

LAND USE OFFICE

Telephone: 860-435-5190  
Fax: 860-435-5172  
Email: [landuse@salisburyct.us](mailto:landuse@salisburyct.us)



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

24 Woodland LLC  
39 Garden Place  
Brooklyn, NY 11201

July 31, 2024

**RE: Observation of Potential Violation – 24 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 24 Woodland Drive is in the RR-1 residential zone. In 2019, a permit was granted to demolish a single-family residence, creating a vacant parcel. In 2023/2024 an above ground propane tank was installed on the property in connection with a substantial construction project at neighboring 16 Woodland Drive. There is no permit to construct a storage accessory structure (tank) at 24 Woodland Drive.

SECTION: 207.2 and 901.1

**207.2 No accessory building or structure shall be constructed on any lot prior to the commencement of construction of the principal building to which it is accessory.**

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**901.1 General**

No building or structure shall be erected, added to, or exterior dimensions changed and no regulated use or change of use shall be established until a Zoning Permit has been issued by the Zoning Enforcement Officer.

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](mailto: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.

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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, appearing to read "Abby Conroy". The signature is fluid and cursive, written over the printed name and title.

Abby Conroy  
Land Use Administrator

CC:

Michael Carbone, Building Official  
Cathy Weber, TAHD Sanitarian

LAND USE OFFICE

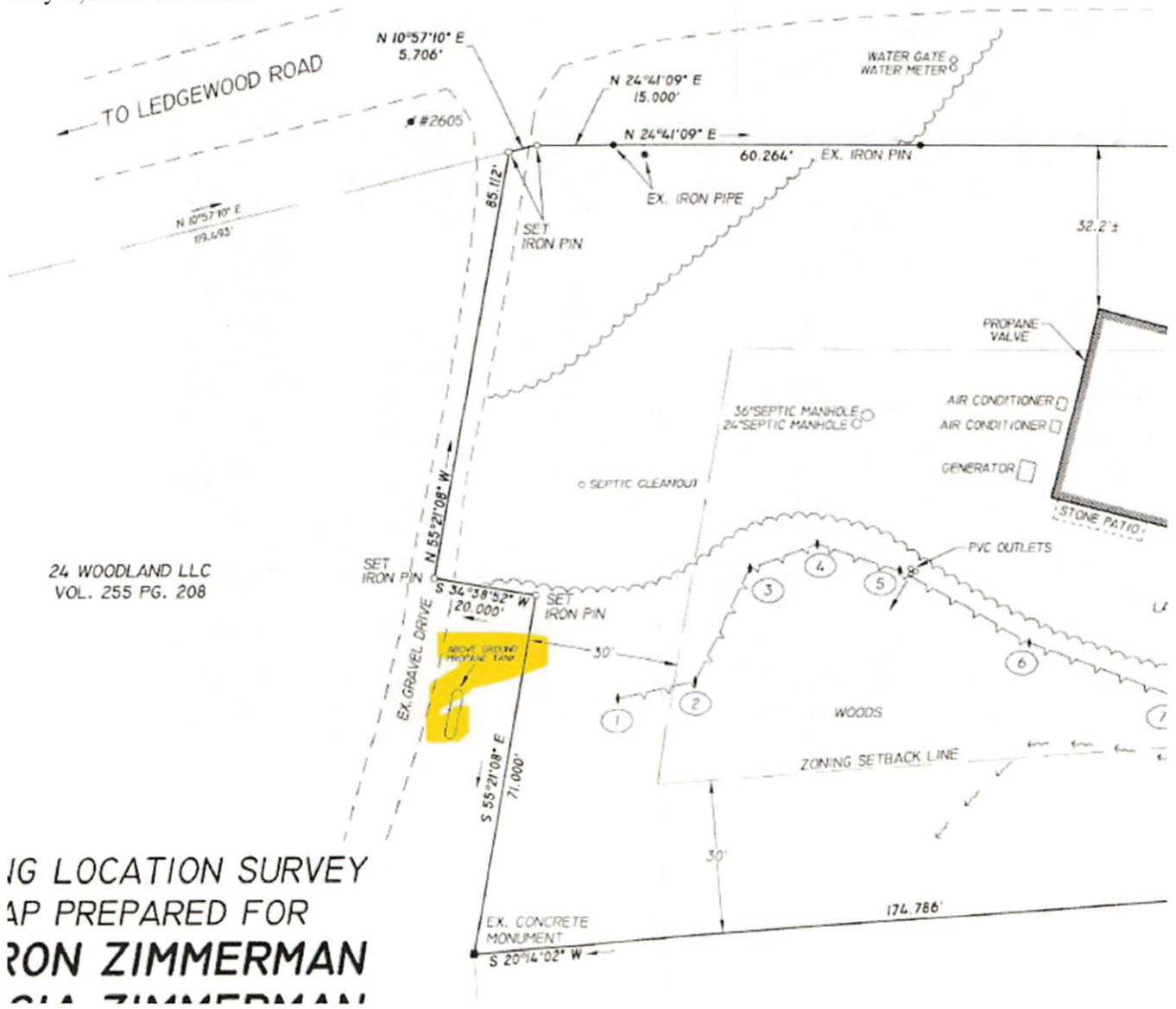
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May 6, 2024 As-Built



IG LOCATION SURVEY  
 AP PREPARED FOR  
**RON ZIMMERMAN**  
 DA ZIMMERMAN

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