

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 2025-0280

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Richard J. and Linda Cantele
Address of Owner: 204 Between the Lakes Rd Salisbury Ct 06068
Property Location: Tax Map # 58 Lot# 3 Land Records: Vol. 2609 Page 496
Property Address: 204 Between the Lakes Rd. Salisbury Ct. 06068
Acreage: 2.04 Zone: R1
Bounded generally on the North by: Bryan + Page Seyfried
(Full name of owner of record. East by: Lake Washington
Attach addition pages if needed) South by: Scott + Diane Nash
West by: Adelaide Harris
Special Permit Use Requested: locate 2 air conditioning units, Basement access and approx - 18" patio
Section 305 of the Salisbury Zoning Regulations.
Written statement of Proposed Use (4 copies): _____
Site Plan - 4 copies (See attached sheet) N/A
Soil Erosion and Sediment Control Plan: N/A
Approval from TAHD, WPCA, or BHC regarding sewer and water: TAHD approval 2/2023
Historic District Commission, if applicable: N/A
Conservation District Commission, if applicable: N/A
Preliminary Architectural Plans for Proposed structures & signs (2 copies) N/A
Estimated Site Improvement Costs (other than buildings): N/A
Written Assurance of Bond or Letter of Credit: N/A
Additional Remarks: Limited options for location of these items due to nature of site.
Owner's Signature: RJ, LA Date: 3/30/2025
Applicant's Signature and Title: RJ, LA owner
Applicant's Address and phone number: 204 Between the Lakes Rd 860-307-2228

Filed at the Planning and Zoning Commission Office this 2 day of April, 2025

Fee Paid: \$360

Received By: AC
Title: LUB

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.

607 SITE PLAN - GENERAL REQUIREMENTS

The site plan shall be accurately drawn to a scale not to exceed 1" = 100' on sheets not to exceed 24" X 36" .

Site plans shall be certified correct to A-2 Survey Standards by a Connecticut Registered Land Surveyor (R.L.S.) Where it determines that A-2 level of accuracy is not necessary to determine compliance with these regulations the Commission may upon request of the applicant allow a less degree of accuracy for the location of certain improvements or certain property lines.

The design, layout and computations relating to the construction of facilities for storm drainage or improvements such as a new accessway, parking areas, etc. shall be prepared by a Connecticut registered engineer or where qualified to do so by a Connecticut registered landscape architect. where the regulations require a landscape buffer or such is required as a condition of approval of a Special Permit the landscape plan shall be prepared by a professional landscape architect or landscape designer.

A site plan shall contain the following information as applicable, as determined by the Commission or its authorized agent:

- a. Name of applicant and owner of property.
- b. Scale and North arrow.
- c. Property boundary, dimensions, angles, area, zoning classification, and zoning setback lines.
- d. Names of record owners of abutting properties.
- e. Locations and dimensions of all existing and proposed buildings, driveways, parking and loading areas, storage areas, drainage features. Location of fences and walls, natural and artificial water features, wetlands and exposed ledge rock. All statistical data to show that the requirements of the regulations have been met; adjacent properties, and how they relate to the proposed development and the neighborhood and, to the street pattern within 500 feet.
- f. Proposed signs showing locations, dimensions, and means of illumination and all other exterior listing fixtures.
- g. Locations and methods of water supply and sewage disposal facilities.
- h. Illustrations, elevations, and renderings of the proposed buildings and project area sufficient to show clearly what is proposed, as required by the Commission. A landscaping plan shall be submitted which shows existing and proposed landscaping, buffering and plantings including a table of sizes, types, and amounts of proposed materials.
- i. Certification, on the plan or separately, by the Health Officer concerning satisfactory conditions for sewage disposal, consistent with the State Health Code.
- j. Where grading is required, existing and proposed contours at two-foot intervals, based upon field survey.
- k. Existing and post construction surface drainage patterns. The Planning and Zoning Commission may modify the submission requirements of any site plan, if in the opinion of the Commission, the scope and circumstances of such a proposed development are such that certain information is not necessary to complete a review of the proposed project.

April 1, 2025

RE: Application for Special permit for Cantele residence at 204 Between the Lakes Road, Salisbury, Ct.

TO: Planning and Zoning Commission

Dear Commisioners,

Due to challenges and limitations of the site within the Lake Protection Overlay District and proximity to wetlands we are seeking approval to maintain the location of three "structures" noted below:

- 1) The stone patio extends approximately 18" longer in a westerly direction from the original plan. This extension helps with erosion from roof runoff and lines up with the stone drip edge as seen in photograph #1. The entire patio is set in pea stone to maintain a pervious surface as much as possible.
- 2) Access to the crawlspace had limited options and is located at the NW corner of the house and doesn't extend into the restricted area less than the approved patio and is inside the margins of the house. Please see photo #2.
- 3) The location of the a/c units were inadvertently left off of the original plan. The original intent and preferred location was to place them at the back of the garage near the generator. Due to the distance from that location to the most northerly part of the house we were advised that these units couldn't efficiently heat and cool the northerly part of the house And should be located elsewhere. Given challenges with the site, the nature of the "shelf" foundation, other mechanical and piping placements is was determined that the north side of the house was the best alternative location. Significant electrical, site, and foundation work would be required to relocate those units. The roof overhang extends a little past the mid point of the units and offers some protection. Please see photo #3.

The impervious surfaces are within the 10% requirements.

Please let me know if there is anything else I can provide or if you have any questions.

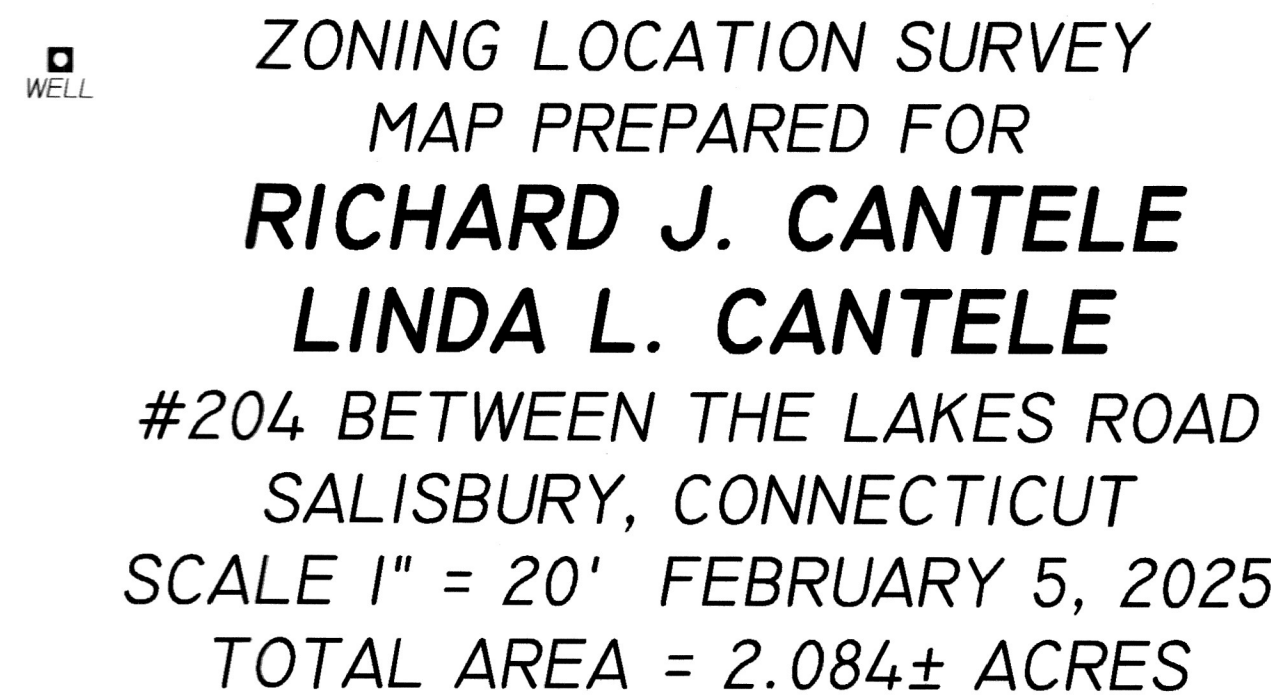
Regards,

Rick Cantele









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

- UTILITY POLE
WELL
SEPTIC TESTING
SEPTIC TANK
TREE (DECIDUOUS)
TREE (CONIFEROUS)
WETLAND FLAG
EDGE WETLAND SOILS
WOOD FENCE
STONEWALL
EDGE OF LAWN
EDGE LAKE (ORDINARY HIGH WATER MARK)
EDGE LAKE PROTECTION OVERLAY DISTRICT
SCALE
-
- The legend lists 14 symbols and their corresponding features. The symbols include a cross for utility pole, a circle with a dot for well, a circle with an 'X' for septic testing, a circle with a cross for septic tank, a circle with a horizontal line for deciduous tree, a circle with a vertical line for coniferous tree, a circle with a star for wetland flag, a circle with a cross and a dot for edge wetland soils, a line with cross-ticks for wood fence, a line with dots for stonewall, a dashed line for edge of lawn, a wavy line for edge lake, a line with cross-ticks for edge lake protection overlay district, and a scale bar from 0 to 60 feet.
- 20 0 20 40 60
GRAPHIC SCALE - FEET