

2026-0316

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: James M. Broner Miriam K. Broner

Address of owner: 117 Interlaken Rd Lakeville CT

Property Location: Tax Map 38 Lot 09 Land Records: Vol. 274 Page 816

Acreage: 2.996 Zone: LA

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: _____

Conservation Commission Approval, if applicable: _____

Historic District Commission Approval, if applicable: N/A

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: _____

Owner's Signature: ON file Date: _____

Applicant's Signature and Title: Chuck Dwyer Contractor

Applicant's address and phone number: 926 Smith Field Rd.
Millerston, NY. 12546 - 860-805-8506

Filed at Planning and Zoning Commission Office: 4/15/2026, ~~2001~~

Date of next regular Commission meeting: 4/20/2026

Date of approval or denial of plan: _____

\$360

OK # 0025

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.

CHURCHILL

BUILDING COMPANY, LLC

Letter of Agency/Authorization to Sign

October 13, 2016

To Whom It May Concern:

I, Miriam Broner Miriam Broner, owner of property located at 117 Interlaken Rd. in Lakeville CT, appoint Seth Churchill, of Churchill Building Company, LLC to act as my agent and representative and authorize him to sign on my behalf regarding any documentation associated with permitting, or proposal for work to be performed, at above mentioned property.

Sincerely,



Miriam Broner

EVERSOURCE

Eversource
174 Franklin Street
Torrington, CT 06790

Thomas Moskaluk, Supervisor - New Service
(860) 496-5278 or thomas.moskaluk@eversource.com

James M Broner
1725 York Ave
New York, NY 10128

October 5, 2016

Dear Customer:

Eversource has reviewed your request (Customer Request # 2797390) for service at 117 Interlaken Rd, Salisbury, CT. The total amount due (please make check payable to Eversource) is \$ 1,314.72. This amount includes \$26.00 for loading and travel costs

The Internal Revenue Code of 1986 mandates that "contributions in aid of construction" (CIAC) are considered taxable income to the receiving utility. Eversource is required to pay income tax on these contributions. The total tax liability for this project is \$ 44.96, which is 8% of your CIAC contribution of \$1,269.76.

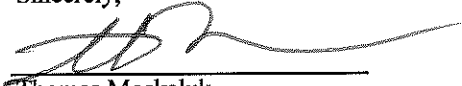
The amount is valid for 90 days and assumes average working conditions. Additional charges may apply if we encounter unusual conditions (rock, water, frost, etc.). All tree trimming, trenching, conduit and blasting on private property are the responsibility of the property owner.

To enable Eversource to schedule the work, please detach the bottom portion of this letter and return it in the enclosed envelope with your nonrefundable payment. Your payment authorizes Eversource to provide electric service at the above location and acknowledges your agreement with the terms and conditions stated in this letter. To avoid any unnecessary delays with your service installation, be sure to follow all guidelines outlined in our Information and Requirements book, which is now available on our web site located at eversource.com.

Facilities installed by Eversource will remain the responsibility of Eversource. This payment will not entitle you to ownership interest or rights to Eversource facilities. Should you wish to relocate the facilities at any time in the future, the relocation would be at your expense.

Please note that detailed information with respect to this estimate is available upon request. **If you have any questions regarding the charges or materials used, please contact Richard Reynolds at (860) 496-5267.**

Sincerely,



Thomas Moskaluk
Supervisor - New Service

Call Eversource's Clearing Desk at 1-888-LIGHTCO or visit our web site at eversource.com

Overnight Express Mail: Eversource Clearing Desk, 107 Selden St. Berlin, CT 06037

To avoid delays and ensure proper credit, please detach along perforation above and return with your payment in the enclosed envelope

<u>ENT</u>	<u>CCC</u>	<u>Work Order</u>	<u>Cost Ele</u>	<u>LOB</u>	<u>FERC</u>	<u>STORMS WR #</u>		
11	2MG	2C620250	A61			2797390	\$ 1,269.76	
11	310		A91	11100	1864W0		\$ 44.96	
Job Address: <u>117 Interlaken Rd, Salisbury, CT</u>							Total Due	\$ 1,314.72

Eversource Clearing Desk
PO BOX 2985
Hartford, CT 06104-2985

Customer Billed
James M Broner
1725 York Ave
New York, NY 10128

**LAMB KIEFER
LAND SURVEYORS, LLC**

55 SELLECK HILL ROAD
SALISBURY, CONNECTICUT 06068
TEL: (860) 435-7044

MATHIAS M. KIEFER, L.L.S. #16101

E-MAIL: iklssurvey1921@gmail.com

Kevin Wolfe
337 Kenmore Road
Douglaston, NY 11363
PHONE: 516-732-6961

March 2, 2026

Re: Existing impervious surfaces at the James & Miriam Broner property at #117 Interlaken Road, Salisbury, Connecticut.

Dear Kevin,

The Zoning Location Survey is done for the Broner property at 117 Interlaken Road. Refer to map titled "Zoning Location Survey Map Prepared For James M. Broner, Miriam Y. Broner, #117 Interlaken Road, "Lakeville" Salisbury, Connecticut, Scale 1" = 30', February 16, 2026, Total Area = 2.996+/- Acres". Copies have been supplied to you. The total area of this parcel is 130,519 square feet (2.996 +/- acres).

All improvements have been located.

A portion of this property lies within the Lake Protection Overlay District as described in the Salisbury Planning and Zoning Regulations. The area of the parcel within the LPOD is 67,802 square feet.

The allowable impervious surface coverage within Salisbury Planning and Zoning Regulation's Lake Protection Overlay District is 10% of land area of the parcel within the LPOD.

For this parcel the area within the LPOD is 67,802 square feet. Therefore, the allowable impervious surface for this parcel is 6,780 square feet.

**LAMB-KIEFER
LAND SURVEYORS, LLC**

The calculation of the existing impervious surface located at the time of my survey is as follows:

1) Main House Footprint (Includes main house, basement door & new porch)	2,858 s.f.
2) Outside Changing Stall	32 s.f.
3) Guest House W/Garage Footprint	1,438 s.f.
4) Garbage Bin	31 s.f.
5) Stone Walks	668 s.f.
6) Stone Steps	135 s.f.
7) Stone Patio @ House	305 s.f.
8) Stone Patio @ Lake	464 s.f.
9) 2 - A.C. Units (Guest House)	12 s.f.
10) 3 - A.C. Units (West of Main House)	27 s.f.
11) Generator (West of Main House)	10 s.f.
12) Basement Door	37 s.f.

EXISTING IMPERVIOUS SURFACE TOTAL = 5,980 SQUARE FEET

**LAMB-KIEFER
LAND SURVEYORS, LLC**

The proposed impervious surface areas utilized in the following calculations were supplied to Lamb Kiefer Land Surveyors LLC from architectural drawings dated August 15, 2025 prepared by Kevin Wolfe Architect, PC including the Proposed Site Plan Overview (Sheet L-101.000), Main House – (Proposed Site Plan Overview (Sheet L-101.000), and Guest House – Proposed Site Plan Overview (Sheet L-102.000)

Proposed Impervious Surface	Area
13) Proposed Main House Addition	420 s.f.
14) Proposed Guest Huse Addition	322 s.f.

TOTAL PROPOSED IMPERVIOUS SURFACE = 742 SQUARE FEET

TOTAL IMPERVIOUS SURFACE IF CONSTRUCTED = 6,722 SQUARE FEET

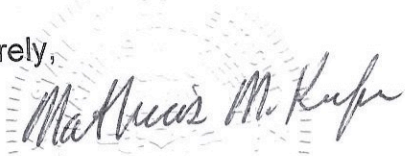
ALLOWABLE IMPERVIOUS SURFACE = 6,780 SQUARE FEET

REMAINING IMPERVIOUS SURFACE AVAILABLE = 58 SQUARE FEET

The total impervious surface coverage for the existing and proposed property, including the proposed additions, will be approximately 6,722 square feet, which is within the maximum allowable impervious surface coverage of 6,780 square feet permitted within the Lake Protection Overlay District under the Salisbury {Planning and Zoning Regulations.

Call with any questions.

Sincerely,



Mathias M. Kiefer, L.L.S.