

27 Main Street
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Salisbury, CT 06068

(860) 435-5190
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TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

2024-0251
Number _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: A HMR Inc.
Address of Owner: P.O. Box 709 Hillsdale NY 12529
Property Location: Tax Map # 49 Lot# 12 Land Records: Vol. 175 Page 595
Property Address: 18 Farnam Rd Lakeville, CT (11-15 Farnam)
Acreage: 1.066 Zone: CG20
Bounded generally on the North by: Farnam Road Properties LLC
(Full name of owner of record. East by: Amy Torn Wright
Attach addition pages if needed) South by: Pierce Kearney
West by: Bill Rissca
Special Permit Use Requested: Propane Tanks AE Flood Zone
Section 401 of the Salisbury Zoning Regulations.
Written statement of Proposed Use (4 copies):
Site Plan - 4 copies (See attached sheet)
Soil Erosion and Sediment Control Plan: N/A
Approval from TAHD, WPCA, or BHC regarding sewer and water: N/A Fire Marshall
Historic District Commission, if applicable: N/A
Conservation District Commission, if applicable: Fence from stream 110 Ft
Preliminary Architectural Plans for Proposed structures & signs (2 copies) N/A
Estimated Site Improvement Costs (other than buildings): N/A
Written Assurance of Bond or Letter of Credit: N/A
Additional Remarks: _____

Owner's Signature: [Signature] Date: _____
Applicant's Signature and Title: [Signature] Retail Propane Manager
Applicant's Address and phone number: 11 Farnam Rd Lakeville CT 06039 860-672-5017

Filed at the Planning and Zoning Commission Office this 7 day of June, 2024

Fee Paid: \$360 Received By: [Signature]
Title: LUP

NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.

SITE PLAN - GENERAL REQUIREMENTS

The site plan shall be accurately drawn to a scale not to exceed 1" = 100' on sheets not to exceed 24" X 36" .

Site plans shall be certified correct to A-2 Survey Standards by a Connecticut Registered Land Surveyor (R.L.S.) Where it determines that A-2 level of accuracy is not necessary to determine compliance with these regulations the Commission may upon request of the applicant allow a less degree of accuracy for the location of certain improvements or certain property lines.

The design, layout and computations relating to the construction of facilities for storm drainage or improvements such as a new accessway, parking areas, etc. shall be prepared by a Connecticut registered engineer or where qualified to do so by a Connecticut registered landscape architect. where the regulations require a landscape buffer or such is required as a condition of approval of a Special Permit the landscape plan shall be prepared by a professional landscape architect or landscape designer.

A site plan shall contain the following information as applicable, as determined by the Commission or its authorized agent:

- a. Name of applicant and owner of property.
- b. Scale and North arrow.
- c. Property boundary, dimensions, angles, area, zoning classification, and zoning setback lines.
- d. Names of record owners of abutting properties.
- e. Locations and dimensions of all existing and proposed buildings, driveways, parking and loading areas, storage areas, drainage features. Location of fences and walls, natural and artificial water features, wetlands and exposed ledge rock. All statistical data to show that the requirements of the regulations have been met; adjacent properties, and how they relate to the proposed development and the neighborhood and, to the street pattern within 500 feet.
- f. Proposed signs showing locations, dimensions, and means of illumination and all other exterior listing fixtures.
- g. Locations and methods of water supply and sewage disposal facilities.
- h. Illustrations, elevations, and renderings of the proposed buildings and project area sufficient to show clearly what is proposed, as required by the Commission. A landscaping plan shall be submitted which shows existing and proposed landscaping, buffering and plantings including a table of sizes, types, and amounts of proposed materials.
- i. Certification, on the plan or separately, by the Health Officer concerning satisfactory conditions for sewage disposal, consistent with the State Health Code.
- j. Where grading is required, existing and proposed contours at two-foot intervals, based upon field survey.
- k. Existing and post construction surface drainage patterns. The Planning and Zoning Commission may modify the submission requirements of any site plan, if in the opinion of the Commission, the scope and circumstances of such a proposed development are such that certain information is not necessary to complete a review of the proposed project.

Town of Salisbury

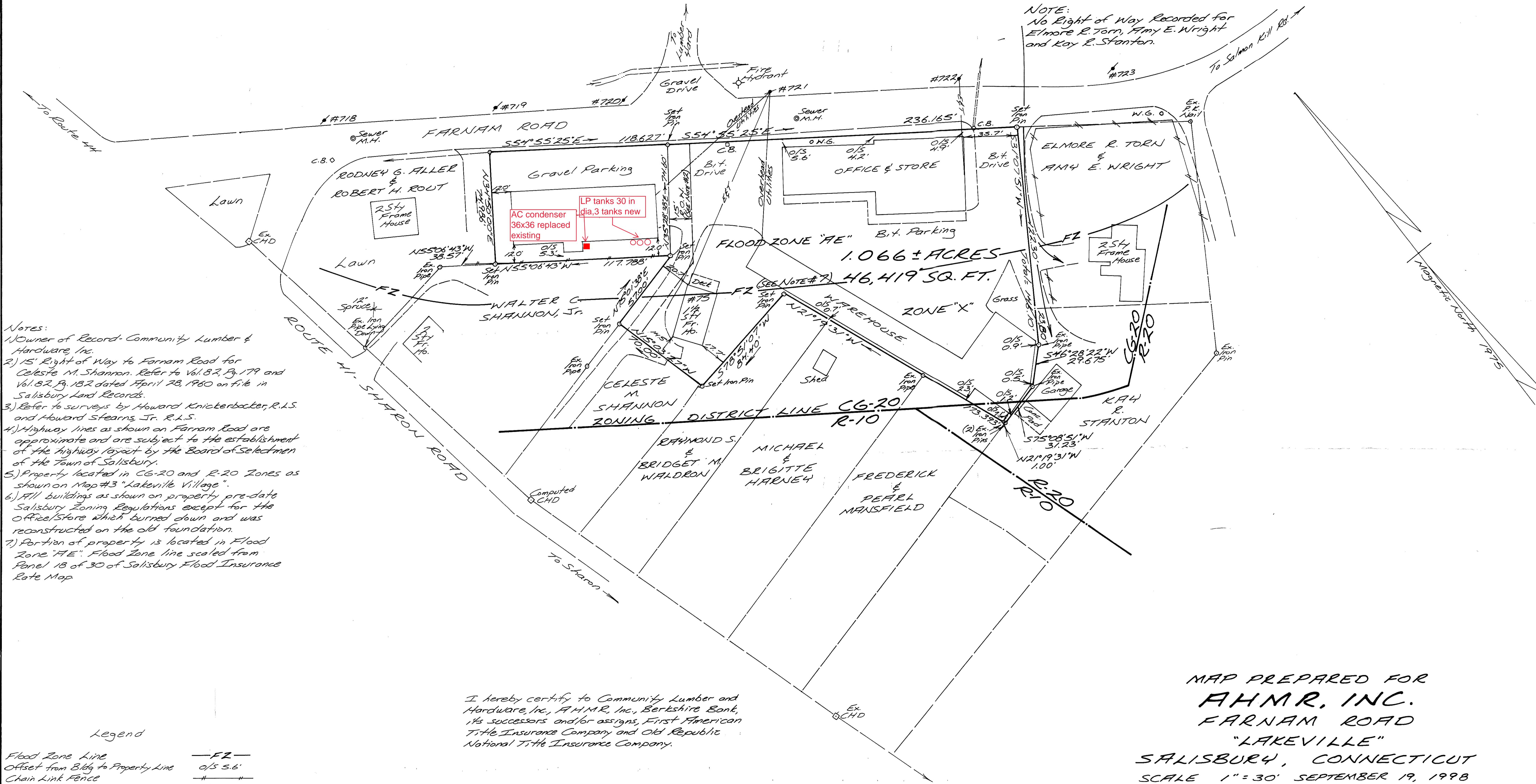
Planning and Zoning Commission

Herrington's is applying for a special permit to add 3 - 100 lb. Above ground propane tanks for the heating system to replace the old oil burning heating system.

The tanks will be on the showroom's southeast corner. Location is provided on the site plan map that is with the application.

8991 state zoning and street

NOTE:
No Right of Way Recorded for
Elmore R. Torn, Amy E. Wright
and Kay R. Stanton.

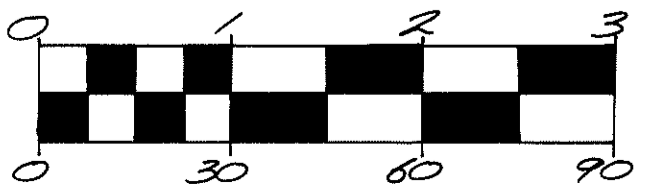


- Notes:
- 1) Owner of Record - Community Lumber & Hardware, Inc.
 - 2) 15' Right of Way to Farnam Road for Celeste M. Shannon. Refer to Vol. 82, Pg. 179 and Vol. 82, Pg. 182 dated April 28, 1960 on file in Salisbury Land Records.
 - 3) Refer to surveys by Howard Knickerbocker, R.L.S. and Howard Stearns, Jr. R.L.S.
 - 4) Highway lines as shown on Farnam Road are approximate and are subject to the establishment of the highway layout by the Board of Selectmen of the Town of Salisbury.
 - 5) Property located in CG-20 and R-20 Zones as shown on Map #3 "Lakeville Village".
 - 6) All buildings as shown on property pre-date Salisbury Zoning Regulations except for the Office/Store which burned down and was reconstructed on the old foundation.
 - 7) Portion of property is located in Flood Zone "AE". Flood Zone line scaled from Panel 18 of 30 of Salisbury Flood Insurance Rate Map.

I hereby certify to Community Lumber and Hardware, Inc., AHMR, Inc., Berkshire Bank, its successors and/or assigns, First American Title Insurance Company and Old Republic National Title Insurance Company.

Legend

- Flood Zone Line — FZ —
- Offset from Bldg to Property Line 0/5 5.6'
- Chain Link Fence ————
- Wood Fence ————
- Sewer Man Hole Sewer M.H. ⊙
- Zoning District Line ————
- Brook ————
- Edge of Right of Way ————
- Concrete Highway Monument CHD □
- Catch Basin C.B. □
- Water Gate W.G. ○
- Overhead Utilities ————
- Underground Elec. & Tele. Lines ————
- Utility Pole ————



MAP PREPARED FOR
AHMR, INC.
FARNAM ROAD
"LAKEVILLE"
SALISBURY, CONNECTICUT
SCALE 1" = 30' SEPTEMBER 19, 1998

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

To my knowledge and belief, this map is substantially correct as noted hereon.
Peter A. Lamb Peter A. Lamb, R.L.S. # 7764
from the office of:
Lamb-Kiefer Land Surveyors, L.L.C. Sharon, Connecticut