

The Lakeville Journal Company LLC

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CONFIRMATION 04/16/26 1 CL

Salisbury; Town of
PO BOX 548
Salisbury, CT 06068

Phone: 860-435-5182

Your sales rep is: MICHELLE EISENMAN

<i>Issue Dates</i>	<i>Description</i>	<i>Amount</i>
04/23/26 - 04/30/26	Legals - 53 Lines 2 insertions Legal Ad #658374	\$ 185.50

TOTAL CHARGES ----->		\$ 185.50

Heading: 999 — Legal Notice
Ad #658374
Scheduled for: 04/23/26, 04/30/26

Legal Notice
The Planning & Zoning Commission of the Town of Salisbury will hold a Public Hearing on Special Permit Application #2026-0312 by owner Claudia Pacicco Remley for detached apartment on a single-family residential lot at 80 Rocky Lane, Salisbury, Map 66, Lot 28 per Section 208 of the Salisbury Zoning Regulations. The hearing will be held on Monday, May 4, 2026 at 6:45 PM. There is no physical location for this meeting. This

meeting will be held virtually via Zoom where interested persons can listen to & speak on the matter. The application, agenda and meeting instructions will be listed at www.salisburyct.us/agendas/. The application materials will be listed at www.salisburyct.us/planning-zoning-meeting-documents/. Written comments may be submitted to the Land Use Office, Salisbury Town Hall, 27 Main Street, P.O. Box 548, Salisbury, CT or via email to [\[www.salisburyct.us\]\(http://www.salisburyct.us\). Paper copies of the agenda, meeting instructions, and application materials may be reviewed Monday through Thursday between the hours of 8:00 AM and 3:30 PM at the Land Use Office, Salisbury Town Hall, 27 Main Street, Salisbury CT.
Salisbury Planning & Zoning Commission
Robert Riva, Secretary
04-23-26
04-30-26](mailto:landuse@salisbury</p>
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Dear Neighbor,

We (Kevin and Claudia Remley) are planning renovations to our home at 80 Rocky Lane in Salisbury and are applying for a permit related to that work. As the owner of property abutting ours, we wanted to make you aware that the application will be discussed at a public hearing on May 4, 2026, at 6:45 p.m. The Zoom meeting information and a brief description of the proposed work are included below.

We have also included our email addresses and mobile numbers below--feel free to reach out if you have any questions.

Kind regards,

Kevin and Claudia Remley

Kevin: Email: kevin@topazed.com Mobile: 201-248-5423
Claudia: Email: claudia@topazed.com Mobile: 201-417-5113

Meeting Information:

The Zoom link/instructions to join the meeting (below).

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/81186398015?pwd=LihK0hbdCb670mhHxbbVDMbcdyMcpT.1>

Passcode: 350412

Webinar ID: 811 8639 8015

Join via audio:

+1 646 558 8656 US (New York)

International numbers available: <https://us06web.zoom.us/j/kb73QGAO4K>

The link to join the meeting will also be available on the meeting agenda, which will be posted on the Town's website prior to the meeting: <https://www.salisburyct.us/agendas/>

Description of Work:

The property at 80 Rocky Lane Salisbury CT consists of a primary residence and an ancillary building. This permit application pertains to the ancillary building.

The ancillary building has existed for decades and currently consists of three components:

1. A suite with a bedroom, full bathroom, and full kitchen (approximately 529 sq. ft.)
2. A garage (approximately 402 sq. ft.)
3. A one-bedroom living space with a full bathroom (approximately 168 sq. ft.)

Both residential portions of the structure have historically been served with all necessary support systems including electricity, running water, septic, and heat with insulation.

At the time we purchased the property in late 2022, we confirmed through legal review and communication with the Town of Salisbury that the existing structure and its use are grandfathered, including the right to repair and renovate to its pre-existing use. The structure and use are documented on the town property card, with taxes assessed and paid accordingly.

The initial intent of the renovation was to restore the building to its pre-existing condition, including addressing a failed foundation in the garage. During this process, it was identified that certain plumbing and electrical systems did not meet current code standards and are considered seasonal use. Through discussions with the Town, although we have the right to renovate and restore to grandfathered use, we came to understand there is a preference for all structures to meet current, year-round code requirements.

Accordingly, while restoration to pre-existing use is permissible, we are seeking permission to bring the entire structure into compliance with current codes. To do so, the garage space (including the foundation and related mechanical systems) will be updated in a way that it is considered living space. We are also requesting the addition of two exterior decks.

The total enclosed floor area will remain approximately 1,099 sq. ft., unchanged from existing conditions. The proposed decks will add approximately 310 sq. ft. of exterior space.

Aside from the decks and the interior updates described previously, there is no expansion of the building footprint or change in use. The proposed improvements are designed to maintain the residential character of the property. The plans have been developed to better align the ancillary building with the primary residence in both function and appearance, while remaining consistent with the overall character of the property and the overflow nature of the ancillary building.

The property provides ample off-street parking between the two structures, accommodating approximately 3–4 vehicles, with additional areas available if needed.

The existing ancillary structure currently has independent access, as well as its own kitchen, bathroom, and utility services as required. These features will be maintained as part of the proposed updates. Upon approval of the special permit, the improvements will ensure the structure complies with applicable code requirements, including minimum utility and installation standards as outlined in the Zoning Application Form.

The proposed plans have been reviewed and approved by the Torrington Area Health District and the Salisbury Inland Wetlands & Watercourses Commission. Reviews by the Historic District Commission and Conservation District Commission are not required.

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