

27 Main Street  
P.O. Box 0548  
Salisbury, CT 06068

(860) 435-5190  
FAX: (860) 435-5172



TOWN OF SALISBURY  
PLANNING AND ZONING COMMISSION

Number 2024-0252

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Fraxinus Holdings Trust  
Address of Owner: 272 Undermountain, Po Box 665, Salisbury  
Property Location: Tax Map # 18 Lot# 9 Land Records: Vol. 271 Page 428  
Property Address: 272 Undermountain Rd  
Acreage: 22.63 Zone: RR3  
Bounded generally on the North by: See Abutter's List  
(Full name of owner of record. East by: \_\_\_\_\_  
Attach addition pages if needed) South by: \_\_\_\_\_  
West by: \_\_\_\_\_  
Special Permit Use Requested: Accessory Apt.  
Section 208 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: \_\_\_\_\_  
Approval from TAHD, WPCA, or BHC regarding sewer and water: \_\_\_\_\_  
Historic District Commission, if applicable: \_\_\_\_\_  
Conservation District Commission, if applicable: \_\_\_\_\_  
Preliminary Architectural Plans for Proposed structures & signs (2 copies) \_\_\_\_\_  
Estimated Site Improvement Costs (other than buildings): \_\_\_\_\_  
~~Written Assurance of Bond or Letter of Credit:~~ \_\_\_\_\_  
Additional Remarks: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant's Signature and Title: Christine Gray, Architect  
Applicant's Address and phone number: 45 Valley Rd, West Cornwall, CT 06796  
Filed at the Planning and Zoning Commission Office this 13 day of JUNE, 2024  
Fee Paid: \$3100 CK# 172 Received By: Alec  
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.

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**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.



June 13, 2024

**To Whom it May Concern:**

We are renovating the existing caretaker's house at 272 Undermountain Road, Salisbury so we are applying for a Special Permit under section 208 of the Salisbury Zoning Regulations for an apartment in an accessory structure. The existing building was legally permitted as a caretaker's or guest house and is already equipped with separate parking, kitchen, bath and utility services and wastewater system per the Zoning regulations. However, this permit was prior to the effective date of the current regulations, and thus we are applying for a new permit in order to comply with current zoning regulations. There will be no change to the footprint of the existing building. First floor square footage will not change, and the second floor will expand by 32 square feet; the existing building is 1628 square feet, after the proposed renovation it will be 1660 square feet. The building meets all setbacks and height requirements; its appearance maintains the residential appearance and character of the lot and surrounding area, and the property is owner occupied. The building will comply with the Zoning Regulations.

Any additional questions regarding this permit can be addressed to:

Christine Gray, AIA

917-834-9091

[christine@cgarch.com](mailto:christine@cgarch.com)



**Owner's Authorization Form**

I John Cunningham, trustee for Fraxinus Holdings Trust authorize Christine Gray Architecture & Design, LLC to act as my agent in securing Planning and Zoning Commission, Zoning, or Zoning Board of Appeals permits for the property located at

272 Undermountain Road, Salisbury, CT  
Address

In authorizing the submission of this application, I hereby certify the following: I am the property owner of record and have authorized the submission of the above referenced applications.

  
Signature

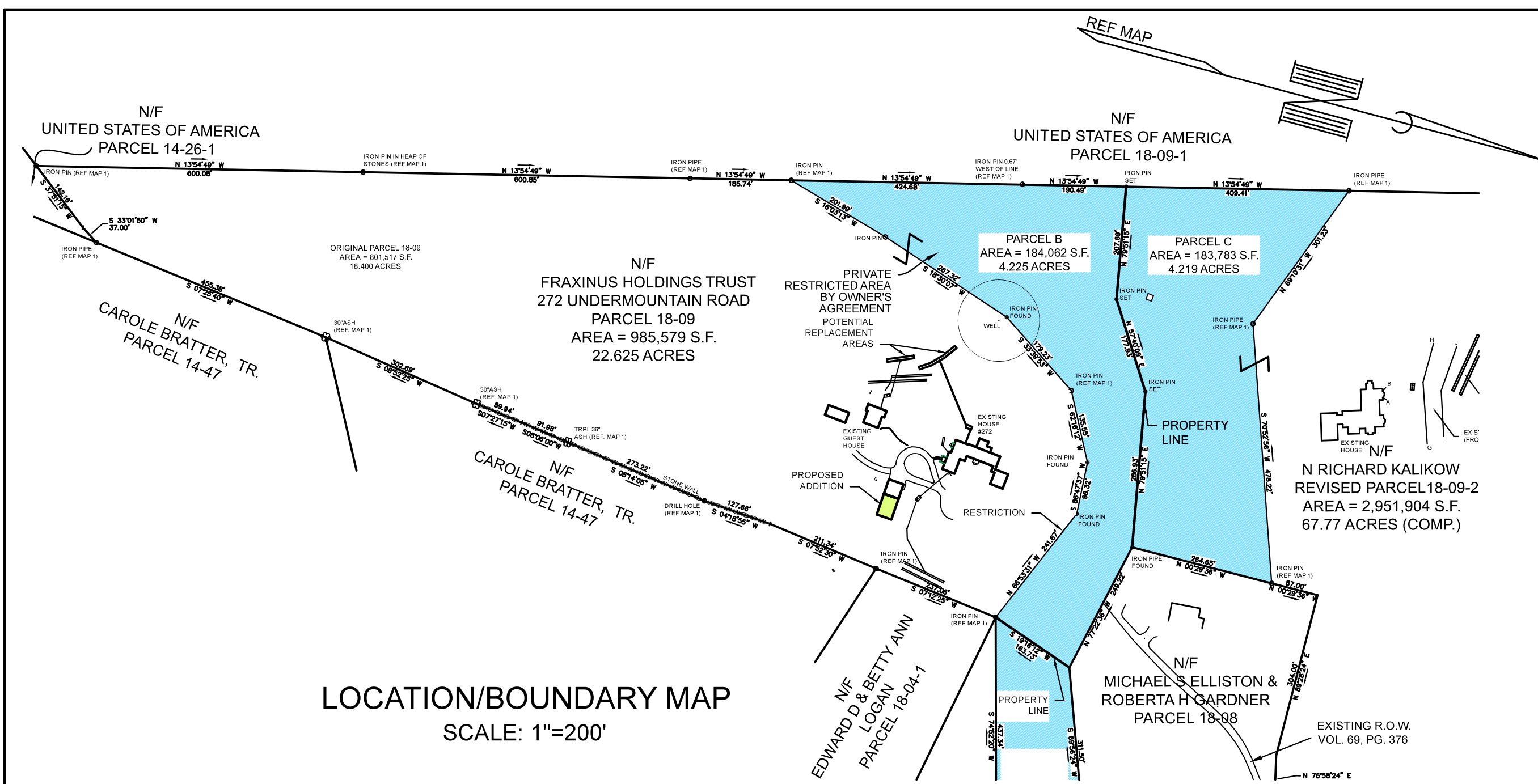
2024/06/13  
Date

## TOWN OF SALISBURY, CONNECTICUT

Thu Jun 13 2024 10:31:20 GMT-0400 (Eastern Daylight Time)

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
18-03	51+53 LOGAN ROAD	BRATTER CAROLE TR	2001 HOLCOMBE BLVD UNIT 2506	HOUSTON	TX	77030-0000
14-47	LOGAN ROAD	BRATTER CAROLE TR	2001 HOLCOMBE BLVD # 2506	HOUSTON	TX	77030-0000
18-08	270 UNDERMOUNTAIN ROAD	ELLISTON MICHAEL S &	270 UNDERMOUNTAIN ROAD	SALISBURY	CT	06068-0000
18-09	272 UNDERMOUNTAIN ROAD	FRAXINUS HOLDINGS TRUST	PO BOX 665	SALISBURY	CT	06068-0000
18-09-2	268+274 UNDERMOUNTAIN ROAD	KALIKOWN RICHARD	PO BOX 142	SALISBURY	CT	06068-0000
18-04-1	35 LOGAN ROAD	LOGAN EDWARD D + BETTY ANN	PO BOX 418	SALISBURY	CT	06068-0000
18-04-2	23 LOGAN ROAD	ROTH PETER E + MICHELLE	870 UN PLAZA 14B	NEWYORK	NY	10017-0000
18-09-1	UNDERMOUNTAIN ROAD	UNITED STATES OF AMERICA	BLANK	WASHINGTON	DC	20240-0000
14-26-1	BUNKER HILL ROAD	UNITED STATES OF AMERICA	BLANK	WASHINGTON	DC	20240-0000





SOIL TEST DATE: FRIDAY, MAY 10, 2024  
 WEATHER: CLOUDY, TEMPERATURE IN THE 60'S F  
 SOIL TESTS CONDUCTED BY WAYNE J. ZIROLI, P.E. & L.S. AND OBSERVED BY CATHY WEIKER, R.S. OF TORRINGTON AREA HEALTH DISTRICT  
 EXCAVATOR: SEGALLA CONSTRUCTION, CANAAN, CT

DEEP TEST PIT #1  
 TOTAL DEPTH = 84"  
 0 - 6" TOPSOIL  
 6 - 18" BROWN FINE SANDY SILT LOAM  
 18 - 36" LIGHT BROWN MODERATELY COMPACT FINE SAND & SILT  
 36" - 84" GRAY BROWN MODERATELY COMPACT SILTY LOAM  
 SOME COBBLES, SMALL STONES AND GRAVEL THROUGHOUT  
 SIDES SMEARING, CAVING BELOW 36"  
 WATER @ 54", REDOXIMORPHIC FEATURES @ 18", NO LEDGE, FINE ROOTS TO 48"

DEEP TEST PIT #2  
 TOTAL DEPTH = 90"  
 0 - 4" TOPSOIL  
 4 - 24" BROWN FINE SANDY SILT LOAM  
 24 - 35" LIGHT BROWN MODERATELY COMPACT FINE SAND & SILT  
 36" - 90" GRAY BROWN MODERATELY COMPACT SILTY LOAM  
 SOME COBBLES, SMALL STONES AND GRAVEL THROUGHOUT  
 SIDES SMEARING, CAVING BELOW 36"  
 WATER @ 60" DEEP, REDOXIMORPHIC FEATURES @ 24", NO LEDGE, FINE ROOTS TO 60"

TEST PIT #3  
 TOTAL DEPTH = 100"  
 0 - 4" TOPSOIL  
 4 - 24" BROWN FINE SANDY SILT LOAM  
 24 - 36" LIGHT BROWN MODERATELY COMPACT FINE SAND & SILT  
 36" - 100" GRAY BROWN MODERATELY COMPACT SILTY LOAM  
 SOME COBBLES, SMALL STONES AND GRAVEL THROUGHOUT  
 SIDES SMEARING, CAVING BELOW 36"  
 NO WATER, REDOXIMORPHIC FEATURES @ 28", NO LEDGE, FINE ROOTS TO 72"

PERCOLATION TEST P-1 27" DEEP, PRE-SOAK 12" TEST  
 READINGS  
 11.5" @ 9:10 AM  
 13.5" @ 9:20 AM  
 14.5" @ 9:30 AM  
 15.5" @ 9:40 AM  
 16.25" @ 9:50 AM  
 16.75" @ 10:00 AM  
 17.25" @ 10:10 AM

PERCOLATION RATE 1" IN 20 MINUTES

PERCOLATION TEST P-2  
 27" DEEP, PRE-SOAK 12" TEST  
 READINGS  
 10.0" @ 9:12 AM  
 14.50" @ 9:22 AM  
 16.00" @ 9:32 AM  
 17.50" @ 9:42 AM  
 18.50" @ 9:52 AM  
 19.25" @ 10:02 AM  
 20.25" @ 10:12 AM

PERCOLATION RATE 1" IN 13.3 MINUTES

REFERENCE IS MADE TO A MAP TITLED:  
 "LOT LINE REVISION PARCEL 18-09 & 18-09-2 PREPARED FOR JOHN PATRICK CUNNINGHAM & N. RICHARD KALIKOW SALISBURY, CONNECTICUT DATE: 5-6-2023" BY CLARK LAND SURVEYING LLC

THIS SURVEY AND DRAWING HAS BEEN PREPARED FOR THE PURPOSE OF DEMONSTRATING THAT CODE COMPLYING REPLACEMENT SEPTIC SYSTEMS AREA EXIST FOR THE 2 HOUSES ON THE SUBJECT PARCEL WITH REGARD TO LOCAL ZONING AND HEALTH DEPARTMENT REGULATIONS WITH THE EXPANSION OF AN EXISTING ACCESSORY BUILDING.

TYPE OF SURVEY: ZONING LOCATION  
 BOUNDARY DETERMINATION CATEGORY: RESURVEY  
 CLASS OF ACCURACY: A-2, T-2

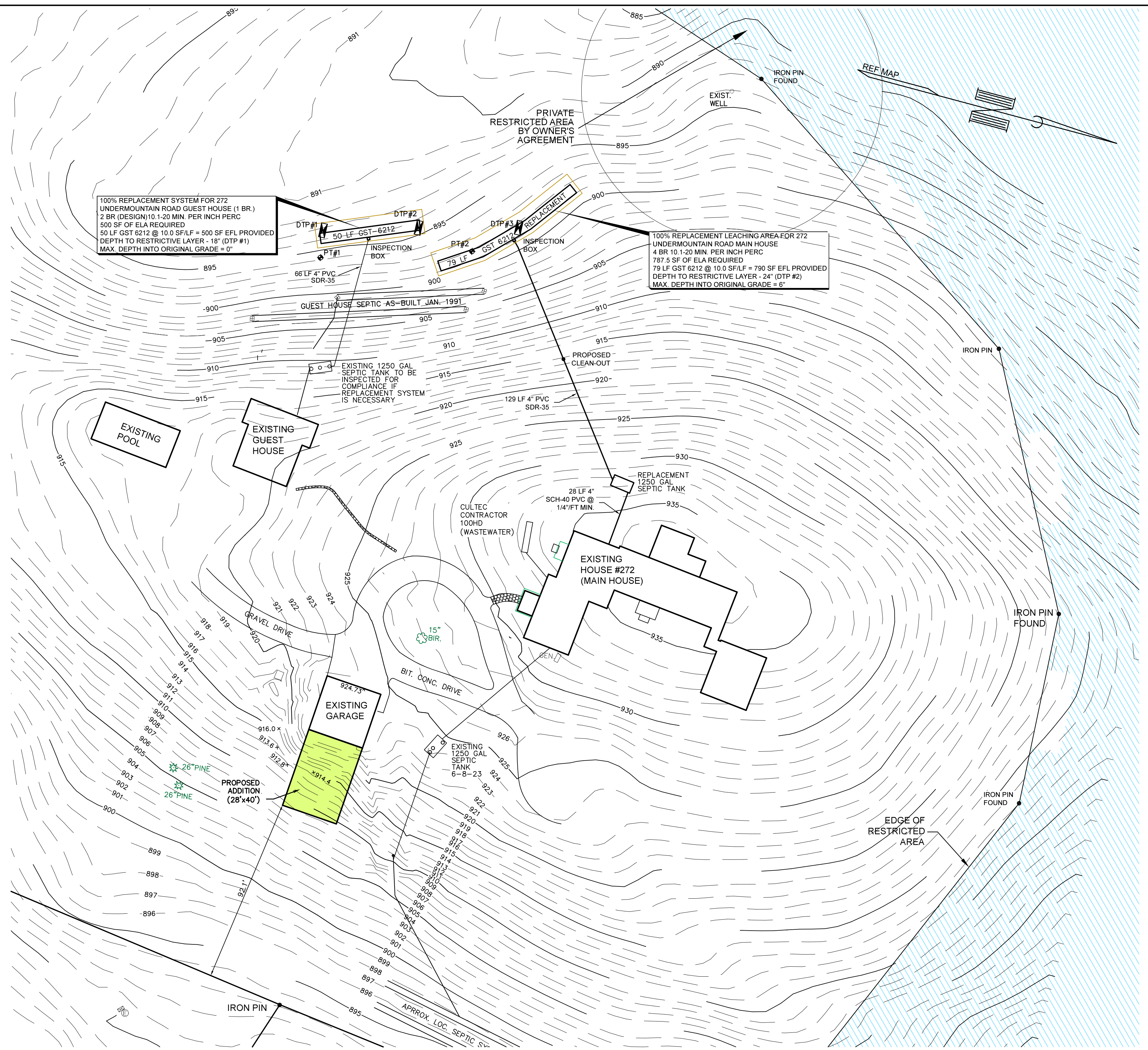
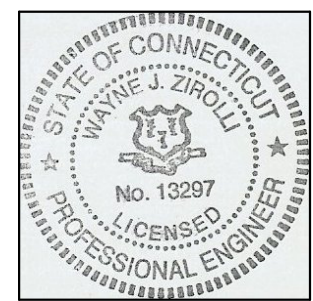
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

*William T. Clark*  
 WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

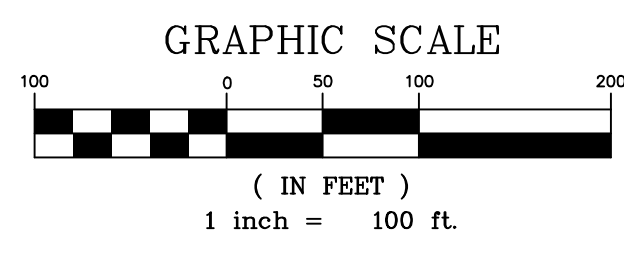
CERTIFIED SUBSTANTIALLY CORRECT:

*Wayne J. Zirolli*  
 WAYNE J. ZIROLI, P.E. & L.S. #13297  
 SIGNING AS ENGINEER ONLY



NOTE: SEE ARCHITECTURAL PLANS FOR PROPOSED GRADING AND BUILDING ELEVATIONS

B100a LAYOUT PLAN - GARAGE ADDITION  
 SCALE: 1"=30'



B100a LAYOUT PLAN  
 PARCELS 18-09 & 18-09-2  
 PREPARED FOR  
 JOHN PATRICK CUNNINGHAM  
 SALISBURY, CONNECTICUT

CLARK LAND SURVEYING, LLC  
 126 TUNXIS ROAD  
 BRISTOL, CONN. 06010  
 (860)-967-8590  
 TODD@CLARKLS.BIZ

DATE: 5-24-2024 SCALE: SHOWN MAP NO. 2023-47-B100a





CHRISTINE GRAY  
ARCHITECTURE & DESIGN  
45 HALLS ROAD  
WEST CORNWALL, CT 06796  
WWW.CGARCH.COM

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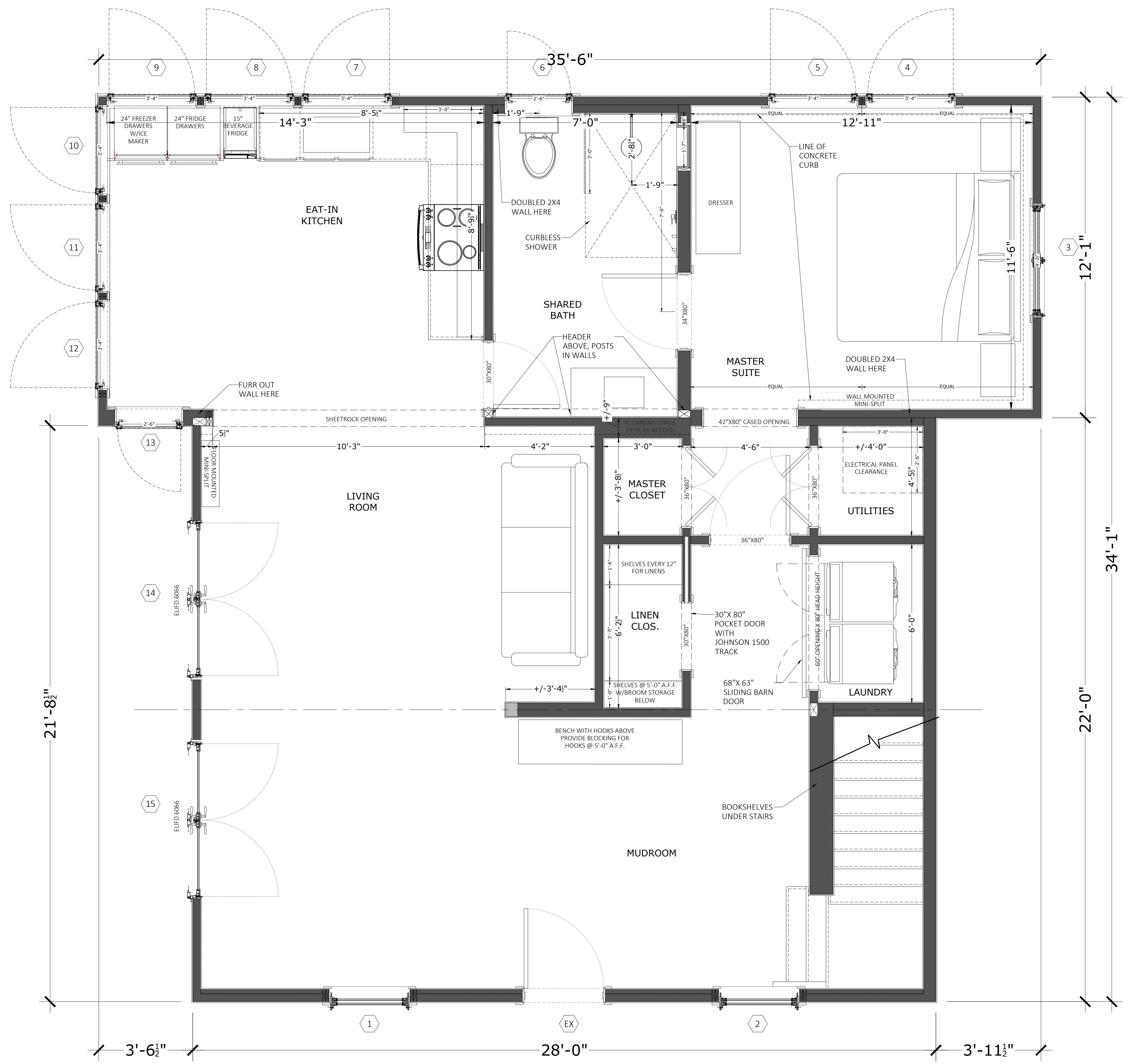
CUNNINGHAM GUEST HOUSE  
272 UNDERMOUNTAIN RD  
SALISBURY, CT 06068

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SCALE: 1/2" = 1'-0"  
ISSUED: 5.21.24  
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FIRST FLOOR PLAN

A-1.1

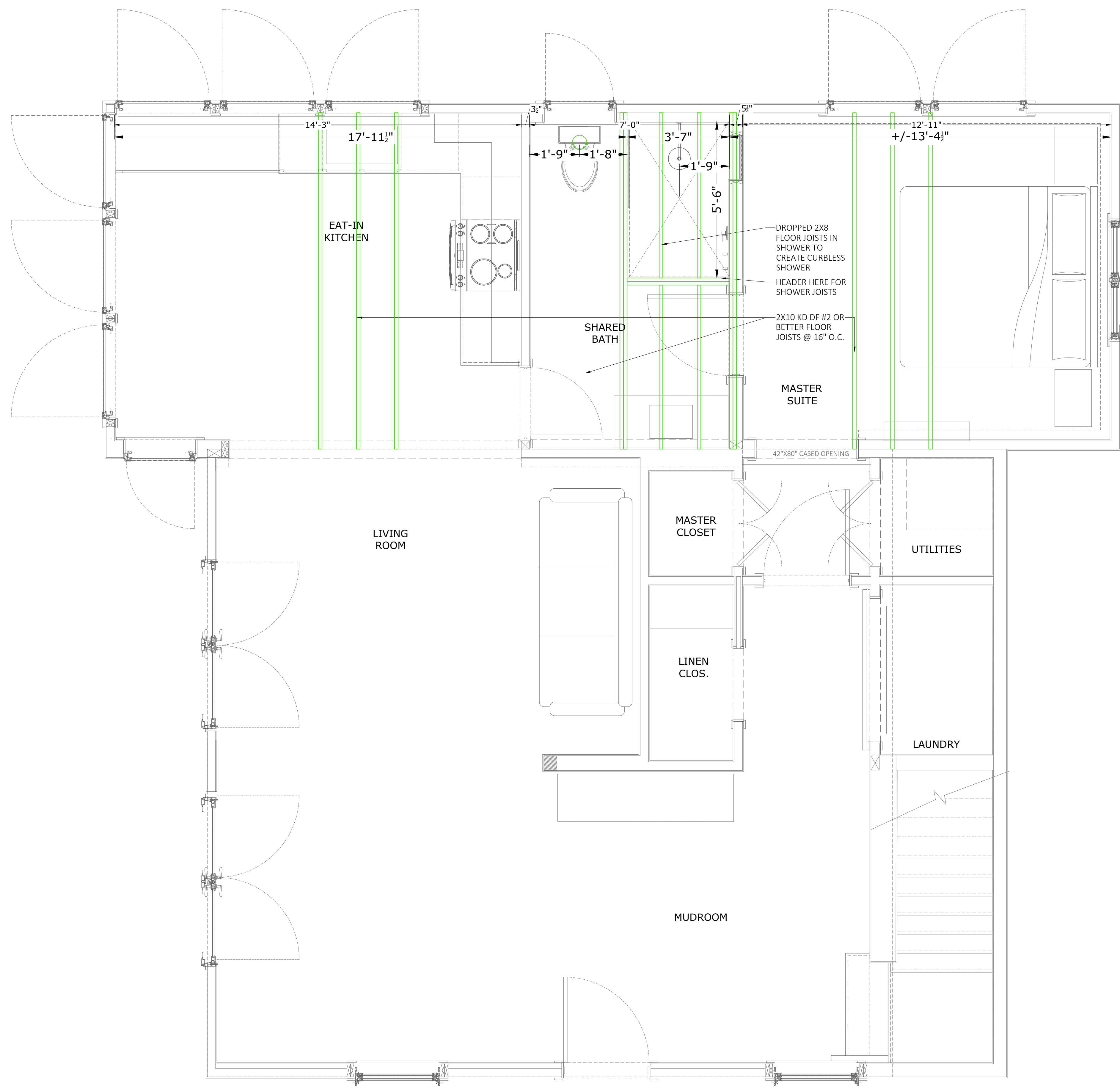


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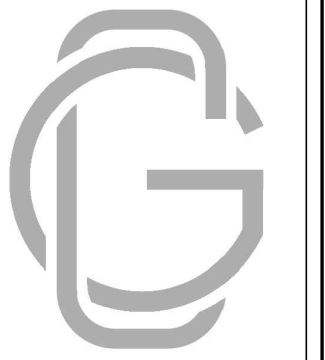
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FIRST FLOOR  
PLAN

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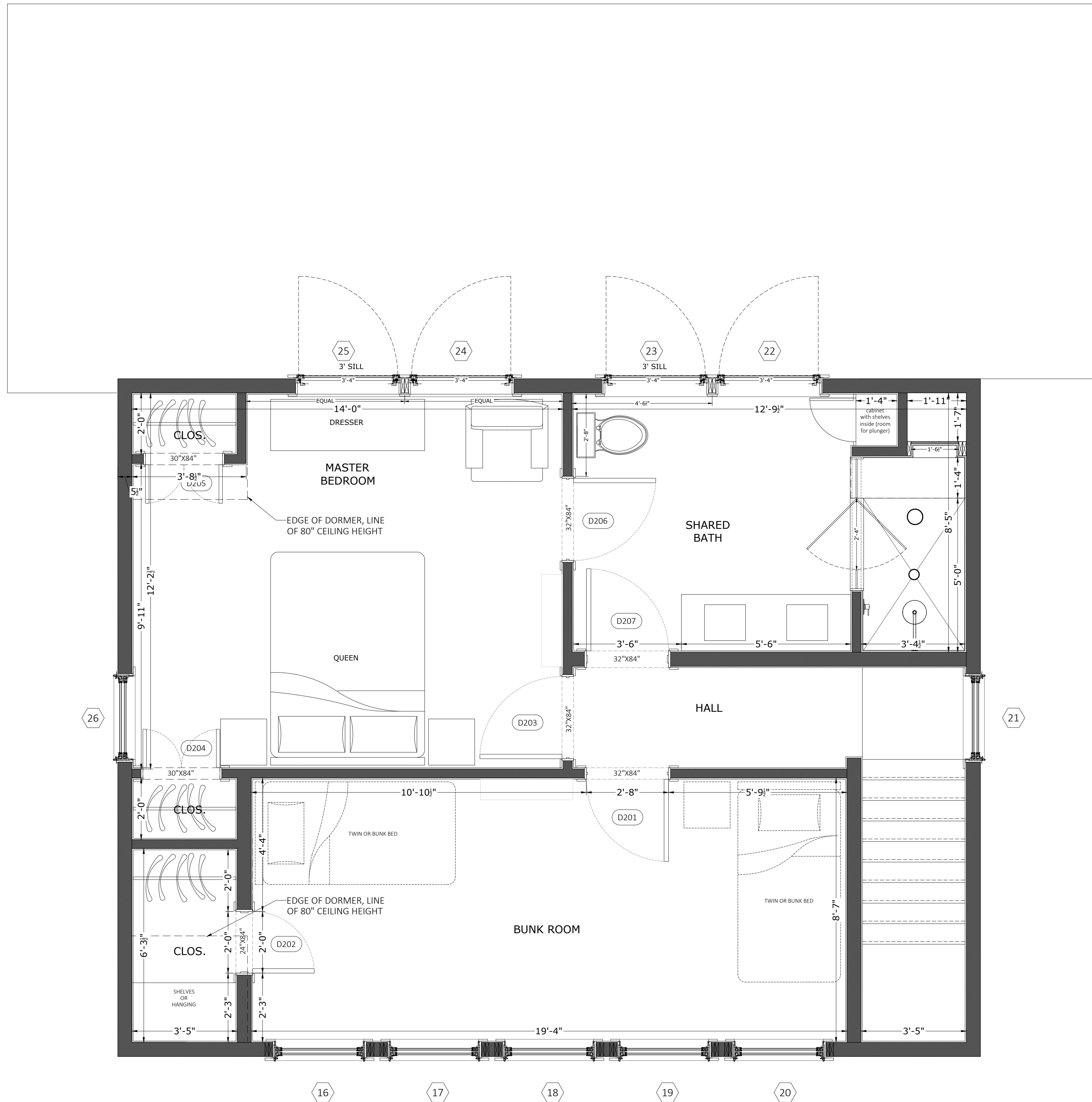


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CUNNINGHAM GUEST HOUSE

272 UNDERMOUNTAIN RD  
SALISBURY, CT 06068



SCHEMATIC  
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CONSTRUCTION

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DRAWN BY: CG

2ND FLOOR  
PLAN

A-1.2



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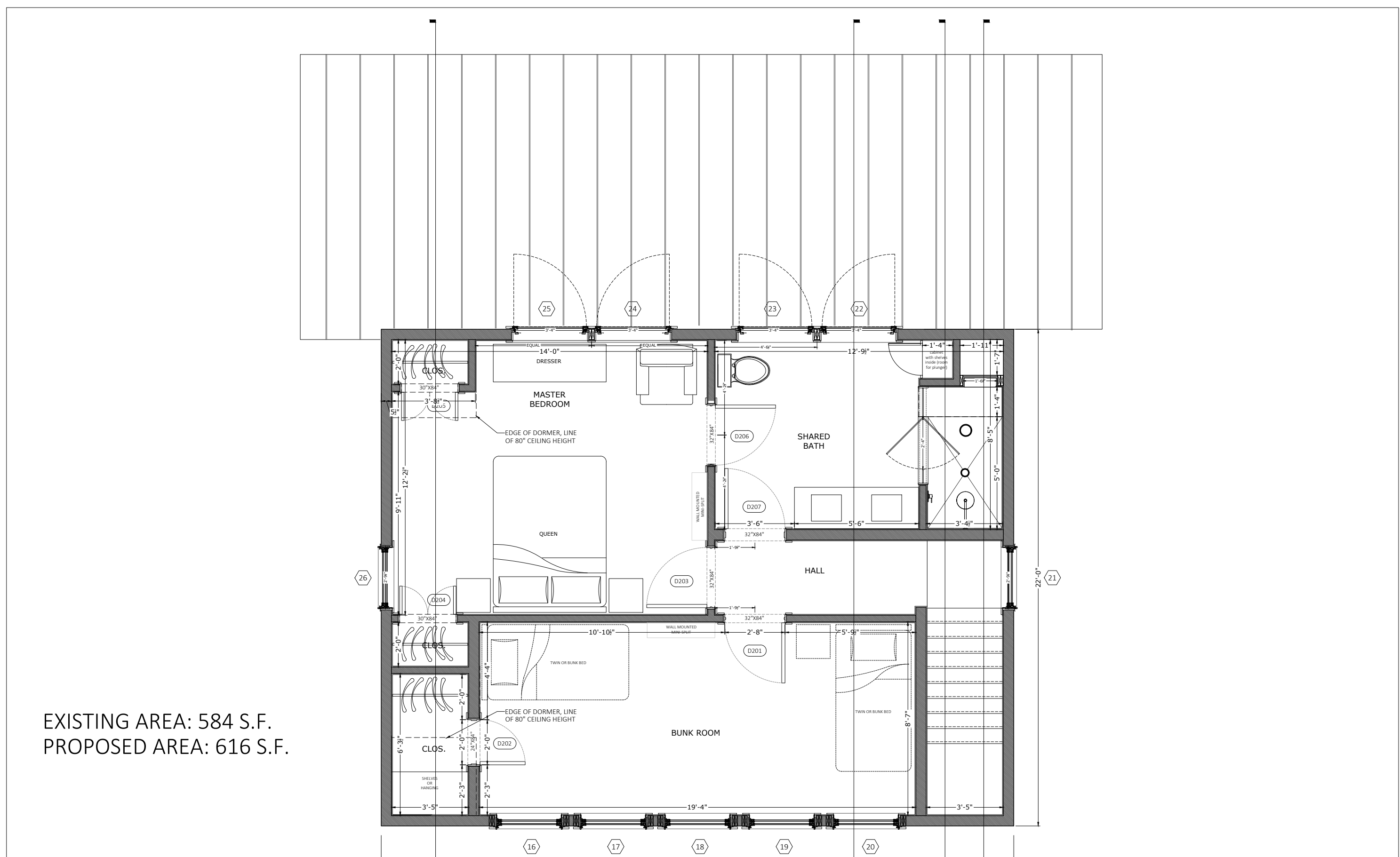
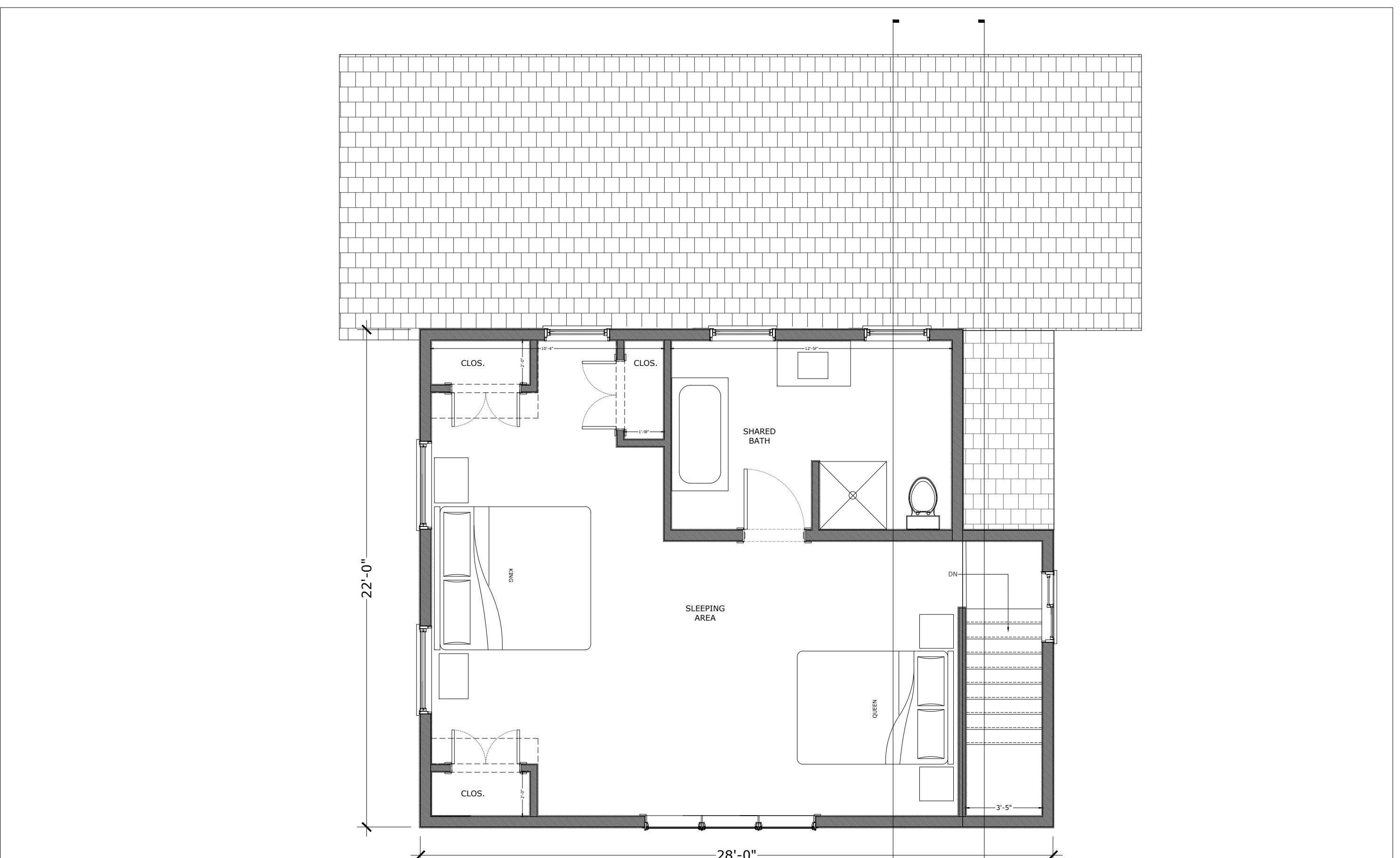
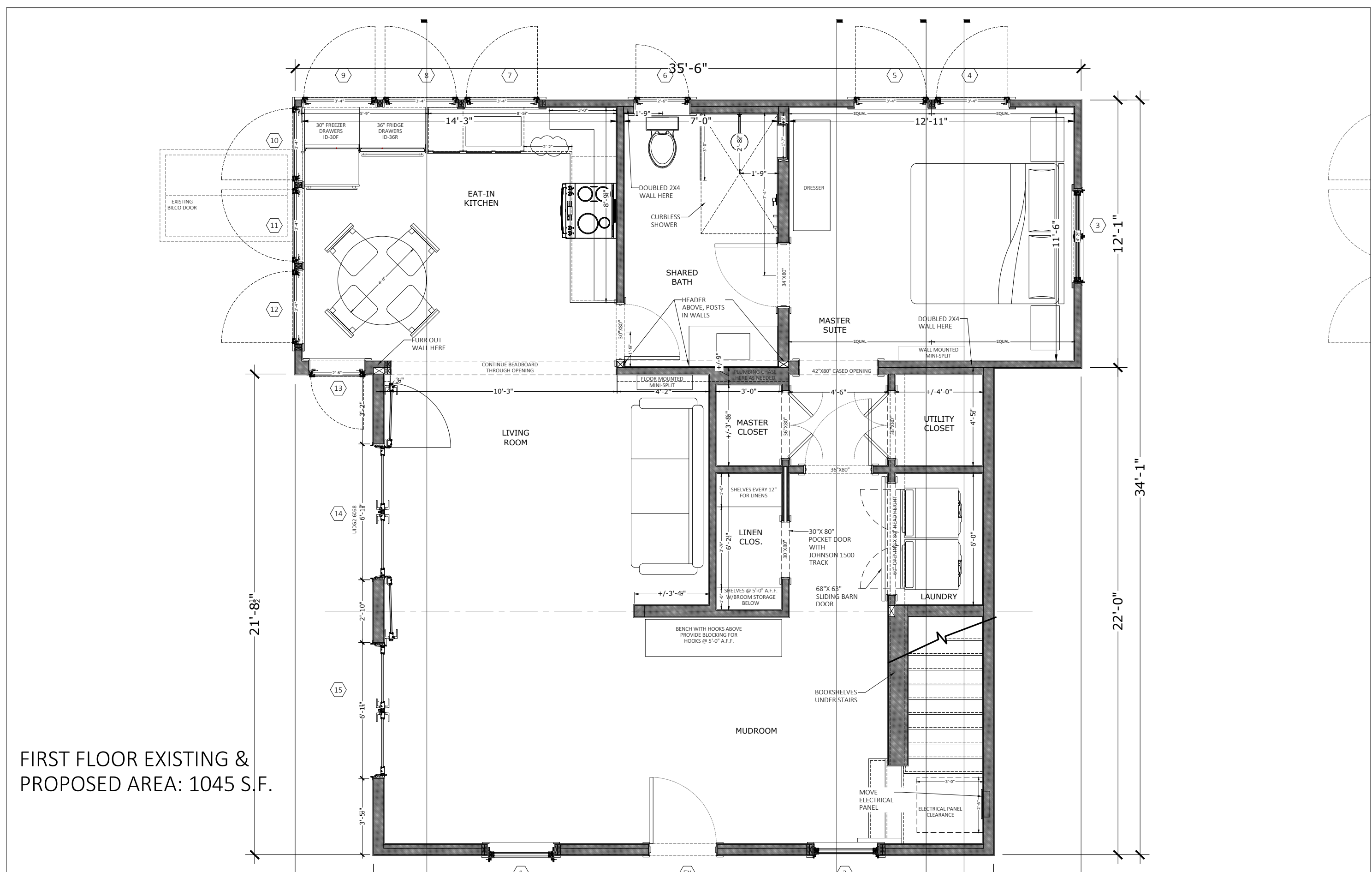
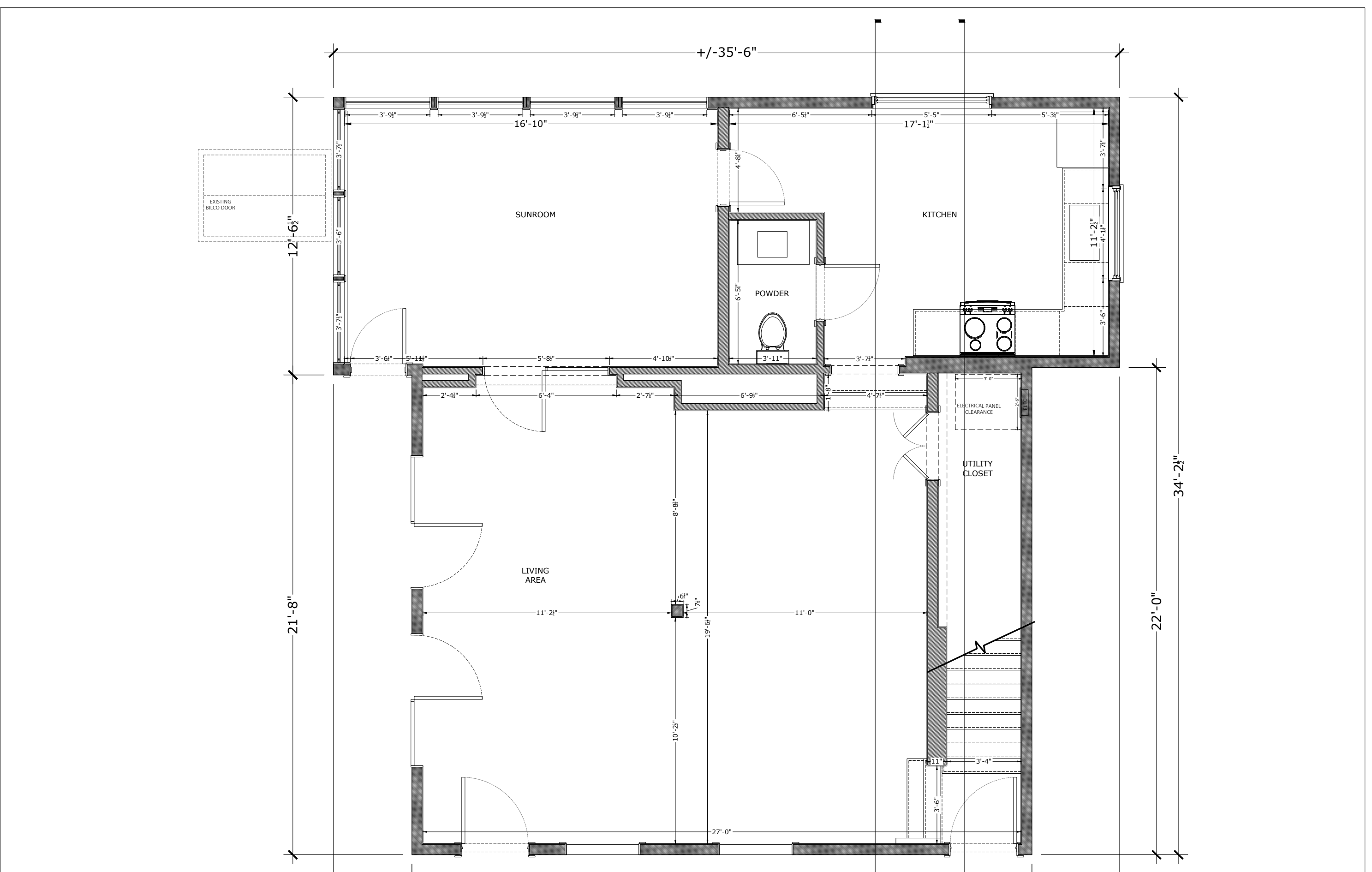
**GUEST HOUSE**  
272 UNDERMOUNTAIN RD  
SALISBURY, CT 06068

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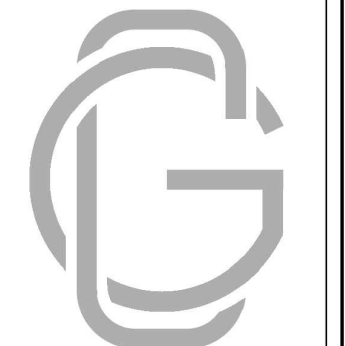
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ISSUED: 6.13.24  
DRAWN BY: CG

EXISTING & PROPOSED PLANS

A-1.0

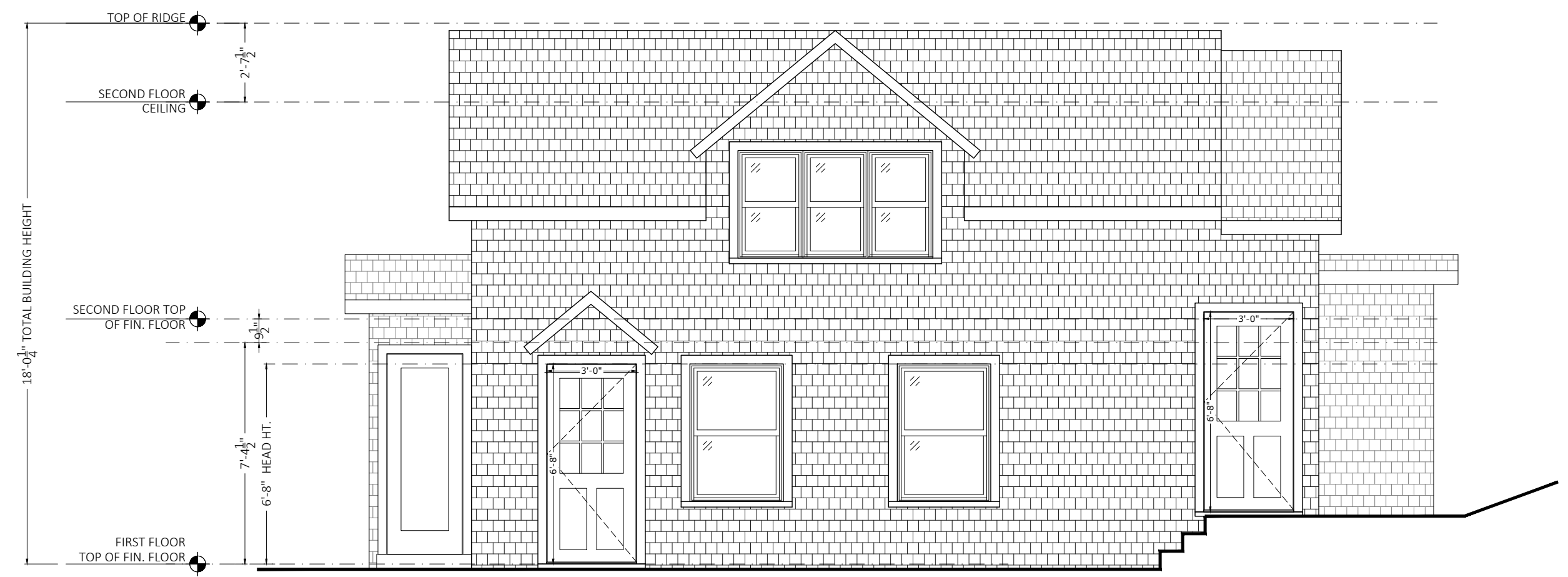




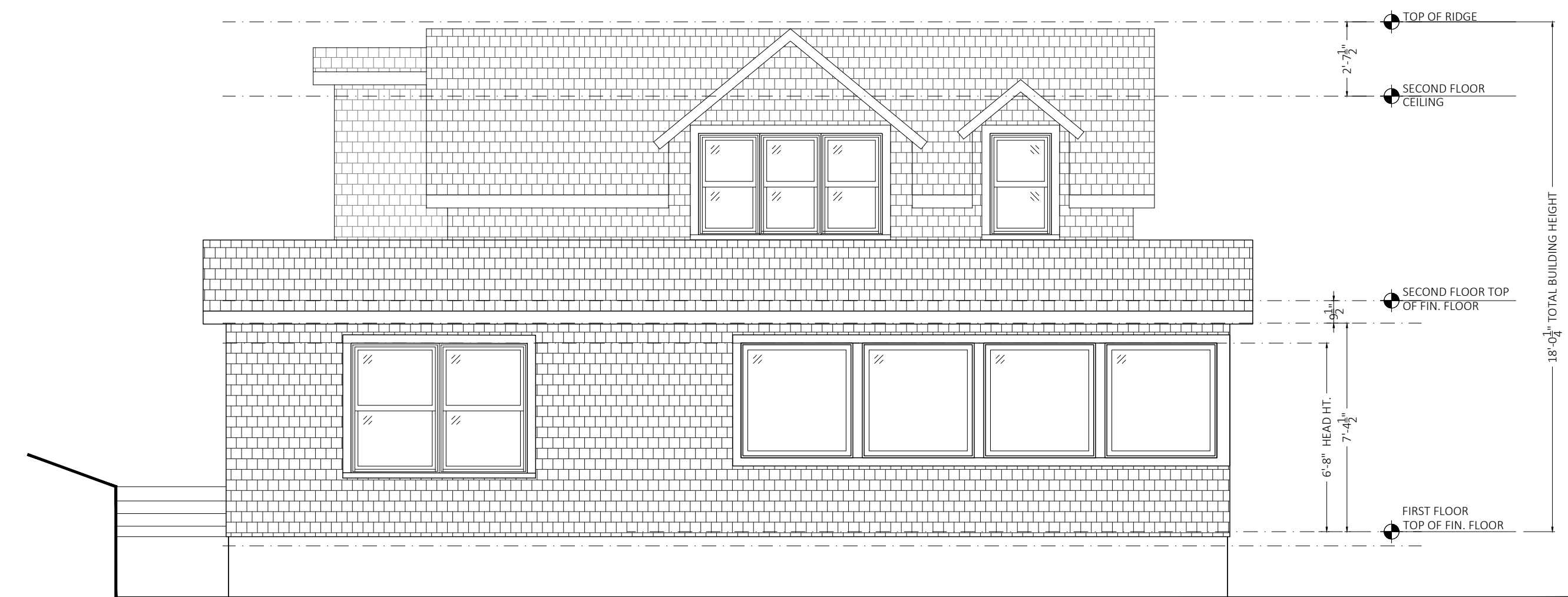


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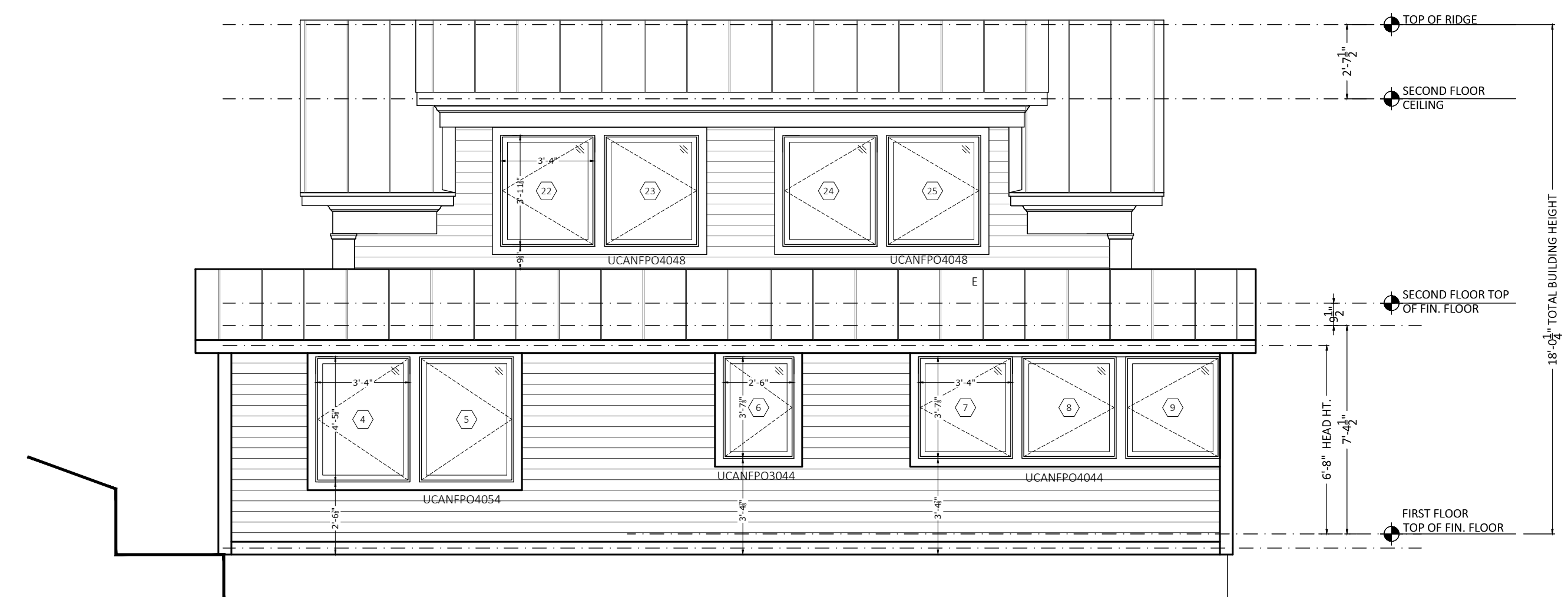
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Scale: 1/4" = 1'-0"



**2** EXISTING REAR (WEST) ELEVATION  
Scale: 1/4" = 1'-0"



**3** PROPOSED FRONT (EAST) ELEVATION  
Scale: 1/4" = 1'-0"



**4** PROPOSED REAR (WEST) ELEVATION  
Scale: 1/4" = 1'-0"

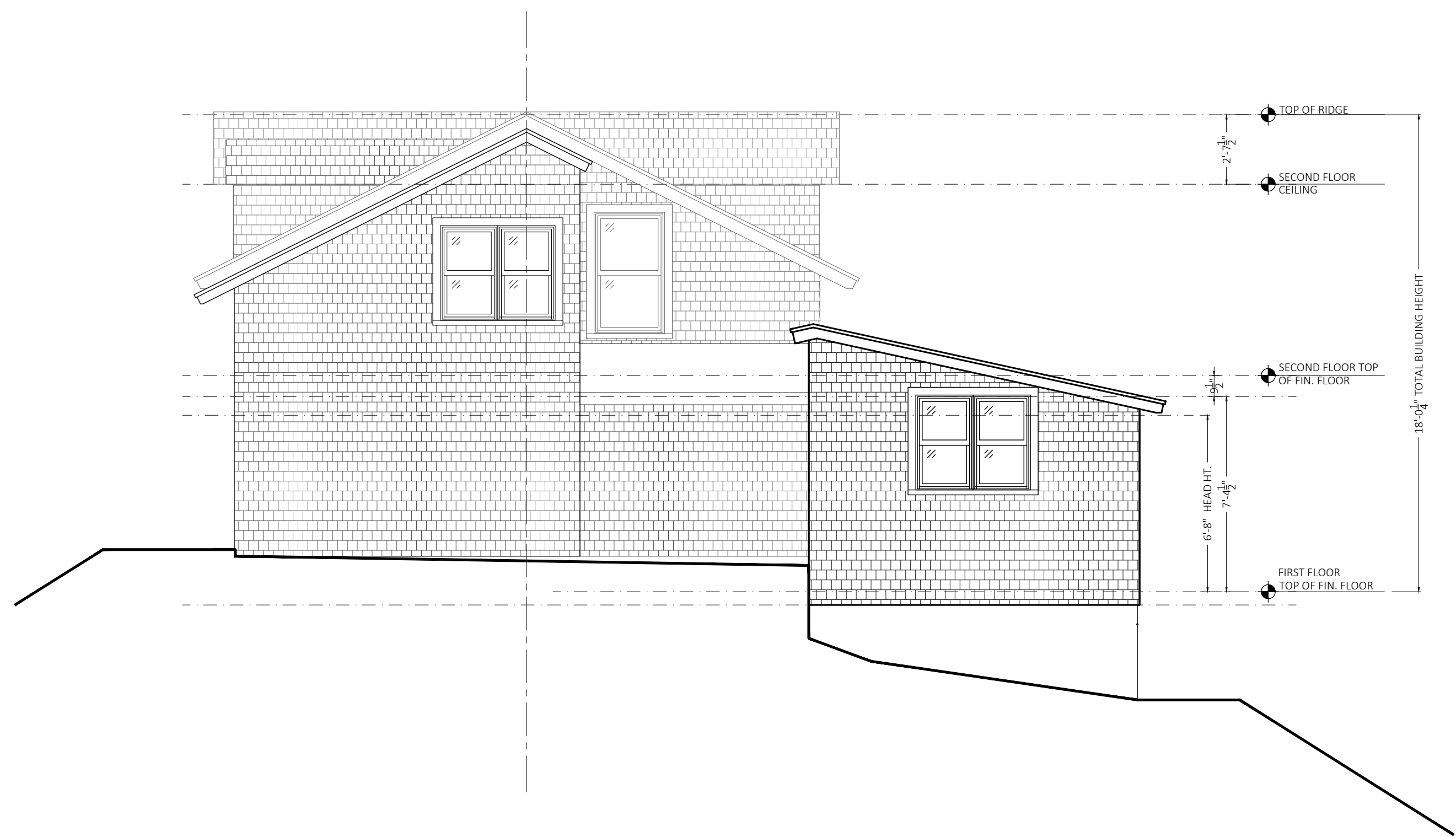
**GUEST HOUSE**  
272 UNDERMOUNTAIN RD  
SALISBURY, CT 06068

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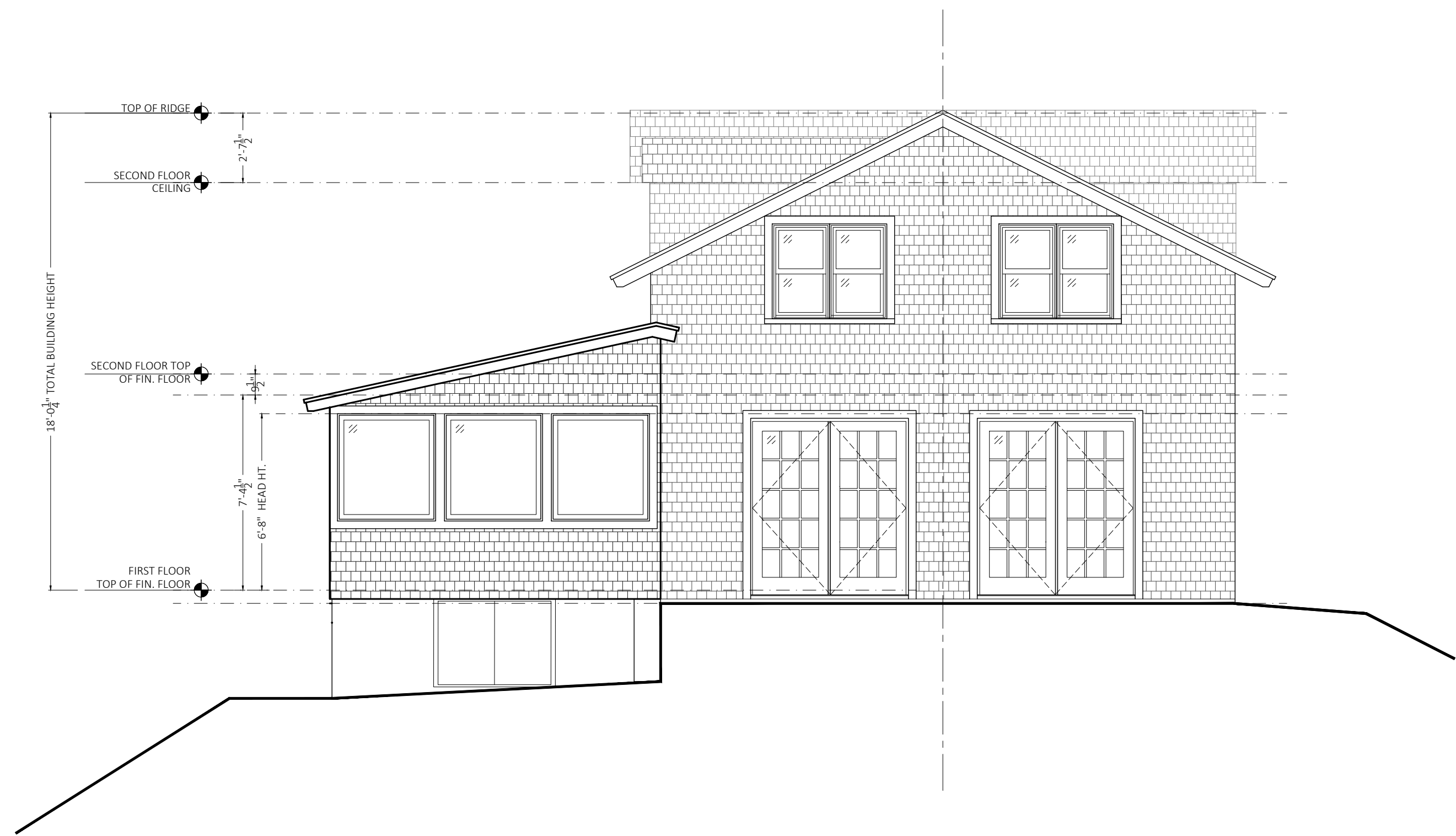
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FRONT & REAR  
ELEVATIONS

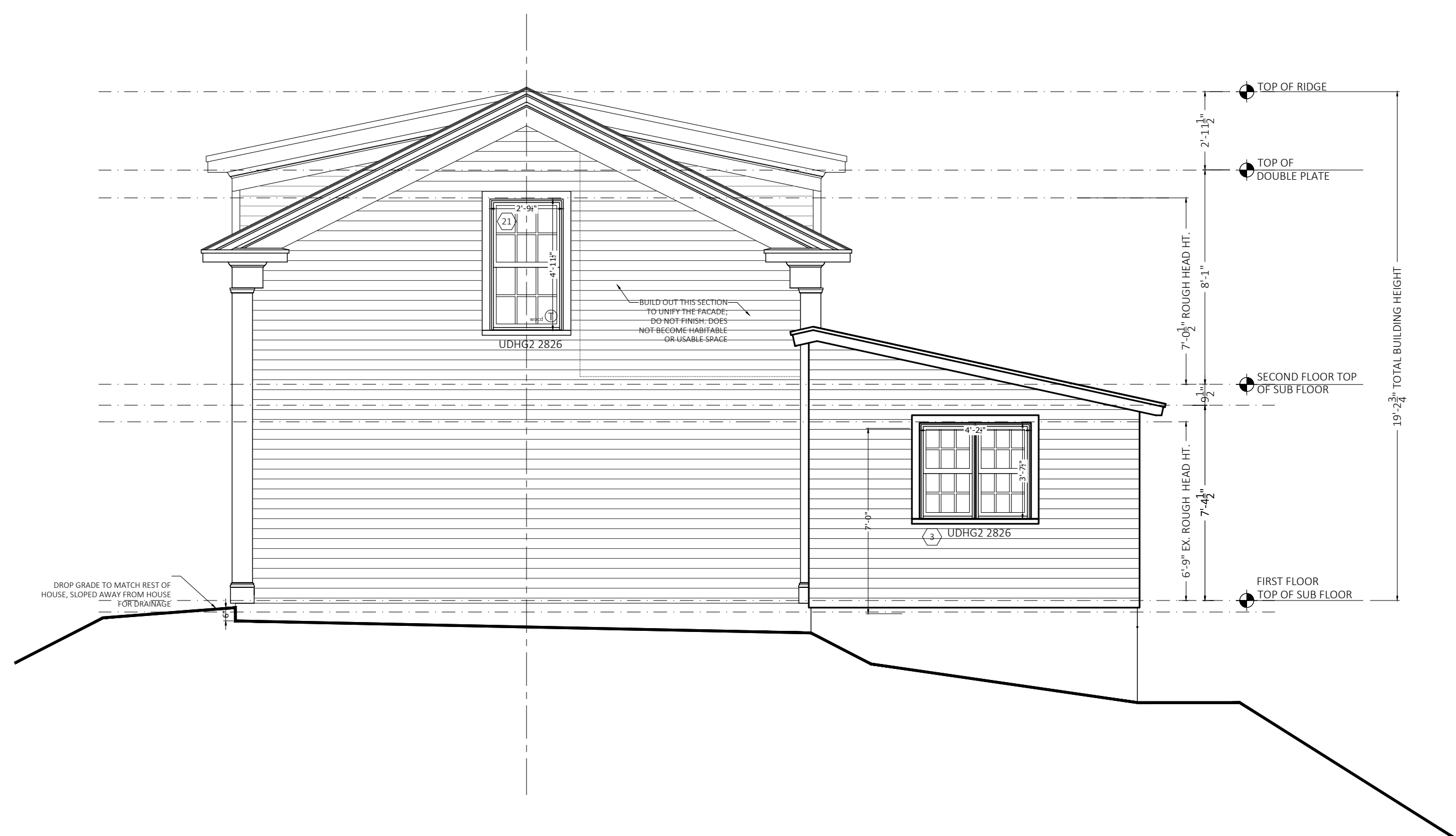
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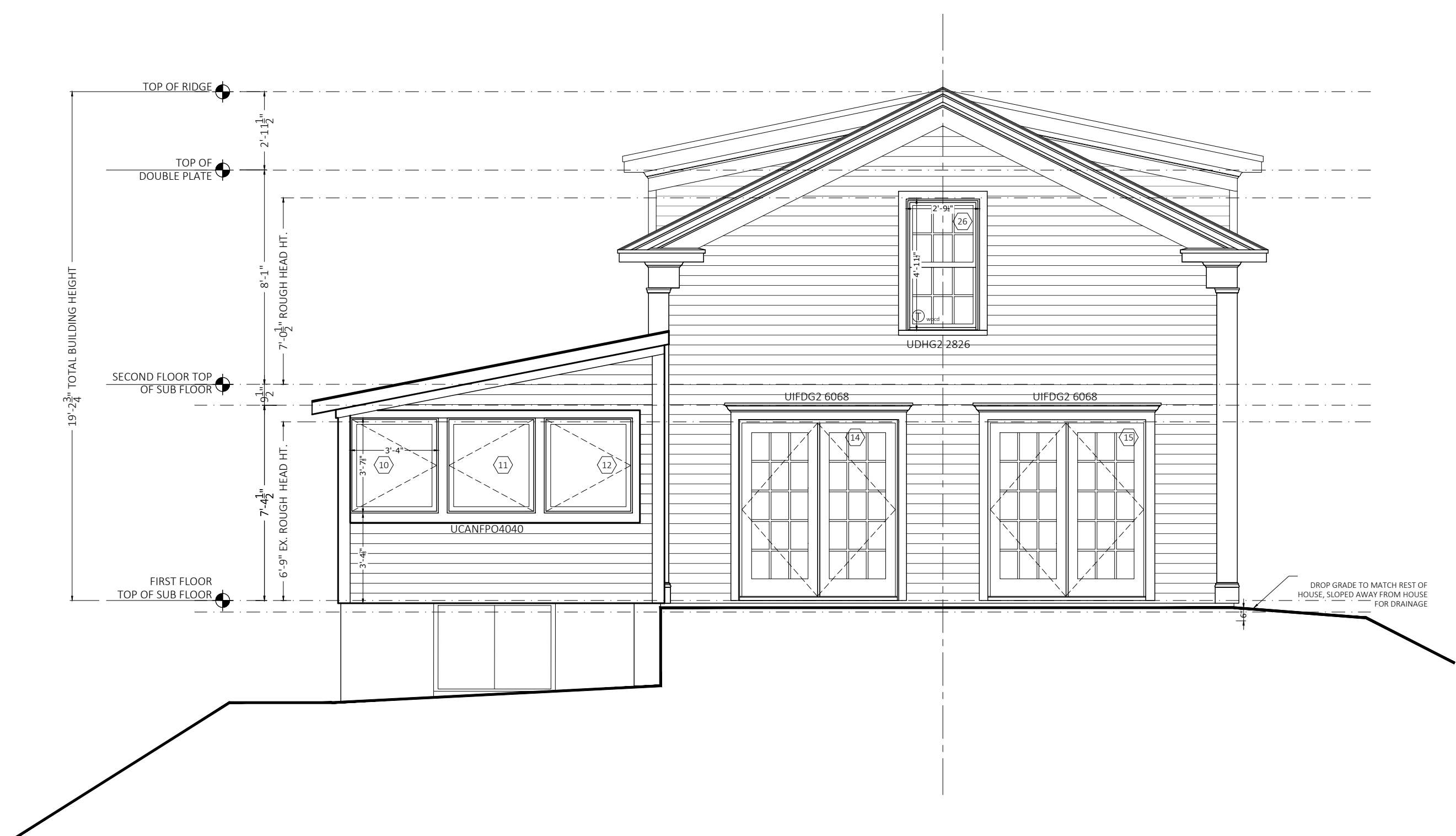
1 EXISTING RIGHT SIDE (NORTH) ELEVATION  
Scale: 1/4" = 1'-0"



2 EXISTING LEFT SIDE (SOUTH) ELEVATION  
Scale: 1/4" = 1'-0"



3 PROPOSED RIGHT SIDE (NORTH) ELEVATION  
Scale: 1/4" = 1'-0"



4 PROPOSED LEFT SIDE (SOUTH) ELEVATION  
Scale: 1/4" = 1'-0"



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GUEST HOUSE  
272 UNDERMOUNTAIN RD  
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SCALE: 1/4" = 1'-0"  
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SIDE ELEVATIONS

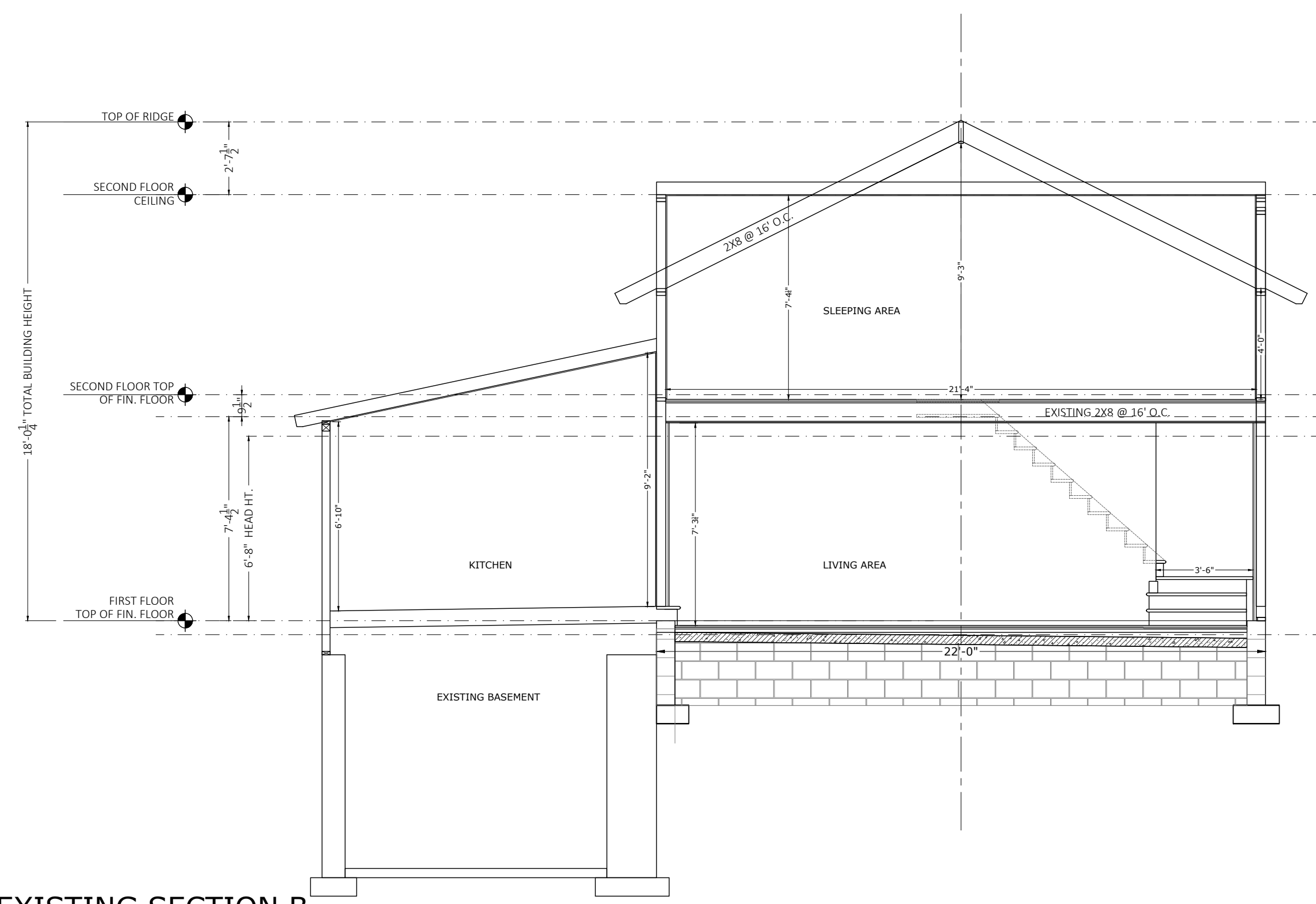
A-2.2



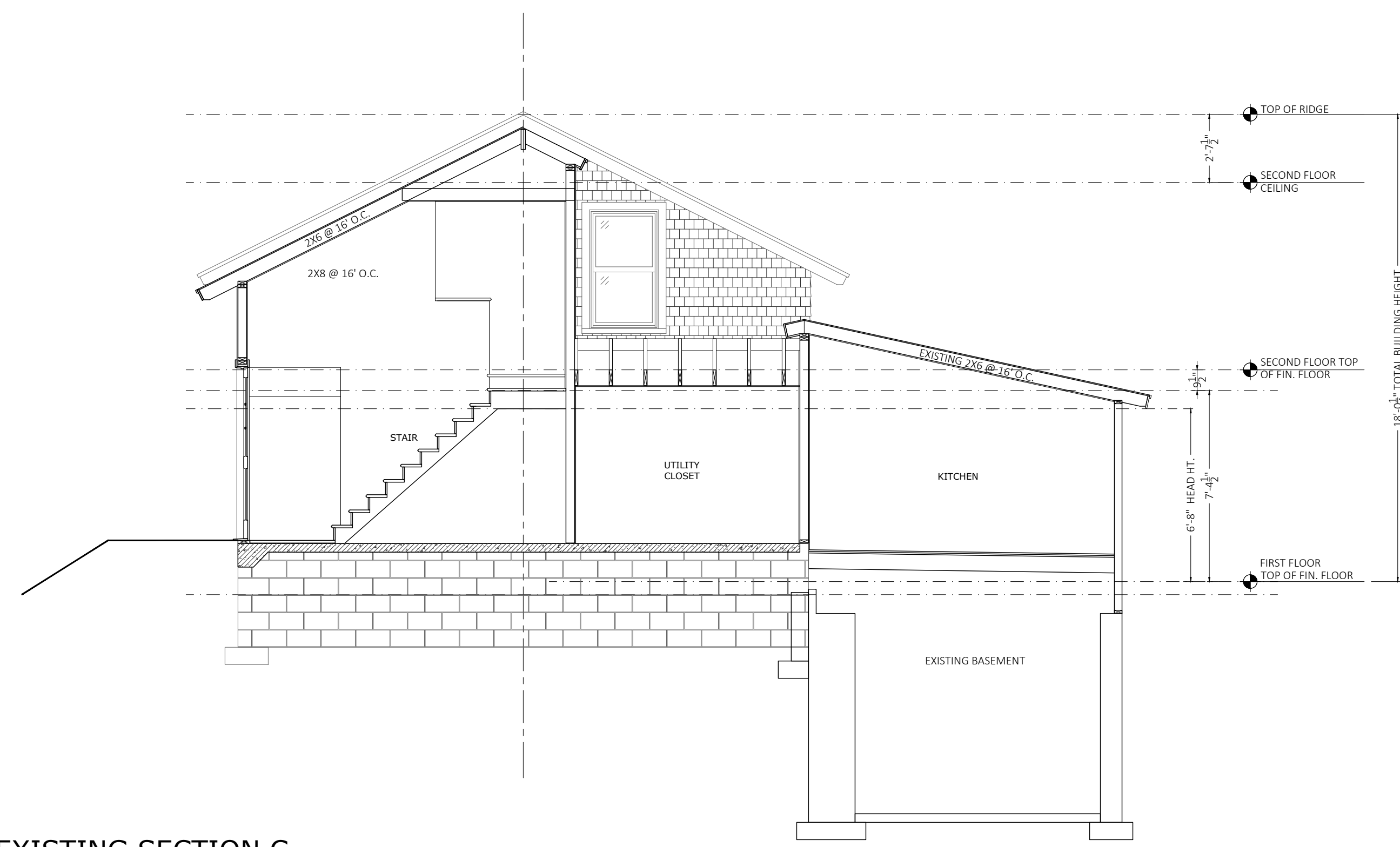


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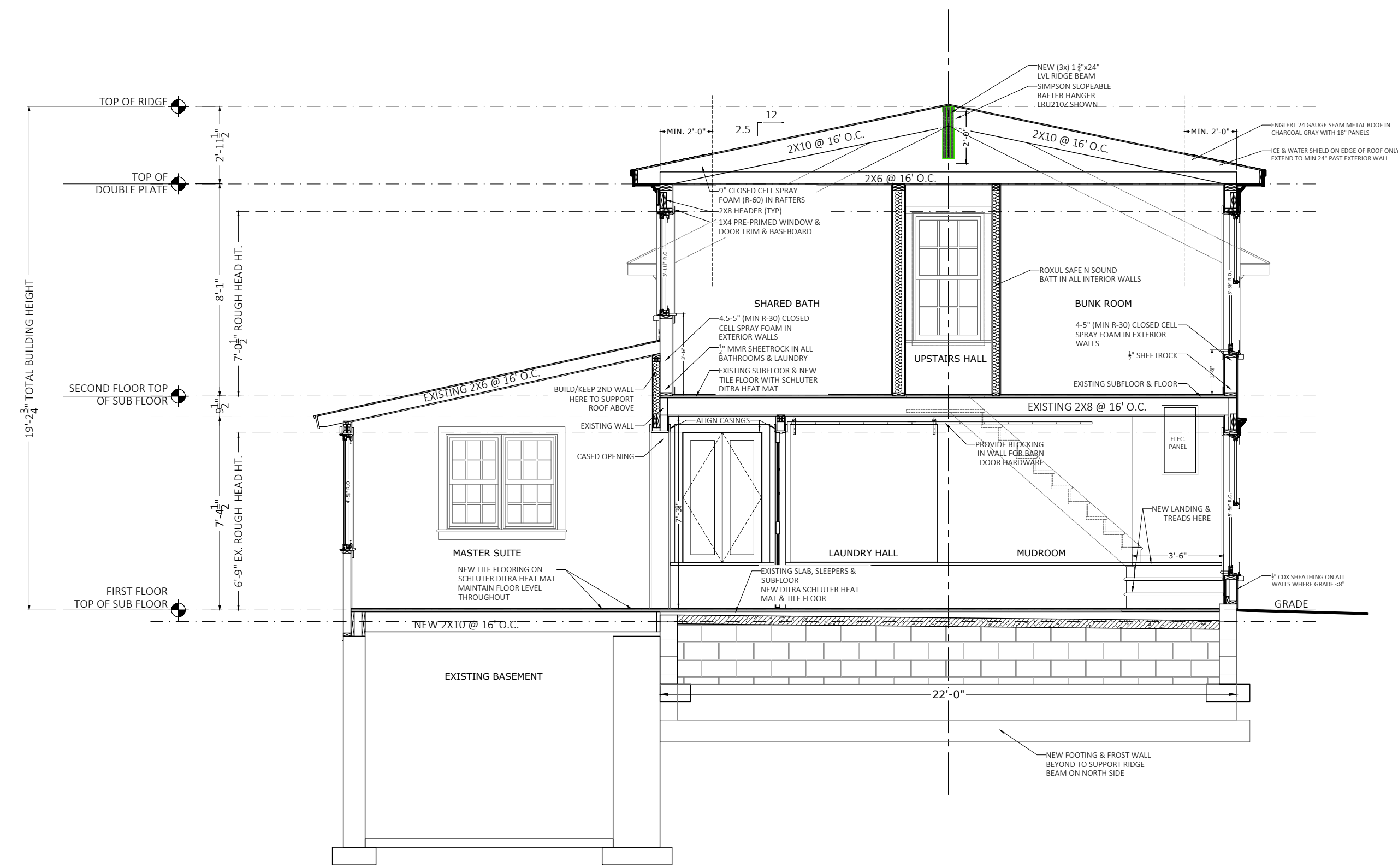
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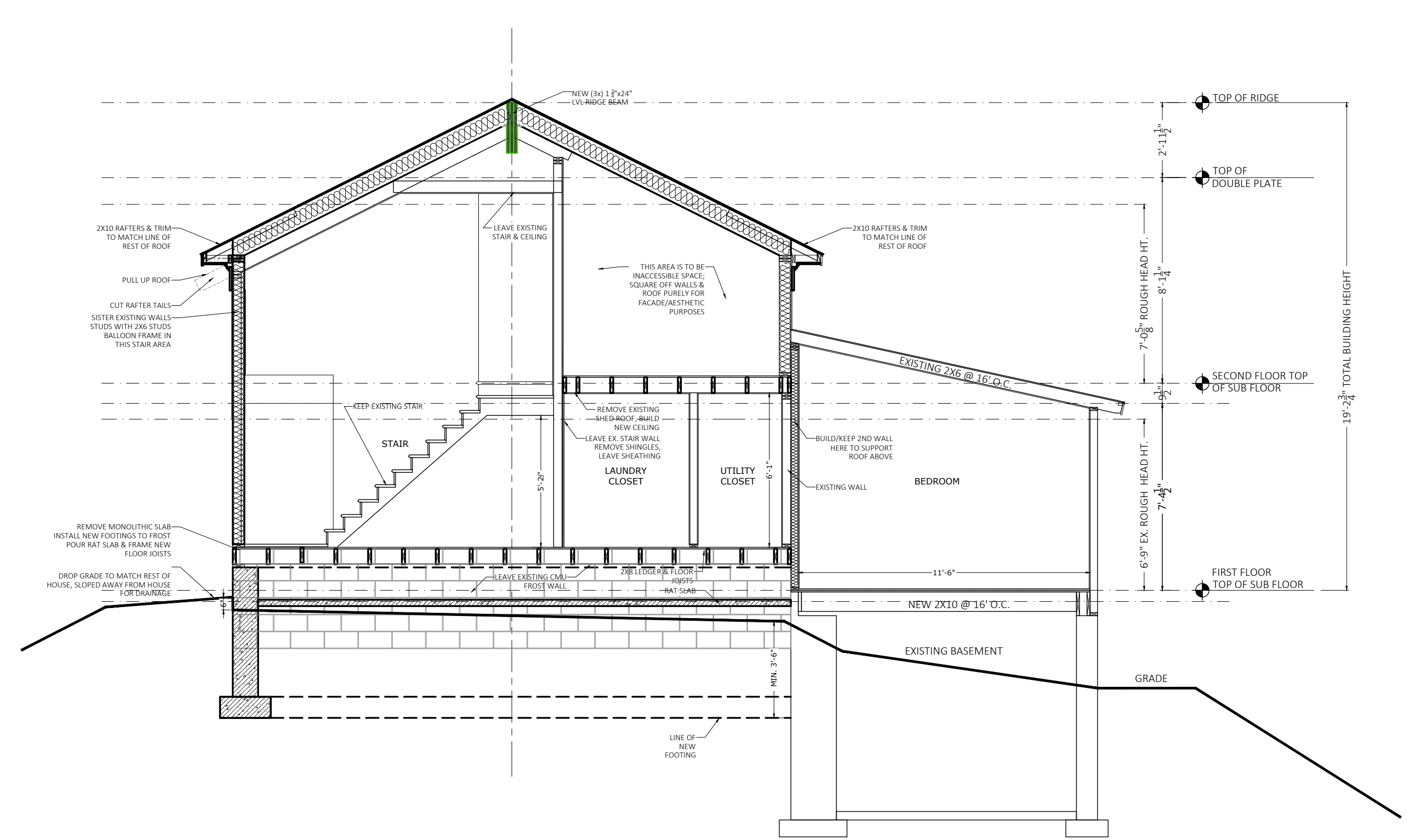
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**2** EXISTING SECTION C  
Scale: 1/4" = 1'-0"



**3** PROPOSED SECTION B  
Scale: 1/4" = 1'-0"



**4** PROPOSED SECTION C  
Scale: 1/4" = 1'-0"

**GUEST HOUSE**  
272 UNDERMOUNTAIN RD  
SALISBURY, CT 06068

NO.	REVISIONS
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SCALE: 1/4" = 1'-0"  
ISSUED: 6.13.24  
DRAWN BY: CG

SECTION C

A-3.3