

Legal Notice



November 22, 2024

Meetings

Legal Notice

The Planning & Zoning Commission of the Town of Salisbury will hold a Public Hearing on Special Permit Application #2024-0267 by Curtis and Susan Rand for a dormer addition constituting vertical expansion of a nonconforming residential structure at 358 Undermountain Road, Salisbury, Map 18, Lot 23 per Section 503.2 of the Salisbury Zoning Regulations. The hearing will be held on Monday, December 2, 2024 at 5:45 PM. There is no physical location for this meeting. This meeting will be held virtually via Zoom where interested persons can listen to & speak on the matter. The application, agenda and meeting instructions will be listed at www.salisburyct.us. Written comments may be submitted to the Land Use Office, Salisbury Town Hall, 27 Main Street, P.O. Box 548, Salisbury, CT or via email to:

landuse@salisburyct.us

Paper copies may be reviewed Monday through Thursday between the hours of 8:00 AM and 3:30 PM.

Salisbury Planning &
Zoning Commission

Martin Whalen, Secretary

R-A November 21 & 28, 2024

9589 0710 5270 1485 0571 11

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Sent To
 Abraham Moskowitz + Patricia Rose
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 337 Undermountain Rd
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 Salisbury CT 06068

Curtis and Susan Rand
PO Box 452
Salisbury, Ct 06068

Dear Neighbor,

11/22/2024

We own the little green (formerly) cape style house at 358 Undermountain Road in Salisbury and we need a small upstairs bathroom for safety and convenience. Our architect has designed an approximately 10'x12' 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 notifying you, our 3 neighbors (East and North), because we are seeking a Special Permit from Planning and Zoning because the dormer encroaches slightly into the setback zone from Undermountain Road (please see attached). The house is old and it was built fairly close to the road, before zoning regulations. We are restoring it to a more original condition and we have recently removed all vinyl siding and restored the cedar clapboards.

Enclosed is the notice for the Special Meeting on December 2nd; the hearing will be remote and we are happy to meet with you or explain this anytime.

Thank you,



Curtis and Susan Rand
860-287-9987

For your public hearing on December 2nd, you'll need to send out notices to your abutters. Notification must be by certified mail, and occur at least seven (7) days in advance of the public hearing. The green certified mailing cards are obtainable at any post office. Make sure the box for "certified mail" is checked. In your notice, make sure to include:

- A brief description of the application.
- Date and time of the hearing (December 2, 2024 at 5:45pm).
- The Zoom link/instructions to join the meeting (below)

When: Dec 2, 2024 05:30 PM Eastern Time (US and Canada)

Topic: Regular Meeting of the Salisbury Planning & Zoning Commission - Monday 12/2/2024 at 5:30pm

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89328186297?pwd=p7zlik3R1xo0Mdiloow7bPPnwWaCXV.1>

Passcode: 997921

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+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 689 278 1000 US

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+1 253 215 8782 US (Tacoma)

Webinar ID: 893 2818 6297

International numbers available: <https://us06web.zoom.us/j/89328186297?pwd=p7zlik3R1xo0Mdiloow7bPPnwWaCXV.1>

The link to join the meeting will also be available on the meeting agenda, which will be posted on the Town's website prior to the meeting: (<https://www.salisburyct.us/agendas/>).

Untitled Map

Write a description for your map.

Legend



fence

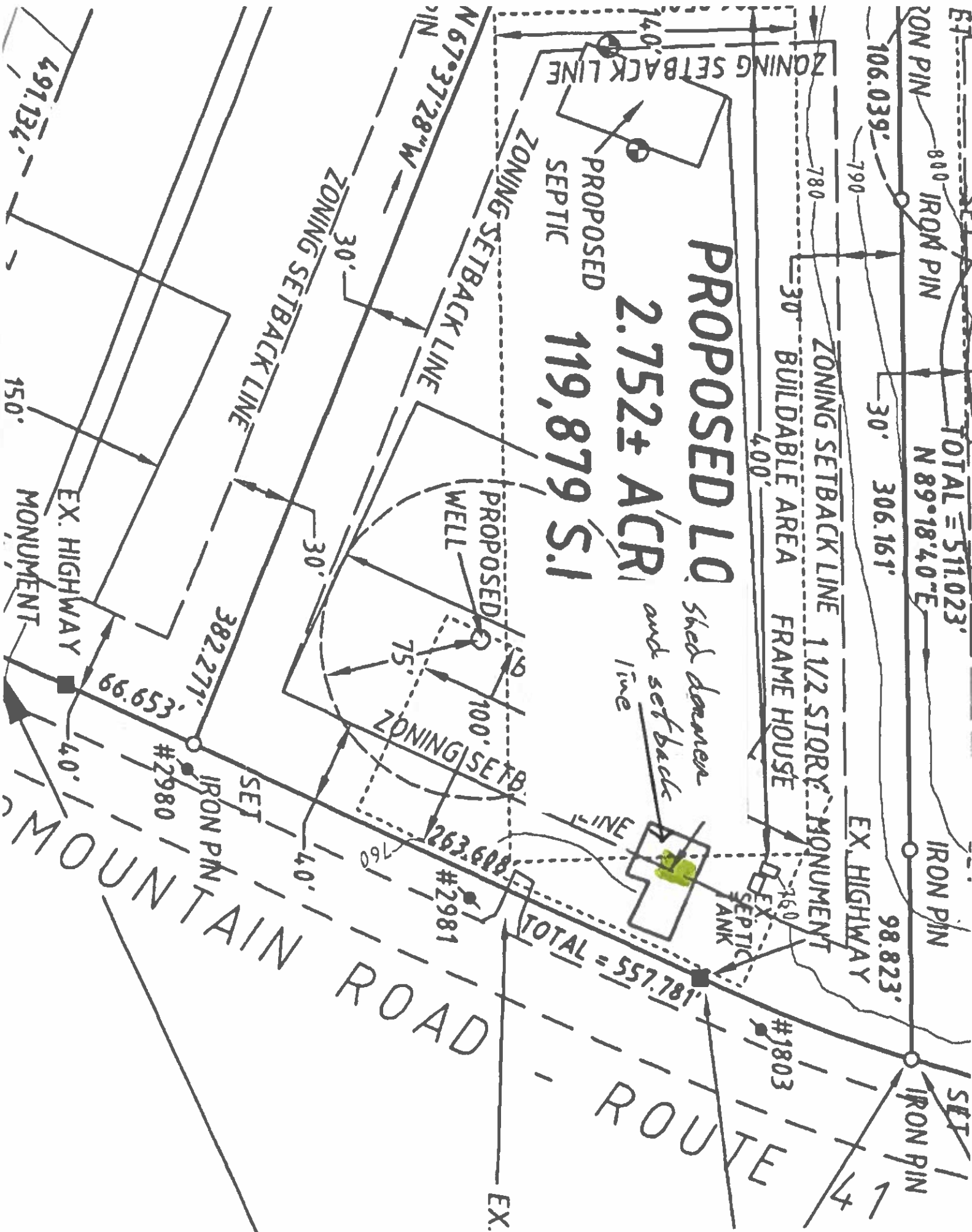


Path Measure

41



100 ft



TOTAL = 511.023'

800' IRON PIN

106.039'

190'

780'

30' BUILDABLE AREA

400'

ZONING SETBACK LINE

1 1/2 STORY MONUMENT

FRAME HOUSE

EX. HIGHWAY

IRON PIN

98.823'

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IRON PIN

EX. HIGHWAY

IRON PIN

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PROPOSED
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PROPOSED
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EX. SEPTIC
TANK

TOTAL = 557.781'

#2981

#2980

491.134'

EX. HIGHWAY

MONUMENT

MOUNTAIN ROAD

ROUTE

EX.

PLAN

358 WINDLENT ROAD, GAITHERSBURY, CT
FRANK GARRISON, A LA. ARCHITECT
1000 BARNUM ST. GAITHERSBURY, MA 01257

(48) 7-7-1962

