

2025-0286

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: 343 MS RESTORATION LLC

Address of owner: PO BOX 152 LAKEVILLE CT

Property Location: Tax Map 45 Lot 26 Land Records: Vol. 268 Page 585

Acreage: 0.58 Zone: C20

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: _____

Conservation Commission Approval, if applicable: NA

Historic District Commission Approval, if applicable: NA

Approval From TAHD: _____ WPCA: _____ BHC: _____

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

Additional Remarks: SEE ATTACHMENT

Owner's Signature: William Colgan Date: 5/1/25

Applicant's Signature and Title: _____

Applicant's address and phone number: WILLIAM COLGAN PO BOX 152
LAKEVILLE, CT 06039

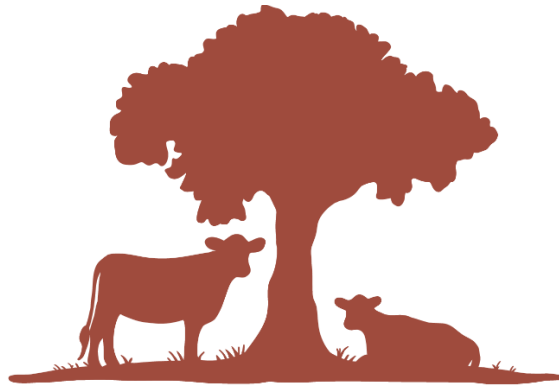
Filed at Planning and Zoning Commission Office: 4/30/2025 2001

Date of next regular Commission meeting: 5/5/25

Date of approval or denial of plan: _____

\$360
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.

Section 803.5 or 811



grassland
dessert cafe

Lakeville, CT
Established 2025

Site Plan Adjustment to Parking Area

343 MS Restoration LLC. and Grassland Dessert Cafe is requesting an adjustment to our original site plan. These changes are summarized below.

The site at 343 Main Street, from the start, has been a complicated property due to the shape of the lot and the multiple steep elevation changes. As we developed the back portion of the property, which included the parking area, we made some changes to the original approved Site Plan that improved access and safety for our potential customers. These changes are documented in the As Built drawing which has been previously submitted. I have summarized the changes and the reason for them below.

1. Addition of retaining wall on the western boundary of the property.

The retaining wall is located on the western side of the property and is constructed of formed precast concrete blocks with a textured face and is topped with a precast cap of concrete with a similar textured face. The retaining wall starts with a single block height of 2' 8" and ends with a 3-block height of 6' 8". The entire wall sits within the required 15' setback.

As we excavated along this edge of the property, we realized that we would damage the root systems of some significant trees along this edge of the property. The purpose of the wall is to allow for a slope behind the wall that mitigates the damage to the root systems while persevering the basic size of the lot.

2. Change of traffic pattern in parking lot that allows for one way traffic. Access to the parking lot remains from Route 44 as originally submitted with an adjusted exit at the back of the property thru the 12 Porter Street property onto Porter Street.

We were able to negotiate passage thru 12 Porter Street with the new owner of the property that allowed us to exit thru the back of the property onto Porter Street in the same manner as patrons of the Post Office do currently. As we developed the 343 Main Street property, we observed the traffic on Route 44 and the dangerous situation that exist as cars enter and exit from the commercial properties along this area. By exiting thru the back of the property cars will exit onto Porter Street which has a stop sign where it intersects with Route 44. We believe this creates a significantly safer traffic pattern for our customers and reduces congestion of the 3 commercial properties and the Post office at the location.

3. Reduction in the number of parking spaces.

The number of parking spaces has been reduced in the plan for the following reasons.

- a. Exit thru the rear of the lot took up space allocated to parking spaces.
- b. We have eliminated the approved building in the rear of the lot which reduced our parking space requirement by 10 spaces.

c. The retaining wall made the lot slightly narrower.

The number of parking spaces in the altered plan still meets the required number of spaces. We would like to discuss with Planning and Zoning adding back multiple parking spaces when the final parking lot is constructed. Because of the slant configuration of the spaces and one way traffic pattern we would like to discuss reducing the required 24' spacing between the opposing rows of parking spaces. By setting the spacing at 20' we could add back multiple spaces.

4. Moving of dumpsters to the rear of the lot.

The original plan had the dumpsters toward the front of the lot and included screening. We have moved the dumpsters to the back of the lot and used a very small shed for gardening tool storage and screening. This dramatically improves the look of the lot.

5. Moving of buried gas tank

The buried gas tank has been moved and integrated into the retaining wall and access steps have been added. This change allowed for minimum damage to root systems of significant trees. The tank remains within the required setbacks.

We respectfully request you approve these requests as we believe they improve and make access and egress from the property safer. We also respectfully request you move promptly on this request so that we can train our newly hired staff and achieve our pre-Memorial Day opening date.

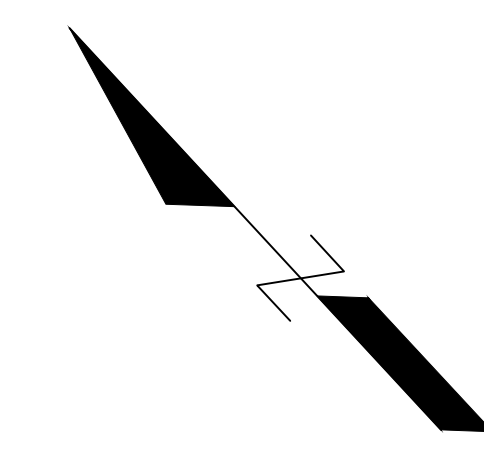
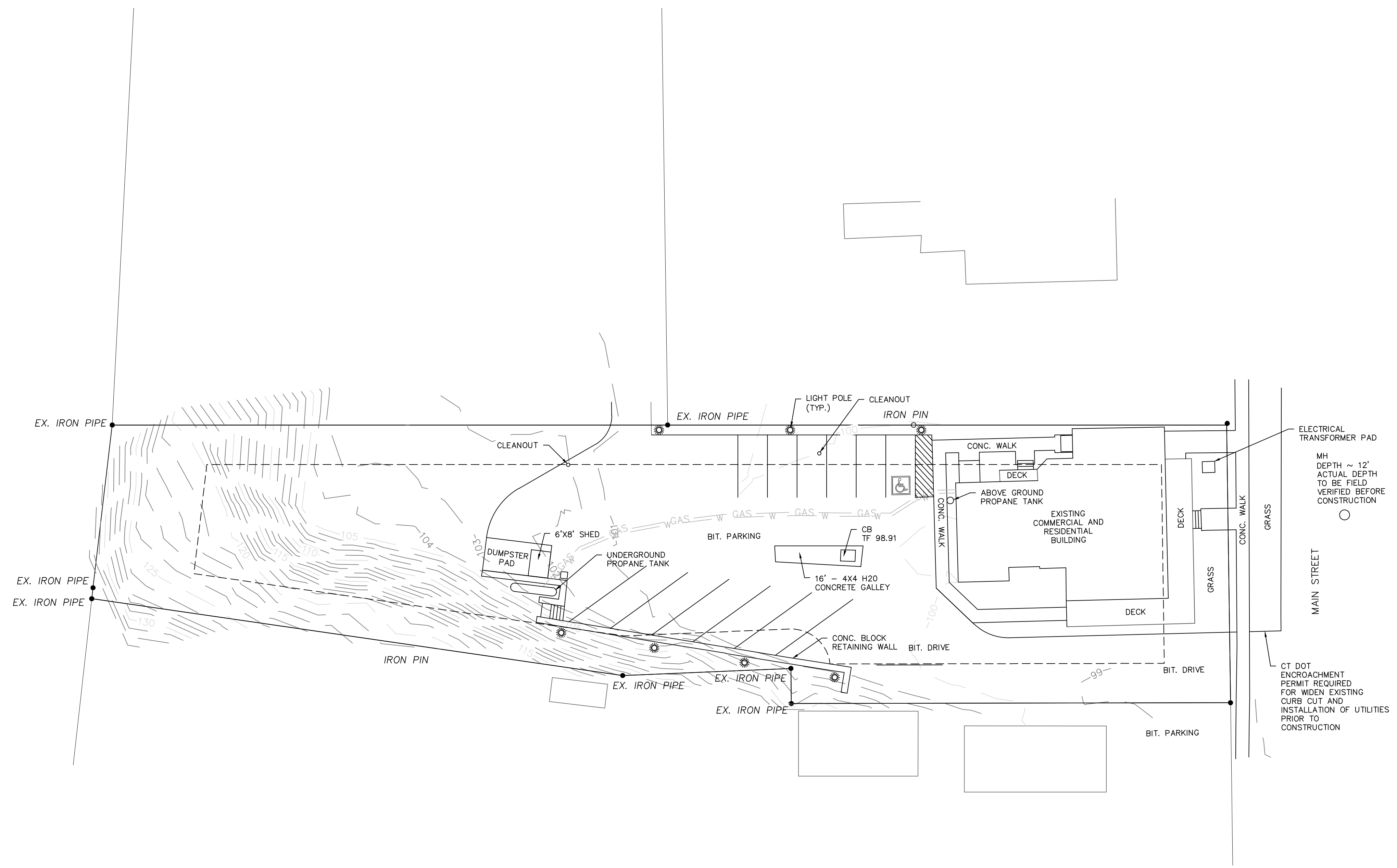
If you have any questions, please contact me.



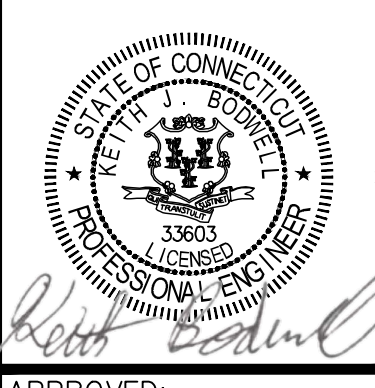

Respectfully,

Bill Colgan

917-848-5904

Colganbill57@gmail.com



LEGEND		 BODWELL ENGINEERING AND SURVEYING LLC 22 WEST MAIN STREET - SHARON, CT 06069 860-318-5300 - BODWELLENGINEERING.COM	
	DEEP TEST PIT	 APPROVED: <i>William Colgan</i>	SITE PLAN 343 MAIN STREET, SALISBURY, CT - Map 45 Lot 26
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	SILT FENCE		
SS	SANITARY SEWER		
W	WATER LINE		
CF	CONSTRUCTION FENCE	PREPARED FOR: WILLIAM COLGAN 343 MS RESTORATION LLC 148 WELLS HILL ROAD LAKEVILLE, CT 06039	
GAS	PROPANE GAS LINE		SCALE: 1"=20' 
			DATE: APRIL 2025 REV:
		PROJECT#: 2022-33 SHEET#: 1 OF 1	