

TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number 2025-0279

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Sievert & Eliza McCabe
 Address of Owner: 511 Lime Rock Rd Lakeville CT 06037
 Property Location: Tax Map # 14 Lot# 17 Land Records: Vol. 272 Page 507
 Property Address: 21 Mt. Riga Rd Salisbury, CT 06068
 Acreage: .45 Zone: J
 Bounded generally on the North by: Barbara Barvoets
 (Full name of owner of record. East by: Reid Michael & Samuel & James Tr.
 Attach addition pages if needed) South by: 5 Riga Ln LLC
 West by: Barbara Barvoets
 Special Permit Use Requested: vertical addition. House would grow 49"
 Section _____ of the Salisbury Zoning Regulations.
 Written statement of Proposed Use (4 copies): see attached
 Site Plan - 4 copies (See attached sheet)
 Soil Erosion and Sediment Control Plan: no impact to town rd or wetlands
 Approval from TAHD, WPCA, or BHC regarding sewer and water: see attached
 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): no cost, performed by owner
 Written Assurance of Bond or Letter of Credit: no mortgage
 Additional Remarks: _____

Owner's Signature: _____ Date: 3/13
 Applicant's Signature and Title: _____
 Applicant's Address and phone number: _____

Filed at the Planning and Zoning Commission Office this 13 day of March, 2025

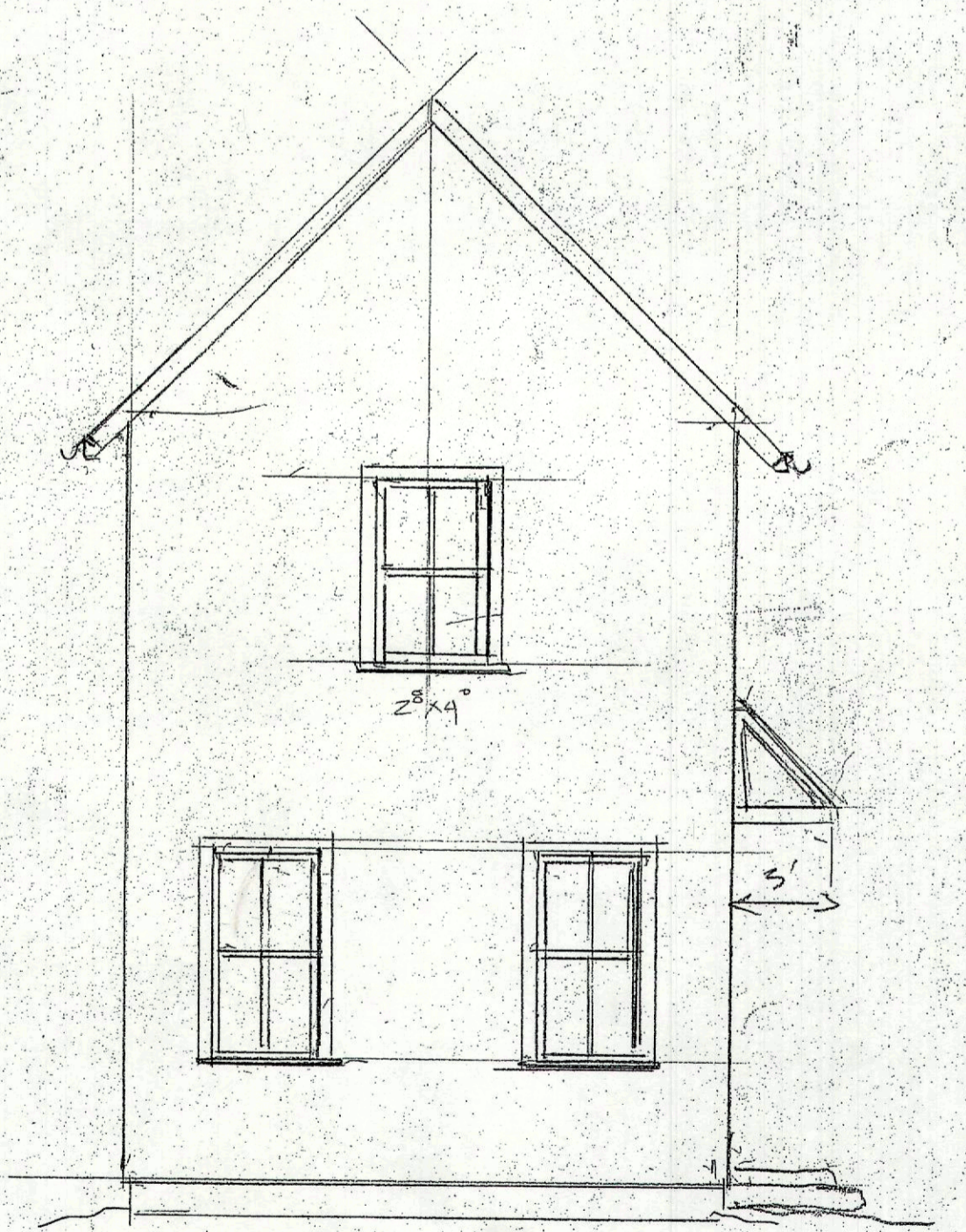
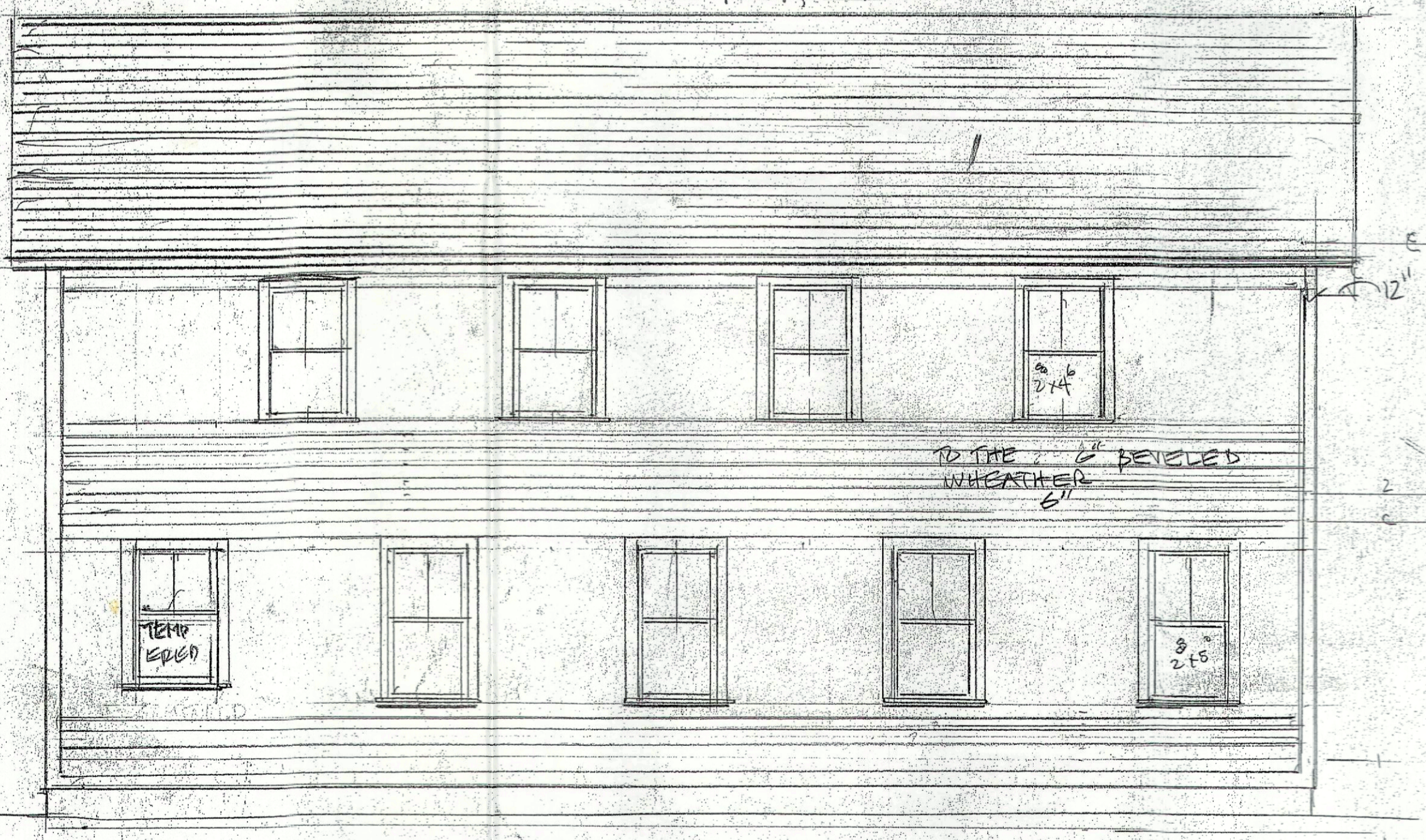
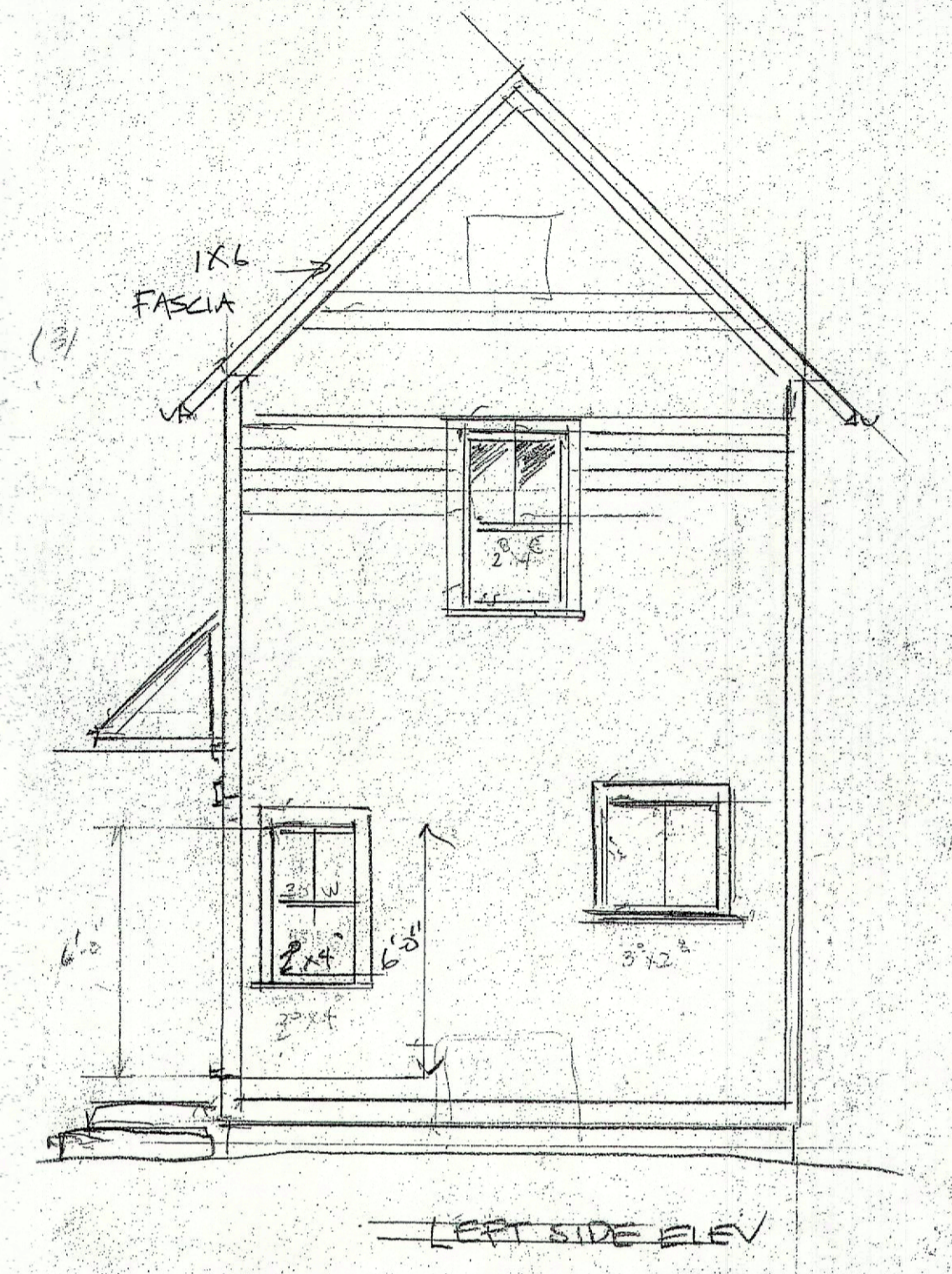
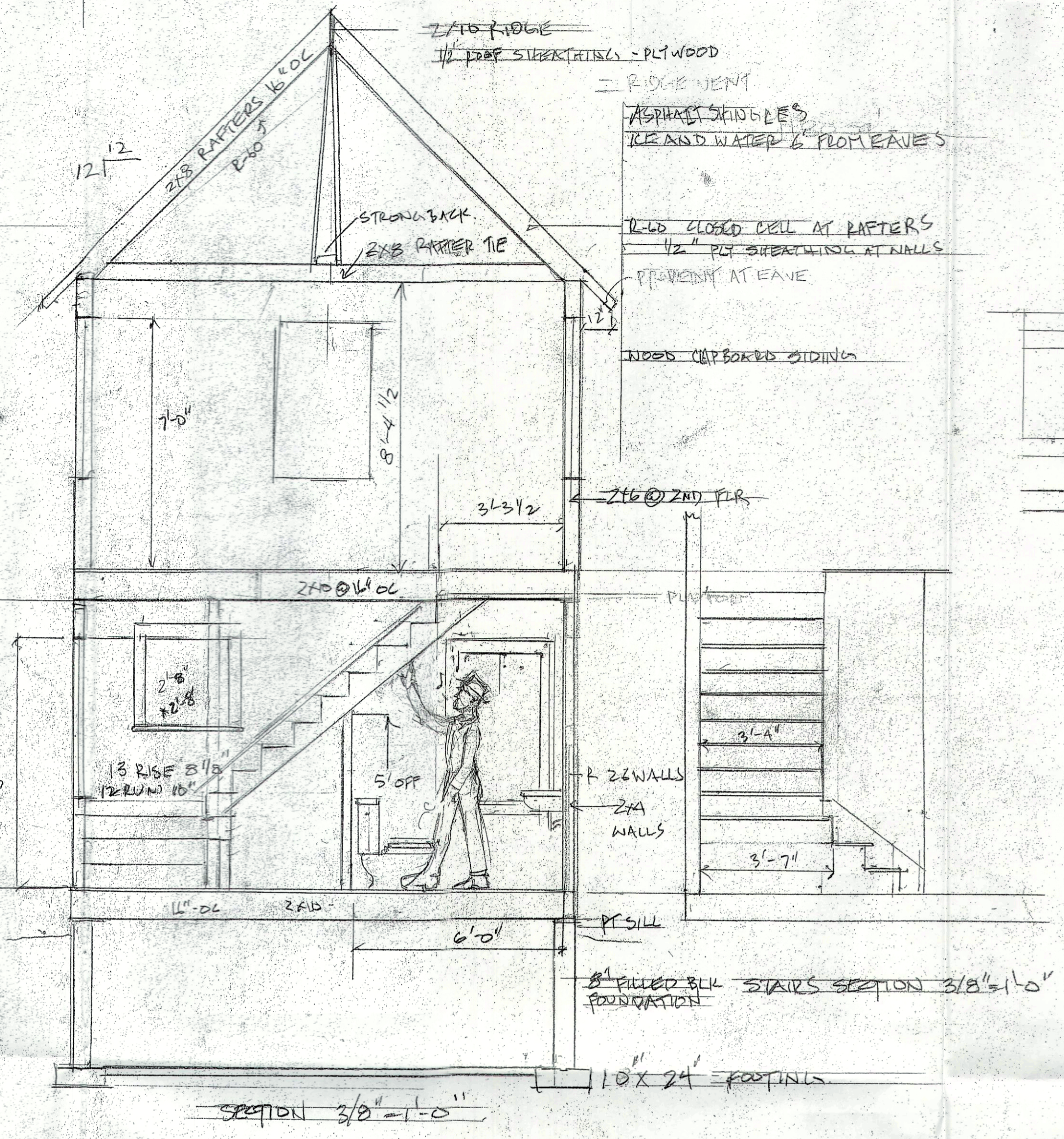
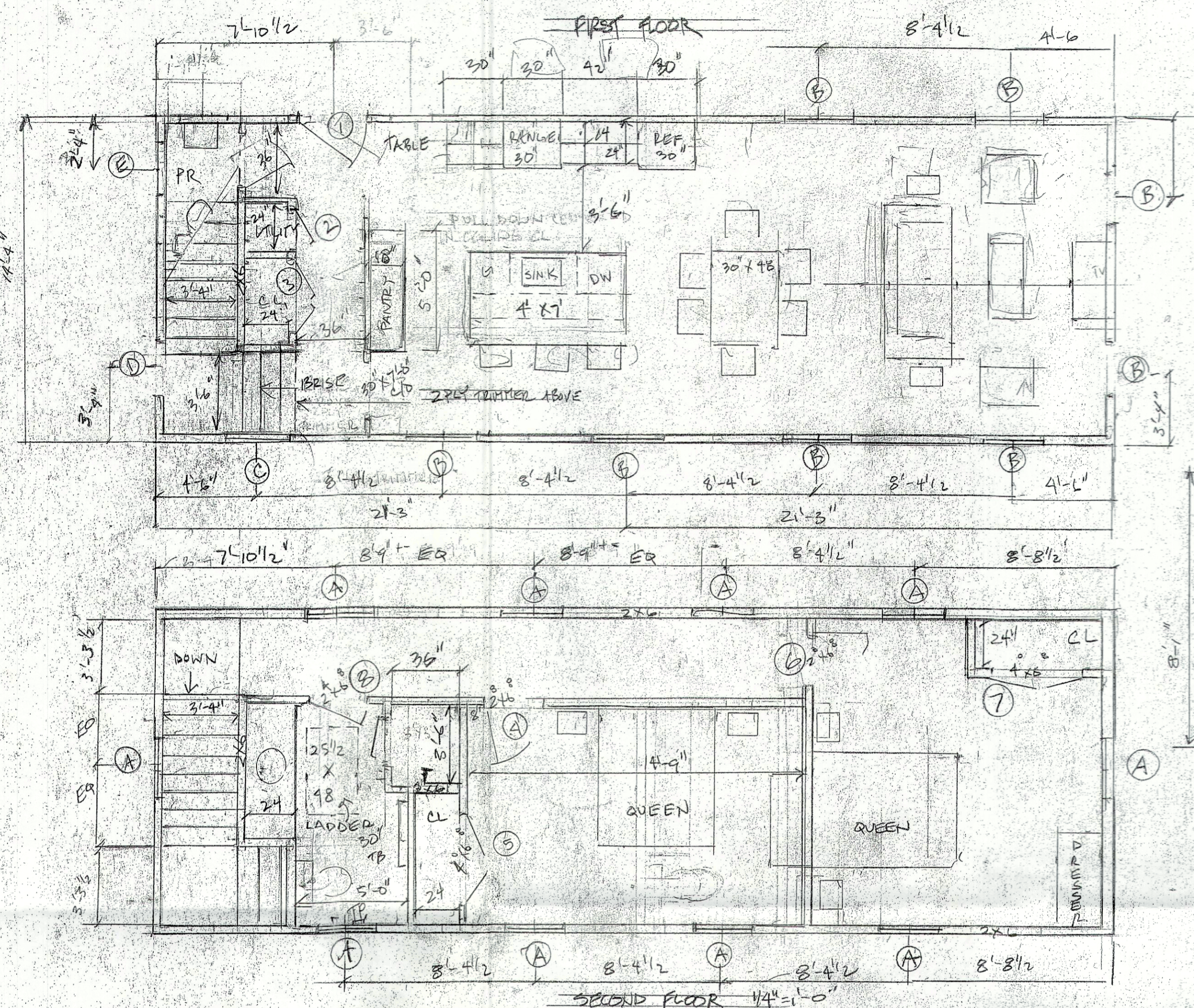
Fee Paid: \$360 #1931

Received By: AW
 Title: LUD

Doc 3/17

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.

W 1/4
RD 251/2 x 8
PULLED DOWN
STAIRS



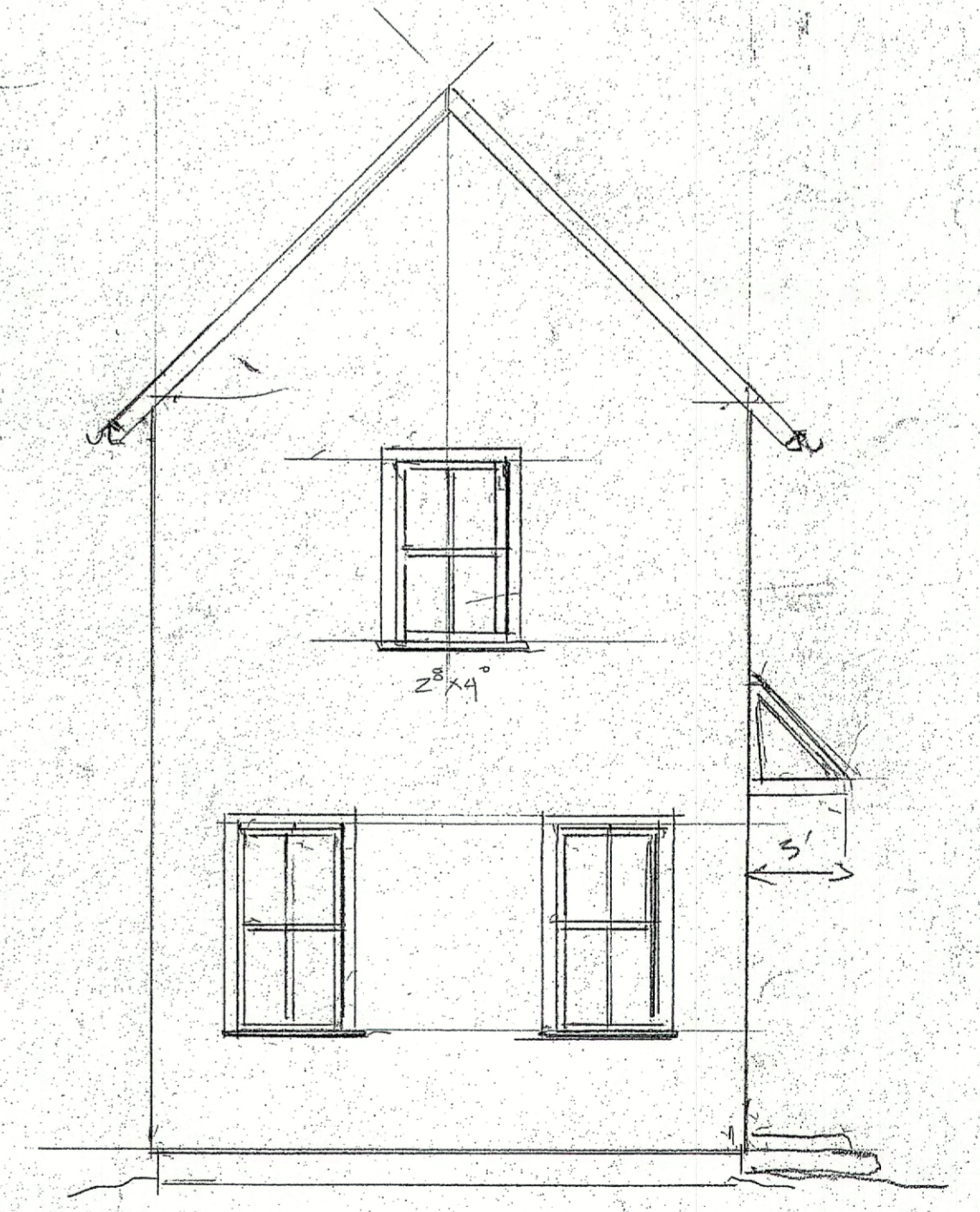
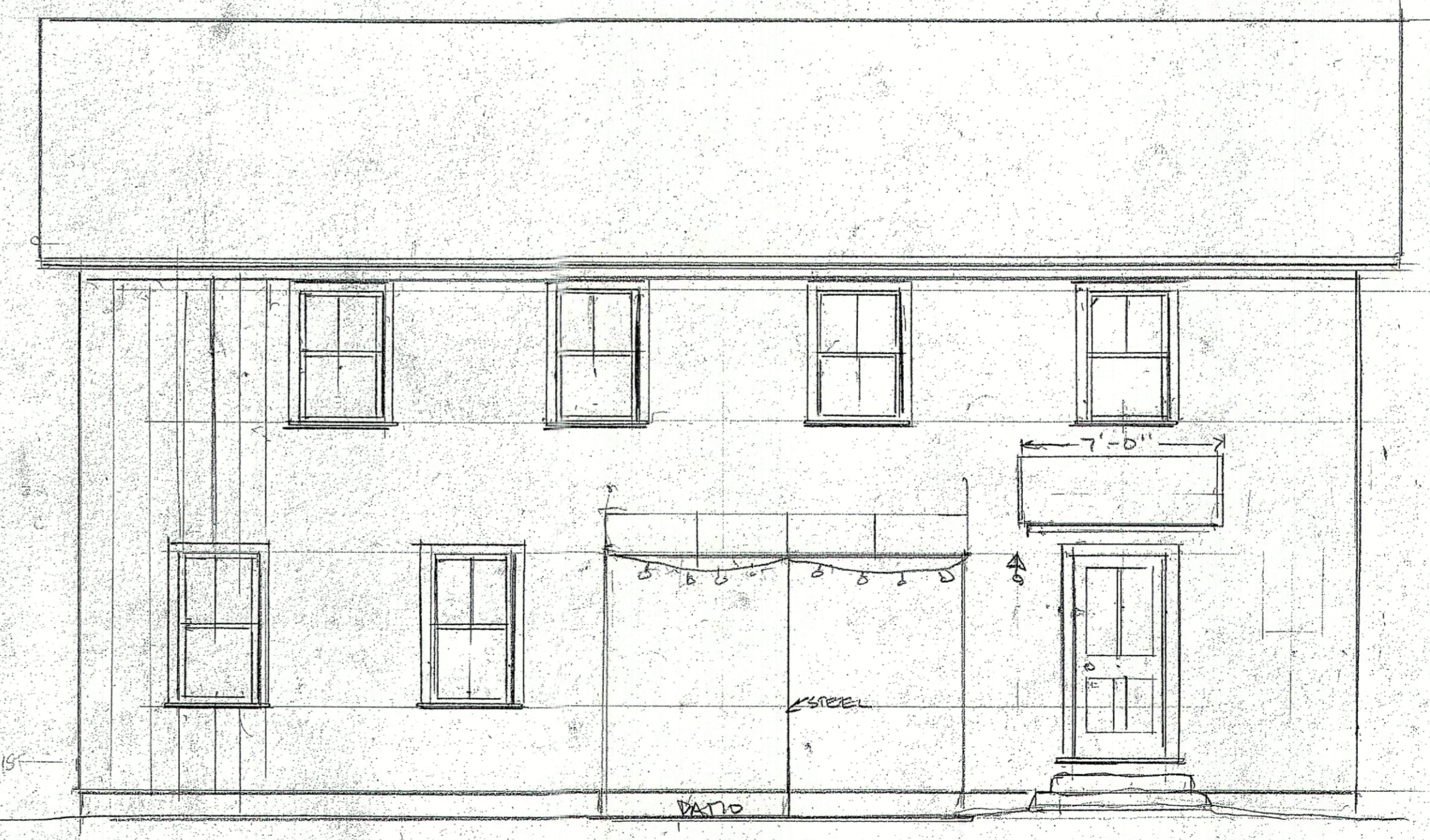
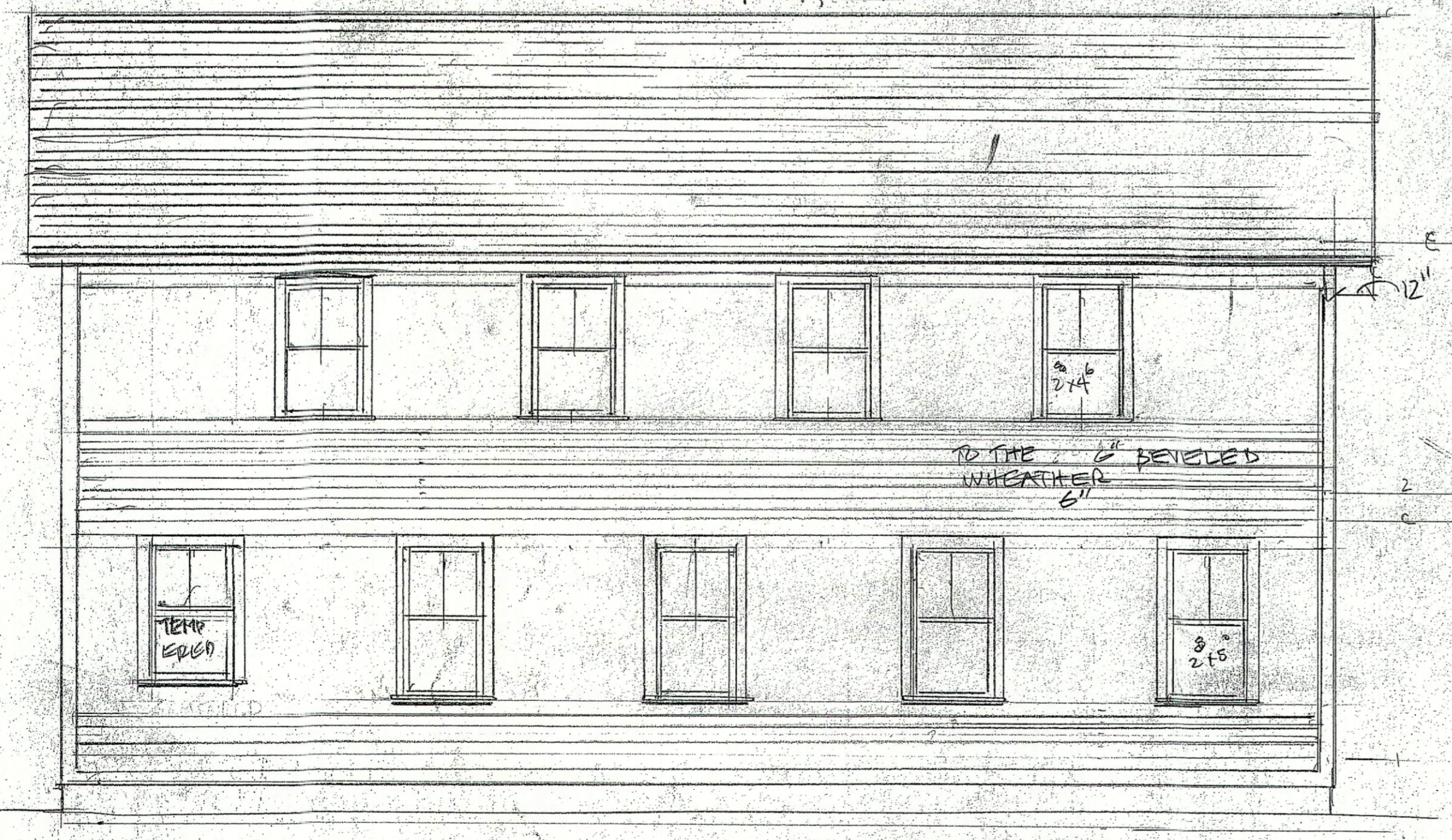
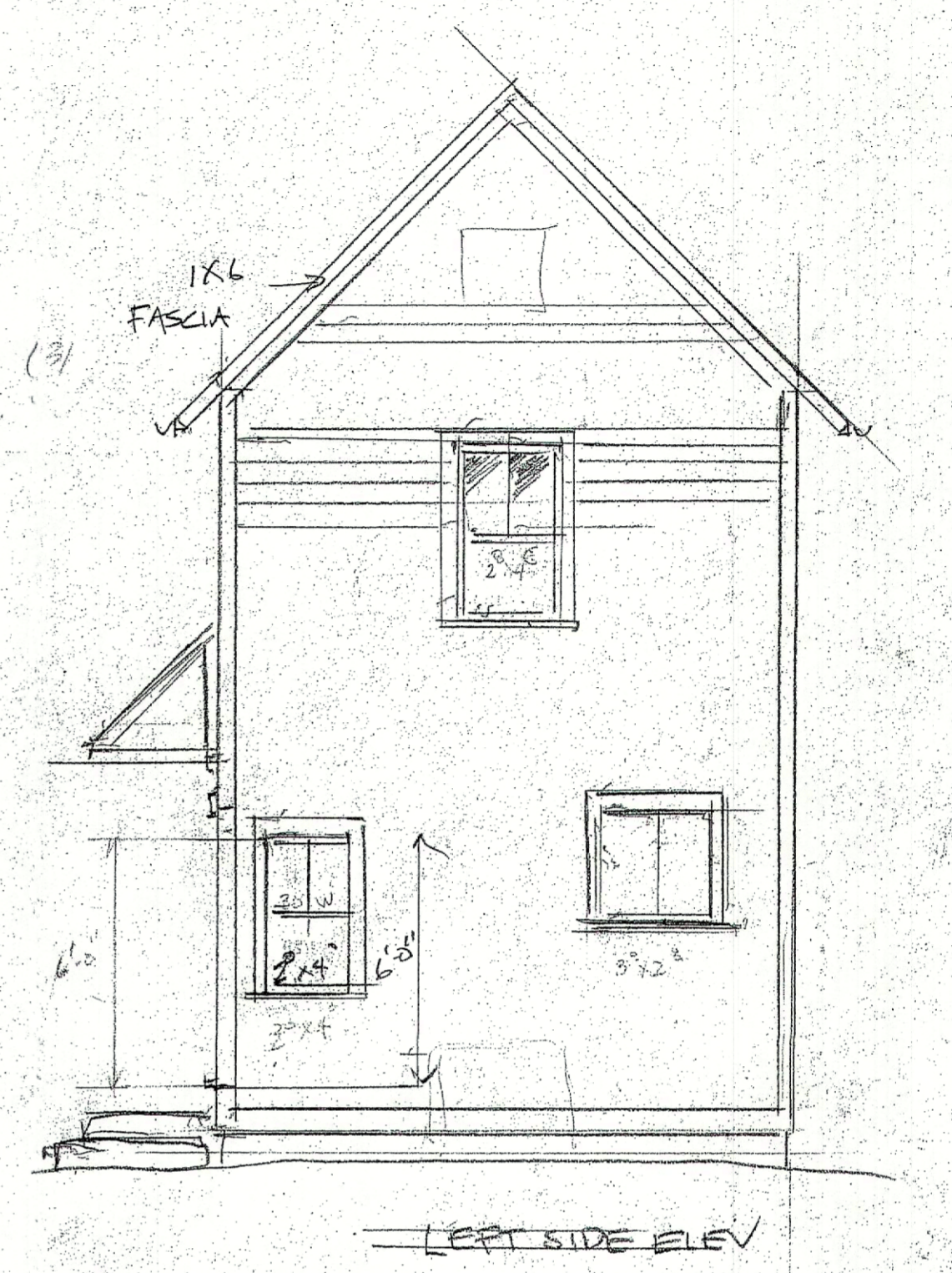
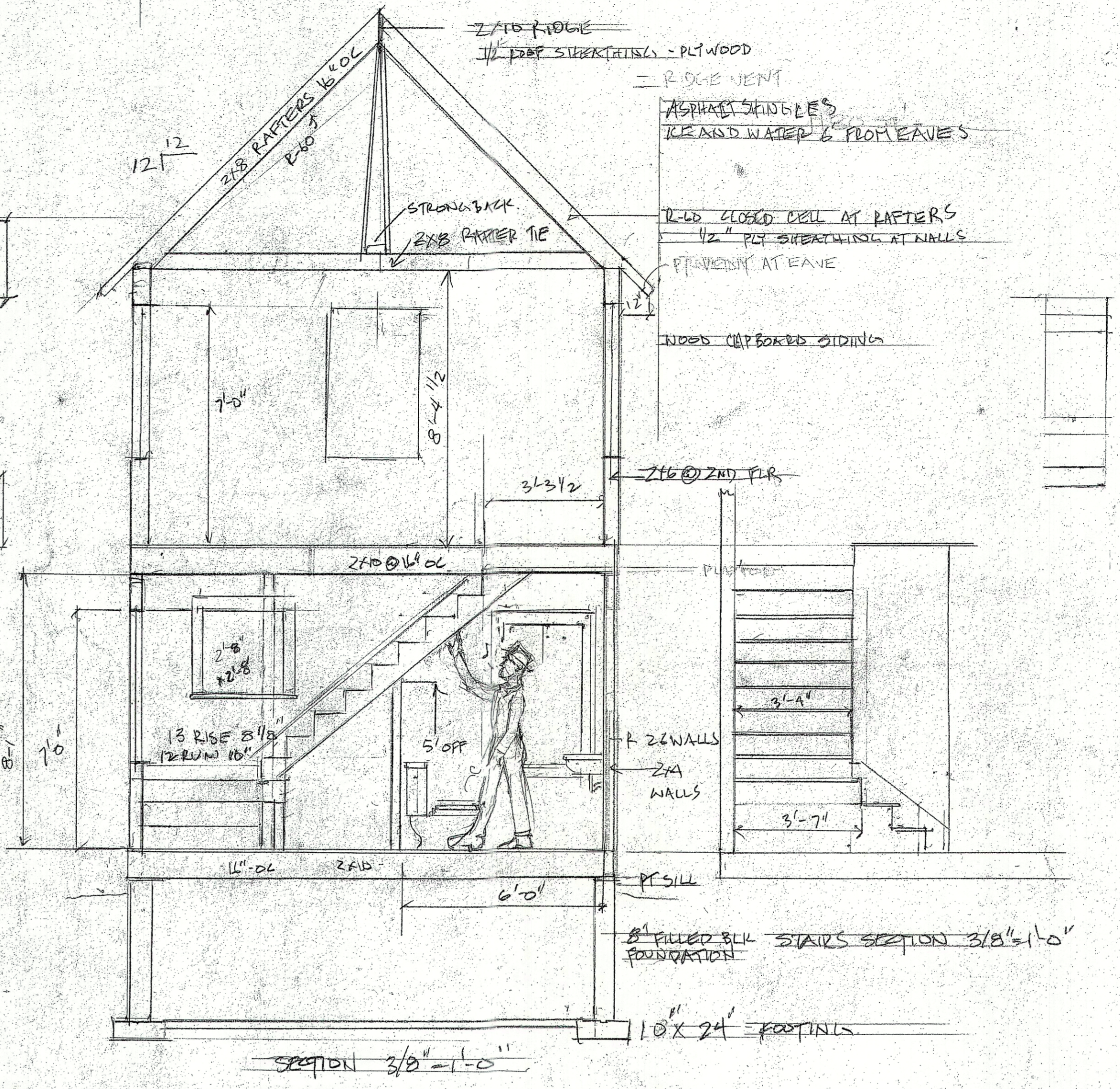
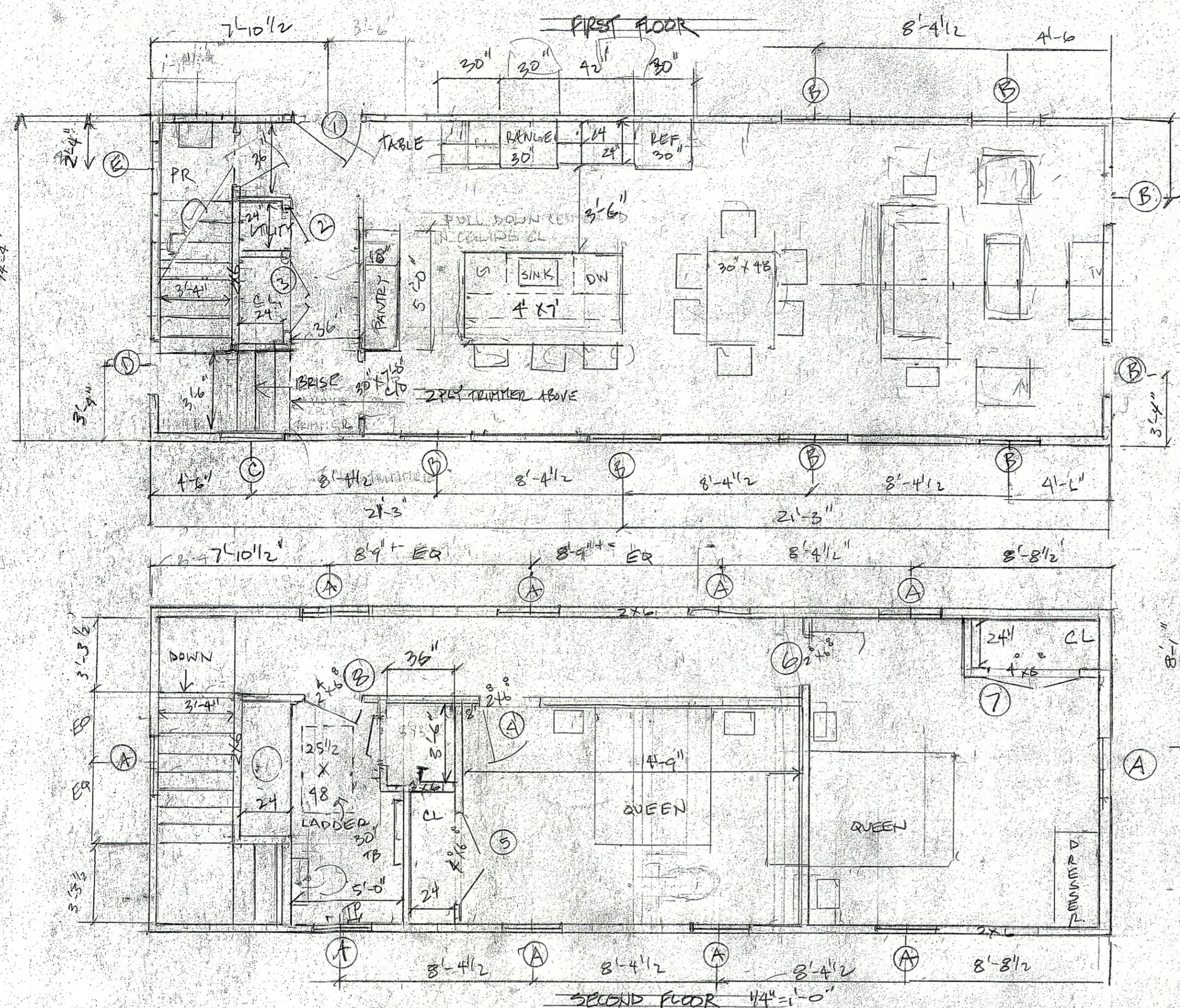
2x10 RIDGE
1/2" PLG STRIP AT RAFTERS - PLT WOOD
RIDGE VENT
ASPHALT SHINGLES
ICE AND WATER & PROFILES

2x12 CLOSED CELL AT RAFTERS
1/2" PLG STRIP AT WALLS
PREVENT AT EAVE
SIDES UNPEEKED SIDING

2x6 @ 2ND FLR
13 RISE 8 1/2
12 RUN 10"
5' OFF
2x WALLS
2x WALLS
PT SILL
8" FILLER B/L FOUNDATION
STAIRS SECTION 3/8" = 1'-0"

SHEPHERD HARBOR 21 ROUTE RIGARD
SALISBURY CT
JUNE 14/24 DESIGN BY DENNIS FISHER
81 RIVER RD CANTON, CT
PLANS/ELEVATIONS
Dennis Fisher SHEET #1

RD 25112 148
 1/2" PULL-DOWN
 STAIR



STEVENS HAYABE 21 MOUNT RICHARD
 SALISBURY CT
 JUNE 14/24
 PLANS/ELEVATIONS
 Danifish SHEET #1

DANIEL C. BRAZEE
Vol. 163, Pg. 377
(Second Piece)

0.263 ± Ac. 11,440 S.F.
DANIEL C. BRAZEE - Vol. 163, Pg. 377
(Remaining Portion of Third Piece)

0.598 ± Ac. 26,072 S.F.
DANIEL C. BRAZEE
Vol. 163, Pg. 377
(Portion of Third Piece)

JAY A. & SHIRLEY B. LEONE
Vol. 87, Pg. 511

0.566 ± Ac.
24,648 S.F.
DANIEL C. BRAZEE
Vol. 163, Pg. 377
(Third Parcel in the First Piece)

0.503 ± Ac.
21,893 S.F.
DANIEL C. BRAZEE
Vol. 163, Pg. 377
(First Parcel in the First Piece)

0.200 ± Ac. 8,714 S.F.
Portion Lands of
ELIZABETH E. D'AMICO
To be Conveyed to
DANIEL C. BRAZEE

- NOTES:
- 1) Owner of Record - Daniel C. Brazee Refer to Vol. 163, Pg. 377.
 - 2) Refer to the following maps & Acd:
 - a) Lands of Leslie Ten Eyck, Town of Salisbury, Litchfield, Co, CT Scale 1" = 100' dated Aug. 1989 Revised Nov. 1989 by Lone Land Surveys, Inc.
 - b) Map Prepared for Elizabeth E. D'Amico, Bunker Hill Road, Salisbury, CT Scale 1" = 50' dated July 26, 2006 Total Area = 10.415 ± Ac. by Matthias M. Kiefer, R.L.S.
 - 3) Water Easement refer to Vol. 163, Pg. 375 from Whitney North Seymour, Jr. and Coryna Ten Eyck Seymour to David C. Brazee and Kathleen Brazee dated July 26, 1971.
 - 4) 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.
 - 5) Contours are approximate U.S.G.S. and are at 10 foot intervals.
 - 6) Map revised February 11, 2008 to show contours.

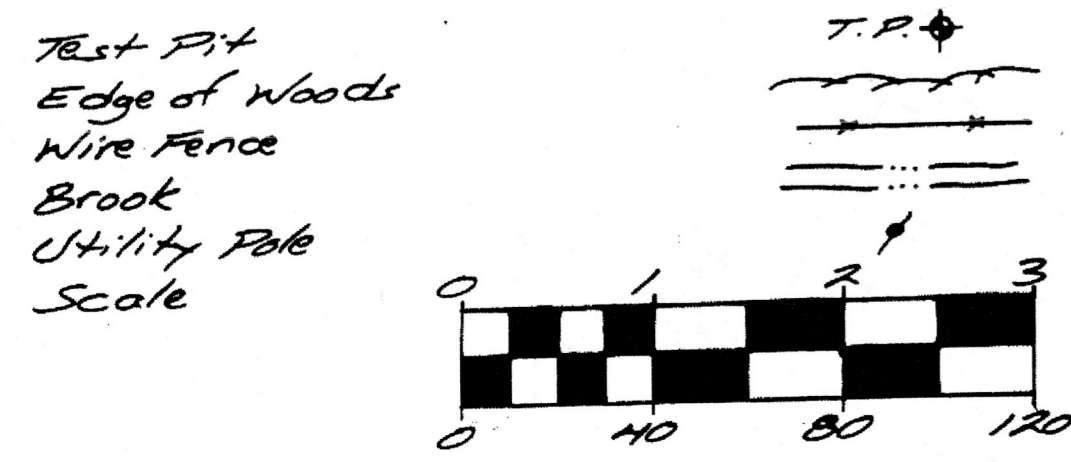
MAP PREPARED FOR
ROBERT A. O'BRIEN
MOUNT RIGA ROAD
SALISBURY, CONNECTICUT
SCALE 1" = 40' MAY 3, 2007

This survey and map has been prepared in accordance with Sections 20-3006-1 thru 20-3006-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc., on September 26, 1996. It is a Property Boundary Survey based on a First Survey conforming to Horizontal Accuracy Class P.R.

To my knowledge and belief, this map is substantially correct as noted hereon.

Matthias M. Kiefer
From the office of:
Lamb-Kiefer Land Surveyors, LLC - Salisbury, Connecticut

Legend





TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790

Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail info@tahd.org ♦ Web www.tahd.org

"Promoting Health & Preventing Disease Since 1967"

Addition / Accessory Structure Application

This is not a building permit.

You must obtain a permit from the Building Inspector prior to any construction.

Sievert & Eliza Mccabe	21	Mount Riga Rd	Salisbury
Owner	Street #	Street Name	Town
511 Lime Rock Rd	Lakeville	CT 06039	860-480-8376
Mailing Address	Town	ST Zip	Owner Telephone
elizad.mccabe@gmail.com		845-235-6044	0.45 AC.
Email Address		Cell Phone	Lot Size
	Eliza Mc Cable		
Dimensions of Addition	Information Supplied By	Septic System Designed By	

Description of Addition

Add one additional bedroom to the second story for a total of 2 bedrooms on the second floor.

The application **must** be accompanied by a **check** made payable to **TAHD** in the amount of:

ACCESSORY STRUCTURE : \$35.00

HABITABLE STRUCTURE: \$55.00

WELL AND SANITARY SEWER: \$35.00

CODE COMPLIANCE STUDY (B100a): \$150.00

(Returned Check Fee on any item: \$25.00)

Application must be accompanied by a SKETCH (on back) showing the relative distances from the proposed addition/structure to the well and septic system. Sketch must be signed by applicant.

Signature of Applicant: Signature on File

Application Date: 2-11-25

TAHD USE ONLY BELOW LINE

APPROVED

DENIED

conditions of approval

Existing Records?

Septic Permit Number:

B100a study required

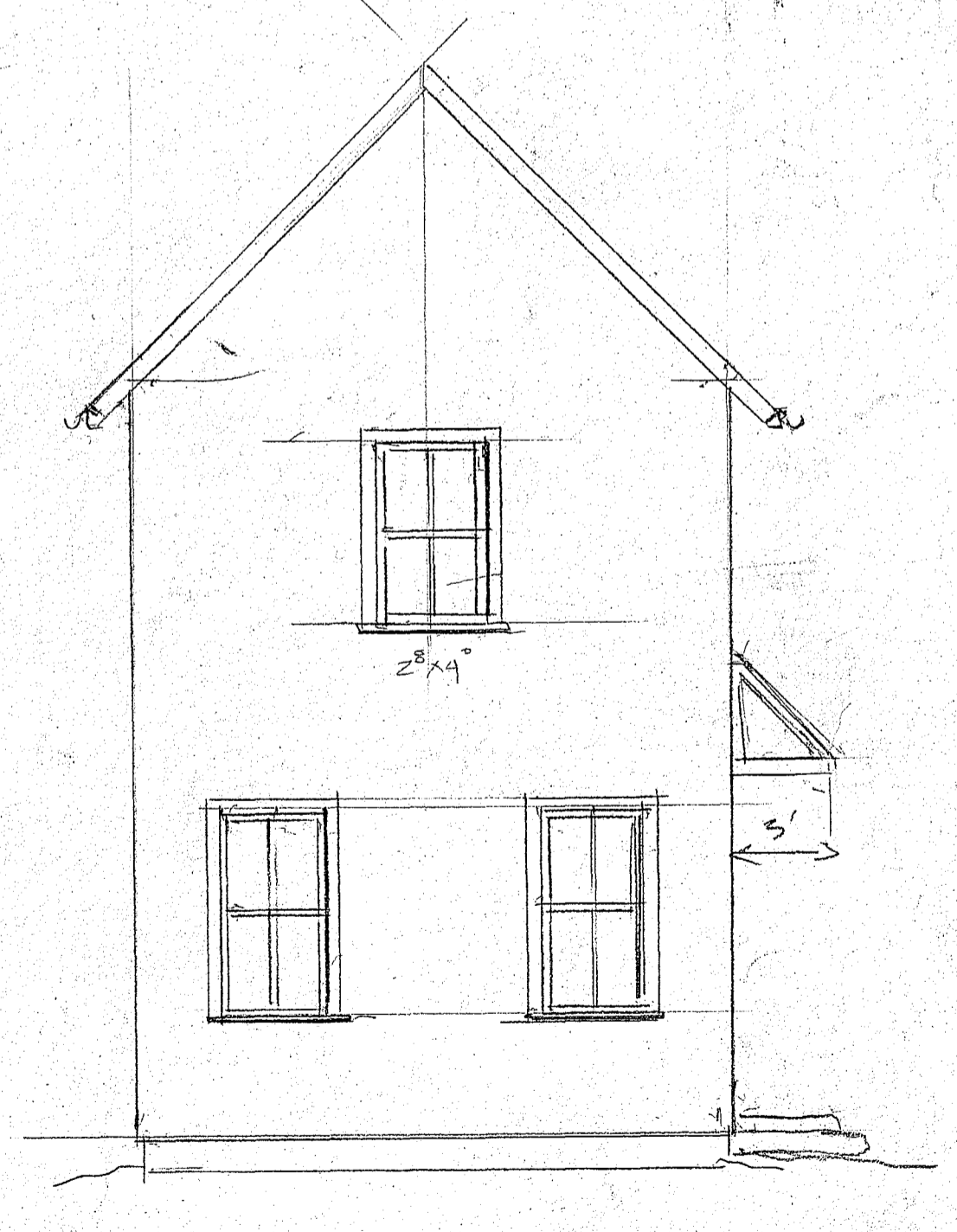
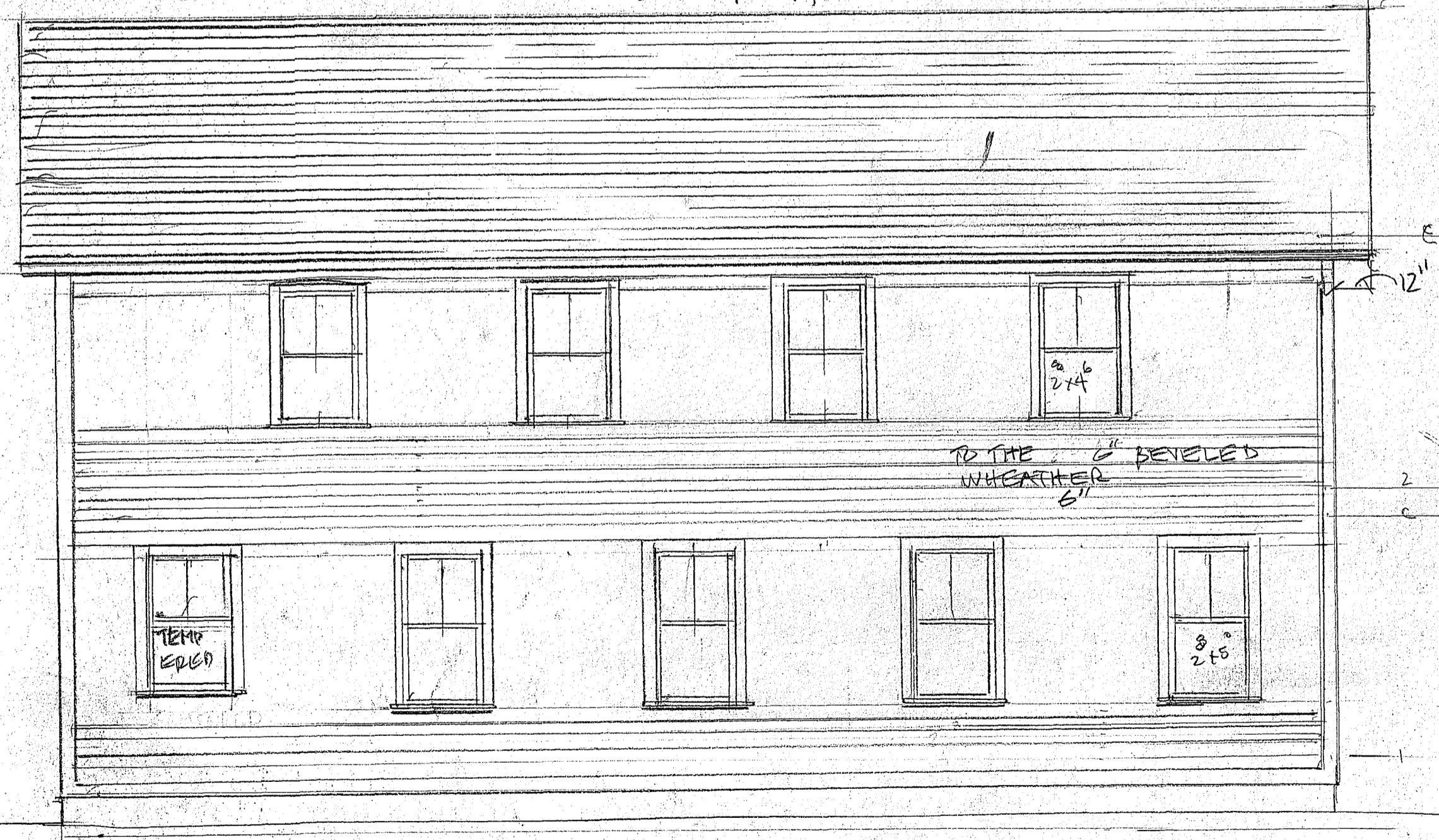
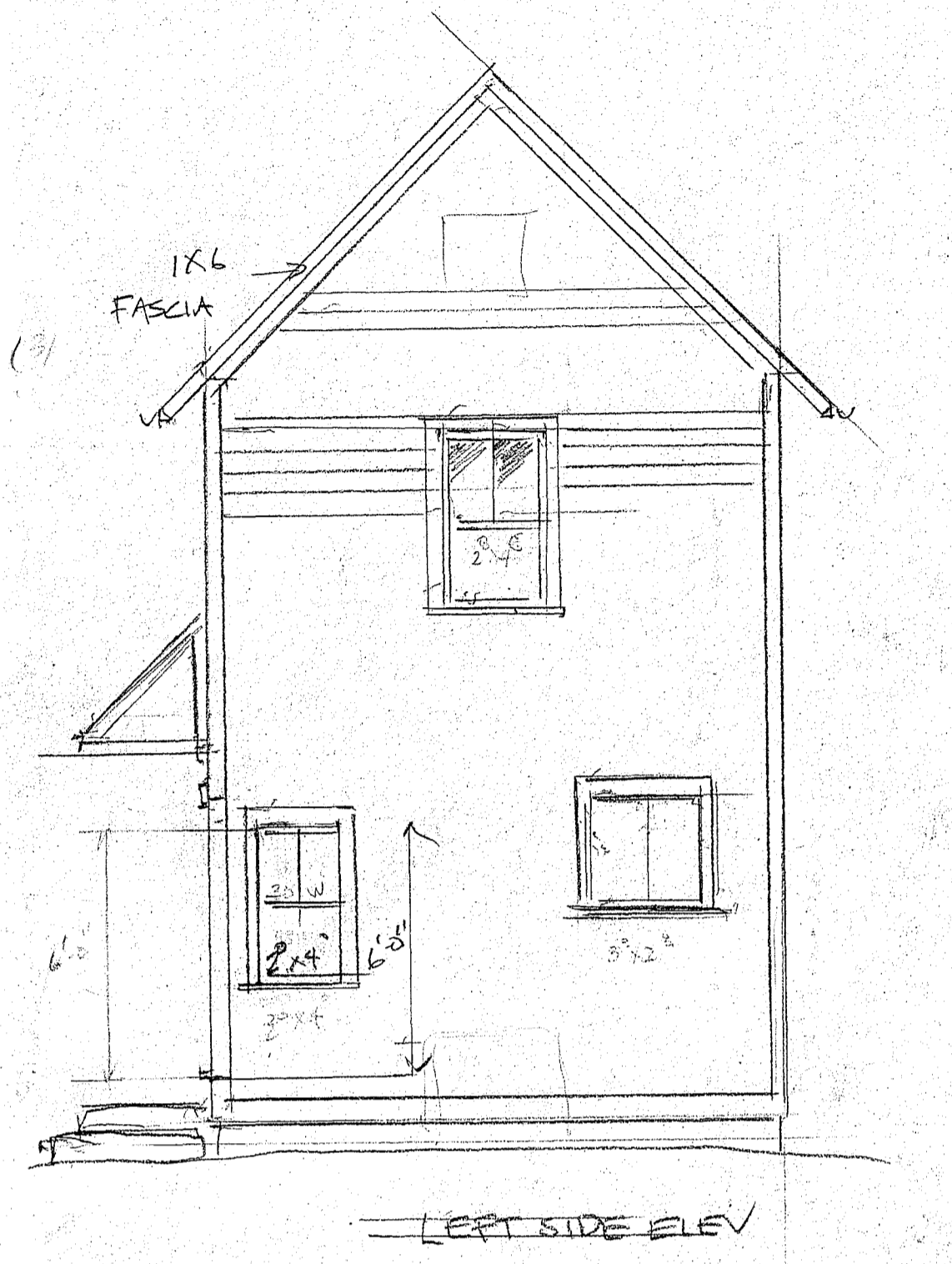
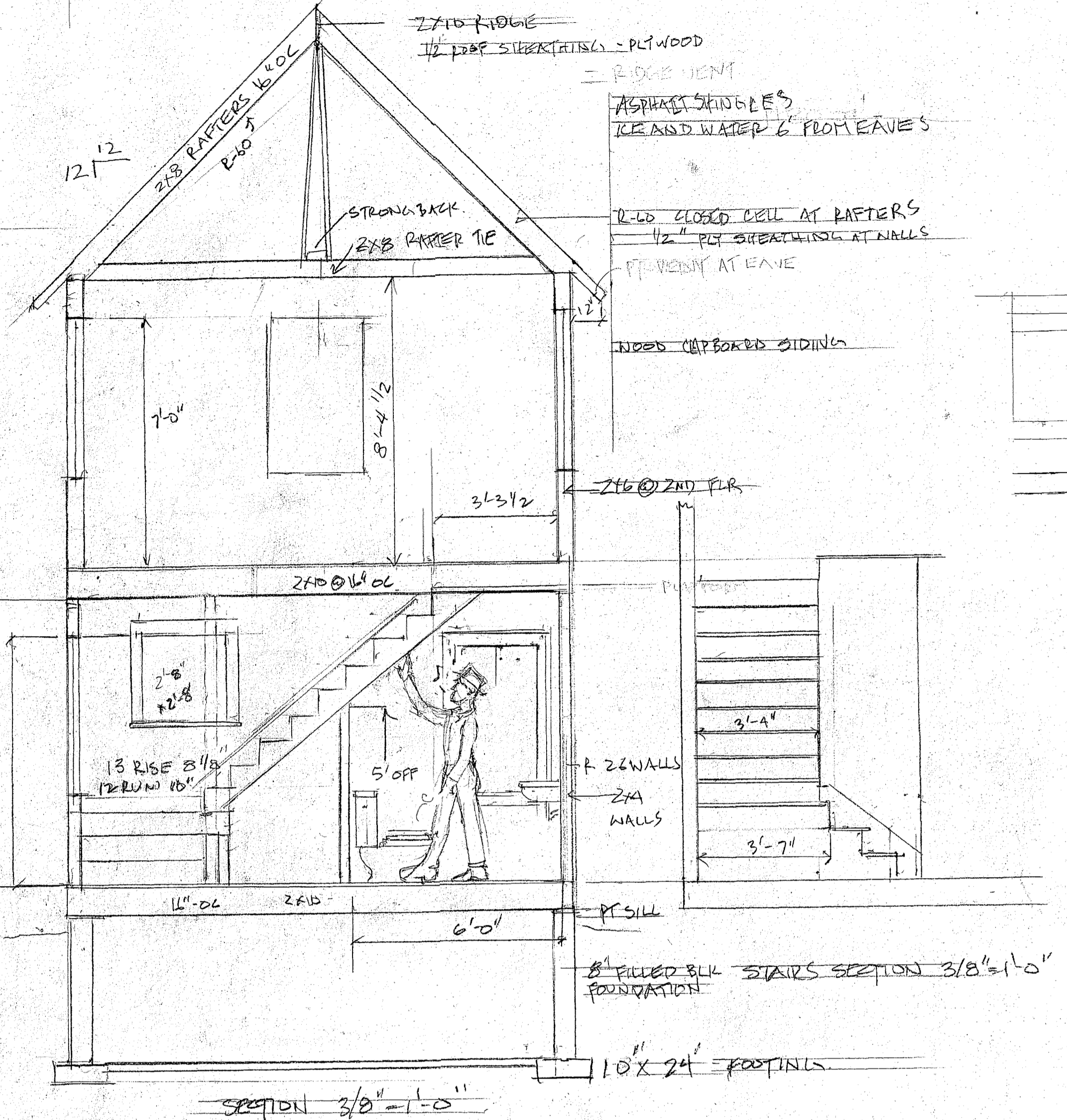
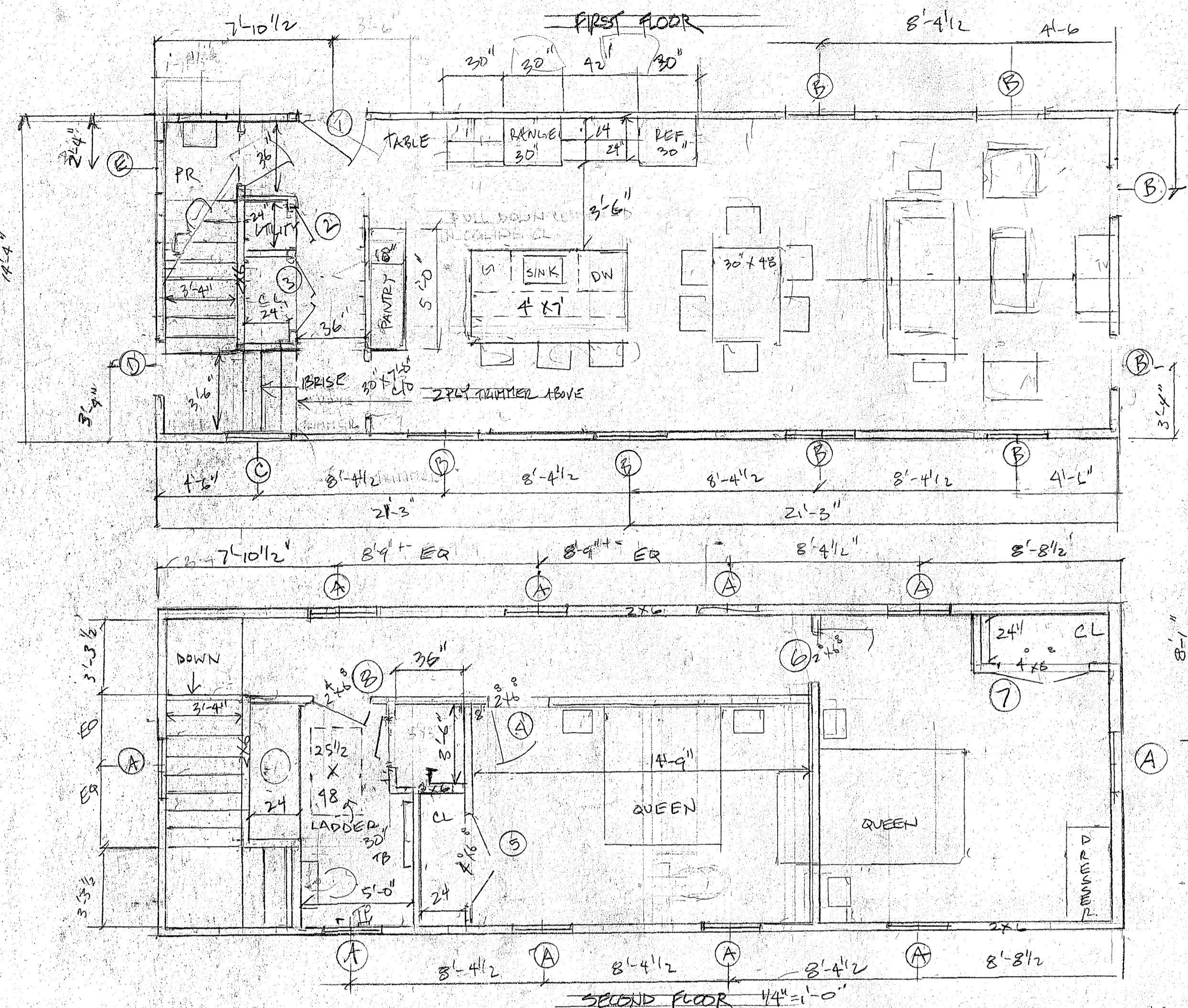
field investigation

A new well is being drilled as part of this approval. The current well is within 75' of the septic system. A new septic tank and D-Box are to be installed as part of this approval. The septic system was evaluated and somewhat deteriorated. The soils are such that would allow for a new system to be installed in the event of a septic failure although a stream and property lines will limit the location, ANY FUTURE addition proposals WILL require a complete B100a plan prepared by a CT licensed engineer and approved by T.A.H.D.

Sanitarian:

Decision Date:

RD 25412 x 8
 FIBER PULL-DOWN
 STAIRS



TOWN AREA HEALTH DISTRICT
 Basis For Septic System
 Containing 2 Bedrooms
 and Discharging 6000 Gallons/Day

2/19/25 *[Signature]*

SHEPHERD HARBOR 21 MOUNTAIN RD	
SALISBURY CT	
JUNE 14/24	
PLANS/ELEVATIONS	
SHEET #1	