

### APPLICATION FOR SITE PLAN APPROVAL

Owner of record: Indian Mountain School

Address of owner: 211 Indian Mountain Road, Lakeville, CT 06039

Property Location: Tax Map 1 Lot 20 Land Records: Vol. 132 Page 639

Acreage: 339 Zone: RR-3

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: No site work, no E&S required

Conservation Commission Approval, if applicable: NA

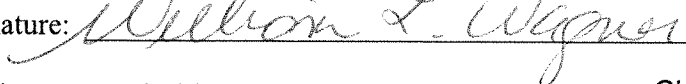
Historic District Commission Approval, if applicable: NA

Approval From TAHD: pending WPCA: NA BHC: NA

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

Additional Remarks: This project is to revise the server and dining area in the main building. See the attached description for more information.

This is for a site plan modification to Application 2023-0220

Owner's Signature:  Date: 5/9/25

Applicant's Signature and Title: \_\_\_\_\_ Chief Financial Officer

Applicant's address and phone number: \_\_\_\_\_ 860-435-0871

Indian Mountain School, 211 Indian Mountain Road, Lakeville, CT 06039

Filed at Planning and Zoning Commission Office: \_\_\_\_\_, 2001

Date of next regular Commission meeting: \_\_\_\_\_

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.

# MEMO

**To:** Salisbury Planning & Zoning Commission

**From:** Todd Parsons, PE

**Re:** Indian Mountain School, Conversion of Faculty Apartments to Student Housing  
File 4010139.22112

**Date:** May 14, 2025

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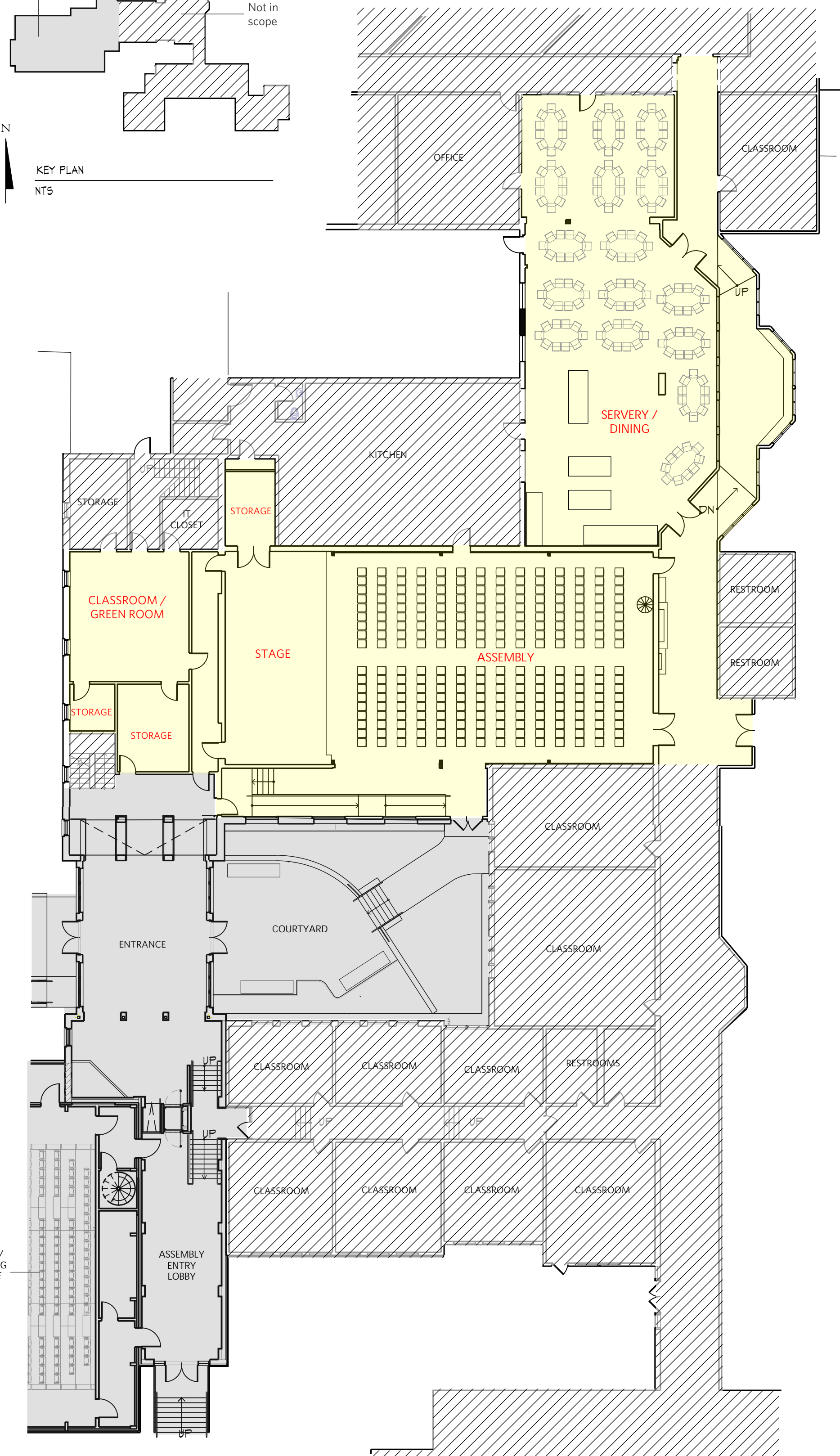
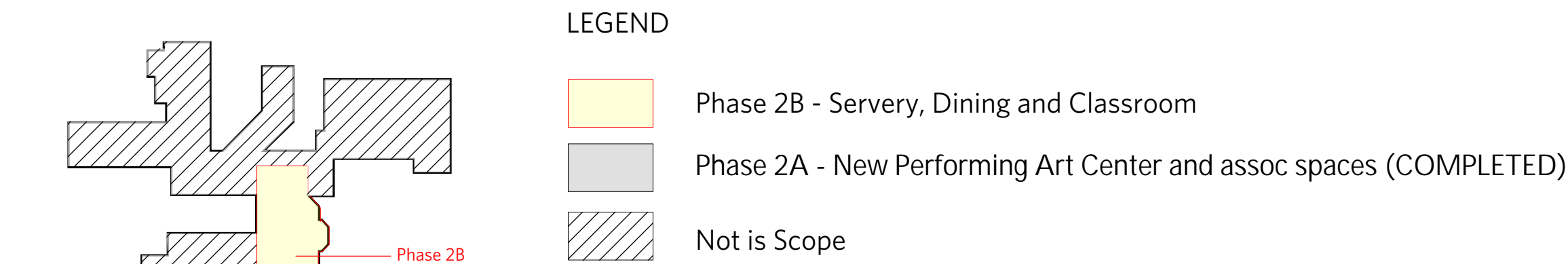
This project, denominated Phase "2B", represents the second construction phase that follows the recently completed Phase "2A", which consisted in the conversion of an existing gymnasium into all-school assembly and performing art center, and the construction of lobby/circulation spaces serving the new performance center and the existing adjacent classrooms.

Phase "2B" consists primarily in the renovations and repurposing of the existing dining/servery, the assembly space and the adjacent green room / classroom.

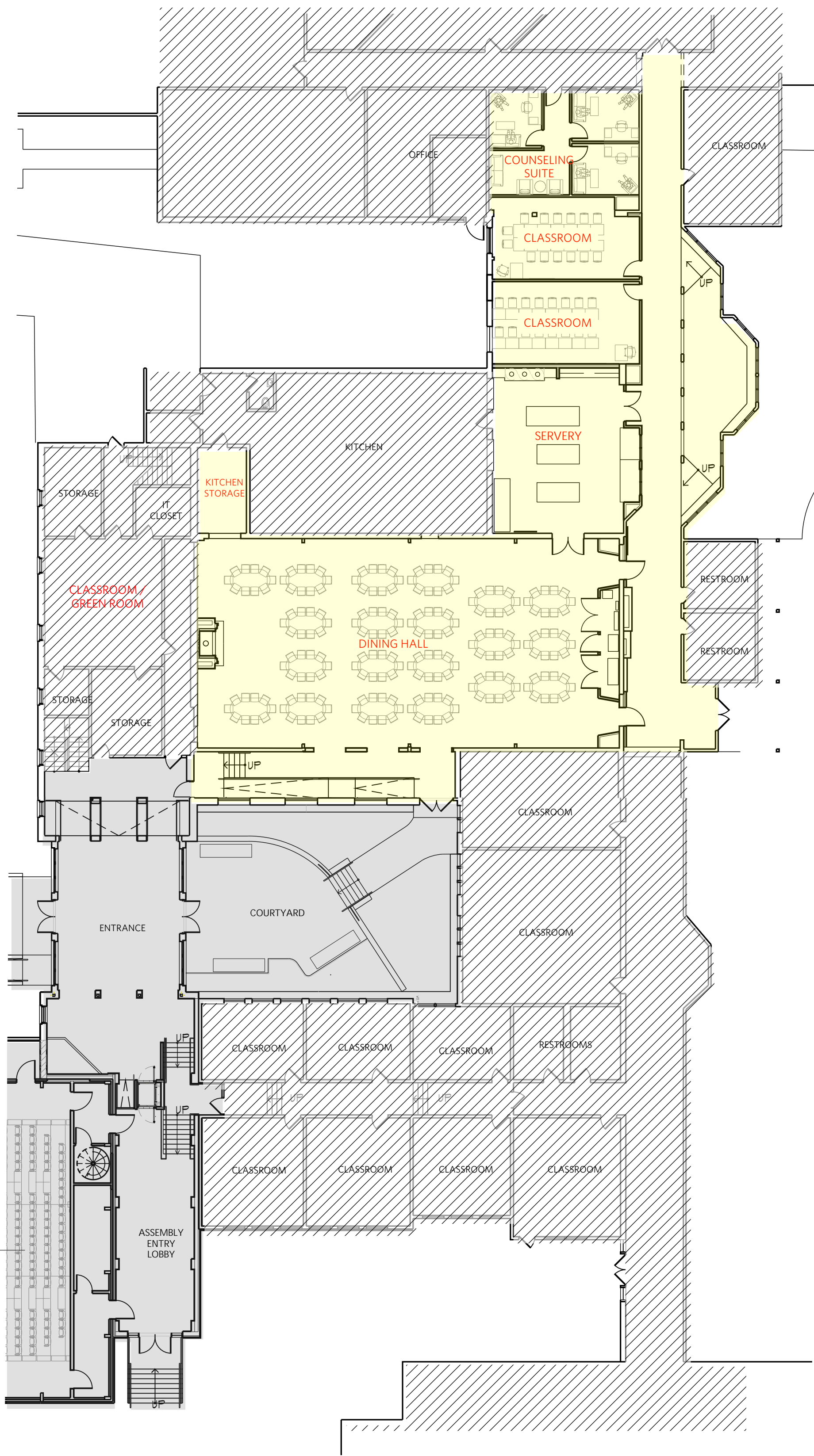
The existing assembly / performance space will be converted into dining space, including the current green room / classroom, while the present servery/dining area will be reduced in sized and used solely as servery with a new classrooms occupying the north portion of its original footprint. Electrical system upgrades and new mechanical units will support the renovated spaces. Existing circulation spaces serving phase 2B will receive new finishes. No changes to kitchen equipment are part of this project.

The attached plan includes the following:

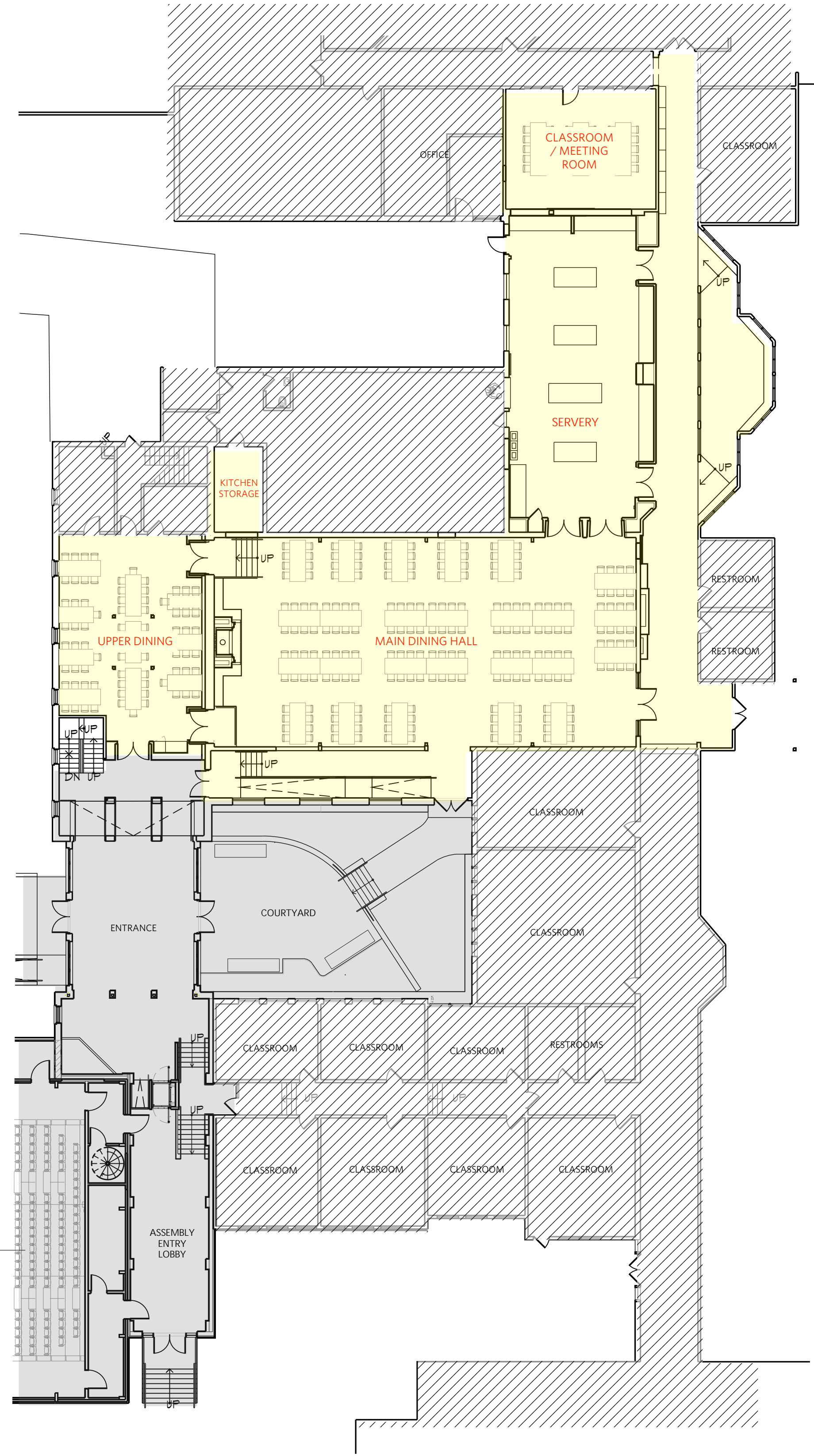
- Phase "2B" Existing conditions.
- Phase "2B" Previous plan part of Phase 2A + 2B package issued and permitted in 2023.
- Phase "2B" Current plan, issued for permit in 2025.



Indian Mountain School: PHASE 2B - EXISTING CONDITIONS  
SCALE: 1/16"=1'-0"



Indian Mountain School: PHASE 2B - PREVIOUSLY APPROVED PLAN (2023)  
SCALE: 1/16"=1'-0"



Indian Mountain School: PHASE 2B - CURRENT PROPOSED PLAN  
SCALE: 1/16"=1'-0"

## Indian Mountain School

Phase 2B - Dining Room, Servery, & Classroom  
211 Indian Mountain Rd  
Lakeville, CT 06039

## VMA

ARCHITECT  
Voith & Mactavish Architects LLP  
2401 Walnut Street, 6th Floor  
Philadelphia, PA 19103  
phone 215-545-4544  
fax 215-545-3299  
voithandmactavish.com

CIVIL ENGINEER  
Haley Ward, Inc.  
140 Willow Street  
Winsted, CT 06098  
phone 860-379-6669

MEP ENGINEER  
Kohler Ronan  
93 Lake Avenue  
Danbury, CT 06810  
phone 203-778-1017

STRUCTURAL ENGINEER  
The Di Salvo Engineering Group  
Lee Farm Corporate Park  
83 Wooster Heights Road, Suite 200  
Danbury, CT 06810  
phone 203-490-4140

AV/IT & ACOUSTIC CONSULTANT  
NV5  
700 Waterfront Dr Suite 200  
Pittsburgh, PA 152223  
phone 215-990-3187

## PLANNING & ZONING APPLICATION

Date 05/14/2025  
Title Phase 2B - Areas and Scope Comparison  
Scale AS NOTED  
Drawn By LS

# A1

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.