

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: Peter Whitmore

Address of owner: PO Box 40334 Washington, DC 20016

Property Location: Tax Map 36 Lot 20 Land Records: Vol. 253 Page 296

Acreage: 1.9 Zone: RR1

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: _____

Conservation Commission Approval, if applicable: _____

Historic District Commission Approval, if applicable: _____

Approval From TAHD: _____ WPCA: _____ BHC: _____

If applicable, boundaries of flood plain, aquifer protection zone, Housatonic River District, or Historic District should be on Site Plan.

Additional Remarks: _____

Owner's Signature: Peter Whitmore Date: 12/20/2024

Applicant's Signature and Title: Peter Whitmore owner

Applicant's address and phone number: PO Box 40334
Washington DC 20016 202-215-6720

Filed at Planning and Zoning Commission Office: _____, 2001

Date of next regular Commission meeting: _____

Date of approval or denial of plan: _____

A decision on a site plan submitted as part of a zoning permit application shall be rendered within 65 days after receipt of the plan at a regular meeting of the Commission. The applicant may request extensions of the decision period, not to exceed two further 65-day periods.



TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Peter J Whitmore
Address of Owner: Po Box 40334 Washington, DC 20016
Property Location: Tax Map# 36 Lot# 20 Land Records: Vol. 253 Page 296
Property Address: 22 Robin Hill Lane Lakeville CT 06039
Acreage: 1.9 Zone: R21
Bounded generally on the North by: Yonder Way
(Full name of owner of record. East by: Robin Hill Lane
Attach addition pages if needed) South by: Martha and Michael Nesbitt
West by: Christian Plunkett

Special Permit Use Requested: _____
Section 209 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: in process

Historic District Commission, if applicable: N/A

Conservation District Commission, if applicable: N/A

Preliminary Architectural Plans for Proposed structures & signs (2 copies) N/A

Estimated Site Improvement Costs (other than buildings): 0

Written Assurance of Bond or Letter of Credit: _____

Additional Remarks: _____

Owner's Signature: Peter J Whitmore Date: 12/19/2024

Applicant's Signature and Title: Peter J Whitmore owner

Applicant's Address and phone number: 22 Robin Hill Lane 06039 202-215-6720

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.

11/19/24
Byron

Application for a Special Permit to allow an Accessory Unit at 22 Robin Hill Lane in Lakeville, CT 06039

This is an application to create an accessory unit at 22 Robin Hill Lane in Lakeville, within the existing structure. The accessory unit is to be separated from the owners unit by divide the main floor at points one and two on the floor plan drawing (a). The accessory unit will consist of a 1 bedroom unit of approximately 750 sq. ft. and include the existing kitchen, one bedroom and bathroom and a large table space eating area and sitting room. The doorway between the existing dining room and kitchen will be sealed and one partition will be added in the hallway to divide the units. Both of these areas continue to have multiple points of egress.

I believe that the accessory unit meets the requirements for kitchen, bath, utilities, septic and its own entrance. There is off street parking in the garage driveway, which is separate from the owner's front driveway. There will be no changes to the exterior of the building or to landscaping or lighting. The parking, lighting and drainage are shown on (b)

The septic system has recently been replaced with a system approved for 4 bedrooms. The house will continue to have 3 bedrooms. I have discussed these plans with Cathy Weber and an application has been submitted to TAHD.

Approximately 1500 sq. ft. will continue to be used as the owner's residence consisting of the existing living room, dining room, bedroom and bathroom. There is an additional walk up bedroom and bathroom accessible to the owner's unit through stairs in the entry hall. The future plan is to reconfigure the existing dining room as a kitchen for the owner. I would like to move forward with the accessory unit before planning and paying for a new kitchen and doing any more work. I am spending time out of town supporting my son's family through difficult times and if I want go back to using the whole house I will not have a second kitchen installed in the dining room. Having a tenant in the accessory unit will help keep my home safe with contents intact, reduce my expenses and benefit the community with an affordable rental.

208 Requirements taken from the Salisbury Zoning Regulations – 05/20/2024 which differ slightly from the Apartments on a Single-Family Guidance document of 03/22/2023

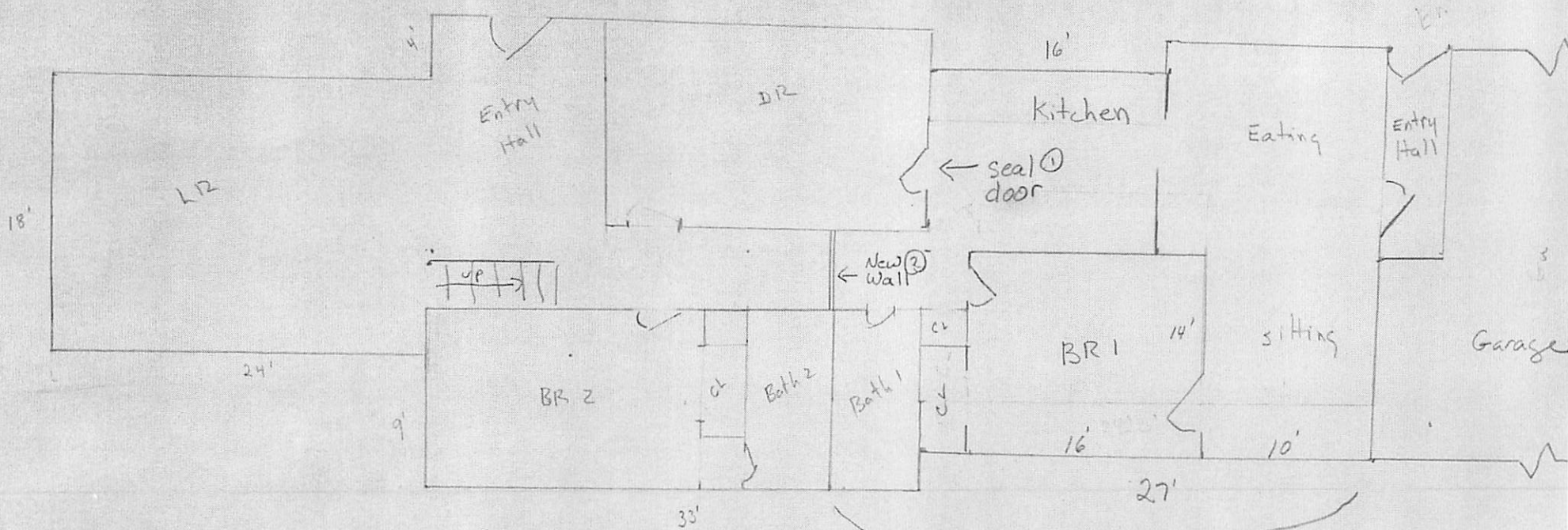
- a. On the Application for Special Permit
- b. See (b)
- c. Classification RR1, See (c)
- d. See (d) PLUNKETT CHRISTIAN 14 YONDER WAY LAKEVILLE, CT 06039 and MARTHA & MICHAEL NESBITT 202 WELLS HILL ROAD LAKEVILLE , CT 06039
- e. See P1 and P2 on (b). P1 is existing driveway for accessory unit; P2 is existing driveway for owners unit. There is no new construction.
- f. No new signs or lighting. Lighting is show on (b) as *. Owners unit and accessory unit have existing lighting in each parking area and outside each entrance.
- g. Town water and conventional septic.
- h. There is no proposed building or landscaping.
- i. Application has been made to TAHD.
- j. No grading required
- k. Existing drainage show on (b)
- l. Application has been made to TAHD. Septic system was replaced in 2023, designed and built for four bedrooms. Existing and proposed use are both for three bedrooms.

Owner's Residence

22 Robin Hill Lane
Lakeville.

(a)

Application for Special Permit
to allow accessory unit within
existing structure.



Modifications are to
Seal door (1)
Dividing Wall (2)

Accessory Unit

(a)

Owner's Unit Parking and Entrance on right, Accessory entrance on left



Owner's Unit Entrance



Accessory Unit entrance



Accessory Unit Parking

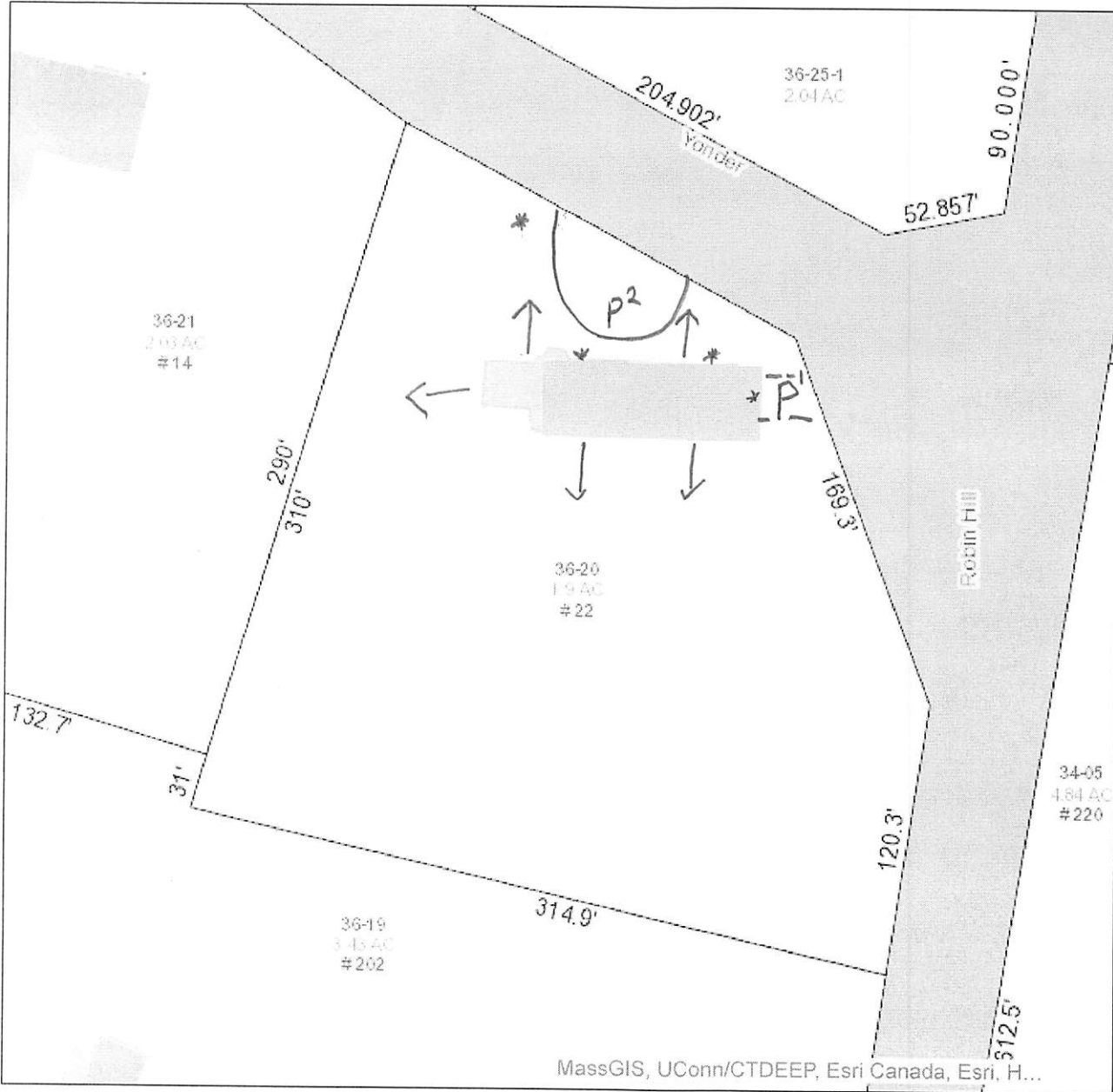
* Access door to left of metal chimney as seen above.





(b)

Date Printed: 7/24/2024

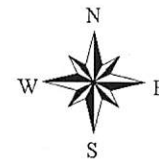


MassGIS, UConn/CTDEEP, Esri Canada, Esri, H...

MAP DISCLAIMER - NOTICE OF LIABILITY

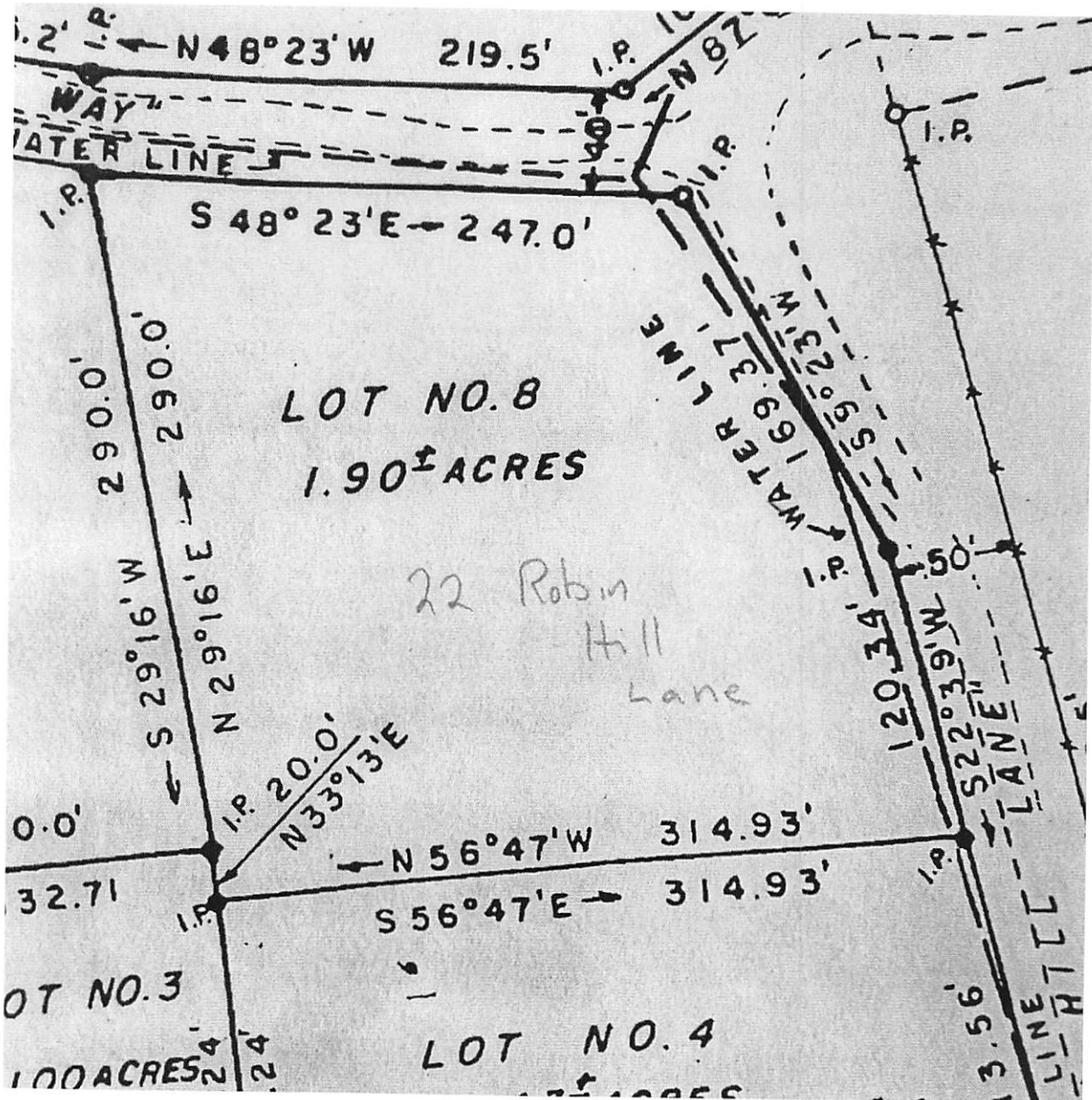
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Salisbury and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 94 feet



→ = drainage
* = lighting
P = parking

(C)

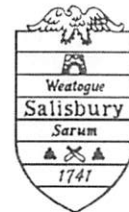


(d)

Town of Salisbury, CT

Assessor Map

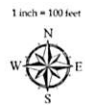
2023



Map 36



0 60 120 180 240
Feet



Disclaimer
This map is for informational purposes only. All information is subject to verification by any user. The Town of Salisbury and its engineering contractors assume no legal responsibility for the information contained within.

Date: 4/7/2024



(Handwritten signature)



SITE PLAN - GENERAL REQUIREMENTS

The site plan shall be accurately drawn to a scale not to exceed 1" = 100' on sheets not to exceed 24" X 36" .

Site plans shall be certified correct to A-2 Survey Standards by a Connecticut Registered Land Surveyor (R.L.S.) Where it determines that A-2 level of accuracy is not necessary to determine compliance with these regulations the Commission may upon request of the applicant allow a less degree of accuracy for the location of certain improvements or certain property lines.

The design, layout and computations relating to the construction of facilities for storm drainage or improvements such as a new accessway, parking areas, etc. shall be prepared by a Connecticut registered engineer or where qualified to do so by a Connecticut registered landscape architect. where the regulations require a landscape buffer or such is required as a condition of approval of a Special Permit the landscape plan shall be prepared by a professional landscape architect or landscape designer.

A site plan shall contain the following information as applicable, as determined by the Commission or its authorized agent:

- a. Name of applicant and owner of property.
- b. Scale and North arrow.
- c. Property boundary, dimensions, angles, area, zoning classification, and zoning setback lines.
- d. Names of record owners of abutting properties.
- e. Locations and dimensions of all existing and proposed buildings, driveways, parking and loading areas, storage areas, drainage features. Location of fences and walls, natural and artificial water features, wetlands and exposed ledge rock. All statistical data to show that the requirements of the regulations have been met; adjacent properties, and how they relate to the proposed development and the neighborhood and, to the street pattern within 500 feet.
- f. Proposed signs showing locations, dimensions, and means of illumination and all other exterior listing fixtures.
- g. Locations and methods of water supply and sewage disposal facilities.
- h. Illustrations, elevations, and renderings of the proposed buildings and project area sufficient to show clearly what is proposed, as required by the Commission. A landscaping plan shall be submitted which shows existing and proposed landscaping, buffering and plantings including a table of sizes, types, and amounts of proposed materials.
- i. Certification, on the plan or separately, by the Health Officer concerning satisfactory conditions for sewage disposal, consistent with the State Health Code.
- j. Where grading is required, existing and proposed contours at two-foot intervals, based upon field survey.
- k. Existing and post construction surface drainage patterns. The Planning and Zoning Commission may modify the submission requirements of any site plan, if in the opinion of the Commission, the scope and circumstances of such a proposed development are such that certain information is not necessary to complete a review of the proposed project.

208 Additional Requirements for Certain Accessory Uses, Buildings and Structures in Residential Zones

208.1 Apartment on Single Family Residential Lot

- a. **Statement of Purpose.** The purpose of this regulation is to broaden the options for a variety of housing types by permitting an apartment associated with a single family owner occupied residence and lot. The Commission finds that such apartments are an expeditious option for the creation of much needed, low impact, housing units which can be dispersed within the community, that such apartments often require modest construction modifications and such improvements can readily blend into existing residential neighborhoods, and that an apartment in an accessory structure, such as a garage or barn, further expands new housing opportunities while avoiding the need to alter existing homes.
- b. **General.** An apartment may be permitted within an existing or proposed single-family dwelling subject to Site Plan approval. An apartment in an approved accessory building associated with a single family dwelling may be permitted subject to approval of a Special Permit provided only one apartment is permitted on a lot and the site plan and proposed improvements are designed to maintain residential appearance and character on the lot.
- c. **Owner Occupied.** The applicant shall be the owner of the lot. The applicant, or their family member, shall reside in either the principal dwelling or the apartment unit.
- d. **Apartment Floor Area.** The minimum floor area for an apartment in a principal dwelling or in an accessory building shall be 350 square feet or the minimum required by the State Building Code, whichever is less. The maximum floor area of an apartment in an accessory building shall be 2,000 square feet.
- e. **Location and Design.** Additions to existing structures or new construction requires submission of elevations of the structure exterior for review by the Planning and Zoning Commission. If the building is located within a Historic District, in accordance with Salisbury Historic District Commission (SHDC) policies and procedures, an application shall be made to SHDC in advance of seeking planning, zoning, and building approvals. Additions to an existing dwelling shall:
 - Have a scale and exterior appearance that blends with and maintains the appearance of the dwelling as a single-family residence.
- f. **Apartment in an Accessory Structure.** Additions or modifications to an existing accessory structure or construction of a new accessory structure for purposes of creating an apartment shall be designed in a manner consistent with the residential character of the neighborhood. An accessory building constructed after July 13, 2003 and proposed for apartment use shall meet the yard requirements for a principal dwelling. Where determined necessary to protect privacy or to shield lighting or parking, the Commission may require a landscape screen between the accessory building and neighboring property line(s).
- g. **Off-Street Parking.** Off-street parking shall be provided in accordance with Section 703 “Parking and Loading Requirements.” Wherever possible, parking for the apartment shall be located to the rear or side of the dwelling or accessory building. The Commission may require that new parking space(s) in view from a street be screened from public view.
- h. **Access.** The apartment shall have its own outside access to the parking area and shall be equipped with its own kitchen, bath and utility services that conform to the list of minimum utility and installation requirements specified on the Zoning Application Form.