

2025-0273

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: Nathaniel & Laura Kirk

Address of owner: 50 WEST 67TH ST APT 26

Property Location: Tax Map 69 Lot 29 Land Records: Vol. 268 Page 291

Acreage: .45 Zone: 20

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: ALL CONSTRUCTION AND DISTURBANCE DONE IN PARKING LOT 1A

Conservation Commission Approval, if applicable: 1/A

Historic District Commission Approval, if applicable: 1/A

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: CONSTRUCTING 2ND STORY ADDITION TO EXISTING GARAGE

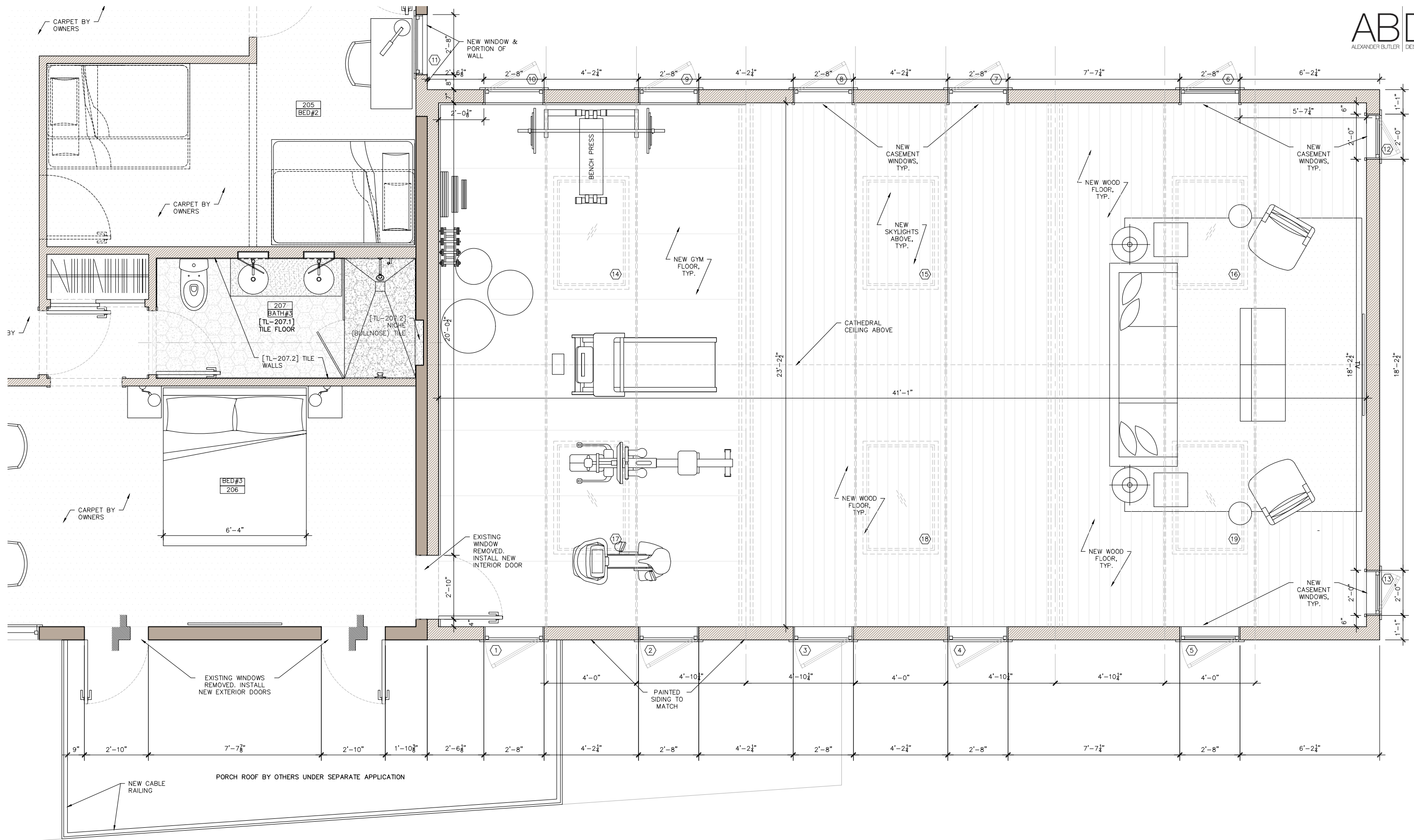
Owner's Signature: [Signature] Date: 1/13/2025

Applicant's Signature and Title: [Signature]

Applicant's address and phone number: 20 HAMMERTOWN RD
SANSIBURY CT 06068 / 860-671-9711

Filed at Planning and Zoning Commission Office: 1/13/2025 ~~2001~~
Date of next regular Commission meeting: 1/21/2025
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.

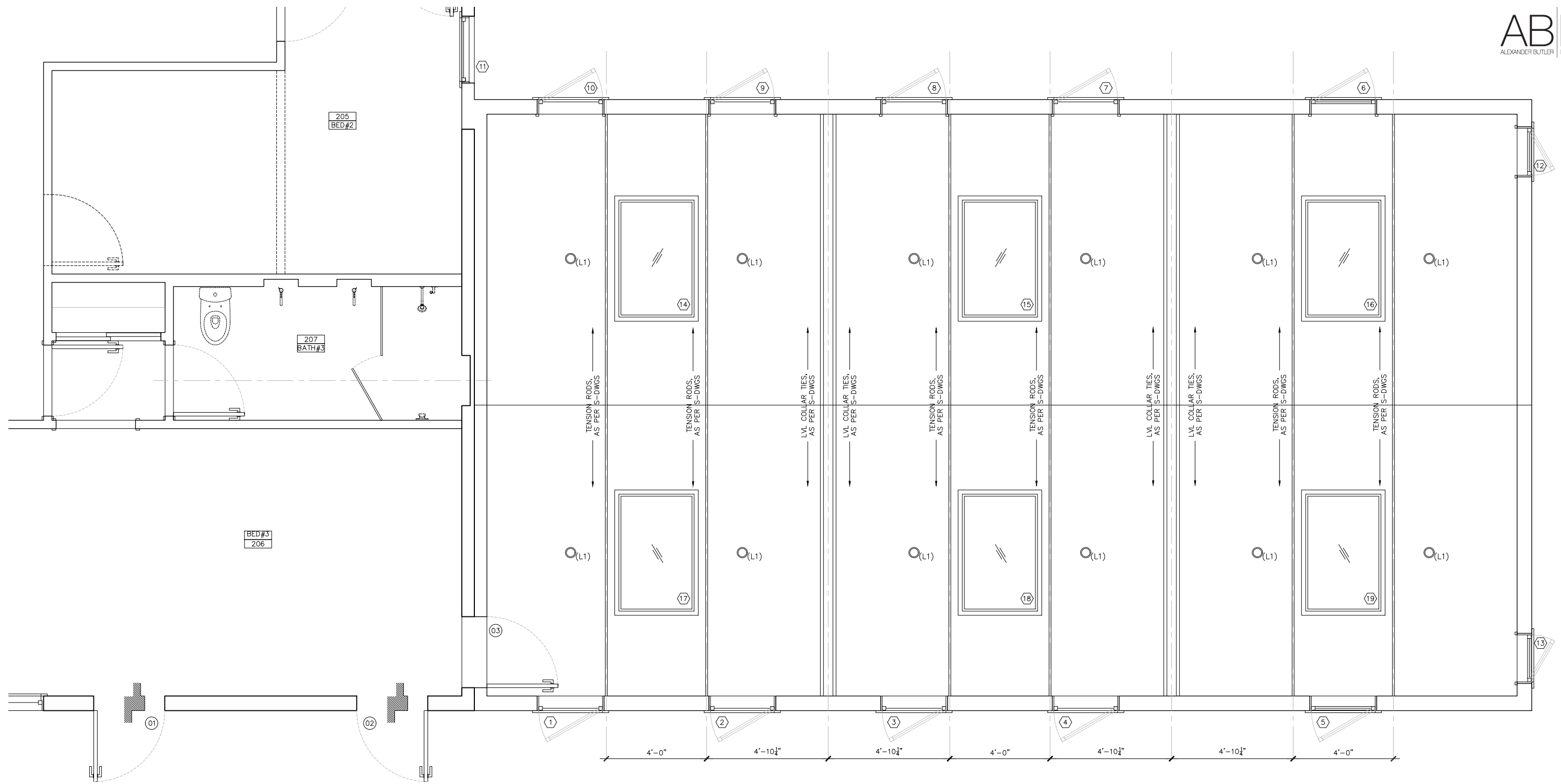


SALISBURY LAKE HOUSE

85 Preston Ln | Salisbury, CT | 06068
15 January, 2025

PROPOSED FINISH PLAN

SECOND FLOOR
SCALE: 1/4" = 1'-0"

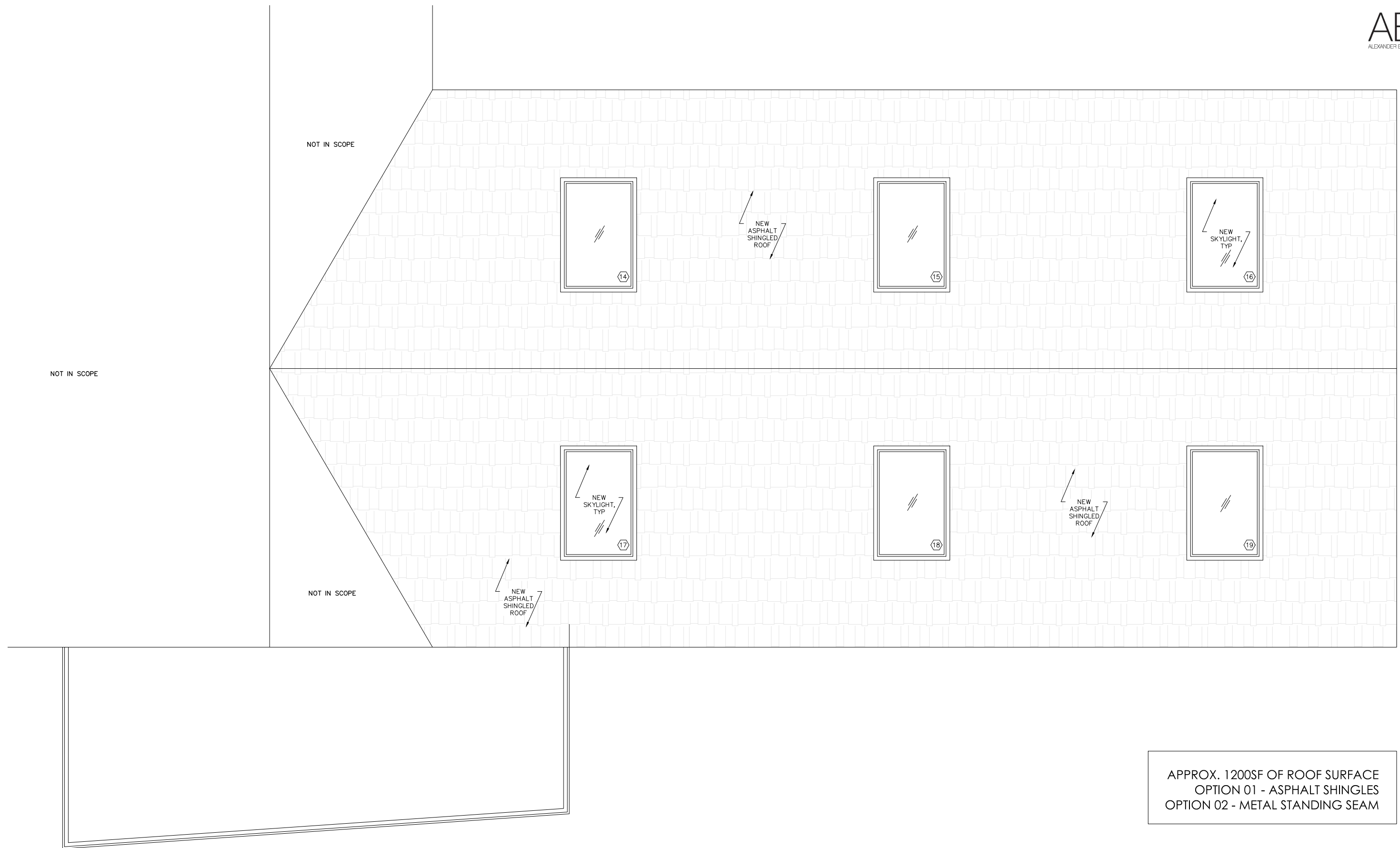


SALISBURY LAKE HOUSE

85 Preston Ln | Salisbury, CT | 06068
15 January, 2025

PROPOSED CEILING PLAN

SECOND FLOOR
SCALE: 1/4" = 1'-0"



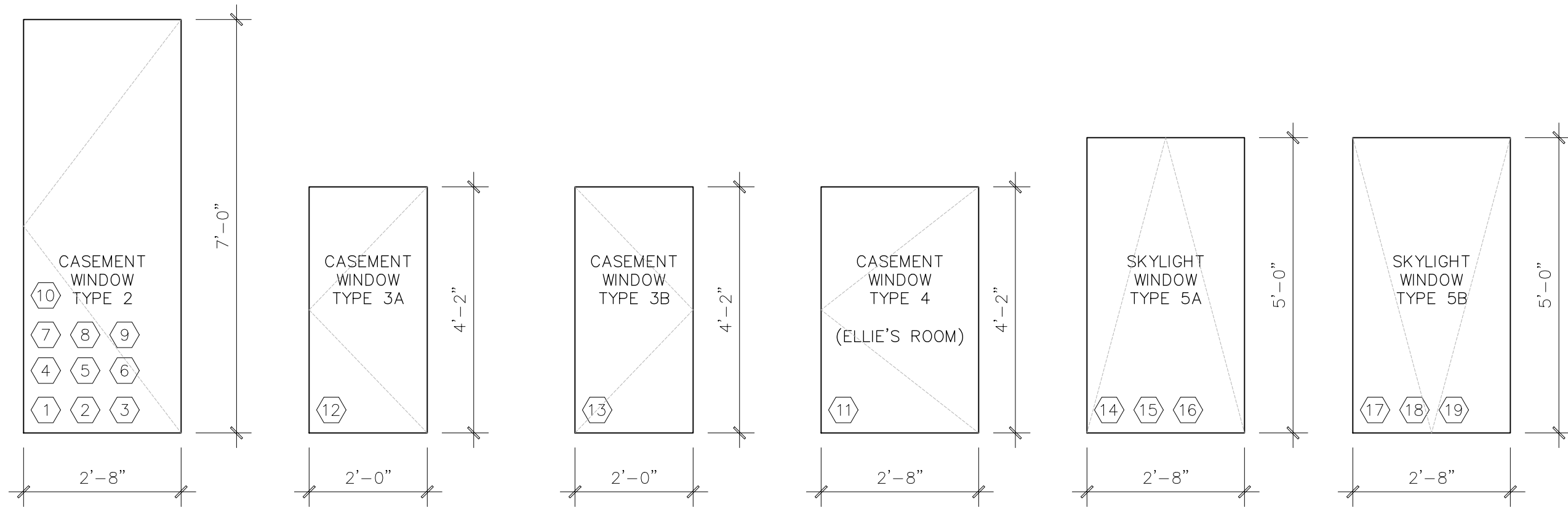
SALISBURY LAKE HOUSE

85 Preston Ln | Salisbury, CT | 06068
15 January, 2025

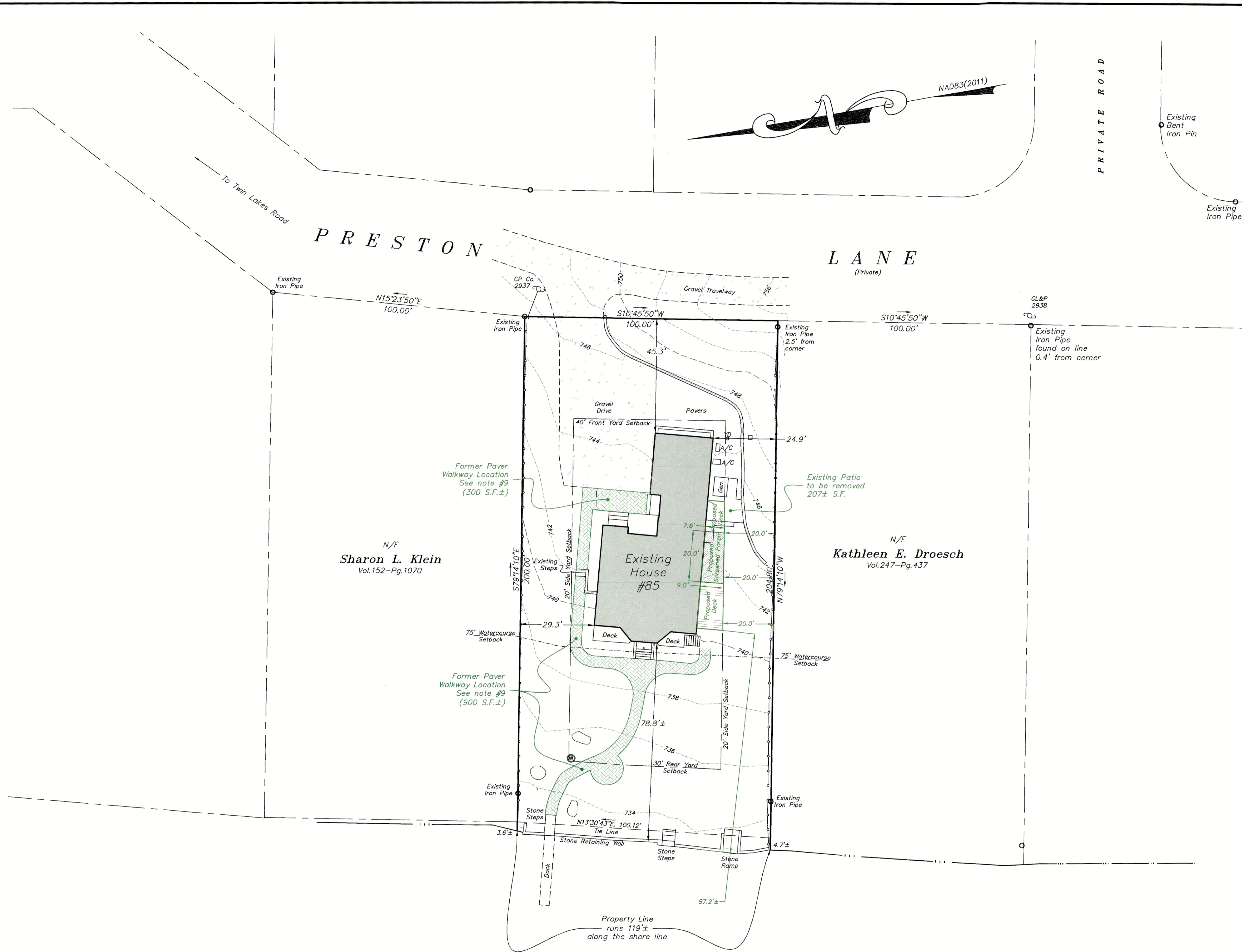
PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

NOTE: PLEASE
CONFIRM REQ'D
EGRESS WIDTH



GENERAL ROUGH OPENING DIMENSIONS ONLY.
ACTUAL DIMENSIONS FOR SPECIFIC WINDOW
PRODUCTS MAY VARY. CONFIRM WITH AB|DS
ONCE SELECTED BEFORE ORDERING



ZONING TABLE		
ZONE - RRT	Existing	Proposed
Lot Area	20,774± S.F.	No Change
Lot Width	100.00'	No Change
Front Setback	45.3'	No Change
Side Setback	24.9'/29.3'	20.0'
Rear Setback	78.8'±	No Change
Watercourse Setback	78.8'±	No Change
Impervious Surface area (currently)	5,872± S.F.	5,831± S.F.
Impervious Surface area (% currently)	28.3±%	28.1±%
Impervious Surface Area (previously)	7,072± S.F.	
Impervious Surface Area (% previously)	34.0±%	
Building Coverage	2,461 S.F.	2,627 S.F.
Building Coverage (%)	11.8±%	12.6±%
Existing Building Height	20.8'±	No Change

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

LEGEND	
PROPERTY LINE	—
WATERBODY	— · · ·
STONE WALL	— ○ — ○ —
FENCE	— x — x —
CONTOUR LINE	— 100 —
SPOT ELEVATION	+100.0
IRON PIN OR PIPE	○
UTILITY POLE	⊕
LAMP	⊙
WELL	⊗

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 1988, 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 - NATHANIEL & LAURA KIRK (Vol.268-Pg.291)
3. AREA - 20,774± S.F. or 0.477± Acres
4. ZONE - R-20
5. Elevations based on 'NAVD 1988' datum.
6. Refer to Vol.77-Pg.160 for easement over a 50' roadway.
7. Refer to Vol.141-Pg.7 for Sewer Easement.
8. Refer to Vol.77-Pg.128 for Restrictive Covenants.
9. Former paver walkway shown taken from parcel evidence of owner and field locations of previously disturbed lawn. This area should be considered approximate. Total area of removed pervious surface is approximately 1,200± S.F.

IMPROVEMENT LOCATION SURVEY

PROPERTY OF
NATHANIEL & LAURA KIRK
 #85 PRESTON LANE - LAKE WASHINEE
 SALISBURY, CONNECTICUT

SCALE: 1"=20'	DATE: APRIL, 2024	SHEET NO. 1 OF 1	JOB NO. 0291-104
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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. L.S.
 TIMOTHY G. WYLLIE, JR. LICENSE # 70421
 NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED

GRAPHIC SCALE (INCHES)
 0 1 2 3 4

REVISIONS
7/2/24 Proposed Improvements moved
7/2/24 Proposed Improvements added
4/22/24 Note #9 added
4/12/24 Setbacks Added

N/F Sharon L. Klein
 Vol.152-Pg.1070

N/F Kathleen E. Drosch
 Vol.247-Pg.437

(SEAL)