

March 17, 2026

To:
Town of Salisbury
Planning and Zoning Commission
27 Main Street
PO Box 0548
Salisbury, CT 06068

RE: Zoning Resolution Section 208.I Analysis

Dear Board Members,

Below is an analysis of ZR 208.I compliance for 1 Elman Drive. Current Special Permit application respectfully requests approval of an accessory apartment on single family lot. Currently 1 Elman Drive has a 1½ story cottage as the principal residence. Proposal is to convert this cottage into an accessory apartment after CO is issued for new single family dwelling.

208.1a: Statement of Purpose. No specific compliance required.

208.1b: General. Special permit is required for an apartment in approved accessory building associated with a single-family dwelling. Existing 800 SF cottage to be converted to accessory apartment after issuance of CO for new single-family dwelling. Residential appearance and character on lot shall be maintained. Complies.

208.1c: Owner Occupied. The owner of the property (David Mabbott & Susie Reiss or their family members) shall reside in either the principal dwelling or accessory apartment. Complies.

208.1d: Apartment Floor Area. The minimum floor area for an accessory apartment is 350 sf and the maximum floor area is 2000 sf. The existing cottage has a floor area of 634 SF over 1½ stories, refer to attached plans. Complies.

208.1e: Location and Design. Additions to existing structures require submission of elevations for review by the Planning and Zoning Commission. Any proposed additions shall have a scale and exterior appearance that blends with and maintains the appearance of the dwelling as a single-family residence. No changes to the existing cottage are proposed. Complies.

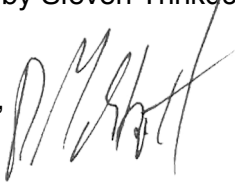
208.1f: Apartment in Accessory Structure. Additions or modifications to an existing accessory structure shall be designed in a residentially consistent manner. No change to the existing dwelling is proposed. Complies.

208.1g: Off Street Parking. Off street parking shall be provided in accordance with Section 703. Single parking space is proposed at existing cottage in connection with construction of new driveway to new principal residence. Complies.

208.1h Access. The apartment shall have its own outside access to the parking area and shall be equipped with its own kitchen, bath and utility services. Refer to attached plans of existing cottage. The building has existing well, septic and electrical service, no change proposed. Complies.

208.1i Sewage. Torrington Area Health District (TAHD) shall certify that the existing septic system or proposed modified or new subsurface sewage system is adequate to serve proposed additional use. Plans have been filed with (TAHD) showing future replacement septic system if the existing septic fails. Approval from TAHD is pending. Refer to civil engineering drawings prepared by Steven Trinkaus P.E. Compliance in progress.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Mabbott', written over the word 'Sincerely,'.

David Mabbott, R.A.