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 2024-0266

APPLICATION FOR SPECIAL PERMIT

Owner of Record: James Lestelle + John Stephens
Address of Owner: 28 White hollow Rd Salisbury CT
Property Location: Tax Map # 28/22 Lot# Land Records: Vol. 272 Page 474
Property Address: 28 white hollow Rd Salisbury CT
Acreage: 1.166 Zone: RR1, Flood Plain overlay District
Bounded generally on the (Full name of owner of record. Attach addition pages if needed)
North by: Iron Country homes LLC
East by: Mary L Bush Trust
South by: Lime Rock Park LLC
West by: White Hollow Rd
Special Permit Use Requested: 1000gallon inground Propane tank + stand by Generator
Section 401 Flood Plain overlay Dist of the Salisbury Zoning Regulations.
Written statement of Proposed Use (4 copies): (See Attached)
Site Plan - 4 copies (See attached sheet)
Soil Erosion and Sediment Control Plan: staked haybales or staked 9" straw wattles
Approval from TAHD, WPCA, or BHC regarding sewer and water: See attached Approval
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: [signature] Date:
Applicant's Signature and Title: Matt Schwaiert (Contractor) [signature]
Applicant's Address and phone number: 244 Route 7 South Falls Village (860) 248-1188

Filed at the Planning and Zoning Commission Office this 4 day of Oct, 2024

Fee Paid: $360 Received By: AMC
Title: LUO

Due 10/7/24

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.

Town of Salisbury 9/16/24

Special permit request: Jim Lestelle and John Stephens

Install 1000 gallon in-ground Propane tank and 20k generator

Scope of work:
Install staked haybales or 9" straw wattles around area to be disturbed, excavate for propane tank, piling soils within the erosion control area. Excavate for inground propane and electric lines to the generator and electric lines to the house. Install 6-8" elevated crushed stone pad 6' wide and 8' long for generator. Lindell fuels will supply and install tank and gas lines. Tank will be installed to manufacture specification (see attached) for tanks that are in the flood plain. Gillette electric with supply and install generator and corresponding inground conduit and wiring. Upon satisfactory inspection, back fill tank and lines with clear dead sand, install dig tape within 6" of final grade for both propane and electric lines. All disturbed area will be finished graded, seeded with perineal cool season grass, and covered with chopped hay. Once ground cover has established erosion control will be removed.

Contractors:

Matt's Landscaping(Excavation): 860-248-1188

Lindell Fuel (Propane): 860-824-5744

Gillette Electric (Electric): 860-307-4064

P.O. Box 459 | Falls Village, CT 06031
(860) 824-1188 | office@mattslandscapingct.com

TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790
Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail ♦ Web

"Promoting Health & Preventing Disease Since 1967"

Addition / Accessory Structure Application

This is not a building permit.
You must obtain a permit from the Building Inspector prior to any construction.

J. Lestelle & J. Stephens	28	White Hollow Rd	Salisbury
Owner	Street #	Street Name	Town

28 White Hollow Rd	Salisbury	CT	06068	504-520-0808
Mailing Address	Town	ST	Zip	Owner Telephone

mschwaikert@yahoo.com	860-824-1188	1.16 AC
Email Address	Cell Phone	Lot Size

Dimensions of Addition	Information Supplied By	Septic System Designed By

Description of Addition: Install an under ground 1,000 gallon propane tank, generator, and buried utilities.

The application **must** be accompanied by a **check** made payable to **TAHD** in the amount of:

ACCESSORY STRUCTURE : $35.00 **HABITABLE STRUCTURE: $55.00**
WELL AND SANITARY SEWER: $35.00 **CODE COMPLIANCE STUDY (B100a): $150.00**
(Returned Check Fee on any item: $25.00)

Application must be accompanied by a SKETCH (on back) showing the relative distances from the proposed addition/structure to the well and septic system. Sketch must be signed by applicant.

Signature of Applicant: SIGNATURE ON FILE Application Date: 9-25-2024

TAHD USE ONLY BELOW LINE

☒ **APPROVED** ☐ **DENIED**

conditions of approval

Existing Records? yes **Septic Permit Number:**

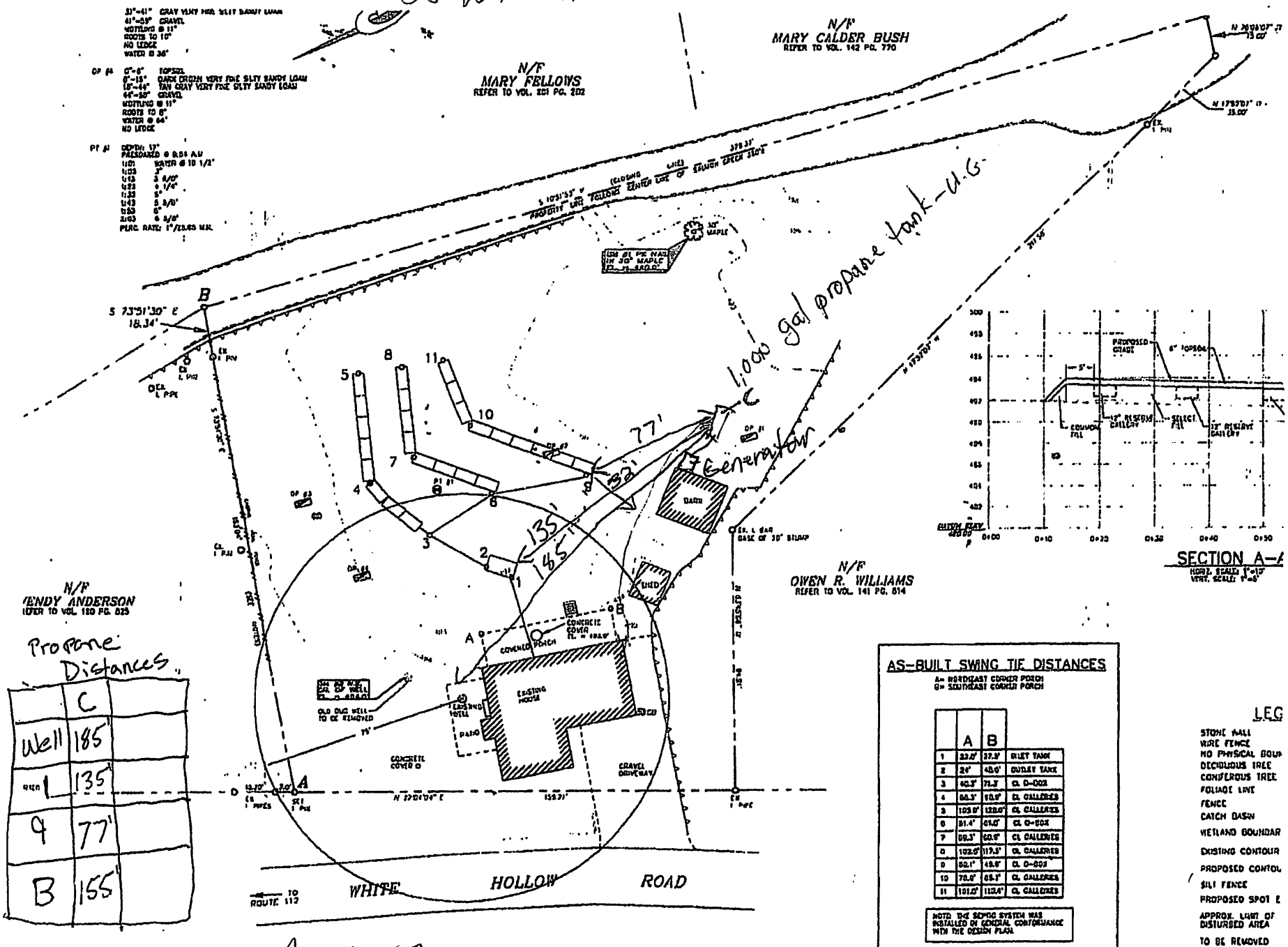
☐ B100a study required ☐ field investigation

As Drawn.

Sanitarian: Catherine Weber Decision Date: 9/27/2024

TAHD is an equal opportunity provider and Employer

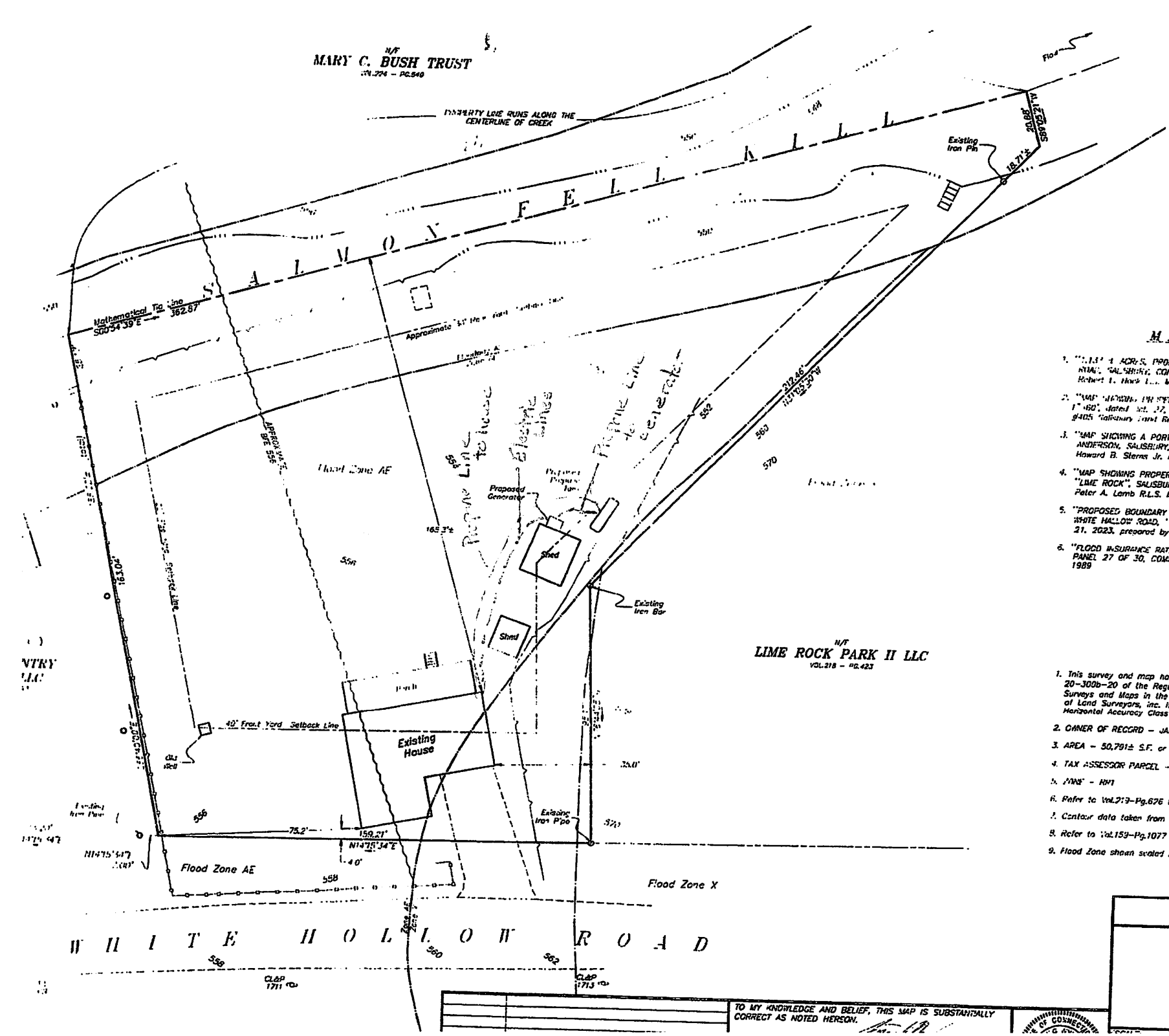
28 White Hollow Rd.



Propane Distances

	C	
Well	185'	
Bldg 1	135'	
9	77'	
B	155'	

Approved,
1,000 gal. U.G. propane tank, Generator, & Buried utilities
Colin Finn 9/27/24



MAP REFEREN

1. "1.13± ACRES, PROPERTY SURVEY PREPARED FOR, ROSEMAR... KNAP, SALISBURY, CONNECTICUT", scale: 1"=30', dated Novemb... Robert T. Hawk L.... Map #7528 Salisbury Land Records.
2. "MAP SHOWING PROPERTY OF LORETTA M. NIXON, IN TOWN OF ... 1"=60', dated Jul. 17, 1946, revised Oct. 1, 1947, prepared b... #405 Salisbury Land Records.
3. "MAP SHOWING A PORTION OF LANDS OF, WENDY H. BEARNS, T... ANDERSON, SALISBURY, CONNECTICUT", scale: 1"=20', dated Ap... Howard B. Sterns Jr. R.L.S. Map # 1656 Salisbury Land Recor...
4. "MAP SHOWING PROPERTY OF, THE ESTATE OF MARJORIE KENDA... "LIME ROCK", SALISBURY, CONNECTICUT", scale: 1"=40', dated, ... Peter A. Lamb R.L.S. Map #1814 & 1960 Salisbury Land Reco...
5. "PROPOSED BOUNDARY LINE ADJUSTMENT, MAP PREPARED FOR, ... WHITE HALLOW ROAD, "LIME ROCK", SALISBURY, CONNECTICUT", ... 21, 2023, prepared by Lamb Kiefer Land Surveyors. Map #278...
6. "FLOOD INSURANCE RATE MAP, TOWN OF SALISBURY, CONNECTIC... PANEL 27 OF 30, COMMUNITY PANEL NUMBER 0900523027 B, ... 1989

NOTES

1. This survey and map has been prepared in accordance with Sec... 20-300b-20 of the Regulations of Connecticut State Agencies - ... Surveys and Maps in the State of Connecticut" as endorsed by ... of Land Surveyors, Inc. It is a PROPERTY SURVEY based on a H... Horizontal Accuracy Class A-2 and a Vertical Accuracy Class of...
2. OWNER OF RECORD – JAMES FREDERICK LESTELLE & JOHN MA...
3. AREA – 50,791± S.F. or 1.166± Acres
4. TAX ASSESSOR PARCEL – 28/22
5. ZONE – RH1
6. Refer to Vol.219–Pg.676 for Boundary Line Agreement.
7. Contour data taken from CT ECO LIDAR.
8. Refer to Vol.159–Pg.1077 for special permit.
9. Flood Zone shown scaled from FEMA Flood Insurance Rate Map #5...

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PROPERTY S...

PREPARED FO...

JAMES F. LES...

#28 WHITE HOLLOW ...
SALISBURY, CONNE...

UNDER GROUND TANKS

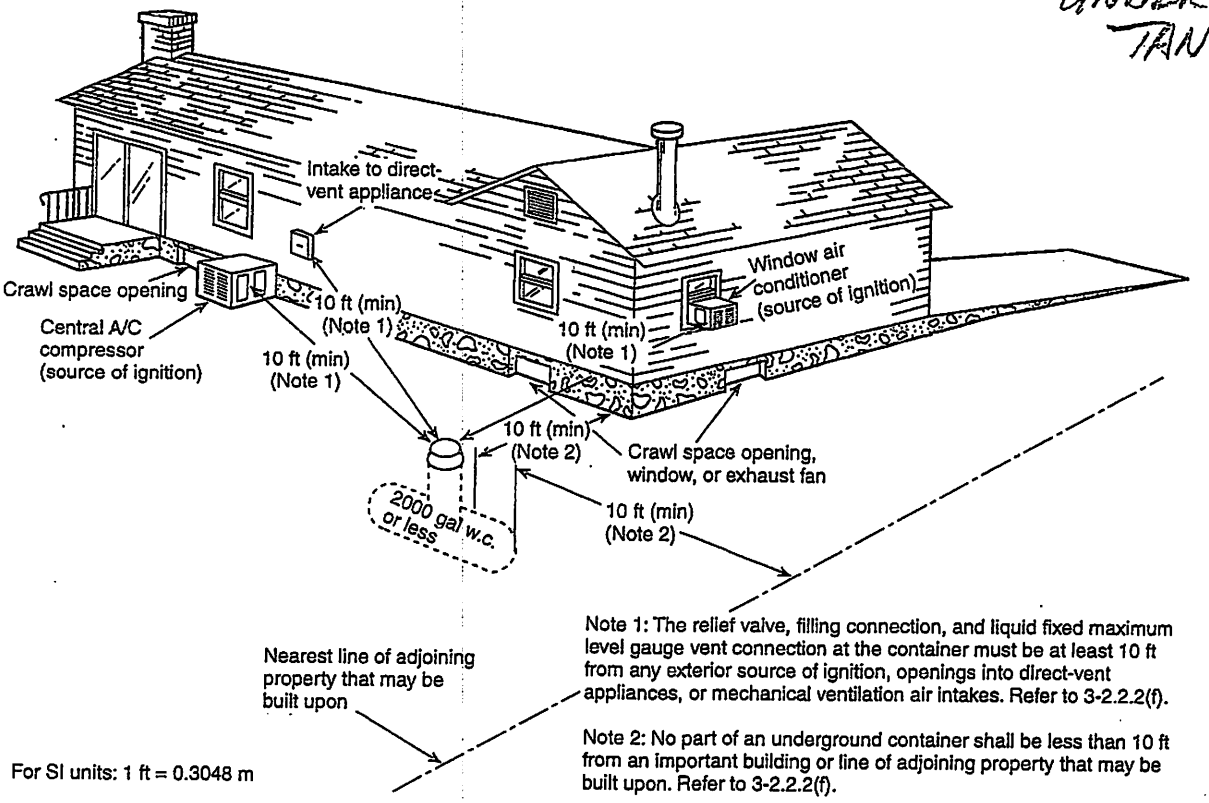


Figure I-3 Underground ASME containers.
(This figure for illustrative purposes only; text shall govern.)

Appendix J Referenced Publications

J-1 The following documents or portions thereof are referenced within this code for informational purposes only and are thus not considered part of the requirements of this code unless also listed in Chapter 12. The edition indicated here for each reference is the current edition as of the date of the NFPA issuance of this code.

J-1.1 NFPA Publications. National Fire Protection Association, 1 Batterymarch Park, P.O. Box 9101, Quincy, MA 02269-9101.

NFPA 10, *Standard for Portable Fire Extinguishers,* 1998 edition.

NFPA 30, *Flammable and Combustible Liquids Code,* 1996 edition.

NFPA 37, *Standard for the Installation and Use of Stationary Combustion Engines and Gas Turbines,* 1998 edition.

NFPA 50, *Standard for Bulk Oxygen Systems at Consumer Sites,* 1996 edition.

NFPA 50A, *Standard for Gaseous Hydrogen Systems at Consumer Sites,* 1994 edition.

NFPA 51, *Standard for the Design and Installation of Oxygen-Fuel Gas Systems for Welding, Cutting, and Allied Processes,* 1997 edition.

NFPA 54, *National Fuel Gas Code,* 1996 edition.

NFPA 61, *Standard for the Prevention of Fires and Dust Explosions in Agricultural and Food Products Facilities,* 1995 edition.

NFPA 68, *Guide for Venting of Deflagrations,* 1994 edition.

NFPA 77, *Recommended Practice on Static Electricity,* 1993 edition.

NFPA 80, *Standard for Fire Doors and Fire Windows,* 1995 edition.

NFPA 220, *Standard on Types of Building Construction,* 1995 edition.

NFPA 251, *Standard Methods of Tests of Fire Endurance of Building Construction and Materials,* 1995 edition.

NFPA 252, *Standard Methods of Fire Tests of Door Assemblies,* 1995 edition.

NFPA 321, *Standard on Basic Classification of Flammable and Combustible Liquids,* 1991 edition.

NFPA 501C, *Standard on Recreational Vehicles,* 1996 edition.

NFPA 780, *Standard for the Installation of Lightning Protection Systems,* 1997 edition.

J-1.2 API Publications. American Petroleum Institute, 2101 L St., NW, Washington, DC 20037.

API 620, *Design and Construction of Large, Welded, Low-Pressure Storage Tanks,* 1990.

API 1632, *Cathodic Protection of Underground Petroleum Storage Tanks and Piping Systems,* 1983.

indell Fuels Inc
Canaan Ct, 860-824-5444

Excavation Guidelines for Underground Propane Tanks

Proper excavation is the essential first step in the proper installation of an underground tank. Improper excavation can jeopardize the installation and can potentially lead to a hazardous gas leak.

Warning: *The installation of underground LP gas tanks is governed by the LP Gas Code (NFPA 58) and must always be done by a qualified professional. Installation of tanks by unqualified persons can potentially lead to a hazardous gas leak. Be sure to call Digsafe before digging: 888-DIG-SAFE (334-7233).*

Tank Size	120 Gal.	320 Gal.	500 Gal.	1000 Gal.
Tank Dimensions	5' 6" x 24" diameter	9' x 32" diameter	10' x 38" diameter	16' x 41" diameter
Weight (approx.)	252 lb.	588 lb.	921 lb.	1731 lb.
Hole Dimensions *	9' 6" L x 4' W x 44" Deep	13' L x 4' 6" W x 52" Deep	14' L x 5' W x 4' 6" Deep	20' L x 5' 6" W x 4' 6" Deep
Below the Tank-all sizes	Six inches of sand in the bottom of the hole .			
Prior to Back-filling	One 17 lb. Anode bag conntected to tank. Place at least 2' away from tank and low in the hole. Pour 1 gallon of water on bag and immediately cover with sand.			Same procedure - using 2 Anode bags.
Back-fill **	Once tank is place and inspected by the local AHJ, if required, back-fill the entire hole with sand. Grade downward and away from housing dome. This prevents water from collecting and running into or standing around the housing dome.			

* If a **concrete pad** is required, depth of hole must be 6" deeper to accommodate a 6" concrete pad in the dimensions of the tank with 4 anchor eye bolts (one in each corner of the pad). Attach stainless steel or similar strapping from lifiting lugs down to eye bolts.

** Touch up any scratches or marks on tanks or lifting lugs with proper coating materials before back-filling.
Be sure to keep at least half of riser (dome) above ground. Marking the halfway point before back-filling is helpful, especially *if finishing with top soil. Filling* in more than halfway can cause future water/freezing problems and must be avoided.

Gas Line Trench Specifications: The trench for buried coated copper tubing or polyethylene pipe and tubing shall be installed with a minimum 12 in. of clean fill or sand. Do not backfill until inspected by the local AHJ, if required. The minimum cover shall be increased to 18 in. if external damage to the pipe or tubing from vehicles is likely to result. Tracer wire (required for PE pipe & tubing only) along with yellow caution tape *(Caution Gas Line Buried Below)* shall be properly installed by a qualified service technician.

Tank Dome - Half of the dome must be above the ground.
Grade downward and away from dome.

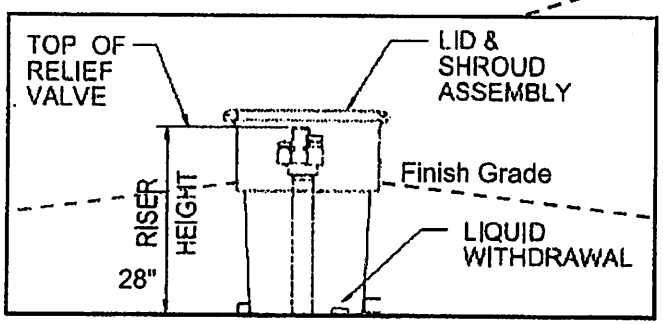
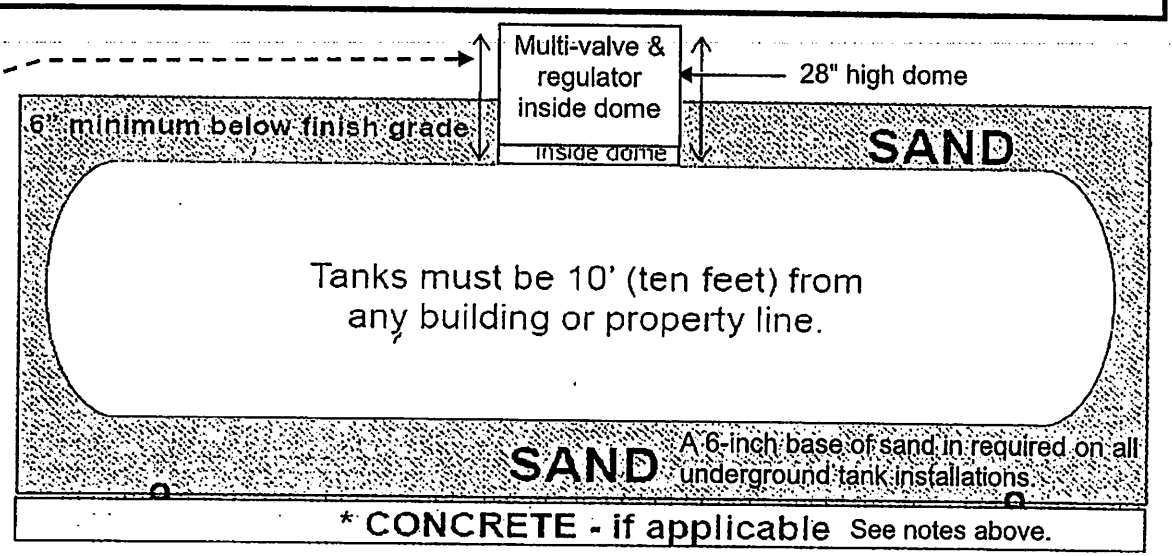
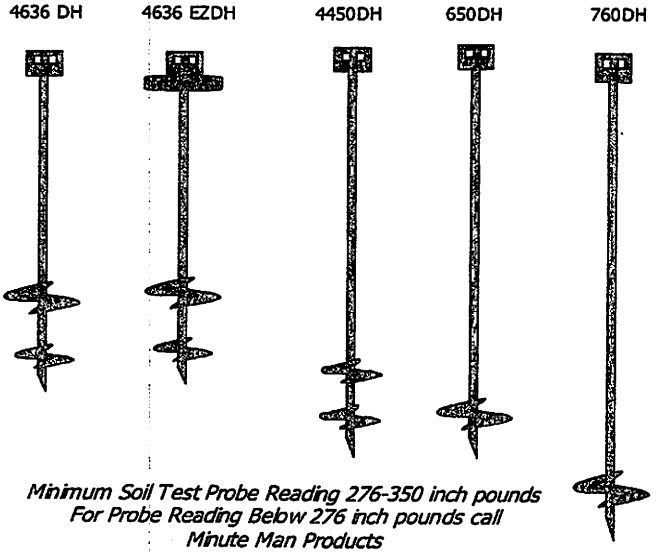


fig. A. Detail of dome



Soil Class 2, 3, 4(a), & 4(b) Auger Anchors



Minimum Soil Test Probe Reading 276-350 inch pounds
For Probe Reading Below 276 inch pounds call
Minute Man Products

a . Soil Class 2 and 3 requires auger anchors a minimum of 36" in length.
b. Soil Class 4(a) requires auger anchors a minimum of 48" in length.
c. Soil class 4(b) requires auger anchors a minimum of 60" in length.
b. For soil class 5 call Minute Man Products.

Concrete Slab Anchors

THDHLS-Dry 210 PDH-Wet 210 JDH-Wet

CONCRETE ANCHORS WITH STRAP FOR PROPANE TANKS

TANK SIZE	NUMBER OF STRAPS	VOLUME OF CONCRETE
350 & 500 gallon	2	10 cubic ft.
1000 gallon	2	20 cubic ft.
1500 gallon	2	21 cubic ft.
2000 gallon	3	27 cubic ft. (1 yard)
2500 gallon	3	27 cubic ft. (1 yard)

**Calculation formula for determining pre-existing slab or footer volume:*
Length x Width x Height (in inches)÷1728" +Cubic Feet

Note: Prior to installation, refer to any local, state and federal regulations, to assure proper compliance. Soil test probe the anchor location in order to match the soil classification with the proper anchor.

Minute Man® anchors, inc.

ANCHOR INSTALLATION

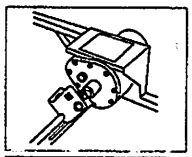
There are two basic methods of installing anchors, each equally effective in properly securing manufactured homes to the ground.

CAUTION: *The installation of anchors with a drive machine is a two person operation.*

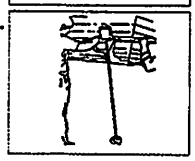
Warning: Before ground anchor installation, determine that the anchor locations around home will not be close to any underground electrical cables, water lines or sewer piping. Failure to determine the location of electrical cables may result in serious personal injury.

MACHINE INSTALLATION

In this method, the anchor is turned to full depth into the ground by an anchor drive machine.

1.  Attach anchor to machine.

2.  Placed anchor in proper position in line with strap and machine.

3.  Anchor should be installed at a slight angle as shown to assure head being positioned behind future skirting.

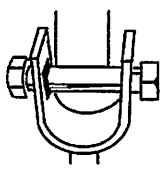
MANUAL INSTALLATION

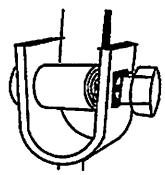
A hole is dug to a depth of approximately ½ the length of the anchor, in the proper position as explained under machine installation.

After the hole is dug to ½ the length of the anchor, then the anchor is turned into the ground by hand, using a rod or length of pipe for leverage or by machine.

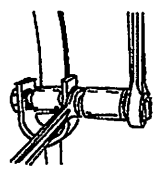
After anchor is installed full depth, earth is repacked, six inches at a time.

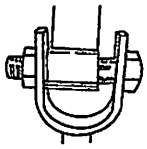
PROPER TENSIONING OF STRAP TO ANCHOR HEAD

1.  Insert bolt into head; attach nut loosely. Insert strap in slot of 5/8" bolt until strap is flush with far side of bolt.

2.  Bend strap 90° and take at least three complete turns on bolt until strap is taut.

3. Bolt is turned with 15/16" socket wrench, or adjustable wrench, on hex head. With square hole in anchor head, hold bolt under tension while repositioning wrench. Place open-end wrench on 5/8" square shoulders of bolt. Align square shoulders of bolt with square hole in anchor head.



4.  Holding hex head of bolt in position, tighten nut to draw square shoulders into square hole. Shoulders are now in locking position; continue to tighten nut. Tensioning device is now in locked, secure position.

Note: The tensioning bolt can be inserted in the head from either side.

Notice: In areas of severe cold weather, where possible damage could occur from frost heave, the homeowner should be prepared to adjust tension on the straps to take up slack.