

LAND USE OFFICE

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



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

Aaron & Alycia Zimmerman
52 Dean Street Apt 5D
Brooklyn, NY 11201

July 31, 2024

RE: Observation of Potential Violation – 16 Woodland Drive, Lakeville

Dear Property Owner,

It has come to the attention of the Land Use Office that the above referenced property appears to be in violation of Town Land Use Regulations.

DETAILS:

The property known as 16 Woodland Drive is in the RR-1 residential zone. In 2022, a variance and Inland Wetlands & Watercourses Commission permit for regulated activity were granted for an addition to a nonconforming single-family residence. Additionally, a Special Permit was granted for vertical expansion of a non-conforming single-family residence. Due to proximity to wetlands, the approved site plan included planting of a vegetative buffer between the house and wetlands. On January 19, 2024 the Building Official conducted a final inspection and the final building permit fee was paid in anticipation of a Certificate of Occupancy. To date, a Certificate of Zoning Compliance (a requirement of Certificate of Use/Occupancy) has NOT been issued for the use/occupancy of the structure. Therefore, occupancy of the dwelling is not permitted. Additionally, it appears that the building encroaches 4.9' closer to the front property line than was originally approved by the Zoning Board of Appeals when a variance for relief from the front yard setback was granted.

SECTION: 910 and 910.5

910 No building or structure or structural alteration hereafter erected shall be occupied or used, in whole or in part, for any purpose until a Zoning Certificate of Compliance shall have been issued by the Zoning Administrator stating that the premises or building complies with all the provisions of these Regulations.

910.5 Conditional Zoning Certificate of Compliance

When the required site work cannot be completed because of inclement weather or other pertinent reasons, a Conditional Zoning Certificate of Compliance may be issued by the Zoning Administrator for a period not to exceed six (6) months provided that the applicant shall post a bond in accordance with the requirements of these Regulations to guarantee satisfactory completion of the site work in accordance with the approved Zoning Permit, including Special Permit and/or Site Plan, as determined by the Zoning Administrator. Upon satisfactory completion of the site work, the Zoning Administrator shall release the bond, subject to approval of the Commission.

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NOTICE:

This letter is to notify you of the potential violation(s) occurring on the above captioned property. Be advised this is NOT a Cease-and-Desist Order. However, failure to provide information and/or remedy this situation within 30 days of this letter's date may lead to the issuance of such an order. As this is a request for information/remedy, this does not constitute a decision by the Land Use Administrator and/or the Commission, and therefore does not constitute an appealable action.

Please address the items in the checked boxes below:

- Contact the Land Use Administrator at aconroy@salisburyct.us to schedule an appointment to discuss the matter within 30 days of the date of this notice.
- Immediately install erosion controls and stabilize exposed soils following Best Management Practices (BMPs) to prevent potential damage to natural resources and neighboring properties.
- Complete the relevant enclosed application(s) and submit with any supporting materials to the Land Use Office

Your anticipated cooperation in this matter is greatly appreciated.

Sincerely,

A handwritten signature in purple ink that reads "Abby Conroy". The signature is written in a cursive, flowing style.

Abby Conroy
Zoning Administrator

CC:

Michael Carbone, Building Official
Cathy Weber, TAHD Sanitarian

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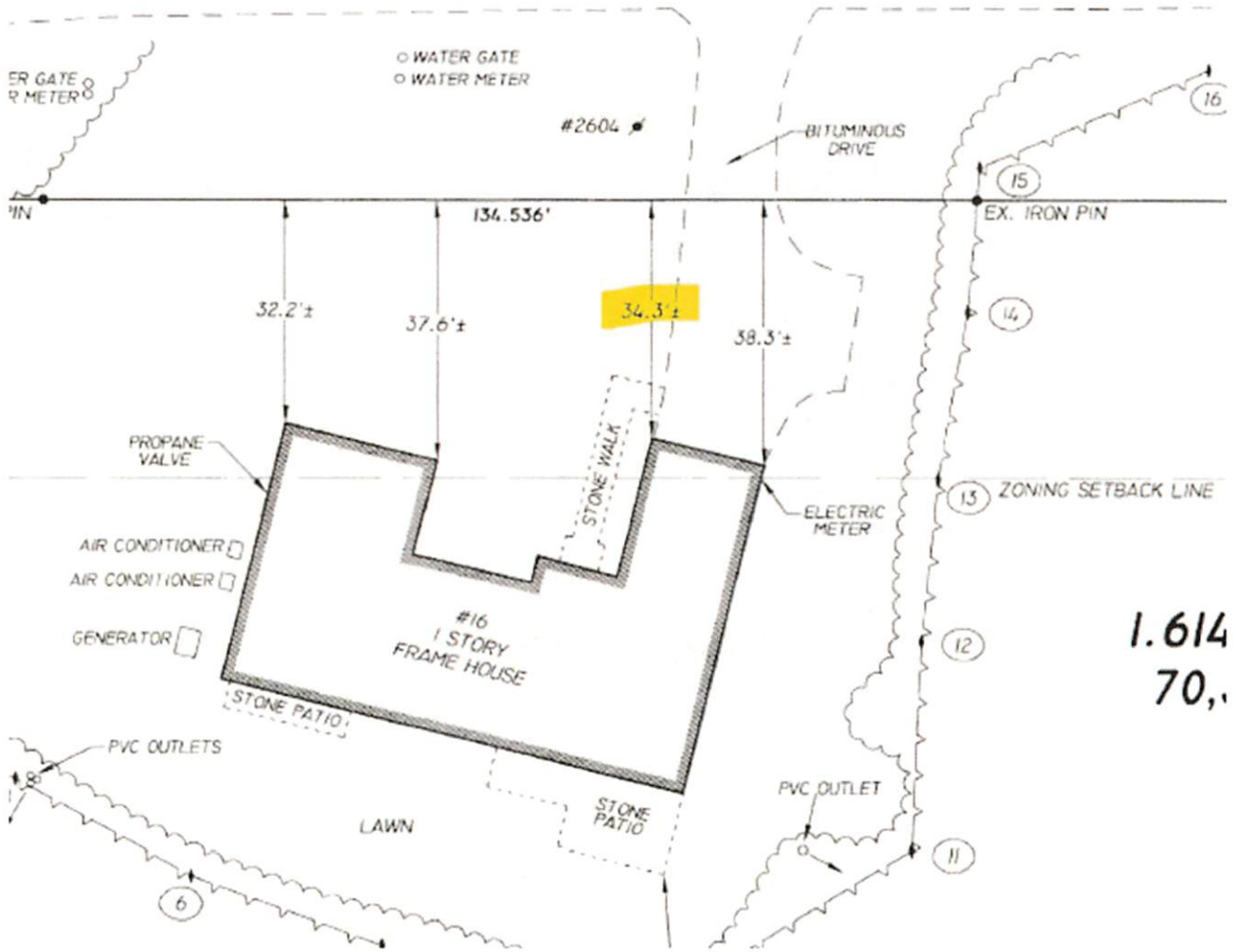


TOWN OF SALISBURY
CONNECTICUT

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As Built May 6, 2024

WOODLAND DRIVE



LAND USE OFFICE

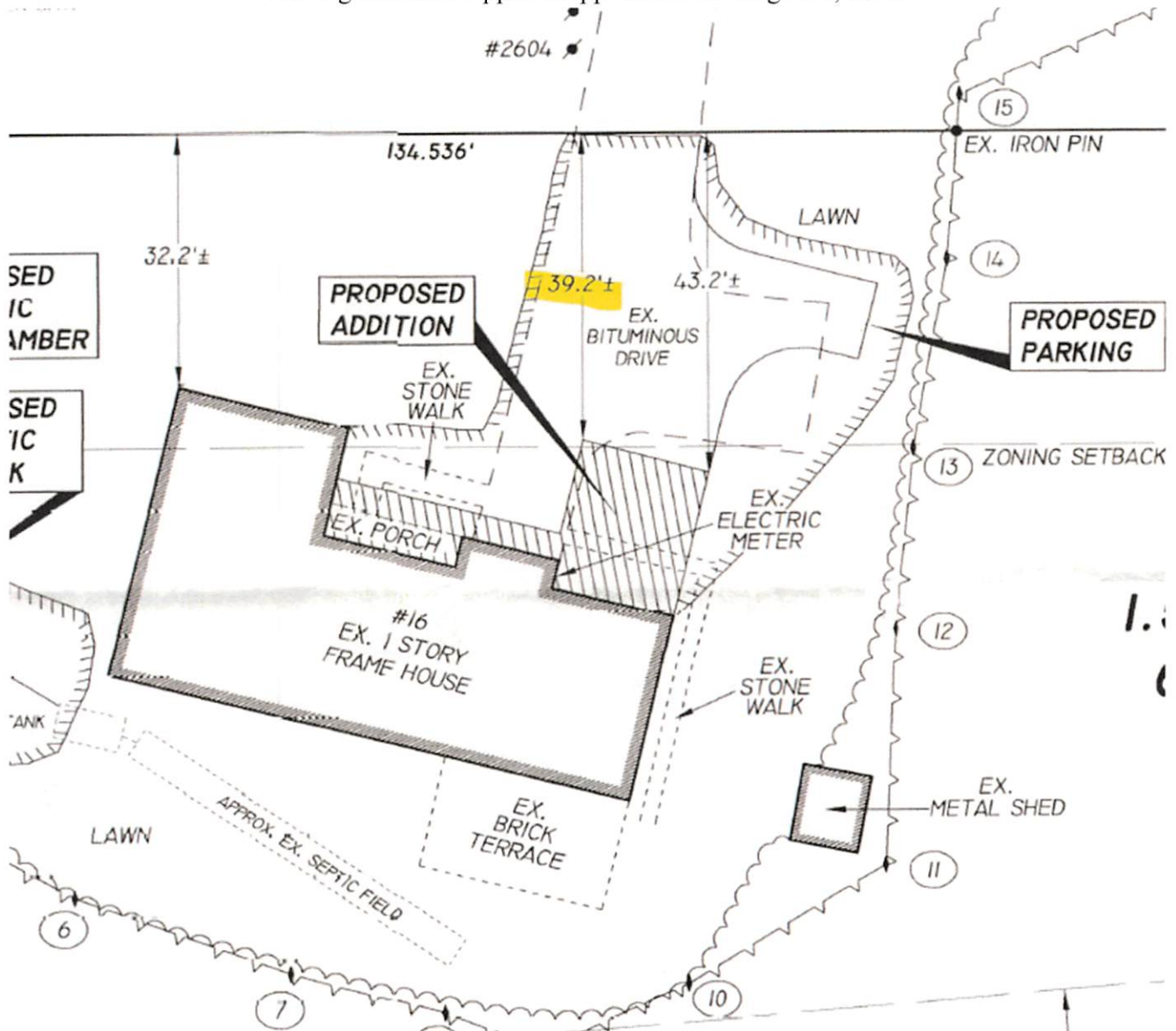
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Zoning Board of Appeals Approved Plan August 8, 2022



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Inland Wetlands & Watercourses Commission and Planning & Zoning Commission Approved Plan
Revised 8/25/2022



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PLANT SCHEDULE

SYM	BOTANICAL-NAME	COMMON-NAME	SIZE	ROOT	QTY
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SHRUBS

AC	<i>Amelanchier canadensis</i>	Shadblow FAC	3'-4' Ht	Cont	13
CA	<i>Clethra alnifolia</i>	Sweet Pepperbush- FAC+	2'-3' Ht	Cont	37
IV	<i>Ilex verticillata</i>	Winterberry - FACW	18"-24"	Cont	14
VD	<i>Viburnum dentatum</i>	Northern Arrowwood Viburnum - FACW	2'-3' Ht	Cont	21

HERBACEOUS PLANTS

OS	<i>Onoclea sensibilis</i>	Sensitive Fern FACW		1 Gal.	42
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