

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

Brothers Boathouse LTD  
C/O Peter's Boathouse  
PO Box 1407  
Lakeville, CT 06039

July 31, 2024

**RE: Observation of Potential Violation – 349 Main Street, 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 349 Main Street is in the C-20 commercial zone and Aquifer Protection Overlay District. Presently, it contains a low turnover restaurant, and a retail florist. It has come to the attention of the Land Use Office that two 1,000-gallon above ground propane tanks have been installed without the benefit of a permit. In the C-20 Zone, the addition of a propane tank, a structure accessory to the restaurant use constitutes a change to the existing site plan subject to review by the Planning & Zoning Commission. Following approval by the Commission, a zoning permit will be required in accordance with Section 901.1 of their Regulations

SECTION: 901.1

**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:

According to Town records, on September 27, 2023, application Mech-23-99 was submitted to the Building Department to install one 1,000-gallon propane tank. The application was submitted with a fee but no supporting materials. On September 28, 2023, the Land Use Administrator reviewed the building permit application for Zoning Compliance and identified that no location had been submitted but that the structure would be subject to setback requirements. An old survey was provided to the applicant to complete this permit.

To date, the applicant has not provided supporting application materials, however, two tanks have been installed.

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 60 days of this letter's date may lead to the issuance of such an order. As this is a

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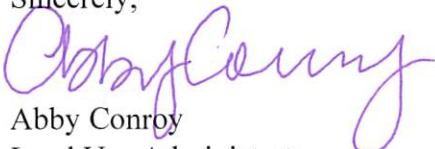
request for information/remedy, this does not constitute a decision by the Land Use Administrator and/or the Commission, and therefore does not constitute an appealable action.

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.
- Complete the relevant enclosed application(s) and submit with any supporting materials to the Land Use Office (including current A-2 survey demonstrating proposed tank locations in compliance with applicable Regulations and Codes) within 60 days (about 2 months).

Your anticipated cooperation in this matter is greatly appreciated.

Sincerely,

  
Abby Conroy  
Land Use Administrator

CC:

John DeShazo, Fire Marshal  
Michael Carbone, Building Official

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Photograph from the Fire Marshal taken 10/20/2023



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Photograph from the Fire Marshal taken 6/13/2024

