

2025-0274

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: Town of Salisbury

Address of owner: 27 Main St. PO Box 548 Salisbury CT

Property Location: Tax Map 11 Lot 26-1 Land Records: Vol. 158 Page 6180

Acreage: 13.029 Zone: R20

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: see plan

Conservation Commission Approval, if applicable: N/A More than 150' from wetlands

Historic District Commission Approval, if applicable: outside of Historic district

Approval From TAHD: N/A WPCA: N/A BHC: N/A

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

Additional Remarks: reconstruct existing Municipal (nonconforming w/ regards to setback) multi sport court w/ post tension concrete structure of same dimensions. Install new 8ft fence around perimeter
(section 534)

Owner's Signature: [Signature], 1st Selectman Date: 1/22/25

Applicant's Signature and Title: Tom McAuffe Director of Recreation and Senior Services

Applicant's address and phone number: 42 Ethan Allen St

Lakeville CT 06039 860 435-5186

Filed at Planning and Zoning Commission Office: 1/22/2025, 2001

Date of next regular Commission meeting: 2/3/2025

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.



Proposal

www.rssiteandsports.com

sales@rssiteandsports.com

[203-687-0150](tel:203-687-0150)

Salisbury Park and Rec Attn Lisa

*Furnish all materials and labor to perform **4 POST TENSION CONCRETE PICKLEBALL COURTS and ONE BASKETBALL COURT. 200' X 80'**.*

- **DEMO**- Remove all existing net poles, Net pole footings, fencing, fence footings and dispose of.
- **RECLAIMING**- Reclaim existing asphalt in place
- **GRADING**- Laser Grade existing reclaimed asphalt to create a cross pitch of 1%.
- **NET POSTS**- Furnish and install 4 sets of Douglas premier posts in 3' x 3' x 3' 3500 psi concrete footings. Also included in this procedure is the installation (4) new pickleball nets.
- **HOOPS**- Furnish and install 2 Bison BAK871-BK Basketball hoops
- **POST TENSION CONCRETE SLAB**-
 - A. Form work will be installed around the entire perimeter of the tennis court.
 - B. New net post sleeves to be set in their own concrete footings.
 - C. Two layers of 6 mil poly will be placed over the entire court area.
 - D. Encapsulated Post-tensioning tendons will be laid out according to PTI specifications.
 - E. A 5" thick, 3000 psi concrete slab will be poured monolithically inside the forms using a laser guided screed.
 - F. Post-tensioning cables will be stressed according to PTI specifications and procedures.

- G. The concrete surface will be checked for flatness, according to the ASBA guidelines. Any deviations will be brought to proper tolerances with 5000 psi epoxy concrete.
- H. After final cable stress, cable ends will be cut off inside the cone holes, grease cap will be inserted and the holes filled with grout.
- **FENCING**-furnish and install 720' Lineal Feet 8' high black vinyl chain link fencing with top rail and bottom tension wire. Fabric to be 2" mesh, 6 guage fuse bonded wire.
 - **ETCHING**- etch concrete surface to prepare for coatings after allowing 30 days for concrete to cure.
 - **CONCRETE PRIMER**- Apply one coat of concrete primer. This coat promotes adhesion of acrylic coatings to concrete court surfaces.
 - **APPLICATION OF ACRYLIC RESURFACER**- Apply sand filled resurfacer. This coat will fill voids and blemishes in pavements and re-establish consistent texture prior to installing Color Coatings.
 - **ACRYLIC COLOR COATINGS**- Furnish and install (2) coats of acrylic color coating surface system to court surface using the highest pigmented 100% acrylic color coating system designed specifically for asphalt and concrete surfaces. Colors to be determined.
 - **LINE STRIPING**- Layout and mask all lines per USTA standards. Apply one coat of Line Primer and two coats of textured acrylic white line paint.

PRICES AS INDICATED BELOW

PAYMENT IS EXPECTED UPON TIMELY COMPLETION.

Base Cost : \$325,800.00

In the event that payment is not made as specified above , it is agreed that RS Site and Sports LLC will receive interest at the prevailing wage rate unpaid balance, plus all the cost of collection, including a reasonable attorney's fee.

In the event that payment is not made as specified, RS Site and Sports LLC retains the right to halt works until past due payments are made.

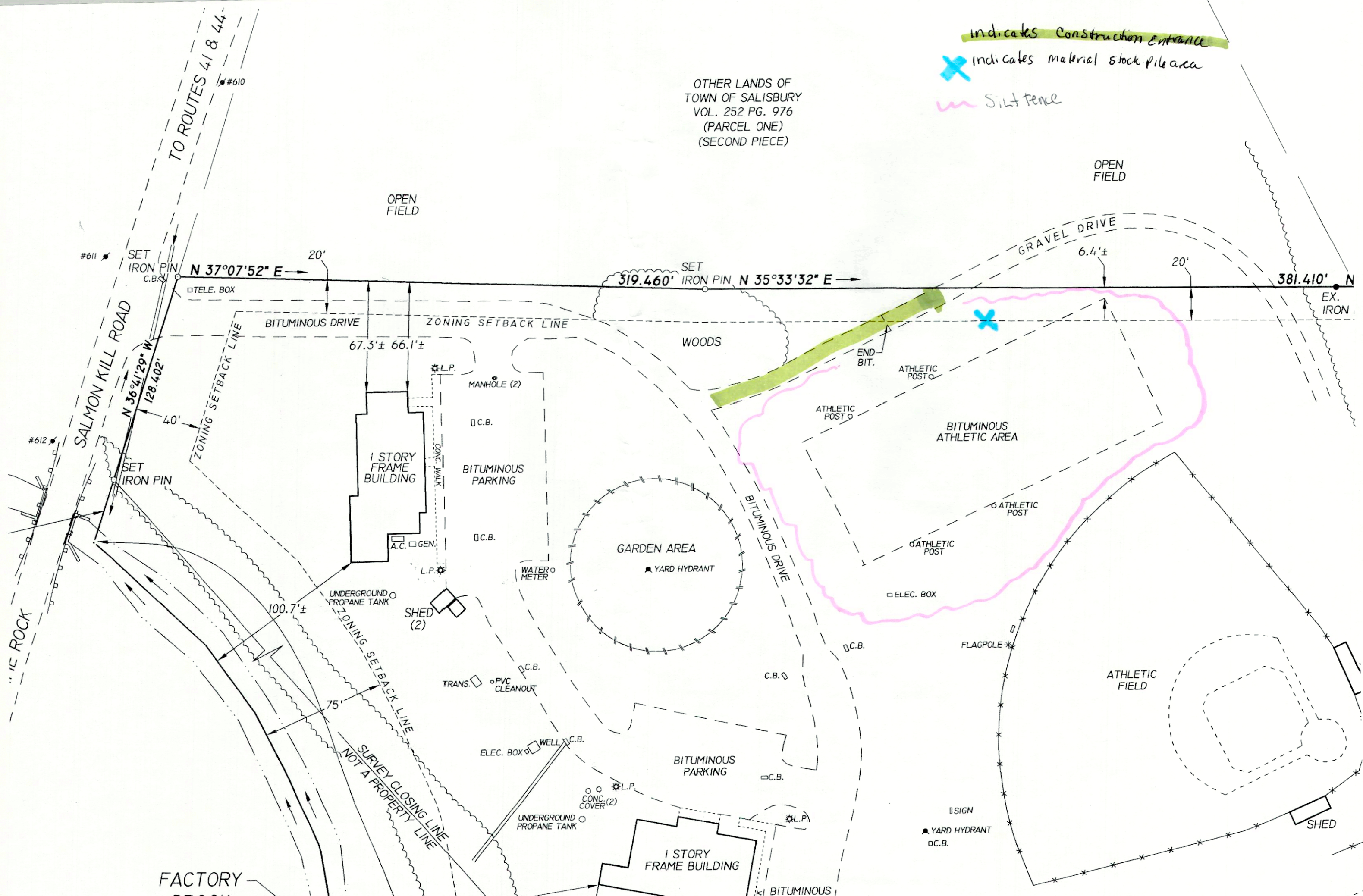
Above prices are submitted for approval within sixty days and after that time may be revised.

OTHER LANDS OF
TOWN OF SALISBURY
VOL. 252 PG. 976
(PARCEL ONE)
(SECOND PIECE)

Indicates Construction Entrance

Indicates material stock pile area

Silt fence



NOTES

- OWNER OF RECORD: TOWN OF SALISBURY. SALISBURY LAND RECORDS VOL. 158, PG. 180.
- REFER TO MAP TITLED "SURVEYED FOR: GUSTAVUS D. POPE, TOWN OF SALISBURY, LITCHFIELD COUNTY, CONNECTICUT, DATED: 12/2/92, SCALE 1 INCH = 80 FEET". BY WILLIAM L. KORMANIK, P.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #216.
- REFER TO MAP TITLED "MAP PREPARED FOR TOWN OF SALISBURY, SALMON KILL ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 100', OCTOBER 6, 2017, TOTAL AREA = 59.4+/- ACRES". BY MATHIAS M. KIEFER, L.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2682.
- REFER TO MAP TITLED "SUBDIVISION OF PROPERTY OF CHRISTOPHER H. SCHMIDT & BABETTE V.C. SCHMIDT, TOWN OF SALISBURY, LITCHFIELD CO. CONNECTICUT, SCALE 1" = 60'; 7/14/80". BY WILLIAM L. KORMANIK, R.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #1625.
- REFER TO MAP TITLED "MAP SHOWING PORTION OF PROPERTY OF ALICE E. HOWELL IN TOWN OF SALISBURY, CONN., SCALE 1" = 100 FEET, AREA = 13.50/100+/- ACRES, SEPT. 23, 1937". BY H. KNICKERBOCKER. ON FILE WITH SALISBURY TOWN CLERK AS MAP #86.
- REFER TO MAP TITLED "MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF THE TOWN OF SALISBURY, SALMON KILL ROAD, SALISBURY, CONNECTICUT, SCALE 1" = 50', SEPTEMBER 25, 1995, FILE NO. W5046, DRAWING NO. EW-C02K3-3574". BY MATHIAS M. KIEFER, R.L.S. (NOT ON FILE)
- PROPERTY IS LOCATED WITHIN SALISBURY PLANNING AND ZONING "R-20" RESIDENTIAL ZONE. MINIMUM LOT AREA (NOT INCLUDING AREA OF AN ACCESS ROW) = 20,000 SQUARE FEET. MINIMUM BUILDABLE AREA = (NOT REQUIRED). MINIMUM STREET FRONTAGE (LAND OWNED OR AN ACCESS ROW) = 25 FEET. MINIMUM YARD SETBACKS: FRONT = 40 FEET; SIDES = 20 FEET; REAR = 30 FEET. MINIMUM SQUARE (LENGTH OF ONE SIDE SHALL FIT ON FRONT YARD SETBACK LINE) = 90 FEET. MAXIMUM BUILDING COVERAGE = 15%.
- HIGHWAY LINES AS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO THE ESTABLISHMENT OF THE HIGHWAY LAYOUT BY THE BOARD OF SELECTMEN OF THE TOWN OF SALISBURY.
- THERE ARE UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES ON THE PROPERTY. EXACT LOCATION OF THESE UTILITIES AND DRAINAGE STRUCTURES IS UNKNOWN. UNDERGROUND UTILITY, DRAINAGE STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONAL, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO LAMB KIEFER LAND SURVEYORS, L.L.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

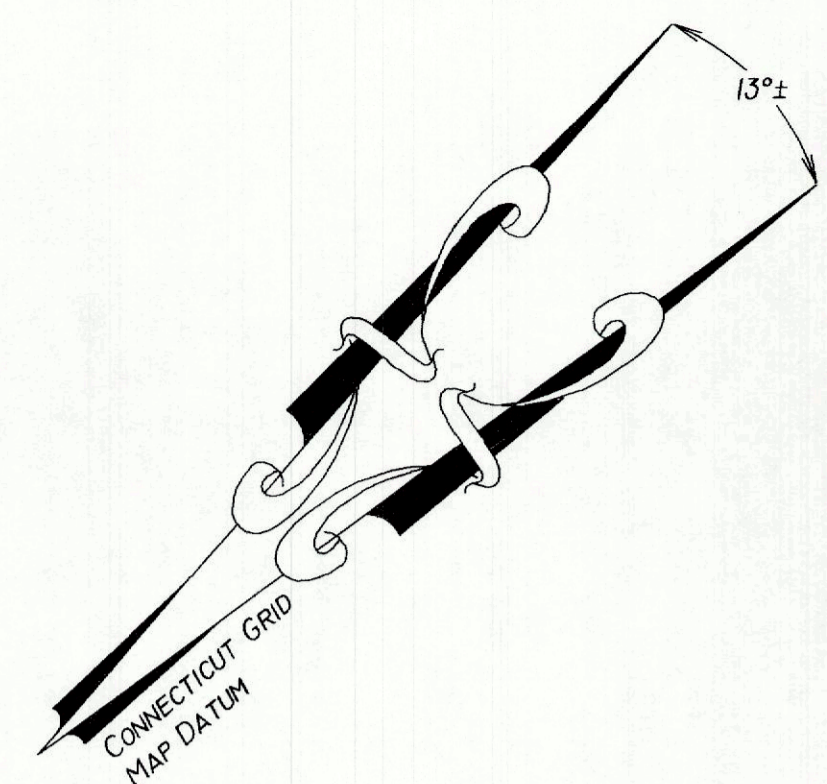
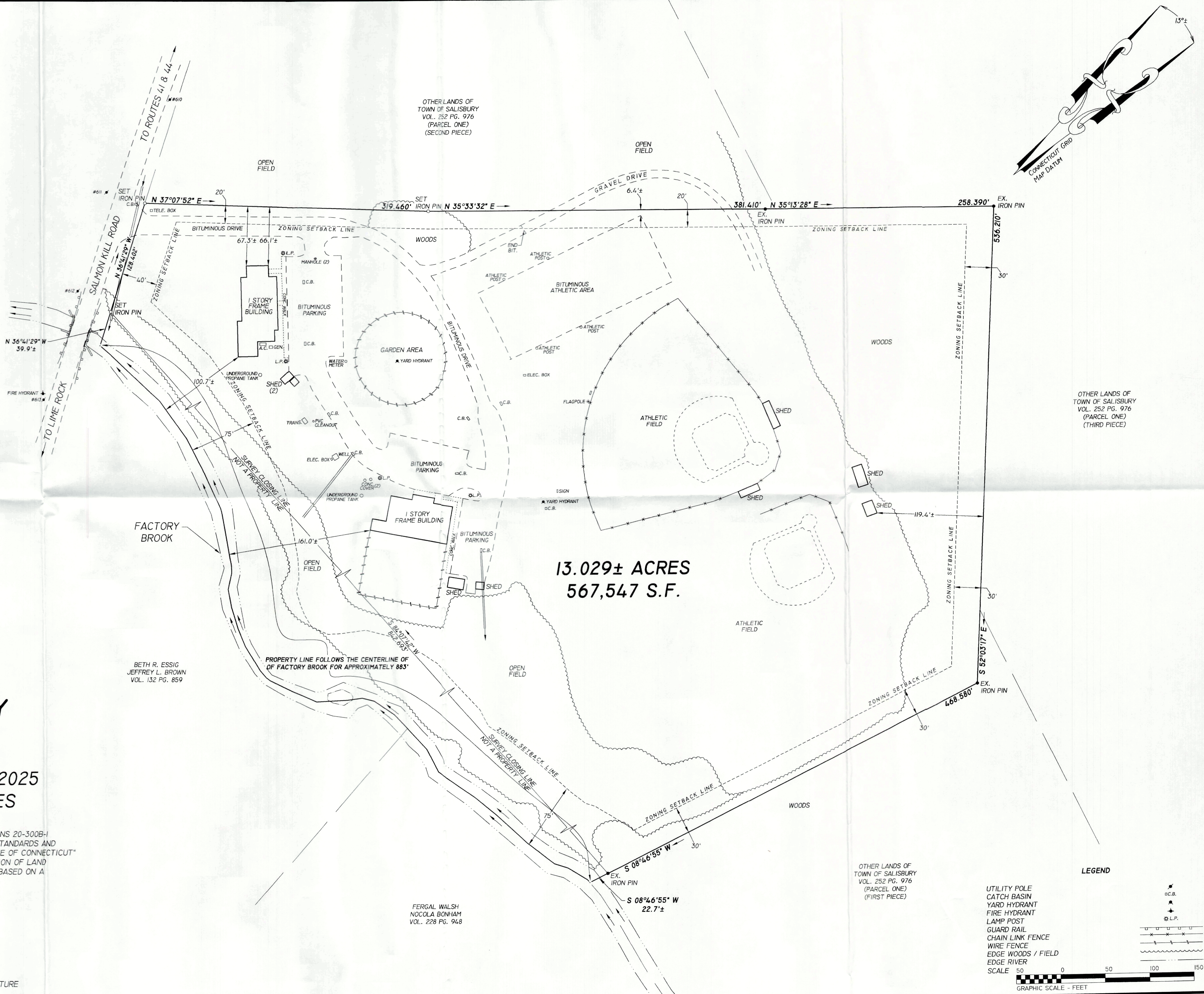
**MAP PREPARED FOR
TOWN OF SALISBURY
#30 SALMON KILL ROAD
SALISBURY, CONNECTICUT
SCALE 1" = 50' JANUARY 20, 2025
TOTAL AREA = 13.029± ACRES**

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-STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS REVISED OCTOBER 26, 2018 AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019. IT IS A PROPERTY BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

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

MATHIAS M. KIEFER, L.L.S.#16101
FROM THE OFFICE OF:
LAMB KIEFER LAND SURVEYORS
(SALISBURY, CONNECTICUT)
MAP NOT VALID WITHOUT A LIVE SIGNATURE
AND EMBOSSED SEAL

PRELIMINARY



OTHER LANDS OF TOWN OF SALISBURY VOL. 252 PG. 976 (PARCEL ONE) (THIRD PIECE)

OTHER LANDS OF TOWN OF SALISBURY VOL. 252 PG. 976 (PARCEL ONE) (FIRST PIECE)

FERGAL WALSH NOCOLA BONHAM VOL. 228 PG. 948

BETH R. ESSIG JEFFREY L. BROWN VOL. 132 PG. 859

LEGEND

- UTILITY POLE
 - CATCH BASIN
 - YARD HYDRANT
 - FIRE HYDRANT
 - LAMP POST
 - GUARD RAIL
 - CHAIN LINK FENCE
 - WIRE FENCE
 - EDGE WOODS / FIELD
 - EDGE RIVER
- SCALE 0 50 100 150
GRAPHIC SCALE - FEET

CONSERVATION COMMISSION



**TOWN OF SALISBURY
CONNECTICUT**

Town of Salisbury, Conservation Commission, Application for Regulated Activity Permit

- 1) Applicants name: Town of Salisbury, CT
- 2) Applicants home address: N/A.
- 3) Applicants business address: 27 Main Street, Salisbury, CT 06068
- 4) Applicants home Tel#: N/A Business Tel#:(203) 435-9512
- 5) Owner of property: Name: Town of Salisbury, CT
Address: 27 Main Street, Salisbury, CT 06068
Tel #: (203) 435-9512

Signature of property owner consenting to this application:

Bruce Tratte 1st Selectman

- 6) Applicants interest in the land: Owner
- 7) Geographical location of property: Salmon Kill Road, Salisbury, CT

Description of the land: To be found in Vol. 158 Page 180 of Town of Salisbury Land Records and on Plans attached to this application prepared by Rollette Engineering

Computation of wetland area or watercourse disturbance:
Wetland Area = 4.9 acres Disturbance = 0 acres

- 8) Purpose and description of the proposed activity: See Attached Statement of Proposed Use of Property
- 9) Alternatives considered by applicant: N/A

Why this proposal to alter wetlands was chosen: Proposed does not alter wetlands.

- 10) Site plan showing existing and proposed conditions in relation to wetlands and watercourses: (Attach map and plans to application).
See attached plans prepared by Rollette Engineering

- 11) Names and addresses of adjacent property owners:

North: Gustavus Pope et.al. West: Gustavus Pope et.al.

South: Salmon Kill Road

East: Beth Essig and Jeffrey Braun / Michael & Susan Allison

12) Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through inaccurate or misleading information:

Signature: Bud Teutte 1st Selectman

13) Authorization for the commissioners and agents of the Commission to inspect the property, at reasonable times, both before and after a final decision has been issued:

Signature: Bud Teutte 1st Selectman

14) Any other information the Commission deems necessary to the understanding of what the applicant is proposing:

15) Filing Fee: (\$75.00 or actual publishing costs if greater): _____

16) For activities involving a significant activity as determined by the Commission and defined in Section 2.1.y of the regulations the provisions of Article 7.5 must be submitted with the application. (Attach documents).

17) If the affected property is within 500 feet of an adjacent municipality the applicant is responsible for providing documentation that the provisions of 8.9 of the regulations have been satisfied: (Attach documents).

DATE FILED: 3-27-95

DATE RECEIVED BY COMMISSION _____

ACTION: a) INSIGNIFICANT ACTIVITY

CONDITIONS:

DATE OF APPROVAL:

B) SIGNIFICANT ACTIVITY:

PUBLIC HEARING DATE:

PUBLIC HEARING DATE + 65 Days;

CHECK LIST:

- A) PUBLIC NOTICE: DATES PUBLISHED:
- B) PROOF THAT APPLICANT HAS MAILED COPIES OF PUBLIC NOTICE TO ABUTTING PROPERTY OWNERS:
- C) PROOF OF PROVISIONS OF SECTION 8.10 (IF APPLICABLE):

ACTIONS:

1)

DENIED: _____

2)

GRANTED: _____

3)

GRANTED WITH
MODIFICATIONS: _____

NOTIFICATION:

- 1) DEP _____ DATE _____
- 2) ADJACENT PROPERTY OWNERS: _____ DATE _____
- 3) APPLICANT _____ DATE _____
- 4) TOWN CLERK _____ DATE _____
- 5) PUBLIC NOTICE _____ DATE PUBLISHED _____
- 6) PLANNING AND ZONING COMMISSION _____ DATE _____

PROPOSED USE OF PROPERTY

Site Development Plans prepared by Rollett Engineering Associates are attached to this application and more specifically detail site layout.

Provisions will be made within the parcel for town ball fields and recreation fields, parking areas and the establishment of three building sites. The first building site will be used to accommodate a new 3575 S.F. +/- building for Housatonic Day Care and a play area for same. The second site will be used to accommodate a new 3624 S.F. +/- facility for Salisbury Public Health Nursing and Family Services. A 3600 S.F. building site with attendant parking area is reserved for future use.

Both Housatonic Day Care and Salisbury Public Health Nursing Facilities are designed in a rural Connecticut barn vernacular. Architectural Floor Plans and Elevations are attached to this application for review. Both buildings are single story structures. Construction of the facilities will require the introduction of new site utilities for water, electricity, storm and sanitary sewers.

TOWN OF SALISBURY

APPLICATION FOR SPECIAL PERMIT

(Fill all spaces-if not applicable, mark N/A)

OWNER OF RECORD: Town of Salisbury, CTADDRESS: 27 Main Street, Salisbury, CT 06068PROPERTY LOCATION: TAX MAP 11 LOT 26; LAND RECORDS: VOL 158 PAGE 180BOUNDED GENERALLY ON THE NORTH BY: Gustavus Pope et al.(Full name of owner of EAST BY: Beth Essig and Jeffrey Braun / Michael and Susan Allisonrecord. Attach more SOUTH BY: Salmon Kill Road

pages if needed)

WEST BY: Gustavus Pope et al.ACREAGE: 12.98 acres ±ZONE: R-20, RR-IV, RR-1SPECIAL PERMIT USE REQUESTED: Day Care Center, Public Health Nursing FacilitySECTION s 412 D1
412 C4 OF THE ZONING REGULATIONS.

The application must be accompanied by:

A. WRITTEN STATEMENT OF PROPOSED USE (4 copies): See Attached

B. SITE PLAN (4copies) SHOWING:

1. Name of owner Town of Salisbury, Connecticut2. Raised seal with signature of professional engineer, architect, surveyor, or
landscape architect Rollette Engineering Associates3. Scale 1"=50' Date of Map 3-23-95 True North _____

4. Existing contours _____ Proposed contours _____

5. Accurate layout of property lines, buildings, structures, streets, driveways:
Existing _____ Proposed _____6. Accurate layout of storm drainage, sewage disposal facilities, water supply:
Existing _____ Proposed _____

7. Wetlands, water courses, flood plain, aquifers: _____

8. Accurate layout of off-street parking, loading areas, outside storage areas:
Existing _____ Proposed _____

9. Signs, outdoor illumination: Existing _____ Proposed _____

10. Proposed landscaping _____

11. Location of fences, stone walls, natural ledge _____

12. Historic District _____

C. SOIL EROSION AND SEDIMENT CONTROL PLAN See Attached

D. APPROVAL FROM TAID _____, WPCA _____, OR BHC _____ REGARDING SEWER & WATER.

E. PRELIMINARY ARCHITECTURAL PLANS FOR PROPOSED STRUCTURES & SIGNS (4 copies) WITH
SEAL & SIGNATURE OF ARCHITECT OR ENGINEER See AttachedF. ESTIMATED SITE IMPROVEMENT COSTS (other than buildings) as yet undetermined

G. WRITTEN ASSURANCE OF BOND OR LETTER OF CREDIT _____

H. ADDITIONAL REMARKS: _____

Dated at Salisbury CT this 27th day of March, 19 95Owner's signature Beth Essig 1st SelectmanApplicant's signature Town of Salisbury, CTApplicant's title First SelectmanAddress 27 Main Street, Salisbury, CT 06068Phone (203) 435-9512

Filed at the Planning and Zoning Commission Office this _____ day of _____, 19 _____

Fee paid \$ _____

Received by: _____
Title: _____

NOTE: Notice to adjacent landowners. One copy of the written statement as required by Sec. 704.1a shall be forwarded to all abutting landowners by certified mail. The signed return-receipts shall be submitted with the application.

UNLESS
NOTED
LIVE SEAL AFFIXED

**ROLLETT ENGINEERING
ASSOCIATES**
CIVIL - ENVIRONMENTAL ENGINEERS
TORRINGTON, CONNECTICUT

**SALISBURY
COMMUNITY SERVICES CENTER**
SITE PLAN

DATE: MARCH 23, 1995
SCALE: AS NOTED
PROJ. NO.: 9483
BY: [Signature]
APP. [Signature]
C.C.R. [Signature]

REV.	DATE	DESCRIPTION

NOTES

- PROPERTY SURVEY FROM MAP PREPARED BY MATHIAS M. KIEFER, DATED JUNE 6, 1994.
- WETLANDS AND SOILS MAPPING FROM SOILS MAP - POPE PROPERTY, PREPARED BY MATLOCK ASSOCIATED, DATED JANUARY, 1991. TOTAL WETLAND AREA = 4.9 ± ACRES.
- FLOOD BOUNDARY FROM FLOOD INSURANCE RATE MAP PANEL No. 16 OF 30, DATED JAN. 5, 1989.

ABBREVIATIONS

BCLC	BIT. CONC. LIP CURBING
BIT	BITUMINOUS
CB	CATCH BASIN
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
ELECT	ELECTRIC
EOP	EDGE OF PAVEMENT
EX	EXISTING
FF	FIRST FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFA	GROSS FLOOR AREA
H/C	HANDICAP
INV	INVERT
MH	MANHOLE
MIN	MINIMUM
N/F	NOW OR FORMERLY
O/H	OVER HEAD
QTY	QUANTITY
R	RADIUS
RCP	REINFORCED CONC. PIPE
SD	SIGHT DISTANCE
SF	SQUARE FOOT
SAN	SANITARY
T/F	TOP OF FRAME
TEL	TELEPHONE
U/G	UNDERGROUND

SITE DEVELOPMENT DATA

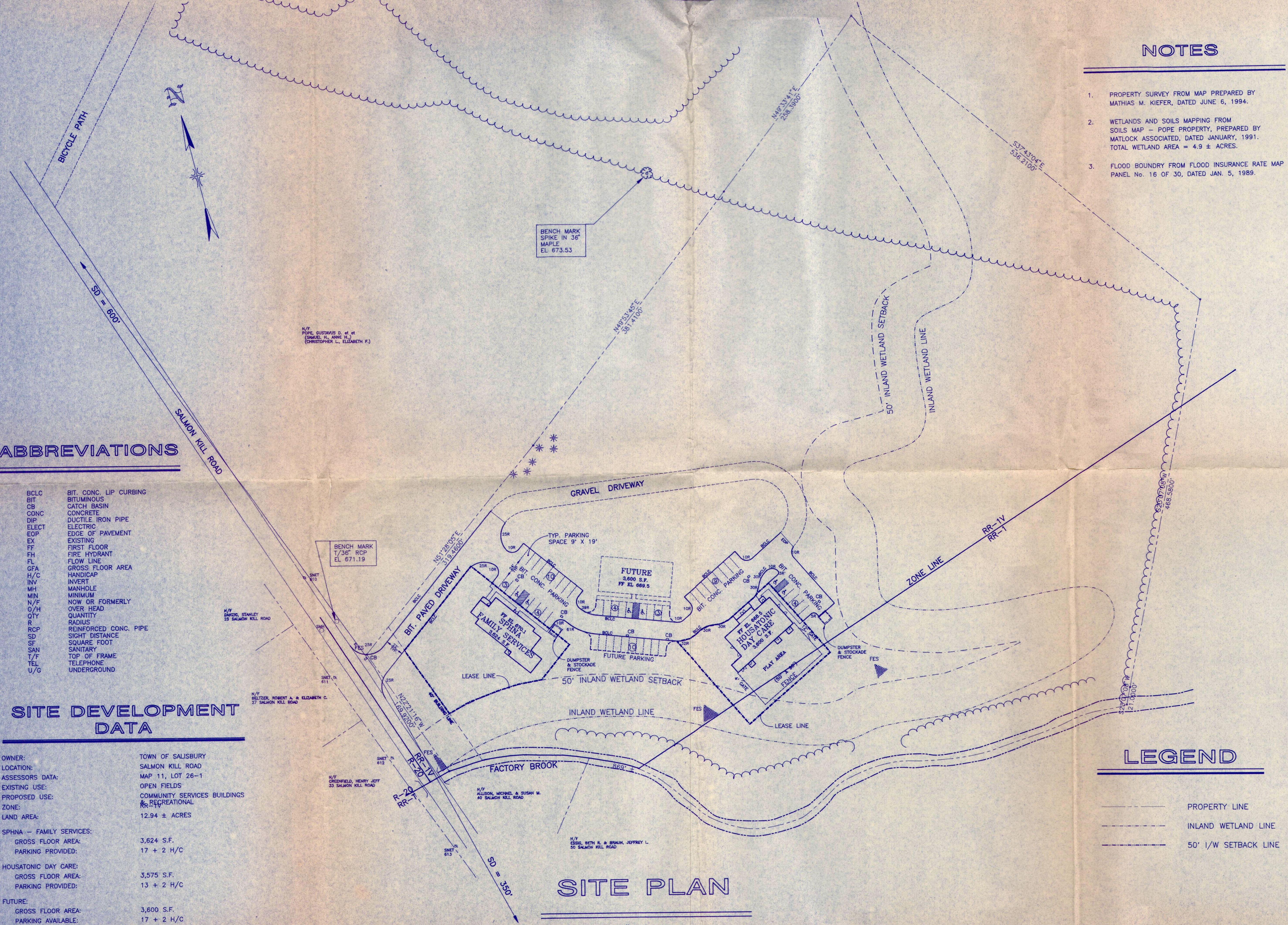
OWNER:	TOWN OF SALISBURY
LOCATION:	SALMON KILL ROAD
ASSESSORS DATA:	MAP 11, LOT 26-1
EXISTING USE:	OPEN FIELDS
PROPOSED USE:	COMMUNITY SERVICES BUILDINGS
ZONE:	RR-1 RECREATIONAL
LAND AREA:	12.94 ± ACRES
SPHNA - FAMILY SERVICES:	
GROSS FLOOR AREA:	3,624 S.F.
PARKING PROVIDED:	17 + 2 H/C
HOUSATONIC DAY CARE:	
GROSS FLOOR AREA:	3,575 S.F.
PARKING PROVIDED:	13 + 2 H/C
FUTURE:	
GROSS FLOOR AREA:	3,600 S.F.
PARKING AVAILABLE:	17 + 2 H/C

SITE PLAN

SCALE 1" = 50'

LEGEND

- PROPERTY LINE
- - - INLAND WETLAND LINE
- - - 50' 1/W SETBACK LINE



Conservation Commission Minutes

CONSERVATION COMMISSION
TOWN OF SALISBURY
5 APRIL 1995

Present: Rand, Heck, Belter, Bowen, Whitbeck

- 1) Minutes, The minutes of 10 January 1995 were approved with the correction of the addition of the names "Richard & Freya Block, of Furnace Lane. Motion by Belter, 2nd Heck, all: aye.
- 2) The site plan, and preliminary application, of the Salisbury Public Health Nursing Association and the Day Care Center to be built on the "Pope property" on Salmon Kill Road was presented to the Commission by: R. Longley, L. Brewer, G. Johnson and Rod Oneglia of Burlington Construction. Mr. Oneglia explained the plan and apologized for the absence of Gerry Rollett, the drainage eng. Lengthy discussion as to possible influence of the ground discharge of salty water in the regulated area was discussed. Alternative means of drainage disposal was discussed. Mr. Oneglia and Mr. Rand spoke to Howard Monnier, by phone, and were assured that there would be "Zero impact" on the wetland and stream. The possible relocation of the pipe outlet (OP 1) was discussed by the Commission and Mr. Oneglia. After lengthy discussion and clarification of the information required by Planning and Zoning, Mr. Len Stewart being available at the meeting, A motion was made, that: The plan is approved, as designed, in that there will be zero impact upon the environment and is therefore an insignificant activity. It is strongly suggested that the engineer, Gerry Rollett, review the possibility of moving pipe P-2 in a gradual sweep toward the east discharging into an outlet protection parallel and distant from the Factory Brook, out side of the setback area. Motion by Whitbeck, 2nd Bowen, all: aye.
- 3) Application (preliminary) by Mr. Bruce McEver was re-submitted with additional plans and specifications drawn by Mr. Art Cross. The plans were reviewed and it was noted that the original specifications were no longer valid, in that the pond would be built in the streambed path and there would be an earthen dam built to retain water. After lengthy discussion a motion was made to deny the application, as submitted, and return the information to the owner, in that this is a significant activity which will require a final application. Due to the addition of the dam, the Department of Environmental Protection Dam Safety unit would be required to judge the dam and that information be made a part of a final application. It is suggested that the Housatonic River Commission be informed of the application, for comment, upon receipt by the Conservation Commission of the revised final application. The administrator was directed to draft a cover letter and provide the applicant with a final application and a copy of Page 10 Sections 5.1 (a) and (b). Motion made by Belter, 2nd Heck, all: aye.
- 4) By vote of the Commission discussion of administrator activities relating to reported violations was added to the agenda. 1) Inspections were made on 2 adjacent properties on Farnum Road upon complaint of possible filling of wetland areas. The reported violations were discussed by the administrator with the property owners and found to be actionless. The individuals were advised to regard the wetland as a boundry not to be abused. 2) An inspection of the property owned by Sydney Paine at 218 Between the Lakes Road was reported to the Commission. The inspection revealed that great quantities of sand have been used to fill the wetland area behind the residence in such a manner as to change the drainage patterns and to impound water on the adjacent neighbors property (Heller) which could have an impact upon the Septic System recently installed upon that property. A motion was made that the administrator write

4/4/95-

Laura Johnson, Town Clerk
Town Hall
Salisbury, Ct 06068

Re: Conservation Commission meeting for April.

Dear Madam Town Clerk,

At the request of Mr. Robert Longley,
the Regularly Scheduled Meeting of the Commission has been
advanced to Wednesday, 5 April 1995 at 7:30 PM in the Green
Room of the Town Hall, to consider the engineering plans for
Salmon-Kill Road SPHNA project.

For the Commission


Peter Oliver
Administrator

rec'd
APR. 04 1995
Laura H. Johnson
Town Clerk

P+Z Minutes

495

TOWN OF SALISBURY
 PLANNING AND ZONING COMMISSION
 MARCH 13, 1995

PAGE 1

1 The meeting was called to order at 7:30 p.m. Present were: Chair-
 2 man J. Higgins, S. Newkirk, L. Stewart, alternate D. Hewat and B.
 3 Hall. D. Hewat was appointed voting alternate.

4
 5 MINUTES: The Minutes of the meeting held on February 27, 1995
 6 were reviewed. L. Stewart made a motion to approve the Minutes as
 7 submitted. S. Newkirk seconded the motion and it was unanimously
 8 approved.

9
 10 OLD BUSINESS. LAKEVILLE TAXI: J. Higgins said he spoke with Dean
 11 Hammond concerning the Commission's discussion at the last meeting.
 12 He said Mr. Hammond didn't appear to have a problem with it and he
 13 will prepare a site plan and parking plan if he is going to submit
 14 a Special Permit application. J. Higgins said he suggested that
 15 Mr. Hammond meet with him in B. Hall's office tomorrow, March 14.

16
 17 UPDATE ON LAND USE BILL: L. Stewart said this is still before
 18 the Planning and Development Committee.

19
 20 ALTERNATE: J. Higgins said he left a couple of messages for
 21 Gordon Whitbeck but to date he hasn't had a reply.

22
 23 NEW BUSINESS. DAY CARE/SPHNA LEASE: B. Hall submitted the two
 24 leases in regard to the above. J. Higgins read a letter dated
 25 March 10, 1995 from First Selectman Bud Trotta stating that under
 26 CT State Statute 8-24 the leasing or purchase of land by the Town
 27 must have a report from the Planning and Zoning Commission. It was
 28 noted that the land in question was given to the Town by the Popes
 29 and the Town is now entering into a long-term lease with each of
 30 the two above-mentioned agencies for a portion of the land.

31
 32 It was noted that the leases in question are land leases. There
 33 will be no cost to the Town for the construction or maintenance of
 34 the buildings. After discussion, L. Stewart made a motion to recom-
 35 mend to the Town of Salisbury approval of the Lease Agreements be-
 36 tween SPHNA and the Housatonic Day Care Center as meeting the Plan
 37 of Development Goal No. 3.1 and Objectives No. 31, 31.1 and 31.2.
 38 S. Newkirk seconded the motion and it was unanimously approved.

39
 40 SIGN FOR MAIN STREET BUILDING: B. Hall said the owner of the
 41 All Seasons Sports Car Shop on Main Street in Salisbury feels she
 42 does not have the exposure she needs with the sign that is over
 43 the window and has spoken about one that sticks out from the build-
 44 ing. B. Hall said she suggested that she come to the Commission
 45 because a sign of that nature is not usually allowed. A discussion
 46 followed. It was the consensus that this would not be allowed.

47
 48 CT FEDERATION OF P&Z AGENCIES - DUES: After discussion, L. Stew-
 49 art made a motion to pay dues in the amount of \$75 to the CT FEDER-
 50 ATION OF P&Z AGENCIES. S. Newkirk seconded the motion and it was
 unanimously approved.

Rec'd 3-20-95
 Laura H. Johnson
 Town Clerk

TOWN OF SALISBURY
 PLANNING AND ZONING COMMISSION
 MARCH 13, 1995

PAGE 2

1 S. Vreeland arrived at 5:53 p.m.

2
 3 CUDDY APPLICATION FOR SPECIAL PERMIT - ACCEPT AND SET PUBLIC
 4 HEARING: B. Hall said Ann Cuddy owns property on Long Pond Road
 5 consisting of approximately ten acres and a seasonal cabin which
 6 has a kitchen. Ms. Cuddy is planning to build her home on the
 7 property and she wants to make the cabin an accessory apartment.

8
 9 J. Higgins read a letter dated March 6, 1995 from Ms. Cuddy ask-
 10 ing for a waiver of a formal site plan and stating she has a survey
 11 made by Mr. Howard Knickerbocker dated June 20, 1955. She also re-
 12 quested a waiver of the architectural plans requirement. She said
 13 the square footage of her new house will be 3,200 sq. ft., and the
 14 area of the cabin is 928 sq. ft. B. Hall said Ms. Cuddy is not
 15 making any changes to the cabin.

16
 17 After discussion, S. Newkirk made a motion to waive the require-
 18 ments of a formal site plan and architectural drawings regarding
 19 Ann Cuddy's Application #4158 for a Special Permit for an Accessory
 20 Apartment. S. Vreeland seconded the motion and it was unanimously
 21 approved.

22
 23 L. Stewart made a motion to set a Public Hearing for Ann Cuddy's
 24 Special Permit Application #4158 for an Accessory Apartment on
 25 April 10, 1995, at 6:00 p.m., in the Salisbury Town Hall. S. Vree-
 26 land seconded the motion and it was unanimously approved.

27
 28 MULTIPLE USE RIVER BILL - DREW RORABACK VISIT ON MARCH 27: L.
 29 Stewart said for a number of years there has been a River Commission
 30 which has been trying to work with the DEP to get a River Management
 31 Plan approved by the DEP. He said over the years, DEP refused to
 32 approve their Management Plan. He then went on to bring the PZC
 33 up-to-date on this issue. He said it is a lengthy process. Mr.
 34 Roraback will be present at the March 27th PZC meeting sometime
 35 between 7:00 and 7:30 p.m. to hear the concerns of the Commission
 36 regarding this matter.

37
 38 PUBLIC HEARING. ROBERT COOPER APPLICATION FOR AN ACCESSORY APART-
 39 MENT: S. Vreeland read the legal notice for Application #4154 by
 40 Robert and Elaine Cooper for a Special Permit under Section 714 of
 41 the Zoning Regulations for an Accessory Apartment. This property
 42 is owned by the Estate of Mary M. Finney and is located at 3 Moun-
 43 tain Greenery Lane.

44
 45 J. Higgins said the requirements of a formal site plan and archi-
 46 tectural plans were waived at the last PZC meeting. Attorney Mark
 47 Capecelatro was present representing the Coopers. B. Hall sub-
 48 mitted the Application, a letter dated February 17, 1995 from Mark
 49 Capecelatro, Esq., a Site Plan, a TAHD Application, a field card,
 50 copies of letters to abutting neighbors, photographs and architectur-
 al drawings.

504



**TOWN OF SALISBURY
CONNECTICUT**

LEGAL NOTICE

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SALISBURY WILL HOLD PUBLIC HEARINGS ON MONDAY, APRIL 10, 1995, AT 6:00 P.M. IN THE TOWN HALL ON THE FOLLOWING:

AN APPLICATION BY ANN M. CUDDY FOR A SPECIAL PERMIT UNDER SECTION 714 OF THE ZONING REGULATIONS FOR AN ACCESSORY APARTMENT. THIS PROPERTY IS LOCATED AT 100 INTERLAKEN ROAD AND IS BOUNDED GENERALLY ON THE NORTH BY N/F HARRY & ESTHER LEVINE; ON THE EAST BY N/F INTERLAKEN INN, ASSOC., PAUL REISMAN, TRUSTEE; ON THE SOUTH BY LAKE WONONPAKOOK; ON THE WEST BY N/F BABETTE SCHMIDT, HENRY THORMANN.

AN APPLICATION BY DALE BROWN FOR A SPECIAL PERMIT UNDER SECTIONS 712 FOR A HOME OCCUPATION. THIS PROPERTY IS LOCATED AT 23 SALMON KILL ROAD AND IS BOUNDED GENERALLY ON THE NORTH BY SALMON KILL ROAD; ON THE EAST BY N/F STANLEY DANZIG; ON THE SOUTH BY N/F SALISBURY ASSOCIATION, INC.; ON THE WEST BY N/F DAVID E. & ALFRED S. BRIGHT.

THESE APPLICATIONS ARE ON FILE IN THE PLANNING AND ZONING OFFICE. AT THIS HEARING INTERESTED PERSONS MAY BE HEARD AND WRITTEN COMMUNICATIONS RECEIVED.

PLANNING AND ZONING COMMISSION
OF SALISBURY
VAL BERNARDONI, SCERETARY

TO APPEAR IN THE LAKEVILLE JOURNAL ISSUES OF MARCH 30 AND APRIL 6, 1995

*Rec'd 3-24-95
Laura H. Johnson
Town Clerk*

505



**TOWN OF SALISBURY
CONNECTICUT**

LEGAL NOTICE

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SALISBURY WILL HOLD A PUBLIC HEARING ON MONDAY, APRIL 10, 1995, IMMEDIATELY FOLLOWING THE PREVIOUSLY SCHEDULED PUBLIC HEARINGS AT 6:00 P.M., IN THE TOWN HALL ON THE FOLLOWING:

AN APPLICATION BY THE TOWN OF SALISBURY FOR A SPECIAL PERMIT UNDER SECTIONS 412.D.1 AND 412.C.4 OF THE ZONING REGULATIONS, CONCERNING NEW FACILITIES FOR HOUSATONIC DAY CARE AND SALISBURY PUBLIC HEALTH NURSING AND FAMILY SERVICES. THIS PROPERTY IS LOCATED AT 30 SALMON KILL ROAD AND IS BOUNDED GENERALLY ON THE NORTH BY N/F GUSTAVUS POPE ET AL; ON THE EAST BY N/F BETH ESSIG & JEFFREY BRAUN, MICHAEL & SUSAN ALLISON; ON THE SOUTH BY SALMON KILL ROAD; ON THE WEST BY N/F GUSTAVUS POPE ET AL.

THIS APPLICATION IS ON FILE IN THE PLANNING AND ZONING OFFICE. AT THIS HEARING INTERESTED PERSONS MAY BE HEARD AND WRITTEN COMMUNICATIONS RECEIVED.

PLANNING AND ZONING COMMISSION
OF SALISBURY
VAL BERNARDONI, SECRETARY

TO APPEAR IN THE LAKEVILLE JOURNAL ISSUES OF MARCH 30 AND APRIL 6, 1995

MAR. 27 1995

TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION
APRIL 10, 1995

PAGE 3

1 L. Stewart read the letter from the Browns to their neighbors.
2 He read the letter addressed to Mr. Brown, dated April 5, 1994,
3 from neighbors David Bright and Stan Danzig, noting a copy was
4 sent to the PZC. The letter expressed the concerns of Mr. Bright
5 and Mr. Danzig that Mr. Brown's home occupation would have an ad-
6 verse impact on the neighborhood, citing increased traffic, park-
7 ing and noise, etc.

8
9 Dale Brown said his machinery would consist of three sewing
10 machines - two of them with .32 horsepower and 1/4 horsepower on
11 the third. He said he anticipated no more than two cars at one
12 time on the premises in connection with his business and it would
13 all be off-street parking. Mr. Brown said there would be no re-
14 tail business conducted, just repair services.

15
16 Attorney Mike Sconyers was present representing Mr. Bright and
17 Mr. Danzig, noting Mr. Bright was present at the meeting but Mr.
18 Danzig was not present. He discussed the parking area and ques-
19 tioned whether front-yard parking was allowed. He also suggested
20 the PZC require screening in regard to the parking area.

21
22 Mr. Bright expressed his concerns in regard to the adverse im-
23 pact he thought Mr. Brown's business would have on the neighbor-
24 hood. He said he would be happy to discuss screening with the
25 Browns. Mr. Bright also mentioned that there is an outdoor tele-
26 phone ringer on the Brown site and stated Mr. Danzig suggested
27 that if a business were to go into the home that the Commission
28 rule on whether the outdoor telephone ringer would be appropriate
29 for that business use.

30
31 S. Newkirk made a motion to close the Public Hearing on Appli-
32 cation #4161 by Dale Brown at 6:30 p.m. S. Vreeland seconded the
33 motion and it was unanimously approved.

34
35 TOWN OF SALISBURY, HOUSATONIC DAY CARE/SPHNA APPLICATION #4166:
36 V. Bernardoni will be leaving during this Public Hearing and he,
37 therefore, excused himself. M. Whalen and D. Hewat were appoint-
38 ed voting alternates for this Public Hearing.

39
40 S. Vreeland read the call for Application #4166 by the Town of
41 Salisbury for a Special Permit under Sections 412d.1 and 412c.4
42 of the Zoning Regulations concerning new facilities for the Housa-
43 tonic Day Care and Salisbury Public Health Nursing and Family Ser-
44 vices. This property is located at 30 Salmon Kill Road.

45
46 B. Hall submitted the Application, Statement of Purpose, Site
47 Plan, Architectural Drawings, Monnier letter dated April 5, 1995,
48 Minutes of Conservation Commission meeting of April 5, 1995 and
49 receipts of certified mailings to neighbors. She said Brian
50 Thompson of Bridgeport Hydraulic Co. and John Whalen of Salisbury
WPCA know of the project and have said their facilities can handle
the project.

TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION
APRIL 10, 1995

PAGE 3A

1 A number of people were present representing three entities
2 within the Town of Salisbury, namely, Selectmen B. Trotta and
3 A. Cuddy; Town of Salisbury Engineer Gerald Rollett; Rod Oneglia
4 of Burlington Construction; President of the SPHNA Robert Long-
5 ley; and Gordon Johnson representing the Housatonic Day Care
6 Center.

7
8 S. Vreeland asked if anyone had concerns about a conflict of
9 interest since she is the President of Salisbury Family Services.
10 No public objection was raised.

11
12 Rod Oneglia displayed and reviewed architectural drawings for
13 the SPHNA building and Housatonic Day Care Center.

14
15 Gerald Rollett reviewed the Site Plan provided by Rollett En-
16 gineering Associates consisting of 5 pages dated March 23, 1995:

17
18 SD 1 - Site Plan
19 SD 2 - Site Drainage & Utilities Plan
20 SD 3 - Site Grading Plan
21 SD 4 - Erosion and Sediment Control Plan & Details
22 SD 5 - Typical Details

23
24 After discussion, it was noted that Mr. Oneglia would be re-
25 sponsible for follow-up of the Erosion and Sediment Control Plan.

26
27 L. Stewart read the Minutes of the Conservation Commission meet-
28 ing held on April 5, 1995, item 2, which relates to this issue.
29 The Minutes noted that a motion was made approving the plan as de-
30 signed, in that there will be zero impact upon the environment and
31 is therefore an insignificant activity.

32
33 Mr. Rollett addressed the nine concerns listed in Mr. Monnier's
34 letter dated April 5, 1995.

35
36 A lengthy discussion followed concerning drainage, number of
37 parking spaces, driveway, drop-off area and handicapped parking.

38
39 L. Stewart asked if there was a construction schedule. R. Oneg-
40 lia said there wasn't. This will be provided.

41
42 It was agreed by all parties that Mr. Monnier's second recom-
43 mendation in his April 5, 1995 letter would be complied with in
44 regard to shifting the driveway at the Salmon Kill Road junction
45 by 4'. B. Trotta agreed that additional parking spaces would be
46 needed.

47
48 A discussion followed regarding screening. Mr. Bright express-
49 ed his concerns in re this and hoped screening would be provided.
50

TOWN OF SALISBURY
 PLANNING AND ZONING COMMISSION
 APRIL 10, 1995

1 S. Newkirk made a motion to close the Public Hearing on Applica-
 2 tion #4166 by the Town of Salisbury. S. Vreeland seconded the mo-
 3 tion and it was unanimously approved.

4
 5 NEW BUSINESS. PRELIMINARY DISCUSSION CONCERNING A PROPOSED USE IN
 6 THE RESIDENTIAL ZONES: Sandra Boynton and Mel Schulman were pres-
 7 ent concerning this matter. Ms. Boynton said they were hoping the
 8 Commission would consider allowing a not-for-profit theatre use a-
 9 long with a for-profit art school (which exists right now as Impact
 10 in Lakeville) in a residential zone. She said they think a theatre
 11 needs to be on the main road. She said there are several sites in
 12 the Town of Salisbury they would be interested in but under the
 13 current Regulations would not be permitted in residential areas.
 14 L. Stewart said the Commission would take this request up with Plan-
 15 ning Consultant Tom McGowan for purposes of discussion.

16
 17 In response to a question, Ms. Boynton said the proposed theatre
 18 would seat 250 people. She said one piece of land they are con-
 19 sidering consists of over eight acres and has an existing dwell-
 20 ing on it, noting the building is of sufficient square footage to
 21 be the entire support space for the theatre, including Impact.
 22 She said the property in question is one lot away from the commer-
 23 cial zone. B. Hall said she thinks one of the requests concerning
 24 this issue is the required street frontage maybe not being as large
 25 as is required. Ms. Boynton and Ms. Schulman will be at the next
 26 PZC meeting on April 24, 1995 at which Tom McGowan will be present.

27
 28 TOM BYRNE'S TALK ON MAY 15TH IN KENT: L. Stewart said Tom Byrne
 29 will be in the Kent Town Hall on May 15 from 7 until 9 o'clock.

30
 31 MCCUE APPLICATION #4174 FOR A SPECIAL PERMIT TO ENLARGE BUILDING
 32 ON WALTON STREET - REQUEST FOR WAIVERS AND SET PUBLIC HEARING: B.
 33 Hall said the subject property is at the end of Walton Street. She
 34 said Mr. McCue's last Special Permit stipulated that he would not
 35 be enlarging the building, so a Special Permit is needed at this
 36 time. B. Hall said Mr. McCue wants to put an addition on that
 37 would allow him to put staging material inside, noting there is
 38 to be no increase in his business, number of vehicles or number
 39 of employees. She said Mr. McCue is requesting a waiver of require-
 40 ment of formal Site Plan and Architectural Drawings.

41
 42 S. Newkirk made a motion to waive the requirements of a formal
 43 Site Plan and Architectural Drawings under Application #4174 by
 44 Richard McCue. S. Vreeland seconded the motion and it was unani-
 45 mously approved.

46
 47 S. Vreeland made a motion to set a Public Hearing for Richard Mc-
 48 Cue's Application #4174 for a Special Permit to enlarge an existing
 49 building on Walton Street on Monday, May 8, 1995, at 6:00 p.m. in
 50 the Salisbury Town Hall. M. Whalen seconded the motion and it was
 unanimously approved.

511

TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION
APRIL 10, 1995

PAGE 5

1 S. Newkirk made a motion to adjourn the meeting at 8:15 p.m.
2 S. Vreeland seconded the motion and it was unanimously approved.

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Respectfully submitted,

Jeanne M. Walsh

Jeanne M. Walsh
Recording Secretary

P+Z Regs in effect @ time of approval

412 - TABLE OF USES PERMITTED BY RIGHT AND BY SPECIAL PERMIT

USE	RESIDENTIAL ZONES								COMMERCIAL AND INDUSTRIAL ZONES			
	R 10	R 20	RR 1	RR 1V	RR 3	MR	LA	RE	C 20	CG 20	LI 1	LI 20
B. AGRICULTURAL AND RELATED USES												
5. Permanent Sawmill - Min. lot - 5 ac. Min. Setback - 150'150'From Street Line 500' From Other Lot Lines			S	S	S			S				
6. Portable, Sawmill - Min. Lot - 5 ac. Mini. Setback (When in Operation) 150' street line, 200' other lines			P	P	P	P		P				
7. Commercial Greenhouse *(Min. Setback 75' From Property Lines)			S*	S*	S*			P				
8. Commercial Livery, Boarding or Riding Stable (Including Showing and Training), Commercial Kennel, Vet Hospital Min. Lot - 3 ac., Min. Setback - 150' Between Bldg/ Enclosures for Animals & Prop.Lines			S	S	S			S				
C. EDUCATIONAL AND INSTITUTIONAL	R 10	R 20	RR 1	RR 1V	RR 3	MR	LA	RE	C 20	CG 20	LI 1	LI 20
1. School/College Operated by Non-Profit Corporation Min. Lot - 5 ac Min. Street Frontage 400', Max. Building Coverage - 15% of Lot	S	S	S	S	S		S		S	S		
2. Family Day Care (C.G.S. 17-31q)	P	P	P	P	P	P	P	P	P	P		
3. Group Day Care (C.G.S. 17-31a)	S	S	S	S	S	S	S	S	S	S		
4. Nursery School - Min. Lot - 1 ac., Min. Front Lot Line - 150', No Play Apparatus in Front/Side Yard	S	S	S	S	S		S	S	S	S	S	S

P = Permitted Use by right subject to submission of a Site Plan according to Article VI

S = Special Permit subject to the general and specific standards in Article VII

(123) = Use is subject to specific standards and requirements in this section number

Blank = Not Permitted

X = No Zoning Permit Required

T = Temporary Use

412 — TABLE OF USES PERMITTED BY RIGHT AND BY SPECIAL PERMIT

USE	RESIDENTIAL ZONES								COMMERCIAL AND INDUSTRIAL ZONES			
	R 10	R 20	RR 1	RR 1V	RR 3	MR	LA	RE	C 20	CG 20	LI 1	LI 20
C. EDUCATIONAL AND INSTITUTIONAL (Continued)												
5. Religious or philanthropic Buildings Structures or uses excluding Hospitals and Correctional Institutions Min. Lot 5 ac., (unless served by Public Water & Sewer), Max. Building Coverage - 15% of Lot	S	S	S	S	S		S	S	S	S		
6. Hospital, Clinic, Convalescent Home, Nursing Home, Extended Care Facility and Similar Use - (No Correctional Institution or Inst. for Insane/Mentally Ill) Min Lot - 1 ac., plus 4,000 sq.ft./Bed or 2,000 sq.ft./Bed w/ Public WaterSupply Service	S	S	S	S	S			S	S	S		
7. Community Residence for Mentally Retarded (C.G.S. 8-3e)	P	P	P	P	P	P	P					
8. Community Residence for Mentally Ill (C.G.S. 8-3g)	S	S		S								
D. PUBLIC SERVICES, MUNICIPAL & UTILITY	R 10	R 20	RR 1	RR 1V	RR 3	MR	LA	RE	C 20	CG 20	LI 1	LI 20
1. Municipal Building and Facilities Essential to the Public Convenience and Welfare	S	S	S	S	S	S	S	S	S	S	S	S
2. Volunteer Fire Company	S	S	S	S	S	S	S	S	S	S	S	S
3. Cemeteries	S	S	S	S	S	S	S	S	S	S	S	S
4. Public Utility Facilities (not including Power Generating Facilities) and Buildings Essential to the Public Convenience and Necessity (Also Subject to C.G.S. chapter 277a - 283)	S	S	S	S	S	S	S	S	S	S	S	S

P = Permitted Use by right subject to submission of a Site Plan according to Article VI

S = Special Permit subject to the general and specific standards in Article VII

(123) = Use is subject to specific standards and requirements in this section number

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X = No Zoning Permit Required

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Vol 158 page 180

"No Conveyance Tax collected

Patricia P. Homeny-Crow
Town Clerk of Salisbury"

"No Conveyance Tax collected
Comm. of Revenue Serv.

Patricia P. Homeny-Crow
Town Clerk of Salisbury"

QUIT-CLAIM DEED

GUSTAVUS D. POPE, Salisbury, Connecticut 06068, SAMUEL H. POPE, Box 156, Friday Harbor, WA 98250, CHRISTOPHER L. POPE, Box 102, Friday Harbor, WA 98250, ANNE H. POPE, Box 156, Friday Harbor, WA 98250, and ELIZABETH F. POPE, Box 102, Friday Harbor, WA 98250

for no consideration paid, grant to the TOWN OF SALISBURY, a municipality, as defined in Conn. Gen. Stat. 7-148, Town Hall, Main Street, Salisbury, Connecticut 06068

with QUIT-CLAIM COVENANTS:

All that certain piece or parcel of land with all buildings thereon standing and all appurtenances thereto belonging, situated on the easterly side of the road from Salisbury Center to Lime Rock, known as Salmon Kill Road, so-called, located in the Town of Salisbury, County of Litchfield and State of Connecticut, and being more particularly described as follows:

BEGINNING at a set iron pin in the easterly line of Salmon Kill Road, in line of retained lands of the Grantors; thence along said retained lands of said Grantors the following six (6) courses and distances: (1) N 51° 28' 05" E 319.46 feet to a set iron pin; (2) N 49° 53' 45" E 381.41 feet to a set iron pin; (3) N 49° 33' 41" E 258.39 feet to a set iron pin; (4) S 37° 43' 04" E 536.21 feet to a set iron pin; (5) S 23° 07' 08" W 468.58 feet to a set iron pin; and (6) S 23° 07' 08" W 21.00 feet to the centerline of Factory Brook 869 feet, more or less generally in a northwesterly direction to the centerline of Factory Brook 869 feet, more or less easterly line of Salmon Kill Road, E 169.92 feet from the set iron pin of beginning; thence along the easterly line of Salmon Kill Road N 22° 21' 16" W 169.92 feet to the point and place of beginning; or less, which parcel is depicted as shown on the attached plat. "Surveyed For: Gustavus D. Pope et al. County, Connecticut Dated: 12/2/1917 P.L.S., Reg. No. 8638, and certified to the standards of an A-2 surveyor.

Said premises are conveyed subject to the following:

1) A certain right of way given to the Town of Salisbury by Alfred Clark and Donald T. Warner by Affidavit of Sale dated September 6, 1917 and recorded in Volume 46, Pages 345-346; and

2) Pole line permit to the Town of Salisbury dated August 14, 1948 and recorded in Volume 69, Pages 123-124.

Said premises are conveyed for municipal purposes as provided in Conn. Gen. Stat. 8-18 (Revision of 1958).

Handwritten note on a light blue sticky note:
158 180

The above parcels are subject to any limitations of use imposed by governmental authority and to taxes of the Town of Salisbury becoming due and payable after the date hereof.

Signed this 28th day of January, 1994.

Witnessed by:

<u>Constance P. Locascio</u> Constance P. Locascio	<u>Gustavus D. Pope</u> L.S. GUSTAVUS D. POPE
<u>Michael Scaryers</u> Michael Scaryers	<u>Samuel H. Pope</u> L.S. SAMUEL H. POPE
<u>Sheryl G. Eaton</u> Sheryl G. Eaton	<u>Christopher L. Pope</u> L.S. CHRISTOPHER L. POPE
<u>Diana Asher</u> Diana Asher	<u>Anne H. Pope</u> L.S. ANNE H. POPE
<u>Sheryl G. Eaton</u> Sheryl G. Eaton	<u>Elizabeth F. Pope</u> L.S. ELIZABETH F. POPE
<u>David Eaton</u> David Eaton	
<u>Sheryl G. Eaton</u> Sheryl G. Eaton	
<u>Dora M. Zepeda</u> Dora M. Zepeda	
<u>Diana Asher</u> Diana Asher	
<u>Sheryl G. Eaton</u> Sheryl G. Eaton	

STATE OF CONNECTICUT) : ss. Salisbury January 19, 1994
COUNTY OF LITCHFIELD)

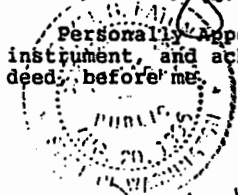
Personally Appeared GUSTAVUS D. POPE, Signer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.

J. Michael Scaryers Michael Scaryers
~~STEVENSANT K. BEARNS~~, Commissioner
of the Superior Court

Vol 158 page 182

STATE OF Washington : ss. January 25 , 1994
COUNTY OF Snohomish

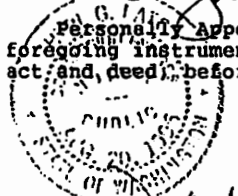
Personally Appeared SAMUEL H. POPE, Signer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.



Shel G. Eaton
Notary Public
my commission expires: 8/20/96

STATE OF Washington : ss. January 26 , 1994
COUNTY OF Snohomish

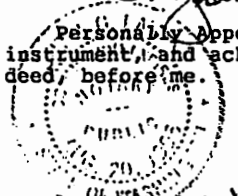
Personally Appeared CHRISTOPHER L. POPE, Signer of the foregoing instrument, and acknowledged the same to be his free act and deed, before me.



Shel G. Eaton
Notary Public
my commission expires: 8/20/96

STATE OF Washington : ss. January 28 , 1994
COUNTY OF Snohomish

Personally Appeared ANNE H. POPE, Signer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.



Shel G. Eaton
Notary Public
my commission expires: 8/20/96

STATE OF Washington : ss. January 26 , 1994
COUNTY OF Snohomish

Personally Appeared ELIZABETH F. POPE, Signer of the foregoing instrument, and acknowledged the same to be her free act and deed, before me.

Diana Adams
Notary Public
my commission expires: 11/1/95

0116B



300.2 Table of Dimensional Requirements – Residential Zones
See Article III For Standards and Exceptions

Zone	R-10	R-20	RR-1	RR-1V	RR-3	MR	LA
Minimum lot area (sq. ft./acre) – not including area of an access ROW	10,000	20,000	80,000	80,000	120,000	3 acres	40,000
Minimum buildable area (in square feet)	Not Required	Not required	20,000	20,000	20,000	20,000	20,000
Minimum street frontage – land owned or an access ROW (in feet)	25	25	25	25	25	25	25
Minimum Yard Setback (in feet)							
(Note: minimum yard setback shall not include area of a utility easement or access ROW)							
Front	30	40	40	40	40	50	50
Side	15	20	30	30	30	100	25
Rear	20	30	30	30	30	100	25
Minimum square each side (in feet) – the length of one side shall fit on the front yard setback line	75	90	150	150	300	N.A.	150
Max building coverage (as percent of total lot area)	10	15	10.	10	10	Not required	10*
Max building height (in feet)	30/35	30/35	30/35	30/35	30/35	30/35	30/35
Minimum separation between buildings (in feet)	25	10	10	10	10	10	10
*Note: maximum impervious surface coverage as a percentage of lot in LA zone is 20%							
Minimum Setback from Watercourse (in feet)							
Principal building	75	75	75	75	75	75	75
Accessory building	50	50	50	50	50	50	50
(see also building setback, coverage and other dimensional requirements in overlay districts)							
Storage accessory building permitted in a side or rear yard provided maximum building height 15' and maximum footprint 250 sq. ft. and meets following setback requirements:							
Minimum Setback (in feet) from side property line	5	5	10	10	10	10	10
Minimum setback of accessory building to access ROW (in feet) (sec 501)	10	10	10	10	10	10	10

205.3 – TABLE OF ACCESSORY USES	
THESE ACCESSORY USES, BUILDINGS, AND STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF SECTIONS 207 AND 208, AND ARE ALLOWED IN ALL ZONES UNLESS OTHERWISE STATED IN THE REGULATIONS	
Outdoor food and beverage service	Site Plan
Farming, gardening, raising of crops or fruit and keeping of farm animals	No Permit Required
Renting of room and board	Zoning Permit
Home office of convenience	No Permit Required
Apartment on Single Family Residential Lot	See Section 208
Keeping horses (max. 3)	Zoning Permit
Fence over 8 feet height	Zoning Permit
Family day care home	Zoning Permit
Temporary special events	No Permit or Special Permit
Excavation and grading	Special Permit with exception as stated under Section on Excavation and Grading Article VI
Signs	See Section on Signs
Accessory buildings and structures	Zoning Permit or Site Plan
Dock	Zoning Permit
Construction site trailer	Temporary Use Zoning Permit
Single commercial vehicle max. 200 sq. ft. footprint	No Permit Required
More than one commercial vehicle and/or commercial equipment storage	Zoning Permit
Wireless telecommunication antennae	Site Plan
Outdoor wood burning furnace	See Section 208
Activities incidental/accessory to Lime Rock Park	See Section 221

Current Regs

205.1 – TABLE OF USES – Residential Zones, page 2

Institutional and Related	R-10	R-20	RR-1	RR-3	MR	LA
Religious institution	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Library or museum by nonprofit organization	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Religious or philanthropic structures and uses	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Hospital or medical clinic	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Not Permitted
Skilled nursing, assisted living, convalescent, continuing care retirement	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Not Permitted
Cemetery	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Fraternal club or lodge	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Services						
R-10	R-20	RR-1	RR-3	MR	LA	
Restaurant - low turnover	Not Permitted	Not Permitted	Not Permitted	Special Permit	Not Permitted	Not Permitted
Contractor's equipment storage	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Funeral home/services	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Not Permitted
Veterinary clinic	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Veterinary office	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Veterinary hospital or kennel	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Major home office use	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Special Permit
Hotel	Not Permitted	Not Permitted	Special Permit	Not Permitted	Not Permitted	Not Permitted
Motel	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Recreational						
R-10	R-20	RR-1	RR-3	MR	LA	
Commercial or non-profit cross country ski area	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Special Permit
Golf course, tennis or riding club by non-profit organization	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Special Permit
Boarding camp	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted

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205.1 – TABLE OF USES – Residential Zones, page 1

Residential	R-10	R-20	RR-1	RR-3	MR	LA
Single family dwelling	Zoning Permit	Zoning Permit	Zoning Permit	Zoning Permit	Zoning Permit	Zoning Permit
Multi-family dwelling	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Home occupation	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Home Shop and Repair Services	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Bed and Breakfast	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Lots on dead end subdivision street	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Open Space/Farm and Related						
Open space or nature preserve, wildlife sanctuary	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required
Farm or Farming	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required
Seasonal Farm stand	Not Permitted	Not Permitted	Zoning Permit	Zoning Permit	Not Permitted	Not Permitted
Commercial boarding or riding stable	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Nursery	Not Permitted	Not Permitted	Site Plan	Site Plan	Site Plan	Not Permitted
Commercial greenhouse	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Sawmill - permanent	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Sawmill - temporary	Not Permitted	Not Permitted	Site Plan	Site Plan	Site Plan	Not Permitted
Institutional and Related						
Municipal building or use	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Volunteer fire and emergency services	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Public/private school or educational institution	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Nursery school	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Instruction in fine or performing arts	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted

existing approved use
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Salisbury Zoning Regulations – 05/20/2024

- a. The minimum lot area shall be 100 acres, exclusive of the area of any lake, pond or other year round standing water body.
- b. The length of stay for boarding camp for outdoor recreational camping shall be limited to the summer season. The length of stay for all other boarding camp uses shall be not more than two (2) weeks for any individual group.
- c. Off-street parking areas shall be designed to provide for the largest camp function. No parking shall be permitted within 100 feet of a property line or street right of way.
- d. The minimum setback of all buildings or activity related structures from all lot lines shall be 200 feet. However, the Commission may require additional setbacks considering the use of the building, traffic, noise and visibility and the potential impact on surrounding land uses.
- e. There shall be one main entrance, with at least one additional entrance for emergency use.
- f. The Commission may require a landscape plan where it determines a landscape screen is needed to preserve and protect the rural character of the surrounding land uses.

215 Short-Term Event - Carnival, Fair, Circus, Show, Athletic Meet or Similar Event

- a. An event held by a local church, school, civic association, special club volunteer fire department or other non-profit organizations shall NOT require a zoning permit provided the length of the event does not exceed ten (10) days.
- b. An event which is held for more than ten (10) days shall require a zoning permit, subject to the approval of the Commission.

216 Studios/Performing Arts

The following uses are permitted in the C20, CG20 Zones with submission of a Site Plan, prepared according to the requirements described in Article VII.

- Exercise and Dance Studios
- Musical Theater
- Theatrical Instruction
- Indoor Theater (stage or film)

217 Recreational Facilities

- a. Indoor Tennis, Racquetball or Squash Facilities are permitted in the C20, CG20 and RE Zones with submission of a Site Plan, prepared according to the requirements described in Article VII.
- b. Public Park or Playground is permitted in all Zones with the submission of a Site Plane, prepared according to the requirements described in Article VII.

218 Non-Profit Organizations (See also 212.3)

- a. A Library, Museum or Auditorium sponsored by a Non-Profit Organization is allowed by Special Permit only in all Zones, except the RE Zone.
- b. A Fraternal Club or Lodge sponsored by a Non-Profit Organization is allowed by Special Permit only in all Zones, except the RE Zone.

- Storage areas shall be regular in shape and shall have no side measuring less than 100 feet.

e. A Performance Bond in an amount and in a form satisfactory to the Commission may be required to guarantee satisfactory completion of drainage facilities, erosion and sediment control measures, parking and access facilities, buffer strips and any other site improvements other than buildings. The applicant shall provide a cost estimate of improvements to be bonded, together with a description of the basis for the estimate. Where a bond is required, no permit shall be issued until the bond is received.

f. The site operation shall be subject to inspections by the Zoning Enforcement Officer for compliance with the conditions of approval and for the purpose of verification of the proper handling and disposal of waste and toxic or hazardous materials.

213.5 Hotels in Residential Zones

Hotels are permitted in the RR-1 Zone subject to a special permit in accordance with Article VIII- Site Plans and Special Permits. The following additional standards and specific requirements apply.

- a. Minimum lot size shall be (10) ten acres.
- b. Frontage and Access. The property containing a hotel must have 150' feet of frontage on and be accessed from a Connecticut state highway.
- c. Water and Sewer Service. The property must be served by public water and sewer.

214 Recreational and Related Uses

214.1 Commercial or Non-Profit Cross Country Ski Area

- a. Cross country skiing shall include cross country snow shoeing.
- b. The minimum lot area shall be 10 acres, exclusive of the area of any lake, pond or other year round standing water body.
- c. The Site Plan shall provide layout of proposed cross-country trails which shall be a minimum of 100 feet from the property lines unless the adjoining property is a permanently protected public access open space.
- d. The applicant shall demonstrate that the proposed off-street parking is adequate for the use.
- e. There shall be no permanent outdoor loud speaker, public address system or outside illumination of ski slopes.
- f. Accessory buildings and uses shall be for equipment rental and changing purposes only.

214.2 Boarding Camp

A boarding camp shall be any land, including structures, used for overnight camping and recreation, training or educational purposes for groups including youth outdoor recreational camps such as Y.M.C.A. camps, scout camps or camps for adults limited to training and educational purposes, such as corporate training. Boarding camp staff may include administrative personnel, counselors, teachers and help for kitchen and grounds.