

27 Main Street
P.O. Box 0548
Salisbury, CT 06068

(860) 435-5190
FAX: (860) 435-5172



TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: **Christiana Gurney Rawlings & Roger C. Rawlings**
Address of Owner: **PO Box 170, Lakeville, CT 06039**
Property Location: Tax Map # **56** Lot# **51** Land Records: Vol. **272** Page **758**
Property Address: **33+35 East Main Street, Salisbury**
Acreage: **.481, 20.955 sf** Zone: **R20**
Bounded generally on the North by: **E Main St. - W Castonguay 32 E Main & A. Obrien 36 E Main**
(Full name of owner of record. East by: **37 E Main - C & B Virshup**
Attach addition pages if needed) South by: **19 E Main - E. Harney**
West by: **25 E Main - M. Elwell**
Special Permit Use Requested: **#35: new shower, new full bath, new 1st fir deck, general updates**
Section **208 and 209** 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: **NA**
Approval from TAHD, WPCA, or BHC regarding sewer and water: **Town water & sewer**
Historic District Commission, if applicable: **NA**
Conservation District Commission, if applicable: **NA**
Preliminary Architectural Plans for Proposed structures & signs (2 copies)
Estimated Site Improvement Costs (other than buildings): **\$5,000**
Written Assurance of Bond or Letter of Credit: **Owner**
Additional Remarks: **Paul Bushey is our contractor.**
Owner's Signature: *[Signature]* Date: **02/14/2024**
Applicant's Signature and Title: **Owner**
Applicant's Address and phone number: **PO Box 170, Lakeville, CT 06039 860-671-1252**

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.

C & R Rawlings

14 February 2024

Ms. Abby Conroy
Director of Land Use
Planning and Zoning Commission
27 Main Street
Salisbury, CT 06068

Via email: landuse@salisburyct.us

Re: 35 East Main Street, Salisbury, CT
Statement of proposed use

Dear Ms. Conroy:

As requested, this statement of proposed use is provided as part of our application for a Special Permit regarding 35 East Main Street, the back house of 33 & 35 East Main Street, Salisbury.

The existing structure was, according to the town Tax Assessor constructed circa 1940. Based on a hand-hewn beam in the structure it may have been built even earlier. The current structure is used as a guest house or apartment to the property. Currently, there are three bedrooms, one full bathroom, a den, and a deck on the second floor. On the first floor is a living room, a kitchen, and a half-bathroom. There is also a two-car garage on the ground floor that is only accessible via the overhead doors. According to the Assessor the structure is 1,280 square feet with 818 square feet on the upper floor and 440 square feet on the first floor. The garage is 378 square feet and the basement is 220 square feet.

It appears the interior of the structure was updated circa 1970-1980 based on the subfloor on the first floor, the kitchen cabinets, and the bathroom fixtures.

Christiana and Roger Rawlings
PO Box 170
Lakeville, CT 06039
860.671.1252

C & R Rawlings

Our plan includes:

- Update all interior surfaces and paint exterior trim.
- Relocate the entry door to the west side of the first floor.
- Add a deck on the west side of the first floor for entry and outdoor space. This deck will not encroach on the side or rear setbacks.
- Move a window to the location of the existing front door on the north side of the first floor.
- Remove the furnace chimney and vent the furnace outside.
- Add a shower to the first-floor half-bathroom and move bathroom entry door.
- Move the interior door to the basement stairs to provide more space in the living room.
- Add a full bathroom on the second floor.
- Add an opening between the den and the existing northwest bedroom to form a larger primary bedroom.
- Add air conditioning via 'mini-splits' or air handler.

Thank you for your assistance with this permit. We look forward to working with you.

Respectfully,



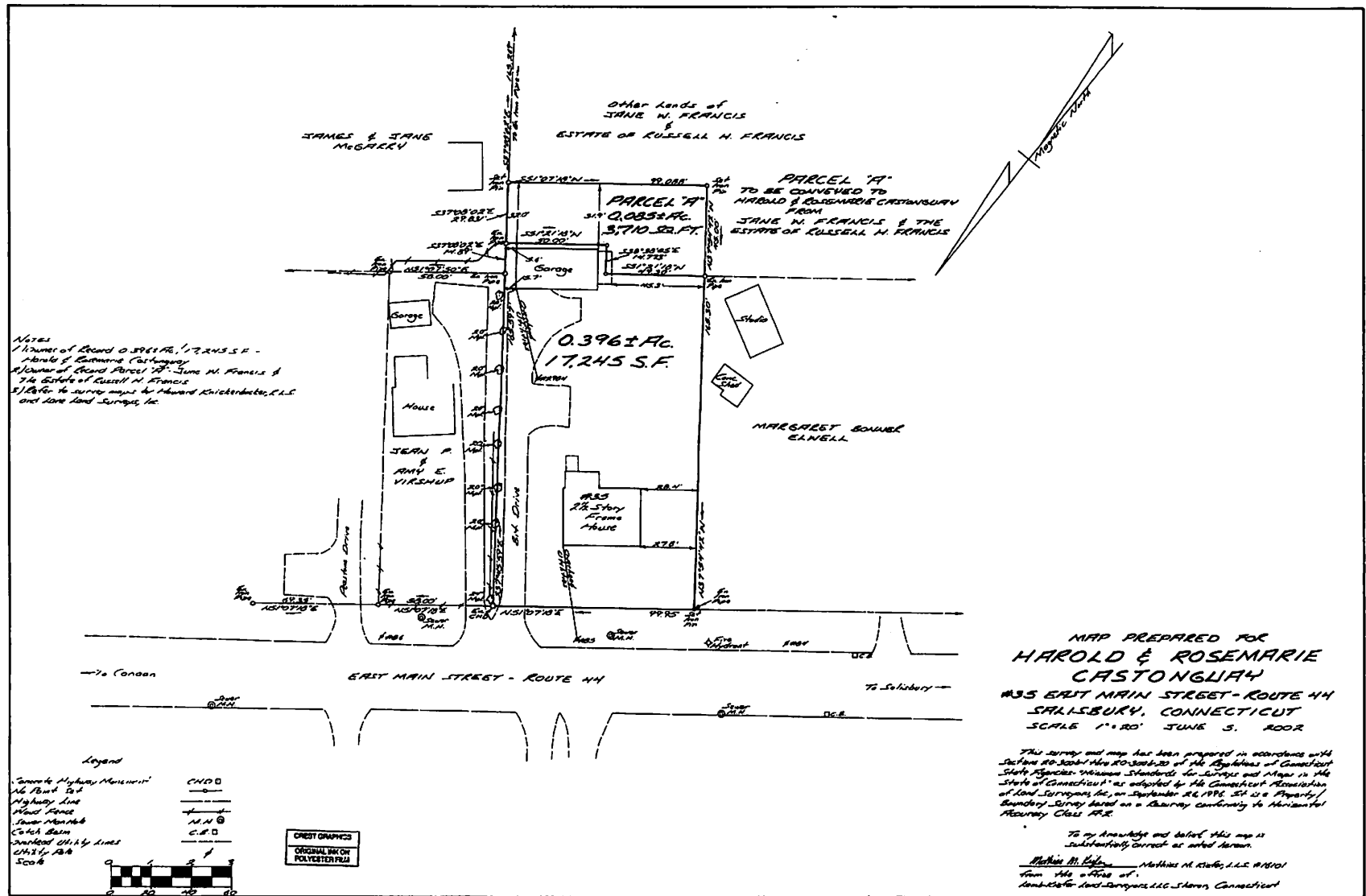
Roger Rawlings



Christie Rawlings

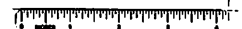
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#2450 rec'd December 27, 2005 sheet 1 of 1 P.H. Williams, Town Clerk

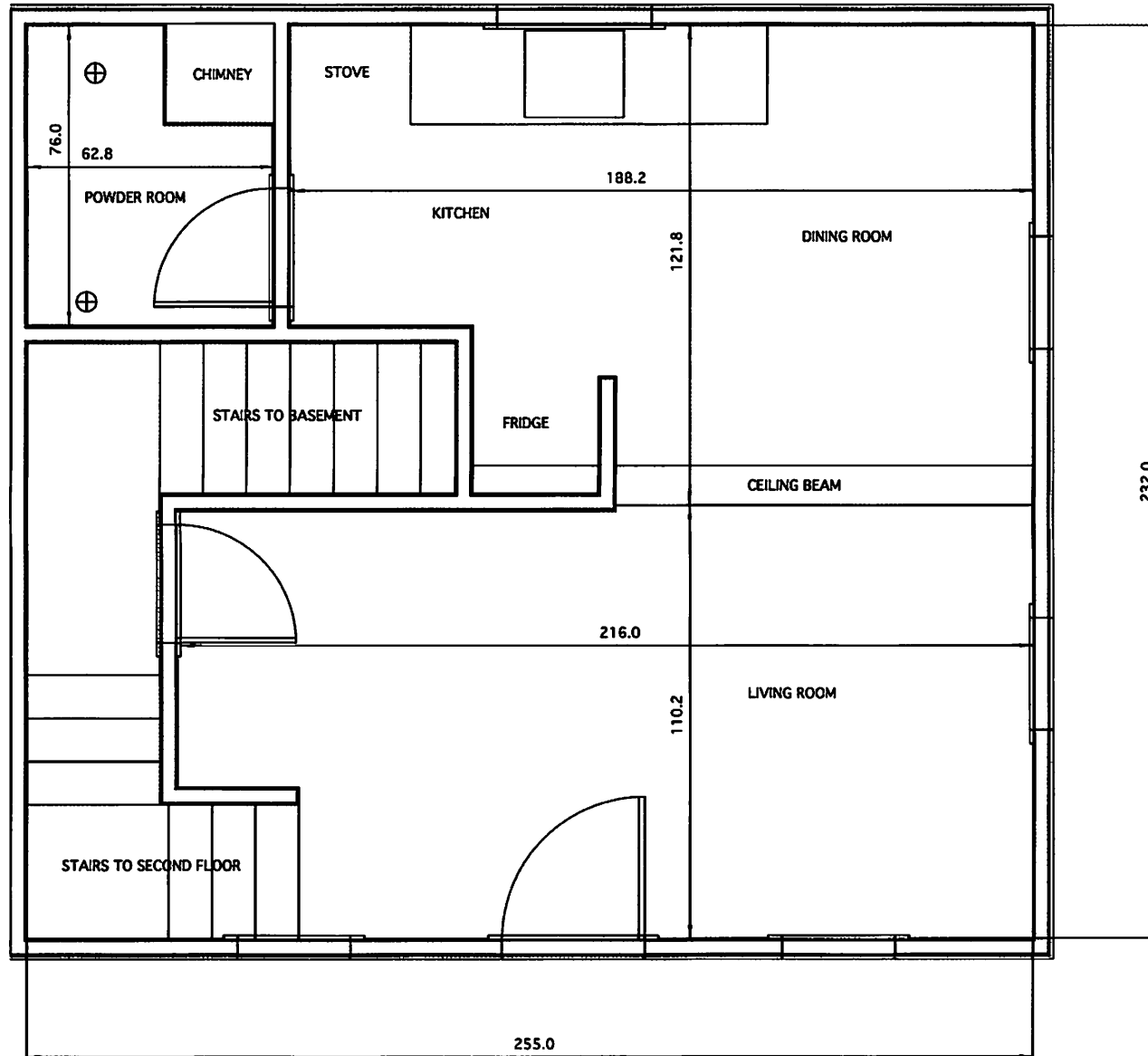


#2450 rec'd December 27, 2005 sheet 1 of 1 P.H. Williams, Town Clerk

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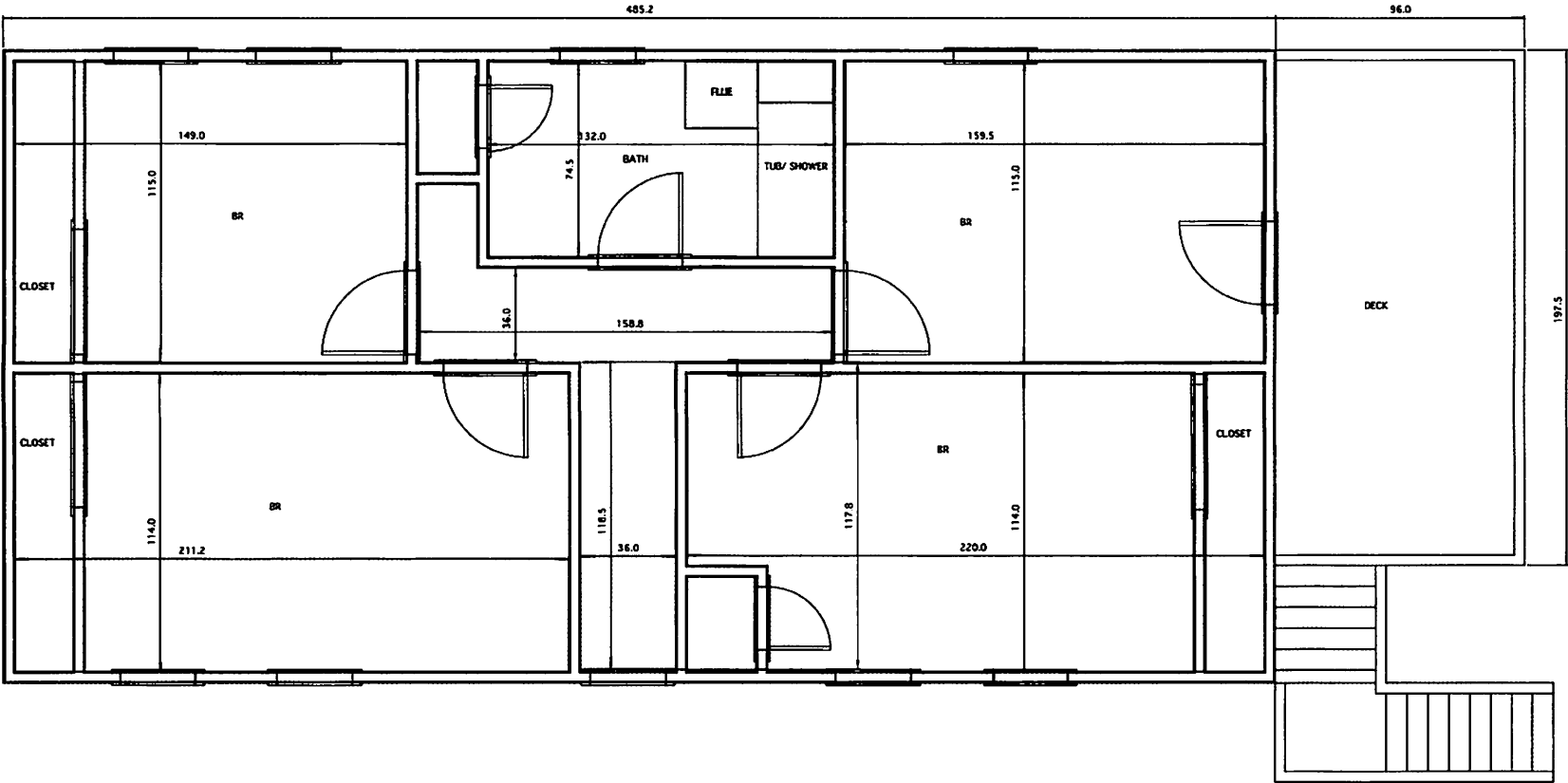


35 East Main Street, Salisbury
Existing First Floor



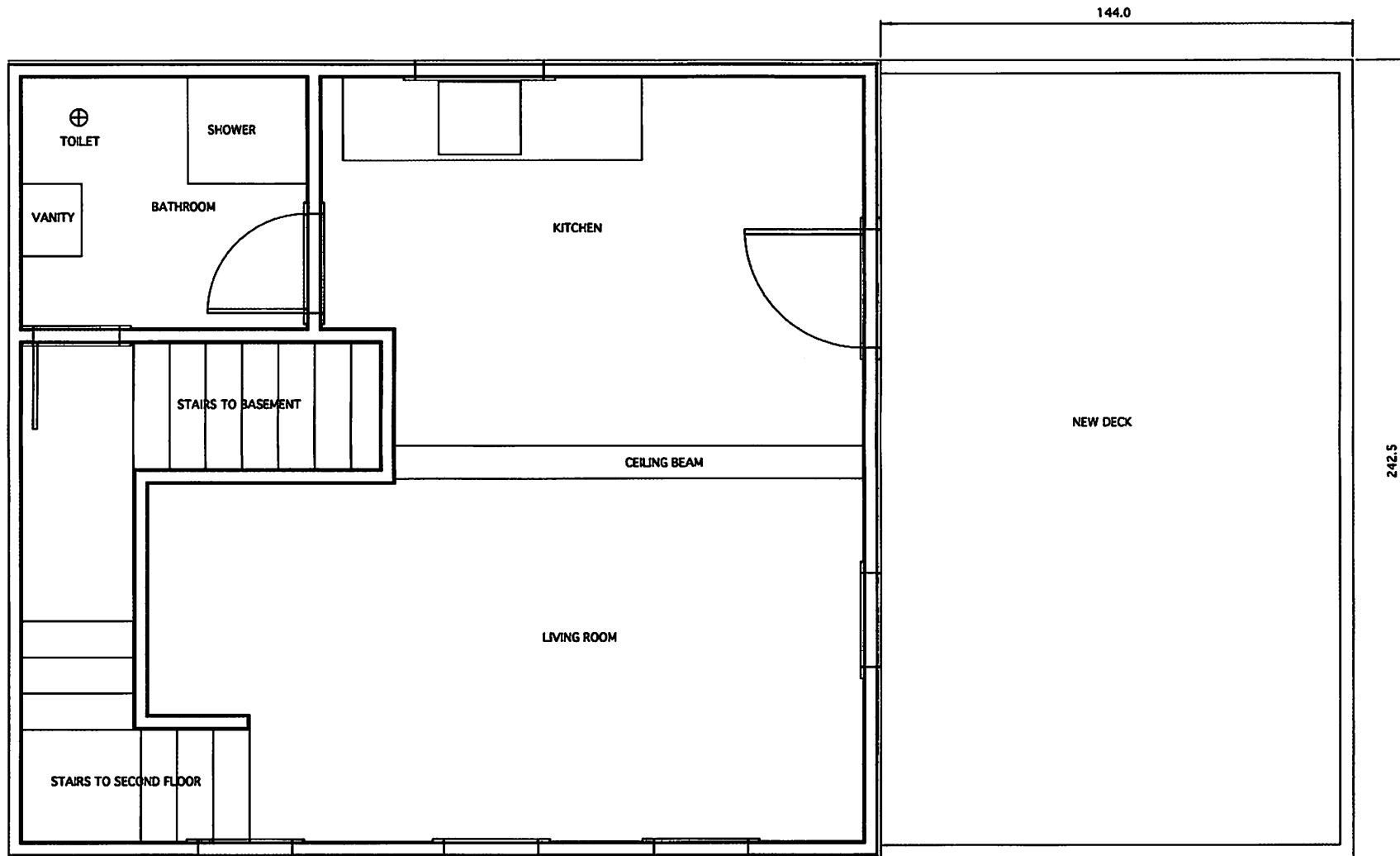
35 East Main Street, Salisbury

Existing Second Floor



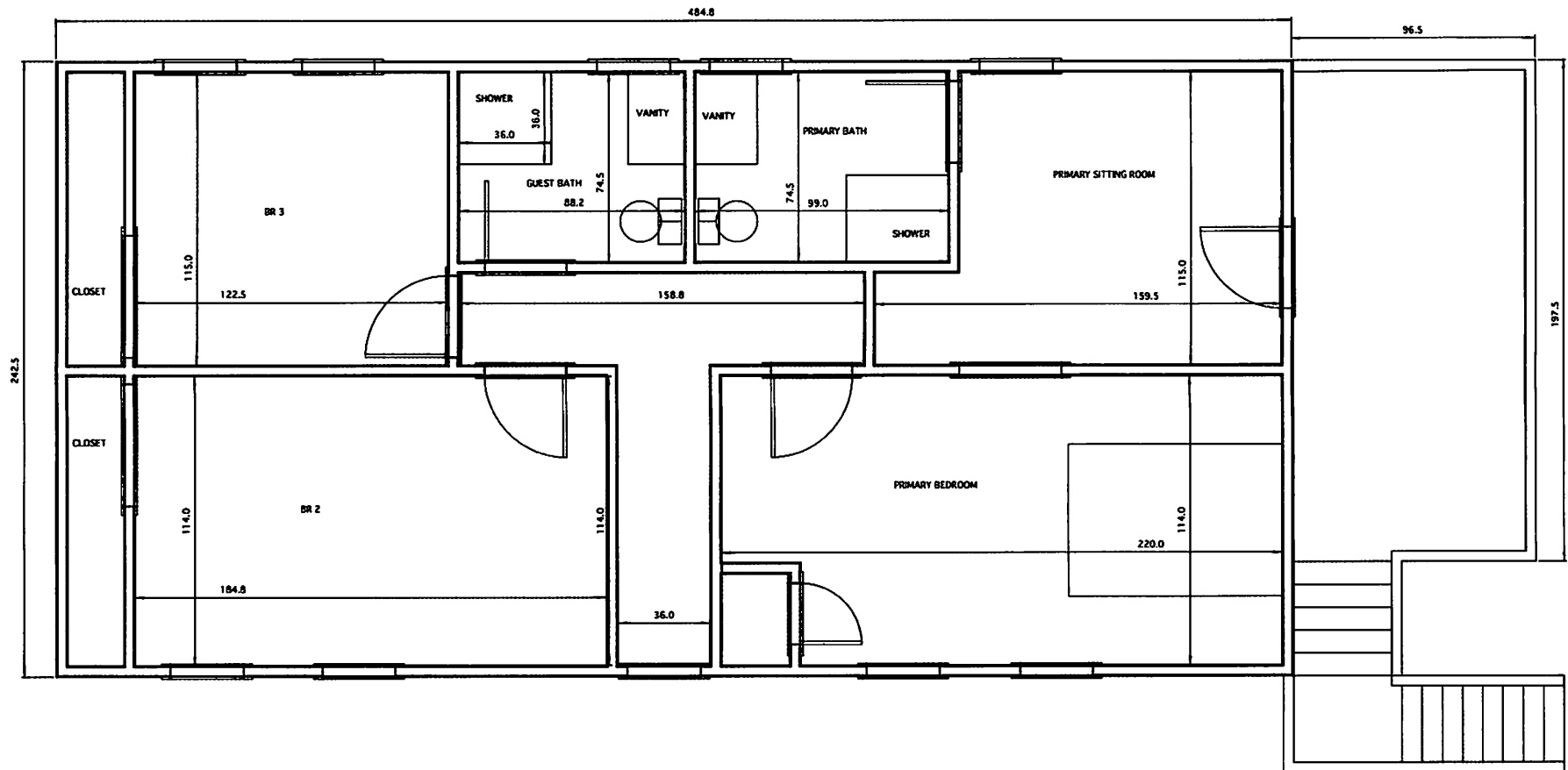
35 East Main Street, Salisbury

Proposed First Floor



35 East Main Street, Salisbury

Proposed Second Floor



Property Information

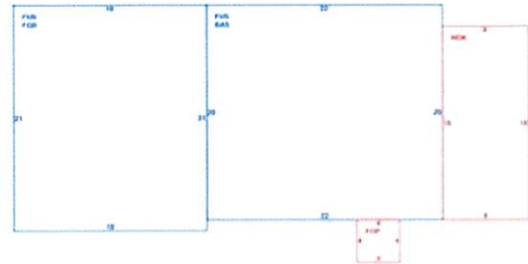
Property Location	33+35 EAST MAIN STREET
Owner	CASTONGUAY WILLIAM T
Co-Owner	na
Mailing Address	PO BOX 339 SALISBURY CT 06068
Land Use	1-1 RES LAND MDL-01
Land Class	R
Zoning Code	R20
Census Tract	

Street Index	10
Acreage	0.48
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1940
Stories	1
Building Style	GUEST HOUSE
Building Use	Residential
Building Condition	
Interior Floors 1	Wood
Interior Floors 2	NA
Total Rooms	5
Basement Garages	
Occupancy	1.00
Building Grade	B-

Bedrooms	3 Bedrooms
Full Bathrooms	1
Half Bathrooms	1
Extra Fixtures	0
Bath Style	Old Style
Kitchen Style	Old Style
Roof Style	Gable
Roof Cover	Asphalt Shingl
AC Type	None
Fireplaces	

Exterior Walls	Wood Shingle
Exterior Walls 2	NA
Interior Walls	Drywall/Sheetr
Interior Walls 2	NA
Heating Type	Hot Water
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	

Town of Salisbury, CT

Property Listing Report

Map Block Lot 56-51

Building # 1

Section #

Account

98100417

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	292500	204800
Extras	5300	3700
Improvements		
Outbuildings	0	0
Land	164200	115000
Total	462000	323500

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Porch, Open	16	0
Upper Story, Finished	818	818
Wood Deck	144	0
First Floor	440	440
Garage	378	0
Total Area	1796	1258

Outbuilding and Extra Features

[illegible]

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
CASTONGUAY HAROLD I + ROSEMARIE	0088/0027	12/13/1963	30000
CASTONGUAY WILLIAM T	0258/0396	12/11/2019	0
CASTONGUAY HAROLD EST & ROSEMARIE	0220/0854	08/19/2008	0
CASTONGUAY ROSEMARIE ESTATE	0256/0048	01/31/2019	0
CASTONGUAY ROSEMARIE	0222/0404	01/30/2009	0



Town of Salisbury, CT

Property Listing Report

Map Block Lot

56-51

Building #

2

Section #

Account

98100417

Photo



Sketch



Primary Construction Details

Year Built	1930
Stories	2
Building Style	OLD STYLE
Building Use	Residential
Building Condition	
Interior Floors 1	Wood
Interior Floors 2	NA
Total Rooms	7
Basement Garages	
Occupancy	1.00
Building Grade	B+

Bedrooms	4 Bedrooms
Full Bathrooms	1
Half Bathrooms	1
Extra Fixtures	0
Bath Style	Old Style
Kitchen Style	Old Style
Roof Style	Gable
Roof Cover	Asphalt Shingl
AC Type	None
Fireplaces	

Exterior Walls	Wood Shingle
Exterior Walls 2	NA
Interior Walls	Drywall/Sheetr
Interior Walls 2	NA
Heating Type	Hot Water
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Upper Story, Finished	840	840
Attic, Unfinished	840	0
Basement	1064	0
Wood Deck	36	0
First Floor	1002	1002
Porch, Enclosed	224	0
Porch, Open	248	0

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Total Area	4254	1842