land Use Plan

Appendix Salem School Facility-Wide Issues

Site

- Improved separation of bus and car traffic desired
- Additional paved parking needed for staff and event parking as space allows
- Exterior grease trap for kitchen is required
- Playscape needs to be updated and primary playground relocated
- Septic tanks, pump chamber located below 1988 building; adequate pending any expansion. Septic pumps replaced 2009.
- 20,000 gallon tank and fire pump required for fire protection if system is installed
- Large scale evacuation of students to local Town Center Facilities in response to an emergency situation and the access to such Town Facilities for educational programming are severely restricted by the lack of sidewalks and/or safe pathways from the School to the Town Center

Building is two-story on a sloped site with 102,000 square feet of gross area.

- Inconsistent appearance both interior and exterior
- Storage is lacking both building wide and within rooms
- Accessibility (ADA) issues throughout, generally minor
- The AHERA report for asbestos containing materials provides an overview of suspected and known asbestos containing materials within the building. These materials are in the older sections from the 1940 up through the 1973 and possibly the 1988 addition. Asbestos materials are generally concealed or non-friable and therefore not a concern from a day-to-day building utilization.

1940-1988

- Roof replacement required/recommended due to age, lack of proper drainage, creates opportunity to increase insulation
- Window replacements recommended for increased thermal value, proper “daylighting”, improved maintenance
- Plumbing
 - Water saver fixtures recommended
 - Lead solder piping replacement is recommended
 - Hot water equipment: boiler and tank need to be replaced
- Fire Protection
 - Currently in limited “hazardous” areas only
 - Recommended for full facility
 - Required under full renovation “Like New”, due to courtyard, combustible construction, interior classrooms
 - In-ground storage tank
- Mechanical
 - Indoor Air Quality is poor, ventilation by operable windows only
 - AC in the 1994 building only and limited Administration areas
 - Temperature controls are pneumatic versus DDC (direct digital control)
- Electrical is at capacity, service is inconsistent, no expansion or increased loads within existing building possible
 - Surge suppression protection required

- Panelboards and feeders at capacity
 - Lighting is direct only (direct/indirect in 1994)
- Fire alarm fairly current, horn/strobe ADA devices not fully compliant
- Clock system: unreliable and obsolete technology
- Public address system needs updating
- Video distribution: TV's, VCR's, and DVD's adequate. Change to projector/computer technology
- Security and visual observation/control is poor, limited intrusion system; add cameras, door control hardware, relocate administration and staff work areas
- Technology
 - Primarily teacher computers, limited student computers in rooms
 - Proper rooms for Technology. Closets required for expansion, security and environmental control

1940 Building

Single story; wood construction, partial stone walls and piers, steeply sloped roof, high ceilings

- Large windows, partially closed, single pane glazing
- Full architectural refinish recommended
- Structure appears adequate for existing loads, however no further loading possible
- Vines having grown under siding:
 - No visible evidence of mold, insects. Testing recommended
- Combustible construction; original ceiling (concealed) and wall finishes
- Small classrooms at 600 square feet are below the State recommended range of 900 to 1,200 square feet of classroom space dependent on use
- Toilet rooms require replacement
- Consideration of replacement construction: non-combustible structure materials (steel, masonry), state-of-the-art with fully integrated systems

1956 Addition

Single story; masonry load bearing and steel construction

- Replacement of flat roof
- Infill patched over roof openings (combustible, poor load capacity)
- Window replacement recommended
- Ceiling clearance is moderate
- Toilet rooms require replacement

1963 Addition

Primarily single story, partial lower level; masonry load bearing and steel construction

- Replacement of flat roof, severe ponding
- Exposed steel acoustical decking
- No available headroom for systems addition, fully exposed if implemented
- Window replacement recommended

- Boiler plant floods, requires relocation, all new equipment
- “Knuckle” of exterior wall and ribbon windows
- Pipe tunnel: confined space prevents routine access for routine maintenance and repair issues

1973 Addition

Two story; masonry partial load bearing, some steel

- Concrete plank floor and roof restructure, very limiting for renovation, systems work
- Replacement of flat roof
- Very limited ceiling clearance for systems replacement/addition
- Low floor to floor height
- Window replacement recommended

1988 Addition

Essentially a single story building aligned with the upper level; steel and masonry

- Built over septic tanks, pump chamber, no lower level
- Adequate ceiling space for system upgrades
- No convenient toilet facilities for 5th and 6th grades
- Consider roof and window replacement in context of large project

1994 Addition

Essentially a stand-alone building, independent systems, two story, connects to other building areas at both levels

- Fully air conditioned
- System upgrades in other portions need to tie in and be compatible with these systems
- Some double pane window glazing have failed seals (moisture between glass panes)
- Kitchen - The kitchen is more a warm-up type of operation. There is no hood with a fire suppression system.
- Science classrooms are located in this portion of the building. Each lab has a hood that is individually vented. It appears that the hoods lack air-flow monitoring devices.

Recommendation of Gadbois Land Use Committee For Use of the Property at 89 Norwich Road

The Town of Salem having purchased the 141 acre parcel on 89 Norwich Road commonly referred to as the “Gadbois Property” has appointed a committee to review potential uses of the property. Members of the committee and their affiliations are:

Larry Reitz	Board of Selectmen
Chris Ryley	Planning and Zoning
Larry Stevens	Economic Development
Bill Weinschenker	Board of Finance
Gene Maiorano	Salem Volunteer Fire Department
Georgia Pech	Board of Education
Jim Burke	Recreation Commission
Steve Belandes	Resident State Trooper
Mary Ann Chinatti	Town Planner

The property was purchased for the future needs of the town of Salem, however, there are some immediate uses that the land can be used for to benefit the residents. The committee’s primary focus was to review potential uses and recommend areas for development with an eye toward mitigating disruption when major construction may be needed several years in the futures.

Recommendations:

For planning purposes, the property should be partitioned into four areas as follows:

Area 1 is the northwest corner of the property: the section bound by Route 82 on the north, the property line on the west and the diagonally running wetland strip on the east. Given the size of the parcel and the access to Route 82, the major use envisioned for this section is for a public safety complex sometime in the future.

Area 2 is the belt running diagonally through the center of the property. The terrain is relatively flat and open farmland, bordered by Fraser Brook on the south, the wetland strip on the northeast, Route 82 on the north and the property lines on the east and west. The committee feels this largest section of the property should be reserved for major municipal projects such as a school.

Area 3 is the southwest corner of the property. It is defined by Forsyth Road on the south, the woodlot road on the east, Fraser Brook on the north and the property line on the west. This area should be used to construct play fields for soccer, softball, football and other activities that can be accommodated on a large flat area. The committee views this as a semi-permanent use which should be available for several years and replaced only if a greater need could be justified and replacement locations identified. Recognizing that the Town already has athletic fields and is not presently in a position to

budget funds for construction, any activity in the near term will have to be accomplished through volunteer labor and/or grants.

Area 4 is the southeast corner of the property. It is defined by Forsyth Road on the South, the property line on the east, Fraser Brook on the north and the woodlot road on the west. It is heavily wooded an, although it does have some wetlands, is highly developable. A small area of this section has been quarried on the past to remove architectural stone. Abandoned equipment and tools left over from the operation will need to be removed. The Town will need to remove piles of dirt and perhaps some stone from this area for municipal use as needed. Other than a minimal amount of earth and stone removal, no specific long range uses are suggested at this time.

The Committee endorses use of the entire property for passive recreation and special event use. Several of these activities are time limited do not require any permanent infrastructure which may have to be moved or eliminated at a later date.

Recommendations for the types of activities that could be permitted are listed below:

PASSIVE RECREATIONAL USES FOR ALL AREAS

Activity	Area 1	Area 2	Area 3	Area 4
Temporary play fields		X		
Hiking Trails	X	X	X	X
Picnic Area				X
Fair Grounds, no permanent structures		X		
Special Events	X	X		
Farmers Market	X	X		
Carriage Trails	X	X	X	X
Cross Country Skiing	X	X	X	X
Community Garden	X	X		
Sight impaired path	X	X		X
Horse Trails	X	X	X	X
Others as approved by the BOS	X	X	X	X
Long-Term Play Fields	X	X	X	X

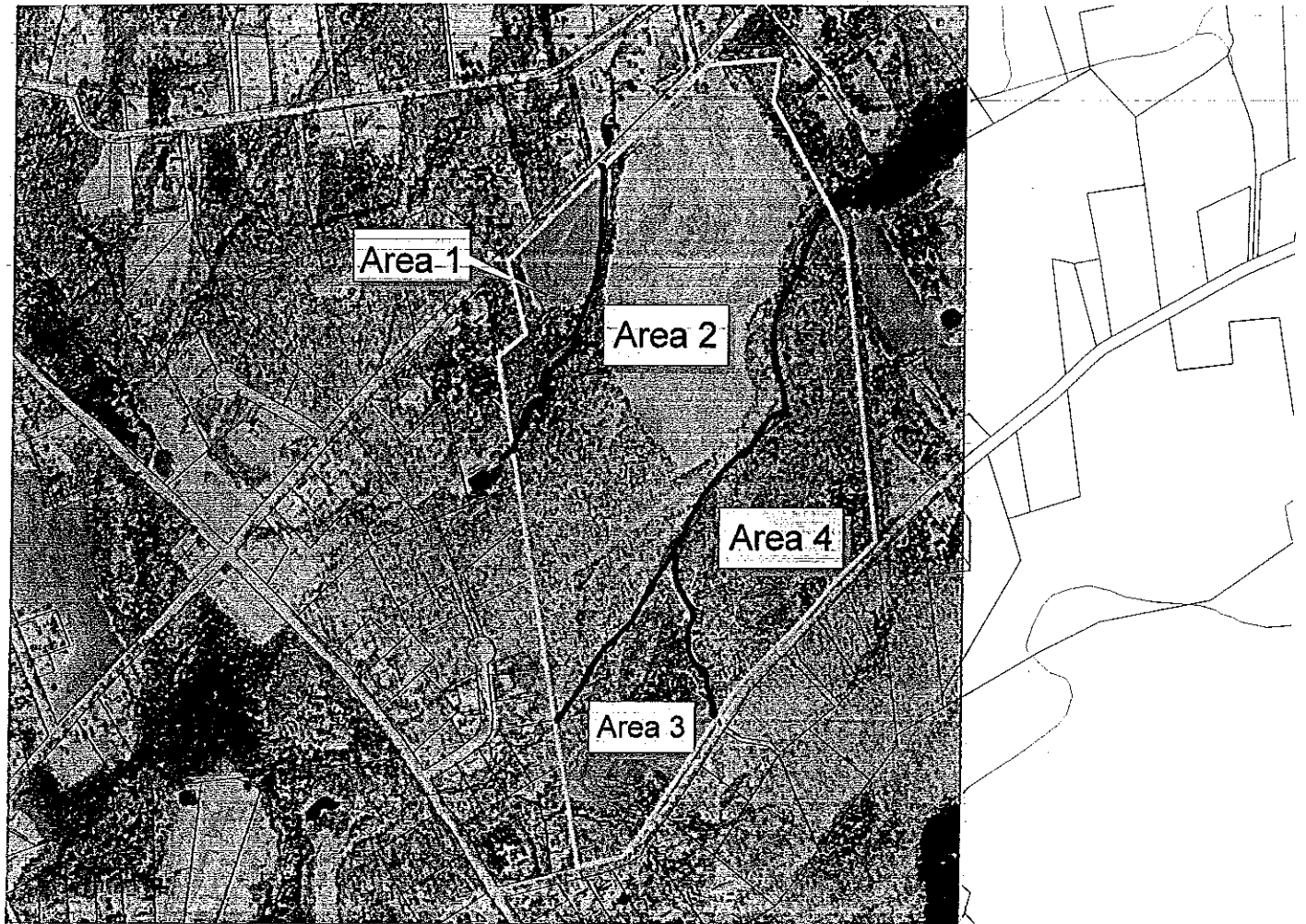
Due to liability and or recommendations of the insurance carrier the following should not be allowed on the property:

1. Hunting
2. Motorized recreational vehicles

The property should be posted to alert people that the above activities are not permitted.

After adoption of the recommendations by the Board of Selectmen and the Planning and Zoning Commission, management of the property should be the responsibility of the Board of Selectmen until a major project necessitates transfer of responsibility for management of that particular infrastructure segment.

Gadbois Committee - Recommended Uses



0.3 0 0.3 0.6 Miles

Temp. Play Fields:	Area 2
Hiking Trails:	All Areas
Picnic Area:	Area 3
Fair Grounds - no perm. structures:	Area 2
Special Events:	Areas 1, 2
Farmers Market:	Areas 1, 2
Carriage Trails:	All Areas
Cross Country Skiing:	All Areas
Community Garden:	Areas 1, 2
Sight Impaired Path:	Areas 1, 2, 4
Horse Trails:	All Areas
Long-Term Play Fields:	Area 3
Others as approved by the BOS:	All Areas

