

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 _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Lurtis + Susan Rand
Address of Owner: PO Box 462 Salisbury CT 06068
Property Location: Tax Map # 18 Lot# 23 Land Records: Vol. 0202 Page 863
Property Address: 358 Undermountain Road
Acreage: 2.75 Zone: RR1/M12
Bounded generally on the North by: Ferren, Stoyen
(Full name of owner of record. East by: Moskowitz
Attach addition pages if needed) South by: Rand
West by: Rand
Special Permit Use Requested: Vertical height expansion for dormer
Section 503-2 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: n/a
Approval from TAHD, WPCA, or BHC regarding sewer and water:
Historic District Commission, if applicable: n/a
Conservation District Commission, if applicable: n/a
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: 10/31/2024
Applicant's Signature and Title: Susan S. Rand Owner
Applicant's Address and phone number: _____

Filed at the Planning and Zoning Commission Office this _____ day of _____, 20____

Fee Paid: _____ Received By: _____
Title: _____

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.

Curtis and Susan Rand
PO Box 452
Salisbury, Ct 06068

Dear P&Z,

10/31/2024

We own the little green (formerly) cape style house at 358 Undermountain Road in Salisbury and we need an upstairs bathroom for safety and convenience. The house is pretty antique and only has a small bathroom downstairs and 2 small bedrooms upstairs. Our architect Frank Garretson has designed a small shed type of dormer over a portion of the north side of the house, as shown on the enclosed plan. There will be no change to the footprint and we are seeking a Special Permit for vertical expansion from Planning and Zoning because the dormer encroaches slightly (perhaps 3') into the setback zone from Undermountain Road (please see attached). The plans are consistent with early architecture and we have removed all of the vinyl siding on the house to restore the original wooden clapboards.

Thank you,



 

Curtis and Susan Rand
860-287-9987

Untitled Map

Write a description for your map.

Legend

-  fen
-  Path Measure



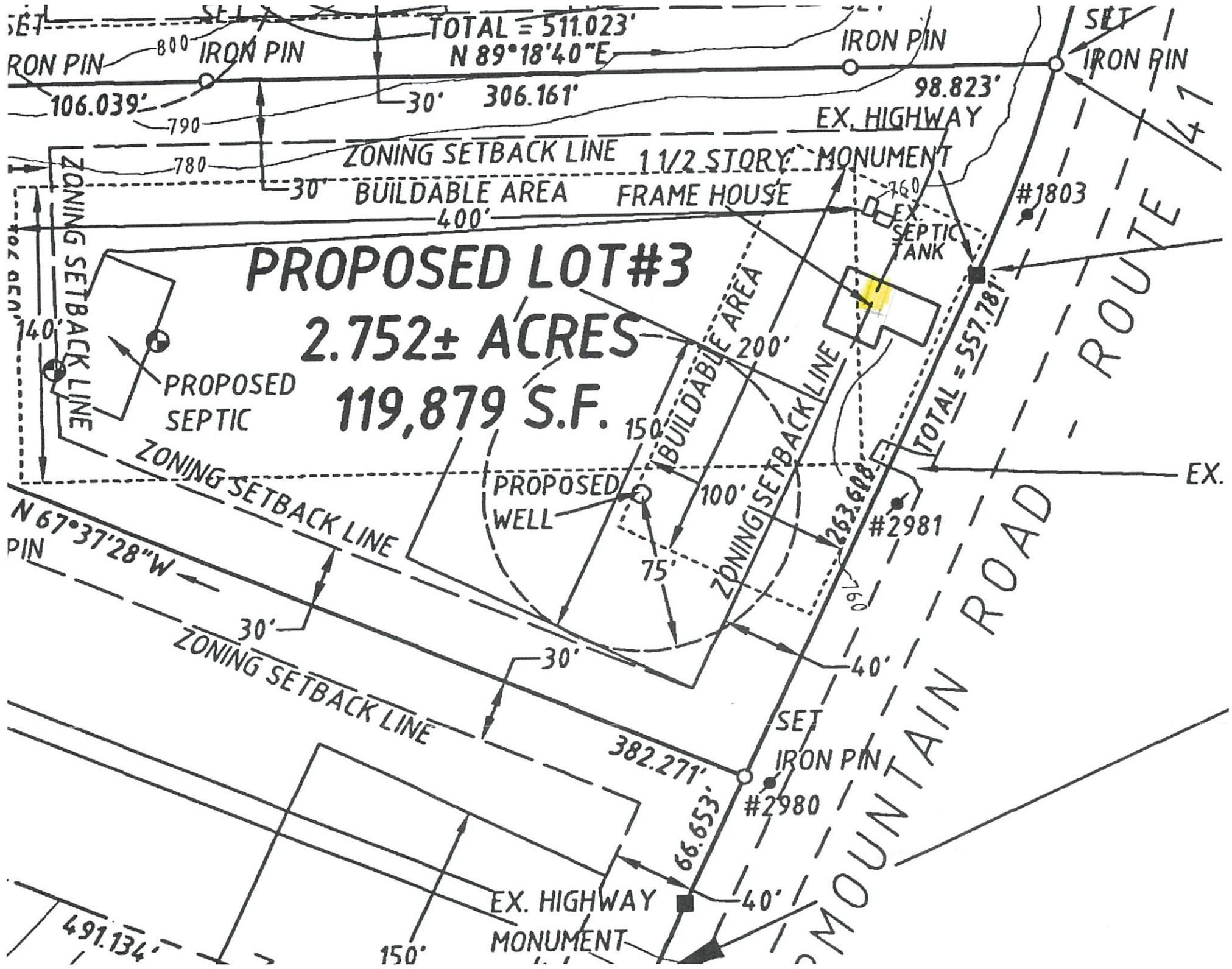
41



100 ft

Google Earth

image © 2024 Airbus



PROPOSED LOT #3

2.752± ACRES

119,879 S.F.

TOTAL = 511.023'
N 89°18'40"E

IRON PIN 800
IRON PIN

IRON PIN

SET IRON PIN

98.823'
EX. HIGHWAY

ZONING SETBACK LINE 1 1/2 STORY MONUMENT

30' BUILDABLE AREA FRAME HOUSE

760
EX. SEPTIC TANK

#1803

ROUTE 47

ZONING SETBACK LINE

PROPOSED SEPTIC

200' BUILDABLE AREA

PROPOSED WELL

ZONING SETBACK LINE

TOTAL = 557.781'

EX.

N 67°37'28"W
PIN

ZONING SETBACK LINE

ZONING SETBACK LINE

MOUNTAIN ROAD

SET IRON PIN

#2981

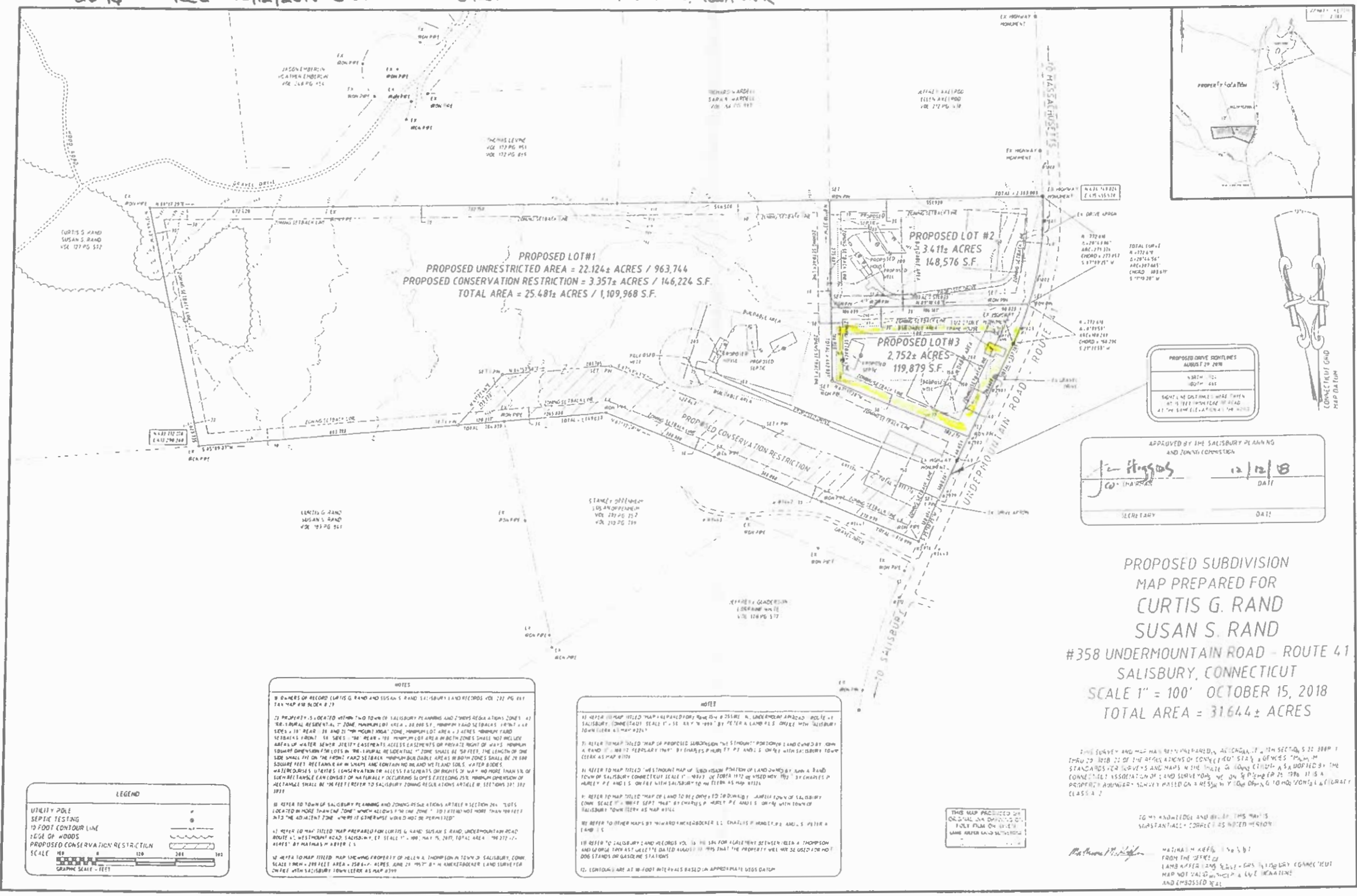
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EX. HIGHWAY MONUMENT

491.134'

150'

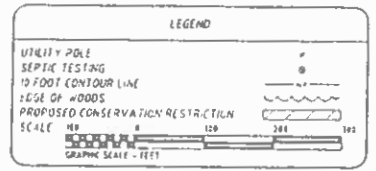
2696 Rec'd 12/12/2018 @ 3:25 PM sheet 1 of 1 P.H. Williams, Town Clerk



PROPOSED DRIVE EIGHTH LINE
AUGUST 29, 2018
4307' 152'
400' 441'
EIGHTH LINE WERE TAKEN
AT 5 FEET INTERVALS TO BE
AT THE SAME LEVEL AS THE WOODS

APPROVED BY THE SALISBURY PLANNING
AND ZONING COMMISSION
Jo Higgins 12/12/18
SECRETARY DATE

PROPOSED SUBDIVISION
MAP PREPARED FOR
CURTIS G. RAND
SUSAN S. RAND
#358 UNDERMOUNTAIN ROAD - ROUTE 41
SALISBURY, CONNECTICUT
SCALE 1" = 100' OCTOBER 15, 2018
TOTAL AREA = 31.644± ACRES



NOTES
1. REFERENCES TO RECORDS CURTIS G. RAND AND SUSAN S. RAND SALISBURY LAND RECORDS VOL. 222 PG. 411
2. PROPERTY IS LOCATED WITHIN TWO TOWNS OF SALISBURY PLANNING AND ZONING REGULATIONS ZONE 41
3. ZONING REGULATIONS ZONE 41...
4. REFER TO TOWN OF SALISBURY PLANNING AND ZONING REGULATIONS ARTICLE 18 SECTION 24...
5. REFER TO MAP TITLED MAP PREPARED FOR CURTIS G. RAND AND SUSAN S. RAND UNDERMOUNTAIN ROAD...
6. REFER TO MAP TITLED MAP SHOWING PROPERTY OF HELEN B. THOMPSON IN TOWN OF SALISBURY, CONN...
7. REFER TO MAP TITLED MAP SHOWING PROPERTY OF HELEN B. THOMPSON IN TOWN OF SALISBURY, CONN...

NOTES
1. REFER TO MAP TITLED MAP PREPARED FOR CURTIS G. RAND AND SUSAN S. RAND UNDERMOUNTAIN ROAD...
2. REFER TO MAP TITLED MAP OF PROPOSED SUBDIVISION...
3. REFER TO MAP TITLED MAP OF UNDERMOUNTAIN ROAD...
4. REFER TO MAP TITLED MAP OF LAND TO BE DONATED...
5. REFER TO OTHER MAPS BY HAROLD W. HERRICK...
6. REFER TO SALISBURY LAND RECORDS VOL. 198 PG. 146...
7. CONTOURS ARE AT 10 FOOT INTERVALS BASED ON APPROXIMATE DGS DATA

THIS MAP PREPARED BY
ORIGINAL OR COPY OF
FILED IN THE
NAME HARPER LAND SURVEYING

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

Matthew M. Kelly MATTHEW M. KELLY 12/12/18
FROM THE OFFICE OF
LAND AND PLANNING DEPT. OF SALISBURY, CONNECTICUT
MAP NOT VALID UNLESS SIGNED AND EMBOSSED SEAL

DRAWING NUMBER 2696
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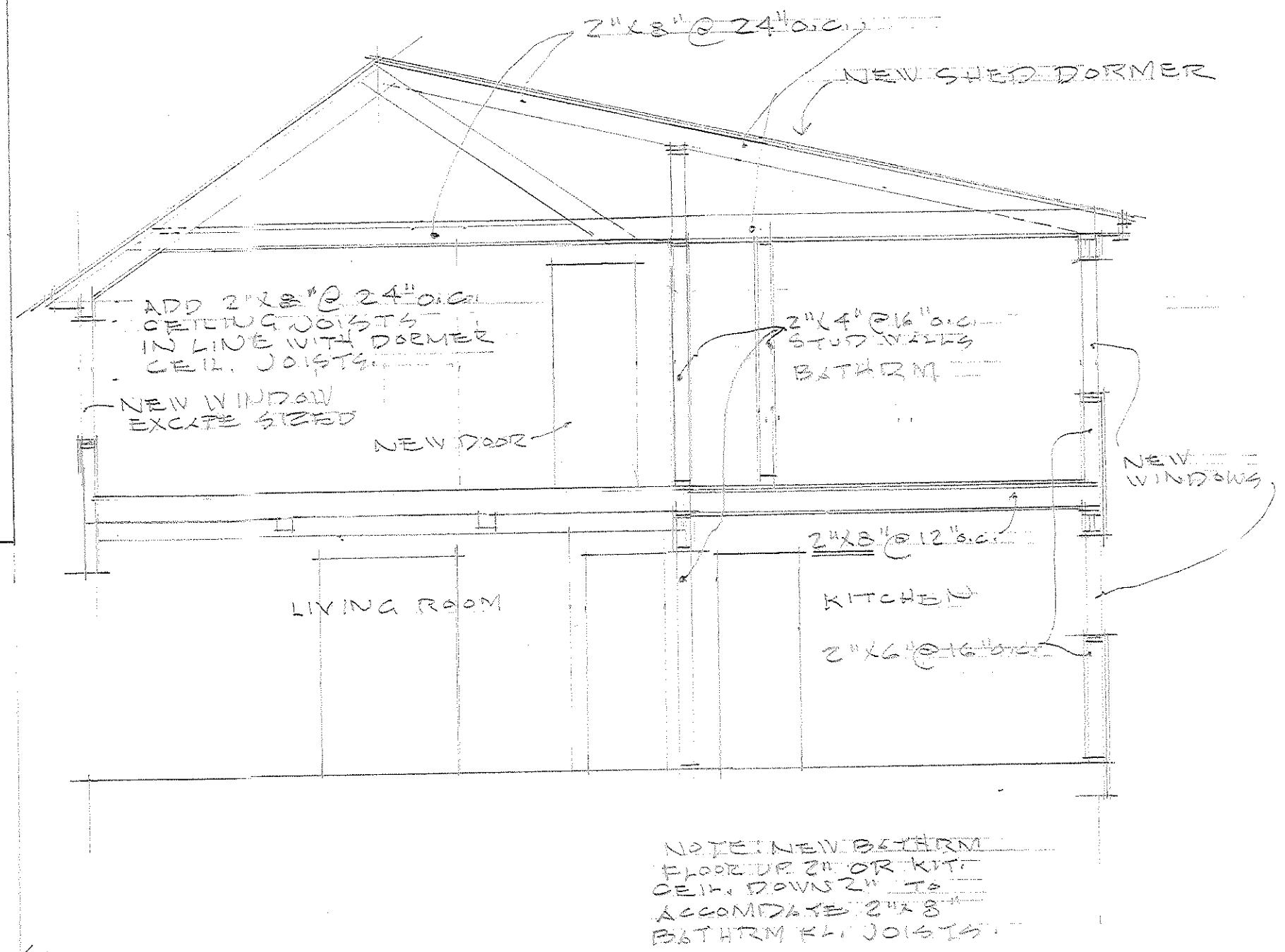
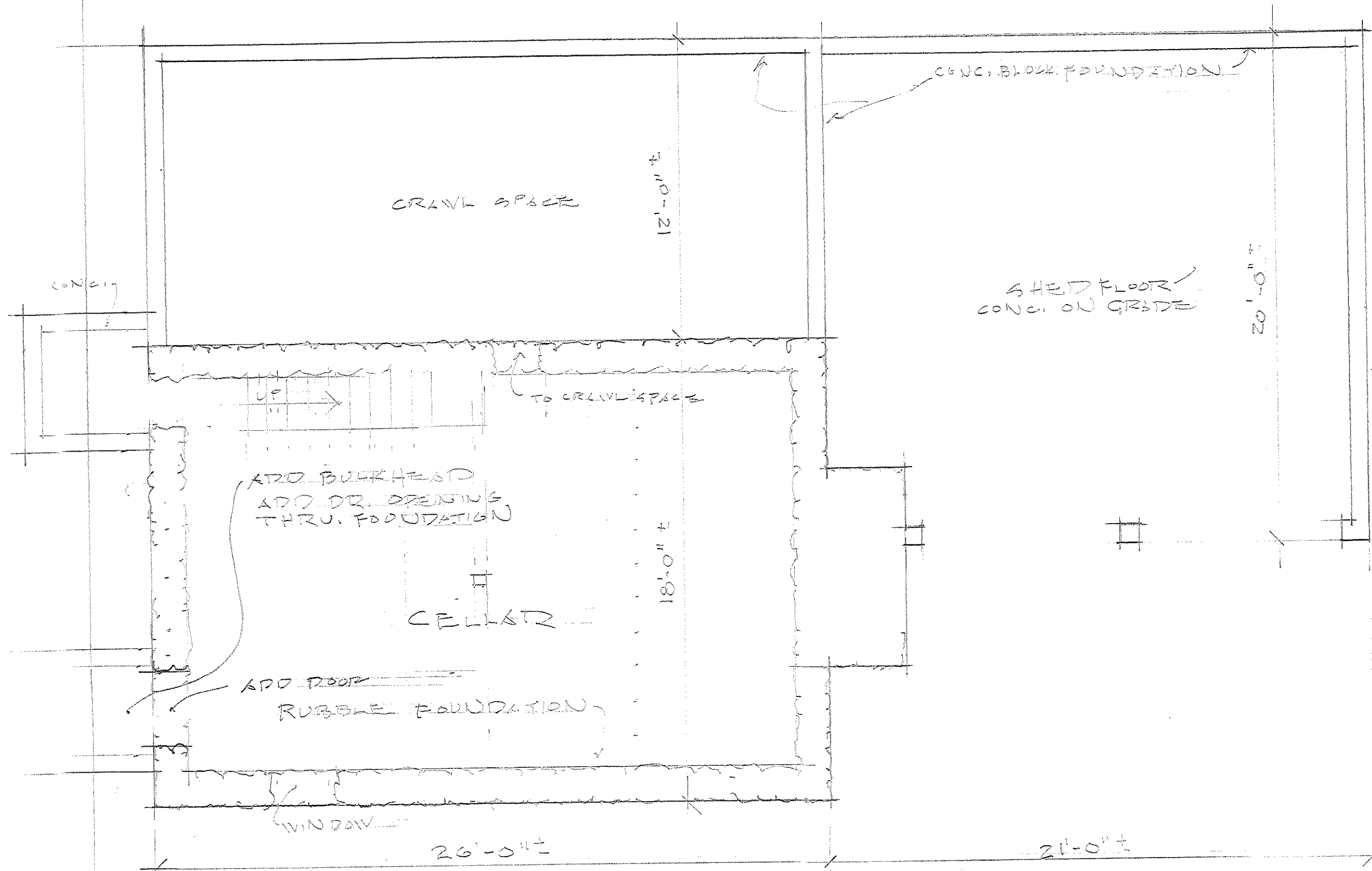
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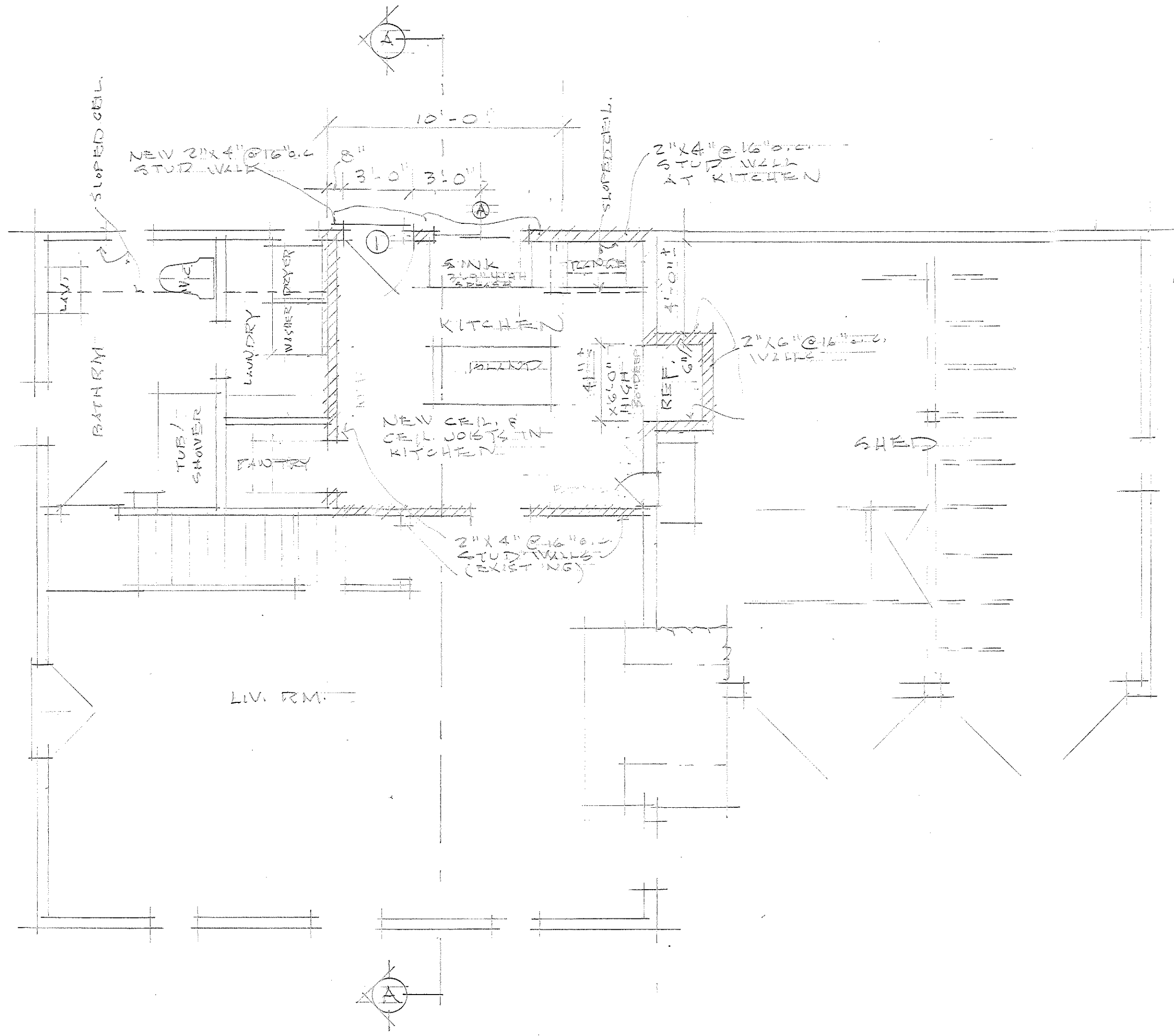
2696 Rec'd 12/12/2018 @ 3:25 PM sheet 1 of 1 P.H. Williams, Town Clerk

RENOVATIONS, RAND HOUSE
 358 UNDER MOUNTAIN RD, SALISBURY, CT
 FRANK GARRETTSON, A.I.A., ARCHITECT
 1080 BARNUM ST., SHEFFIELD, MA 01257

DWG. 1 OF 7
 OCT. 1968

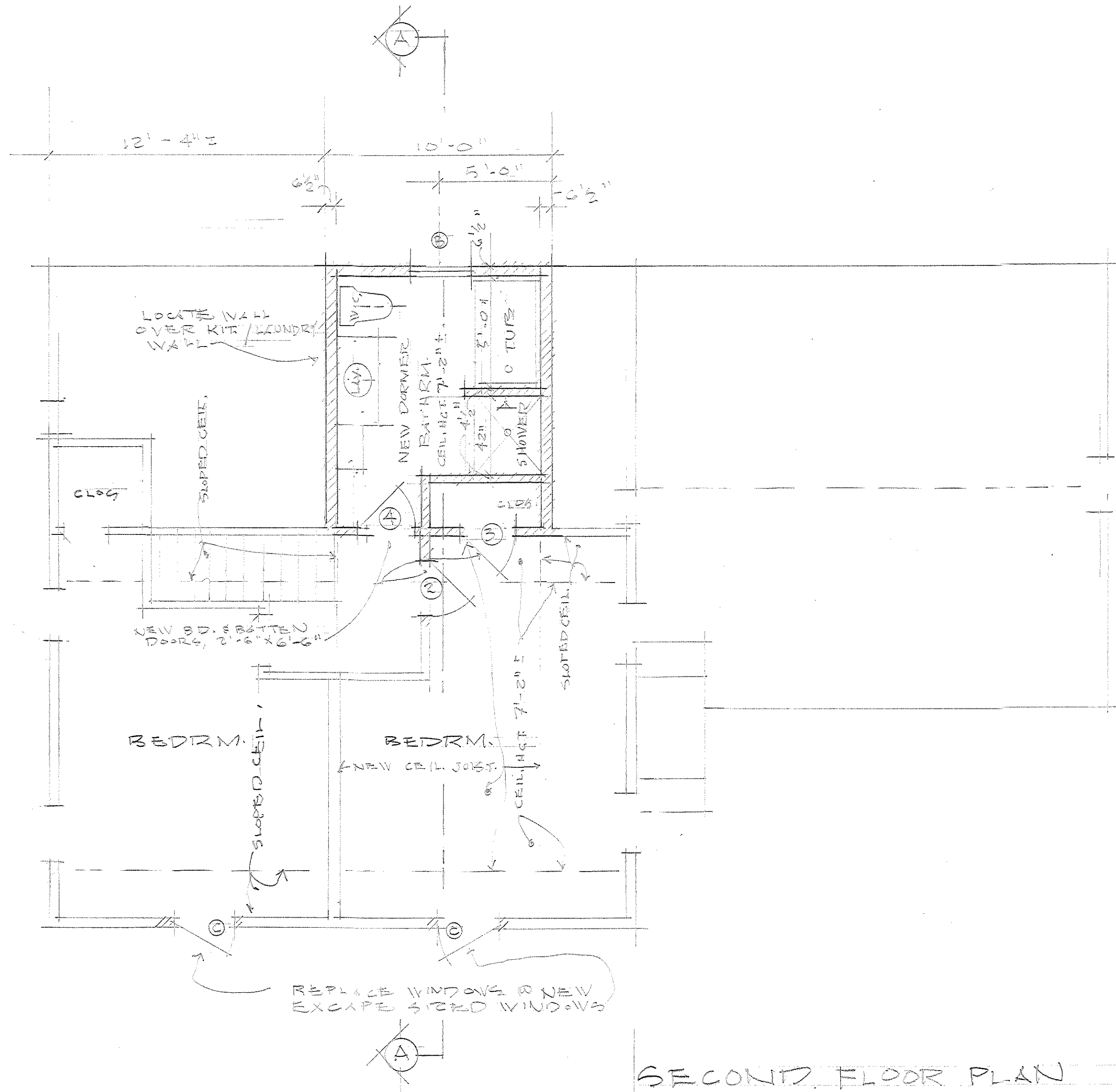
(413) 717-1968





FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

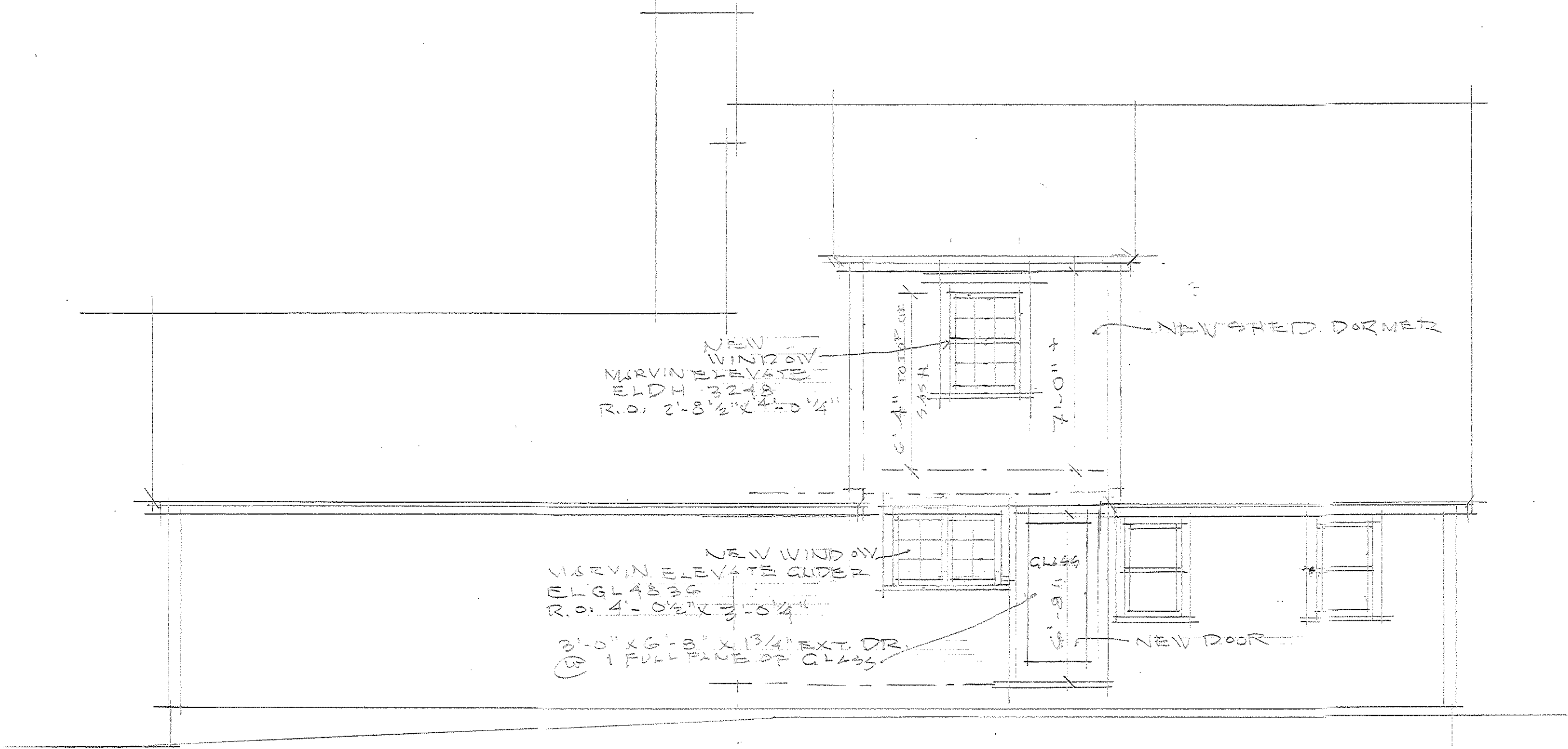
RENOVATIONS, RAND HOUSE
 358 UNDERMT. RD., SALISBURY, CT
 FRANK GARRETTSON, A.I.A., ARCHITECT
 1080 BARNUM ST., SHEFFIELD, MA 01257
 413-717-1968



SECOND FLOOR PLAN
 1/4" = 1'-0"

RENOVATIONS, RAND HOUSE
 358 UNDERM TRD., SALISBURY, CT
 FRANK GARRETTSON, A.L.A., ARCHITECT
 1080 BARNUM ST., SHEFFIELD, MA 01257

(413) 717-1968



N. ELEV. (230VA) 1/4" = 1'-0"



S. ELEV. 1/4" = 1'-0"

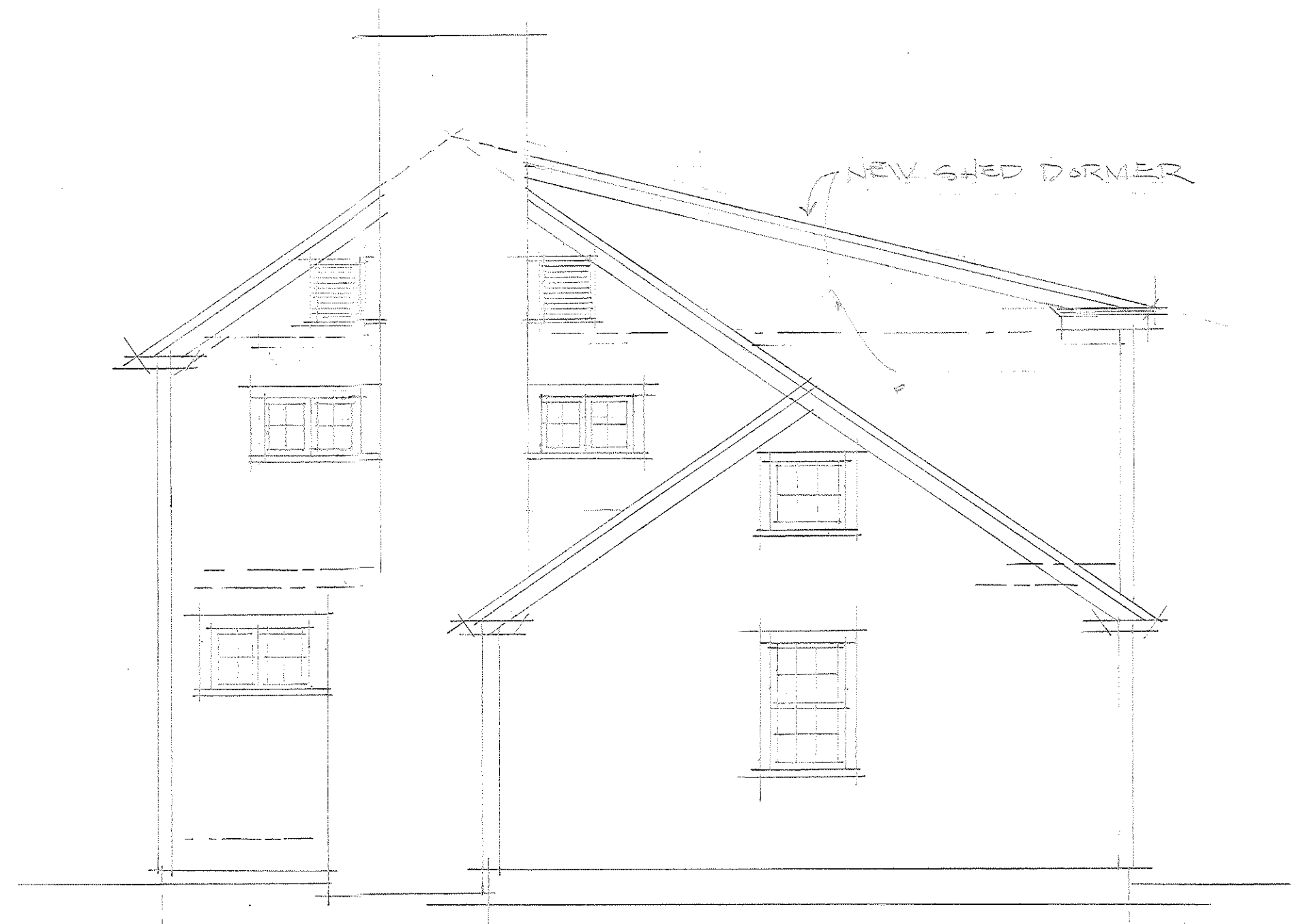
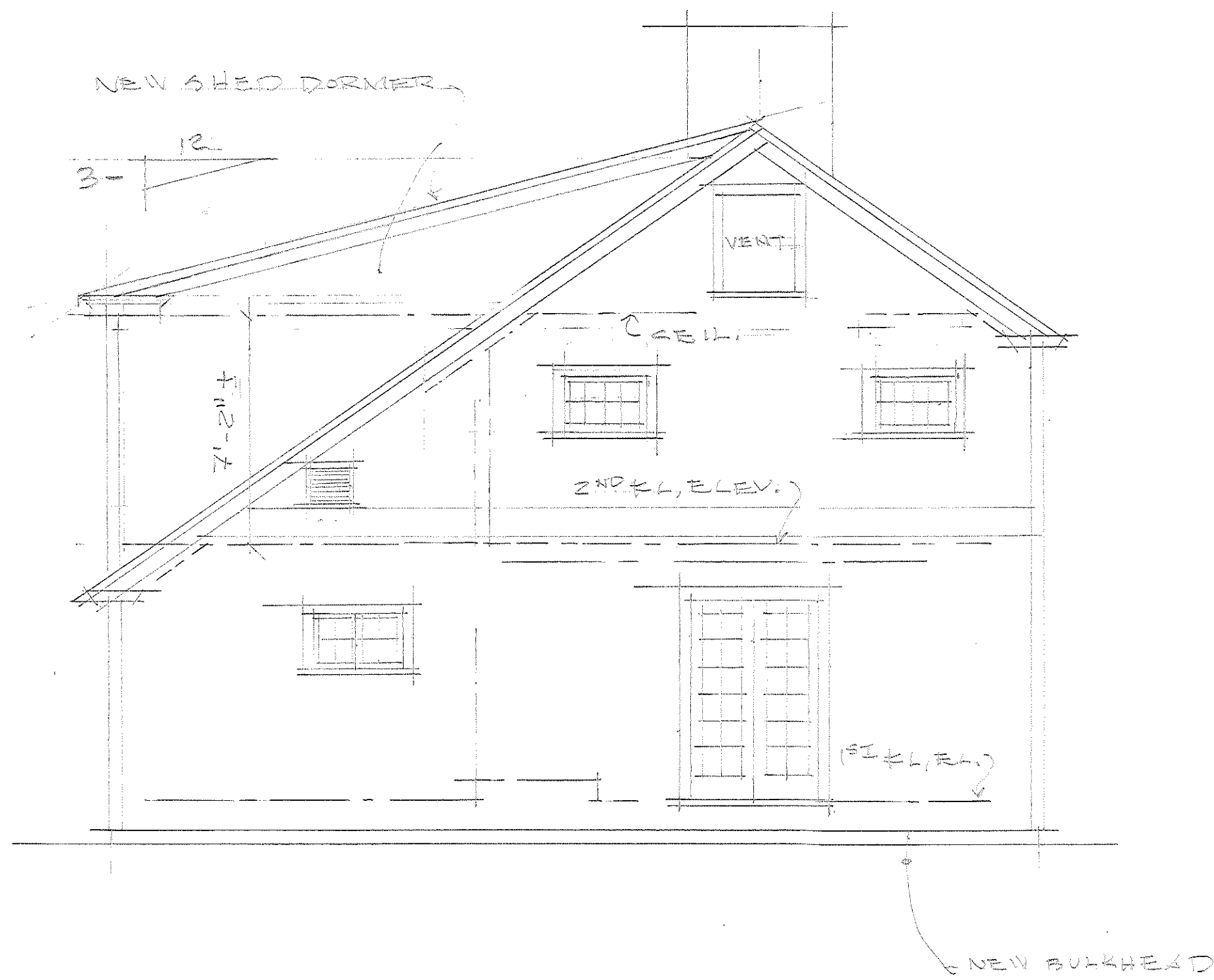
RENOVATIONS, RAND HOUSE
 358 UNDER MT. ROAD, SALISBURY, CT
 FRANK GARRETSON, A.I.A., ARCHITECT
 1080 BARNUM ST., SHEFFIELD, MA 01257

(413) 717-1968

RENOVATIONS, RAND HOUSE
358 UNDERMT. ROAD, SALISBURY, CT.
BRINK GARRETSON, A.I.A., ARCHITECT
1050 BARNUM ST., SHEFFIELD, MA 01257

DWG 5 OF 15
124

(413) 717-1969



WEST ELEVATION 1/4" = 1'-0"

EAST ELEVATION 1/4" = 1'-0"