



TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: ALEXANDER REID, KATHRYN SPAZIANI

Address of Owner: _____

Property Location: Tax Map # 68 Lot# 10 Land Records: Vol. 248 Page 913

Property Address: _____

Acreage: .54 Zone: R-20

Bounded generally on the North by: _____

(Full name of owner of record. East by: _____

Attach addition pages if needed) South by: _____

West by: _____

Special Permit Use Requested: VERTICAL EXPANSION OF NONCONFORMING RESIDENTIAL
Section 503.2 of the Salisbury Zoning Regulations. STRUCTURE

Written statement of Proposed Use (4 copies): _____

Site Plan - 4 copies (See attached sheet)

Soil Erosion and Sediment Control Plan: _____

Approval from TAHD, WPCA, or BHC regarding sewer and water: _____

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: 12/9/24

Applicant's Signature and Title: _____

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.

To whom it may concern,

We are excited to share our proposed plan for a small renovation to our home at 99 Preston Lane. Our main goal is to make the space more functional and enjoyable for our family and friends, while staying well within the town's guidelines.

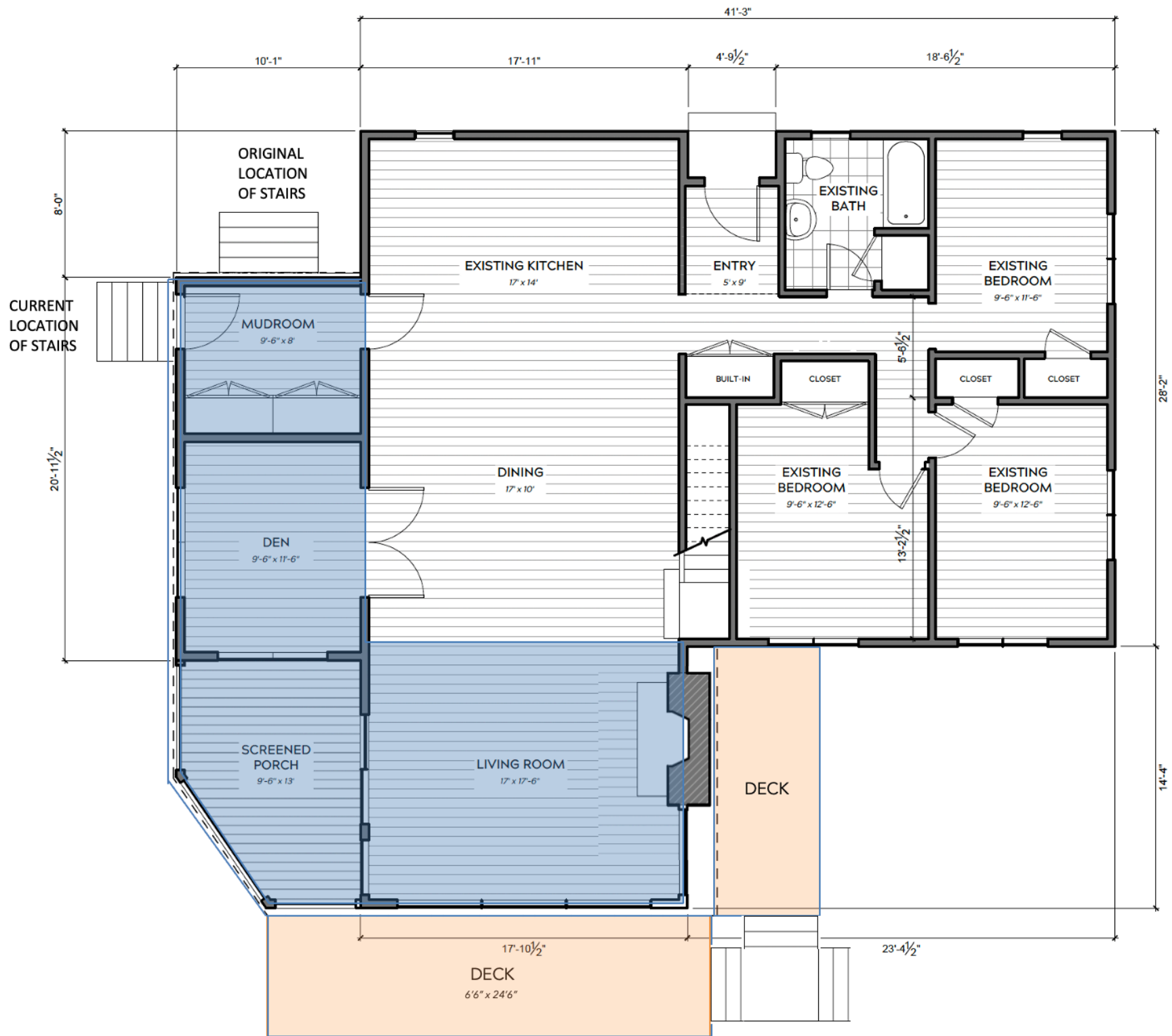
The project involves extending our living space (marked in blue on the attached image), which requires a vertical expansion of the current deck's footprint. In addition, we'd like to add a new deck off the extended living room (marked in orange on the attached image). Both changes have been carefully planned to ensure we remain within the allowable limits for non-permeable space.

Our hope is to create a more comfortable living area that provides better use of the space and enhances how we enjoy our home with our children and guests.

We appreciate your time in reviewing this proposal and hope you'll agree that it's a thoughtful and positive addition to the property. Please feel free to reach out to us at (646) 932-1460 or alexmreid@gmail.com if you have any questions or need additional details.

Warm regards,

Alexander Reid
Kathryn Spaziani



RE: 99 Preston Lane

From prh@prhackett.com <prh@prhackett.com>
Date Mon 12/30/2024 1:49 PM
To Land Use <landuse@salisburyct.us>; 'Alex Reid' <alex.m.reid@gmail.com>
Cc jones.construction2363@gmail.com <jones.construction2363@gmail.com>

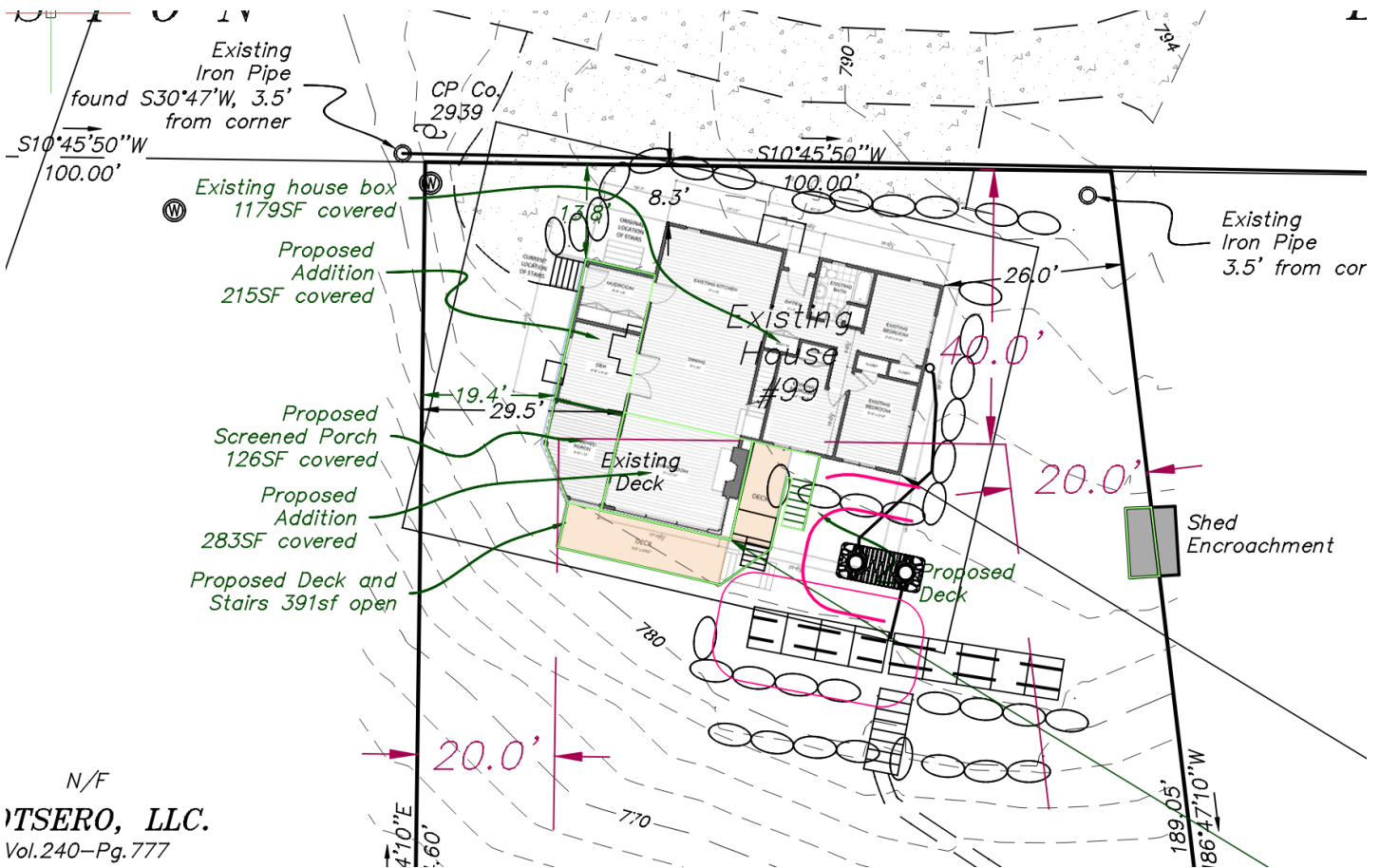
2 attachments (1 MB)
0291-103-r1.pdf; 99 Preston Lane SSD Repair 2024-01-24 AS-BUILT AB.pdf;

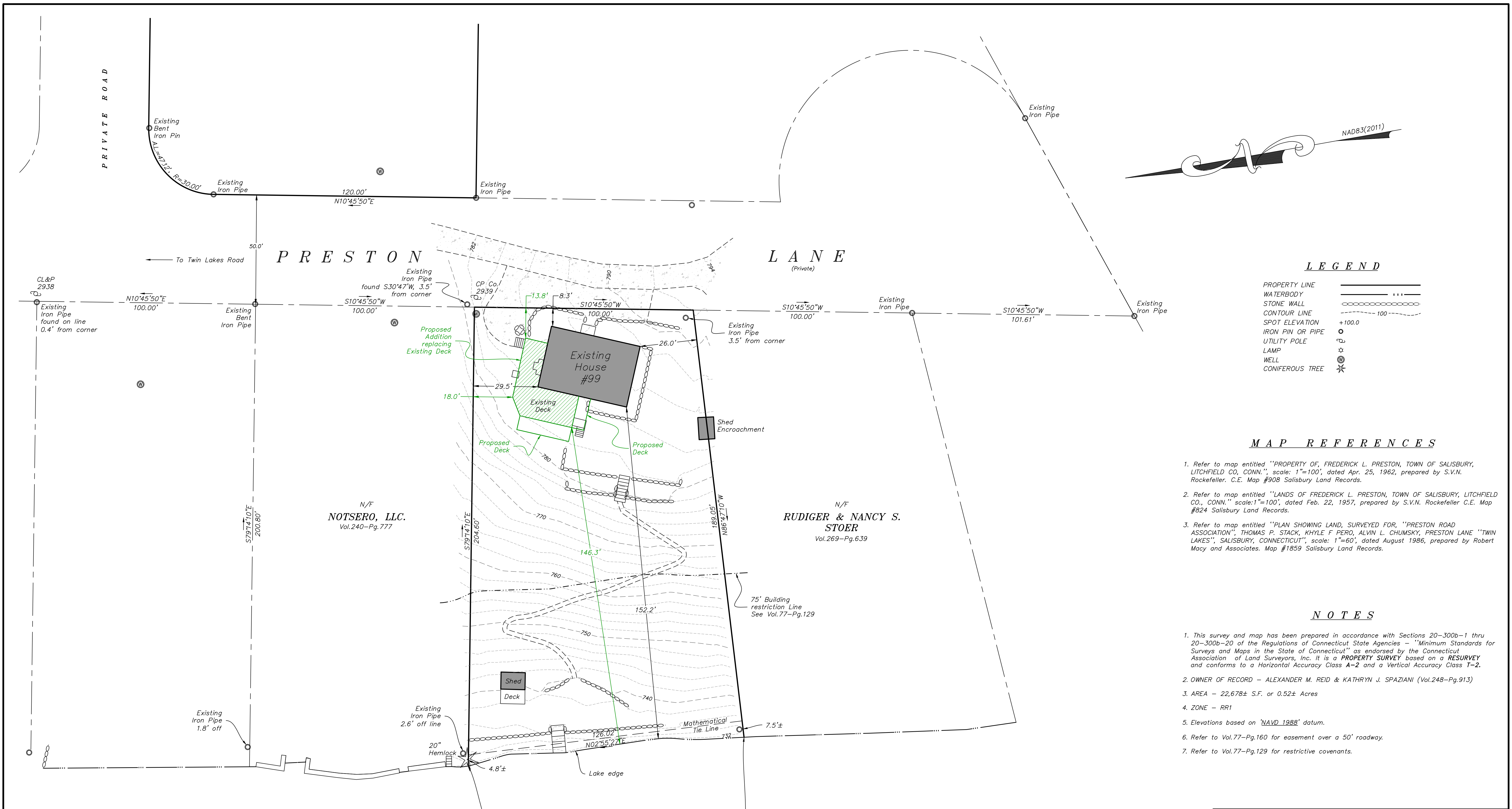
Hi Miles,

I attached a copy of the surveyor's prelim map. The parcel is now in an R-20 zone (formerly R-1). The plan is to convert existing deck to habitable space in two areas. The first is on the north side and the other on the west. There would be a new footprint on the west side for an open porous deck that meets current side yard setback. My calcs of impervious indicate there will be 8.5% impervious after the proposed construction. All activity is greater than 100 feet away (see pdf). The septic was recently installed in 2016. I attached the as-built and pasted a copy of the survey with the proposed addition. The proposed stairs (light grey) will need to be moved to meet the 5' separation and then TAHD can review and sign off. Given the need for a public hearing, there is time to get this done.

Happy New Year!

Pat





LEGEND

- PROPERTY LINE ———
- WATERBODY ———
- STONE WALL ———
- CONTOUR LINE ———
- SPOT ELEVATION +100.0
- IRON PIN OR PIPE ○
- UTILITY POLE ⊕
- LAMP ☆
- WELL ⊙
- CONIFEROUS TREE *

MAP REFERENCES

1. Refer to map entitled "PROPERTY OF, FREDERICK L. PRESTON, TOWN OF SALISBURY, LITCHFIELD CO., CONN.", scale: 1"=100', dated Apr. 25, 1962, prepared by S.V.N. Rockefeller. C.E. Map #908 Salisbury Land Records.
2. Refer to map entitled "LANDS OF FREDERICK L. PRESTON, TOWN OF SALISBURY, LITCHFIELD CO., CONN.", scale: 1"=100', dated Feb. 22, 1957, prepared by S.V.N. Rockefeller C.E. Map #824 Salisbury Land Records.
3. Refer to map entitled "PLAN SHOWING LAND, SURVEYED FOR, 'PRESTON ROAD ASSOCIATION', THOMAS P. STACK, KHYLE F PERO, ALVIN L. CHUMSKY, PRESTON LANE 'TWIN LAKES', SALISBURY, CONNECTICUT", scale: 1"=60', dated August 1986, prepared by Robert Macy and Associates. Map #1859 Salisbury Land Records.

NOTES

1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a PROPERTY SURVEY based on a RESURVEY and conforms to a Horizontal Accuracy Class A-2 and a Vertical Accuracy Class T-2.
2. OWNER OF RECORD - ALEXANDER M. REID & KATHRYN J. SPAZIANI (Vol.248-Pg.913)
3. AREA - 22,678± S.F. or 0.52± Acres
4. ZONE - RR1
5. Elevations based on 'NAVD 1988' datum.
6. Refer to Vol.77-Pg.160 for easement over a 50' roadway.
7. Refer to Vol.77-Pg.129 for restrictive covenants.

ZONING TABLE		
ZONE - RR1	Existing	Proposed
Lot Area	22,678± S.F.	No Change
Lot Width	100.00'	No Change
Front Setback	8.3'	No Change
Side Setback	26.0'	18.0'±
Rear Setback	152.2'±	146.3'±
Watercourse Setback	152.2'±	146.3'±
Impervious surface area	1,264 S.F.	1,802 S.F.
Impervious surface area (%)	5.6%	7.9%
Building Coverage	1,264 S.F.	1,802 S.F.
Building Coverage (%)	5.6%	7.9%
Existing Building Height	N/A	N/A

* Zoning setback dimensions shown taken from principal or accessory buildings closest to adjacent property line.

IMPROVEMENT LOCATION SURVEY

PROPERTY OF
ALEXANDER M. REID & KATHRYN J. SPAZIANI
#99 PRESTON LANE - LAKE WASHINEE
SALISBURY, CONNECTICUT

SCALE: 1"=20' DATE: MARCH, 2024 SHEET NO. 1 OF 1 JOB NO. 0291-103

Timothy G. Wyllie Jr., Land Surveyor
Barkhamsted, Connecticut

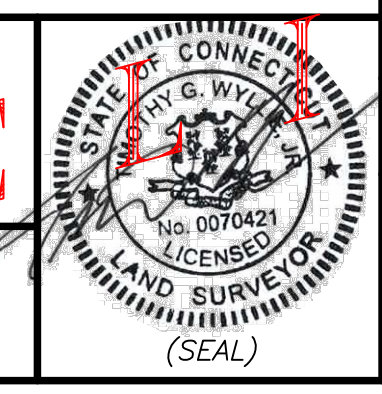
Phone: 860.605.9075 email: tgwsurveying@gmail.com

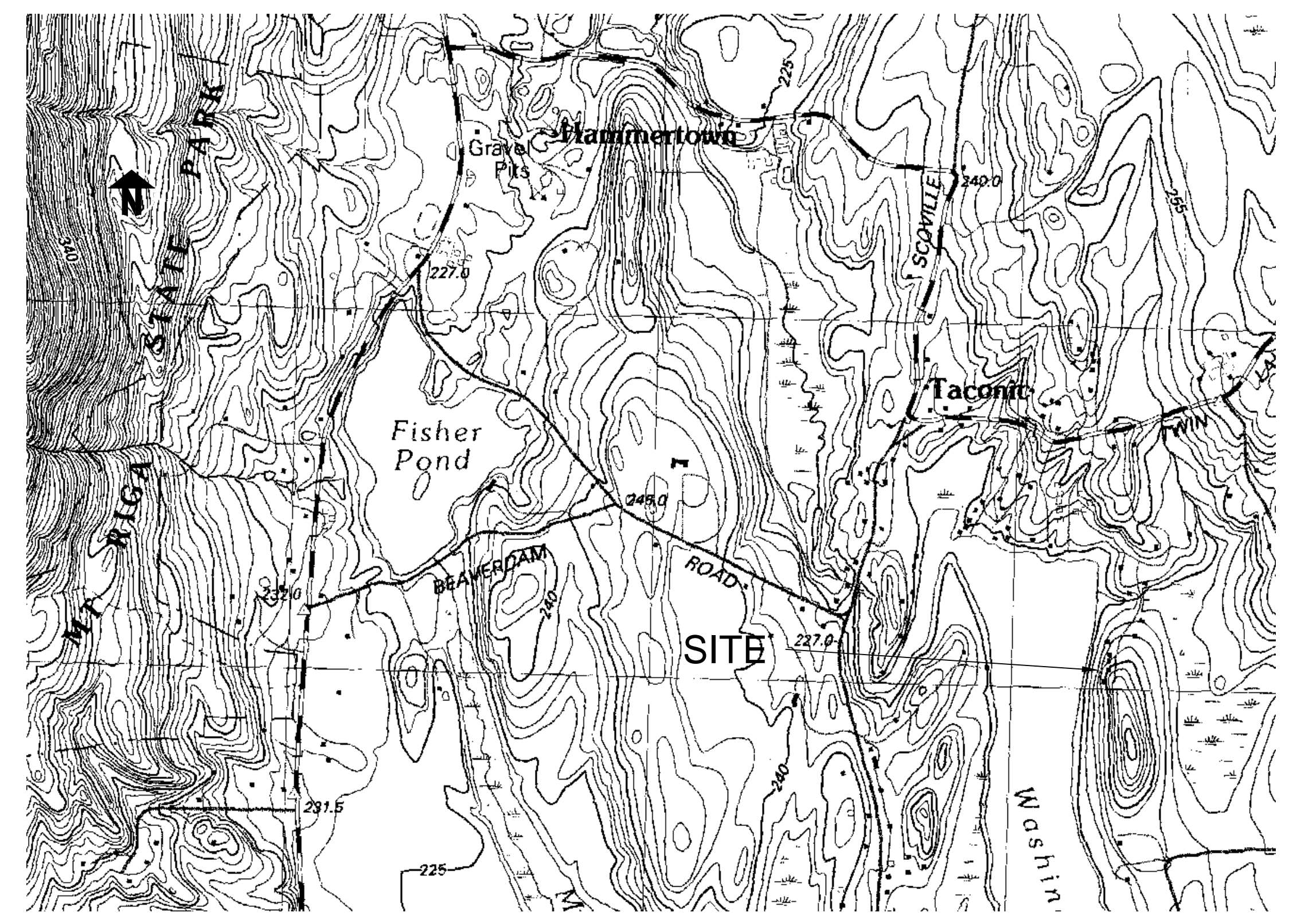
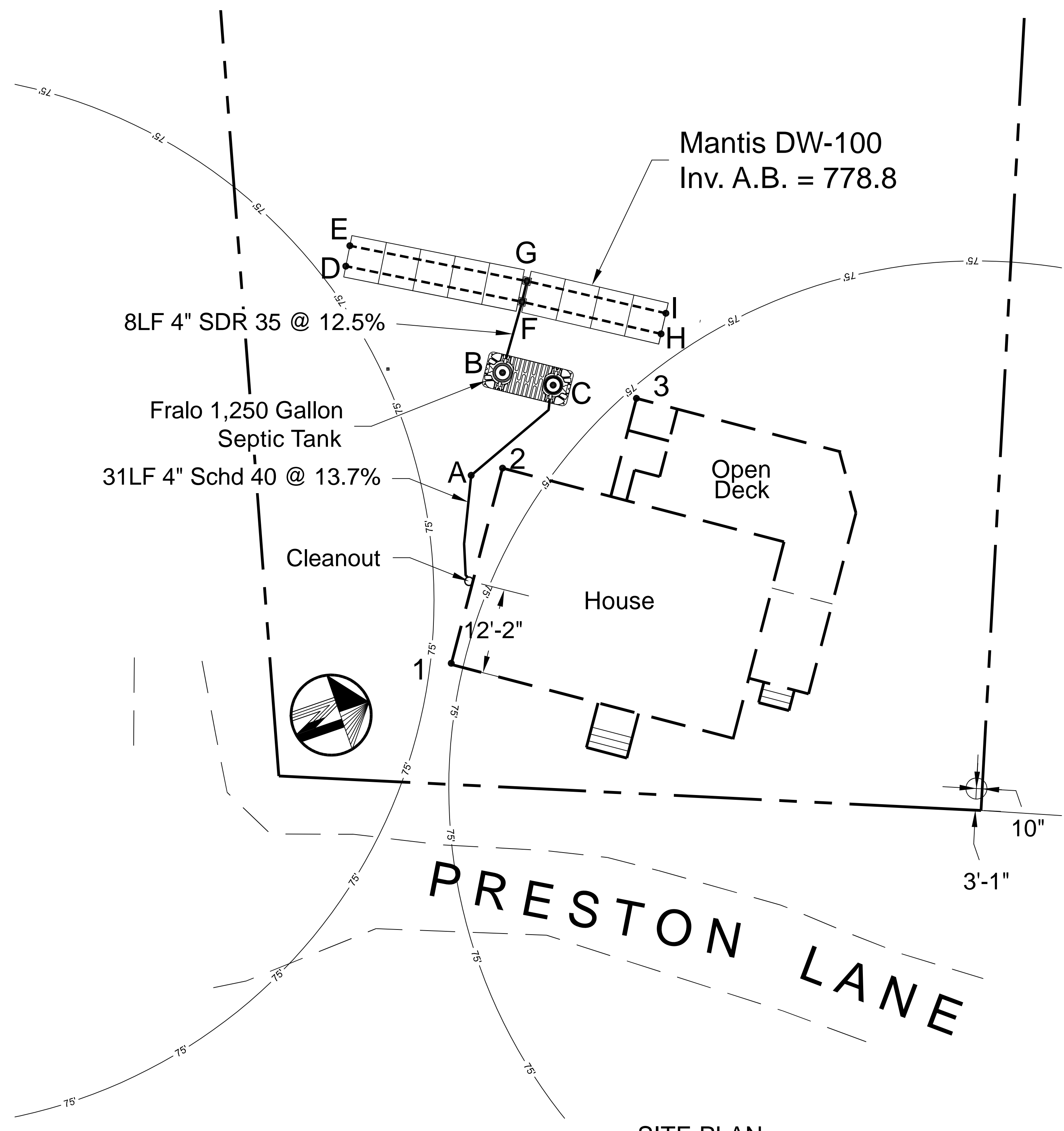
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Timothy G. Wyllie Jr.
TIMOTHY G. WYLLIE, JR. LICENSE # 70412
NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

GRAPHIC SCALE (INCHES)

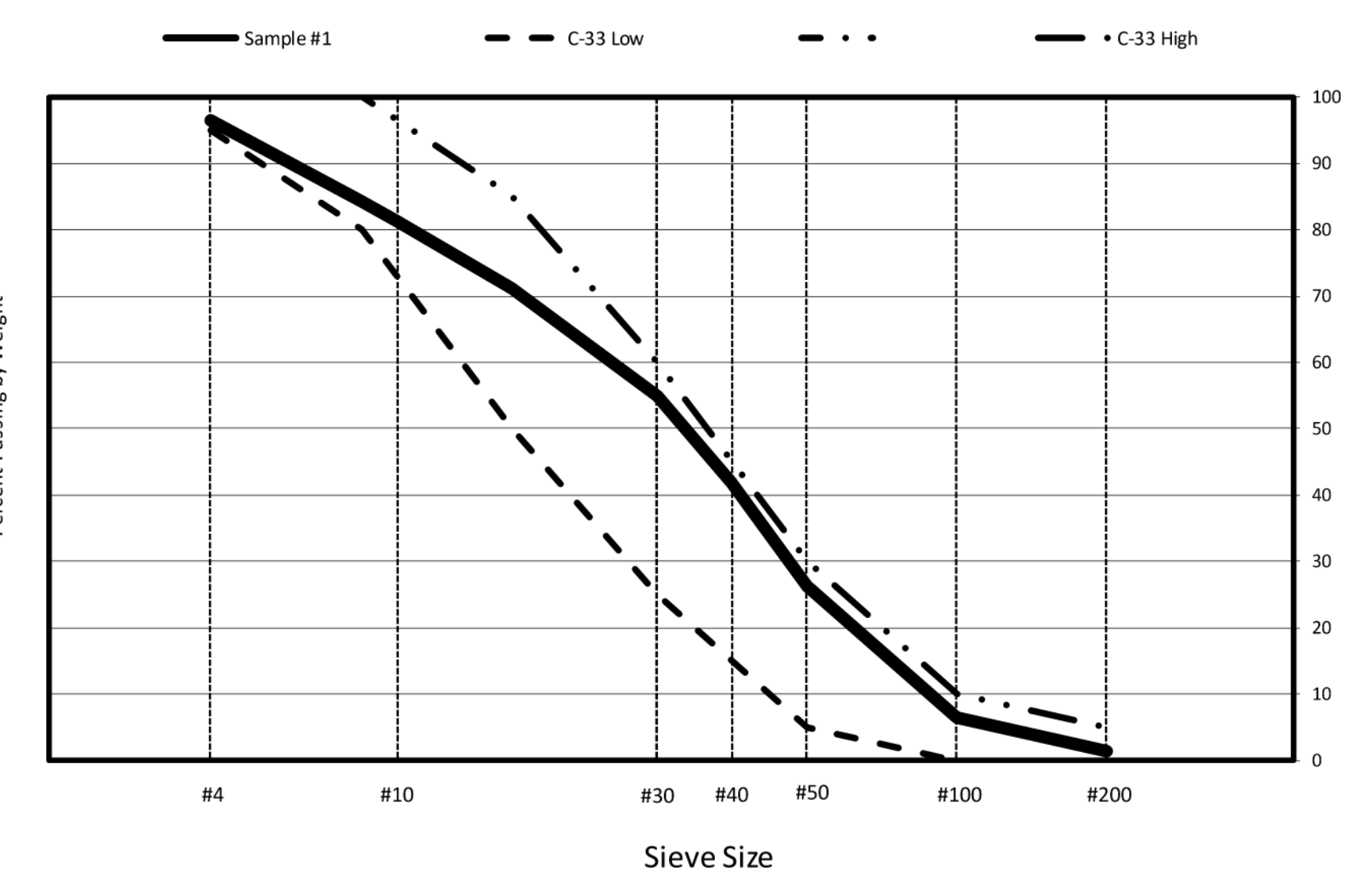
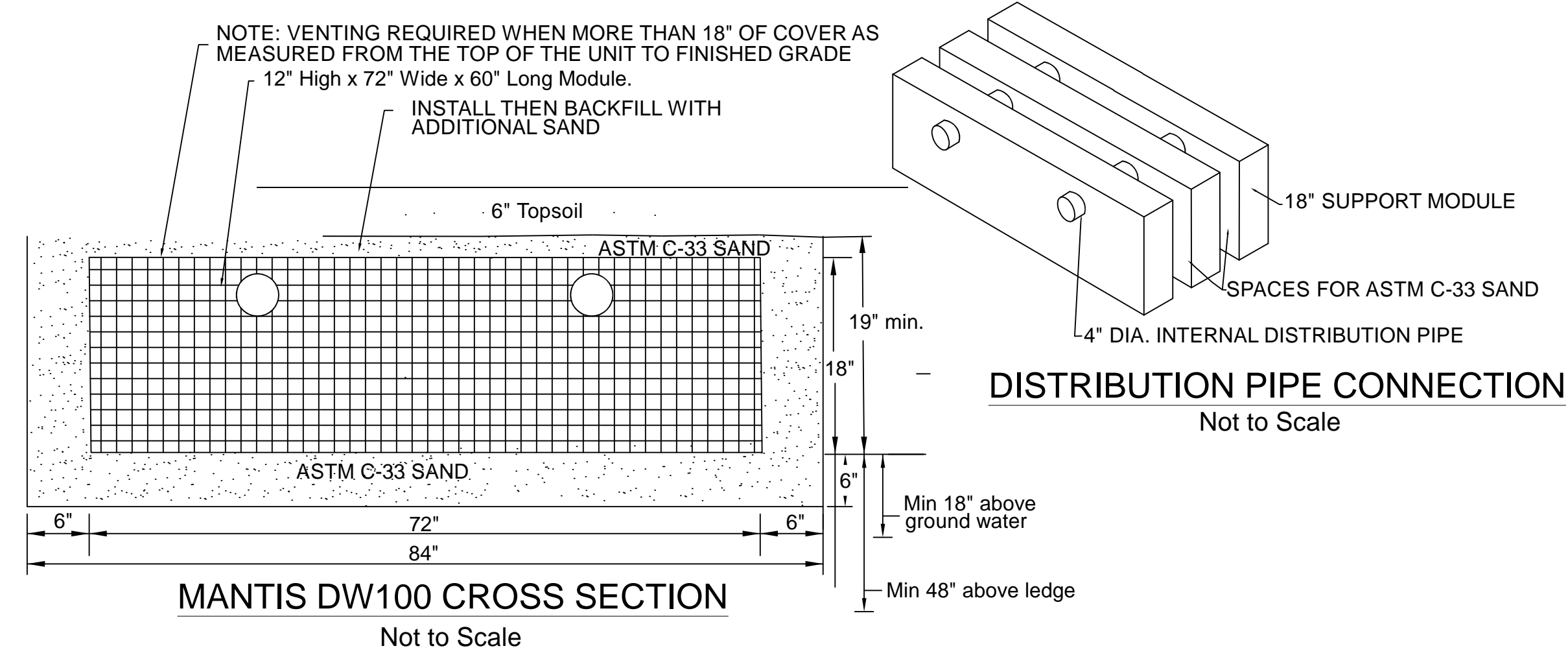
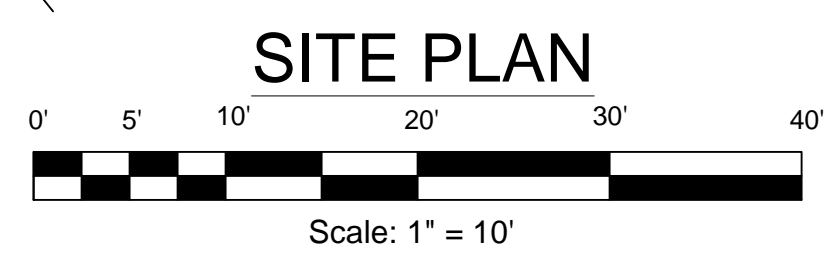
9/25/24 Revision REVISIONS





AS- BUILT TIES		SEC House	SWC House	SWC Deck
Point	Description	1	2	3
A	Bend in 4" Schedule 40 pipe	26.9	4.6	25.9
B	Center outlet cover septic tank	42.0	13.6	19.4
C	Center inlet cover septic tank	-	13.8	12.0
D	End pipe end trench	58.4	36.3	45.4
E	End pipe end trench	61.1	38.4	46.2
F	Center D-Box	52.4	23.8	21.3
G	Center D-Box	55.4	26.8	22.8
H	End pipe end trench	-	29.5	9.8
I	End pipe end trench	-	32.0	12.8

* Note: All ties are level distances



- AS-BUILT NOTES
- Owner Information: Alexander Reid & Kathryn Spaziani, 22 Pell Place, New Rochelle, New York, 10804.
 - Engineer Information: Patrick R. Hackett, 16 East Street, Lakeville, Connecticut 06039, (203) 788-9959, prh@prhackett.com.
 - Septic installed by Segalla Construction, East Canaan, CT
 - As-built on November 30 and December 3, 2016.
 - Property address is 99 Preston Lane and the Tax Map and Lot is 68-10.
 - The leaching field was installed for a 4 bedroom (BR) house and consists of 45 LF of Mantis DW100 units (900 sf) and a new 1,250 gallon two-chamber septic tank.
 - Sieve test of the select sand meets the ASTM C 33 gradation
 - Property served by relocated well. As-built location of new well from plan by Tim Wylie, L.S.
 - The septic system has been installed in substantial conformance with the plan on file a TAHD.

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039

Date: January 25, 2024
Revisions

REID - SPAZIANI RESIDENCE
99 PRESTON LANE
SALISBURY, CONNECTICUT

SUBSURFACE SEWAGE DISPOSAL AS-BUILT

SSD
AS-BUILT