



LAW OFFICE
OF
WILLIAM V. GRICKIS

April 28, 2026

BY HAND DELIVERY

Salisbury Planning and Zoning Commission
27 Main Street
Salisbury, CT 06068
Attn. Abby Conroy, Land Use Administrator

Re: Proposed Change of Use 19 Main Street

Dear Abby:

Following the meeting with Town officials last week which you chaired, I am submitting on behalf of Kennedy Foods, LLC d/b/a Jam Food Shop ("Jam"), in connection with the above captioned matter an Application for Site Plan Approval and Change of Use from Low Turnover Restaurant to Retail, as described in Appendix Table 205.2 Table of Uses in the Zoning Regulations. Currently, a portion of the building located at 19 Main Street has been occupied by Neo Restaurant & Bar, and previously by THE LOCKUP restaurant.

As 19 Main Street is a Non-Conforming Use, Jam has submitted the attached Application for Site Plan Approval and Change of Use under the aegis of Sections 501.1 and 501.2 of the Regulations in the belief that conversion to a retail shop will not have an adverse effect on the C-20 Zone, and will entail less burdensome parking requirements, as contemplated under Appendix 703.11 – Table of Parking Requirements, 1 per 200 square feet of gross floor area versus 100 per square feet of gross floor area. In addition, approval of the proposed Change of Use is supported by the predicate change approved by the Commission in 2016, when the LOCKUP was approved in place of a retail business. Copies of the relevant Application for Site Plan Approval, Meeting Minutes noting the approval, and the Zoning Permit that was subsequently granted are attached for ease of reference.

I have also enclosed the following:

1. Applicant's check for \$360.00;
2. 5 copies of the Application for Site Plan Approval which have been signed by the Applicant and Owner, Salisbury Center, LLC;
3. 5 copies of the Site Plan;
4. 5 copies of the Narrative Description of Proposed Use; and
5. 1 copy of the LOCKUP materials cited above.

Kindly include this matter on the Agenda for the Commission's meeting to be held on May 4, 2026. Leonora Kennedy, owner of Jam, and her business consultant, Jason Berger, will attend the meeting will be prepared to address any questions.

Very truly yours,

A handwritten signature in blue ink, consisting of a large, stylized initial 'W' followed by a long, horizontal, wavy line that tapers to the right.

William V. Grickis

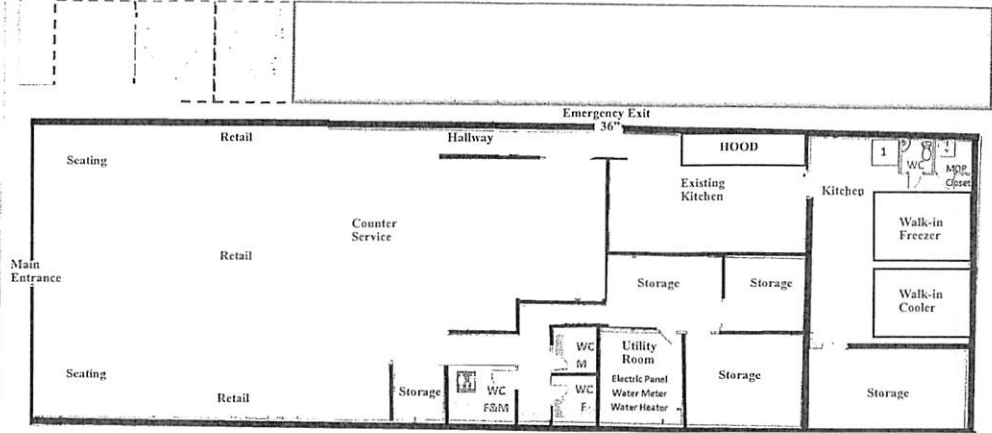
Cc. via electronic mail w/o attachments Lee Kennedy and Jason Berger

jam food shop

THE LOCK UP STREET

M
A
I
N
S
T
R
E
E
T

MAIN ENTRANCE



SIDEWALK

<p>19 Main Street - Salisbury Preliminary Floor Plan Tax Map: 54 Lot 06 Volume 161 Page 841 Approximately 4294 sf 250 95</p>		
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April 28, 2026

Honorable Salisbury Commissioners:

Kennedy Foods, LLC d/b/a Jam Food Shop has been feeding the Sharon Connecticut community with homemade soups, sandwiches, bakery items, deli items, cheese, beverages, specialty grocery items, salads, and prepared foods since 2008. We currently offer all of these items at the Sharon Farm Market grocery store.

Subject to obtaining a Zoning Permit, Jam Food Shop is under agreement to open a Jam Food Shop location at 19 Main Street in Salisbury. This location will offer the same Jam experience, with the benefit of limited indoor/outdoor seating. All of our homemade soups, sandwiches, bakery items, deli items, cheese, beverages, specialty grocery items, salads, and prepared foods will be available to purchase from the retail refrigerated/freezer cases or specifically made to order by our well-trained staff. The small indoor/outdoor seating area will allow customers the option to also enjoy our offerings onsite, but we will not provide any table service. While many of our food offerings will be made fresh at 19 Main Street, we also plan to sell food and other retail items from various other manufacturers and artisans.

Renovations will focus on the alteration of the existing pizza area, bar, and dining rooms into retail, seating, and counter service. Jam plans to utilize the existing kitchen, including the hood, some existing equipment and fire suppression system. The renovations are cosmetic, as we don't plan any structural changes or alterations to the exterior footprint.

We expecting to employ approximately 8-10 full-time and part-time employees. Our estimated operating hours will be 8am-6pm daily.

The front wall of the building has a linear footage of 37 feet. As such, Section 704.4.1(a) of the Salisbury Zoning Regulations allows a maximum sign area of 37 square feet. We will install one Wall Sign on the front of the building with the Jam Food Shop logo. This sign will be under 37 square feet. As described in Section 704.5 (c), there will be no other signage that will count toward the Calculation of Maximum Sign Area. We also plan to have one Sandwich Board Sign and one Flag, which will meet the requirements of 704.4.1(c) and 704.4.1(d) respectively. We may also include signage allowed under 704.2.1 (Signs Allowed Without a Permit).

We are excited to join the Salisbury community.

Respectfully,

Leonora Kennedy
Kennedy Foods, LLC
d/b/a Jam Food Shop

RECEIVED

MAR 16 2016

PZC OFFICE-SALISBURY CT

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: MICHAEL TROTTA & ROBERT TROTTA

Address of owner: 129 WEST 22ND ST FRT 8B, N.Y. NY 10011

Property Location: Tax Map 54 Lot 06 Land Records Vol. 161 Page 841

Acres: 0.20 is for zone C 20
Entire Complex

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: N/A

Conservation Commission Approval, if applicable: N/A

Historic District Commission Approval, if applicable: N/A

Approval From LAHD: WPCA BHC

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

Additional Remarks: Site is 192 Main St, Salisbury

Owner's Signature: [Signature] Date: 3/16/16

Applicant's Signature and Title: Elizabeth Macaris - Tenant

Applicant's address and phone number: PO Box 322
Salisbury, CT 06068 860-594-4155

Filed at Planning and Zoning Commission Office: 3/18/16 2016

Date of next regular Commission meeting: 3/28/16
Date of approval or denial of plan: 3/28/16 unanimously -

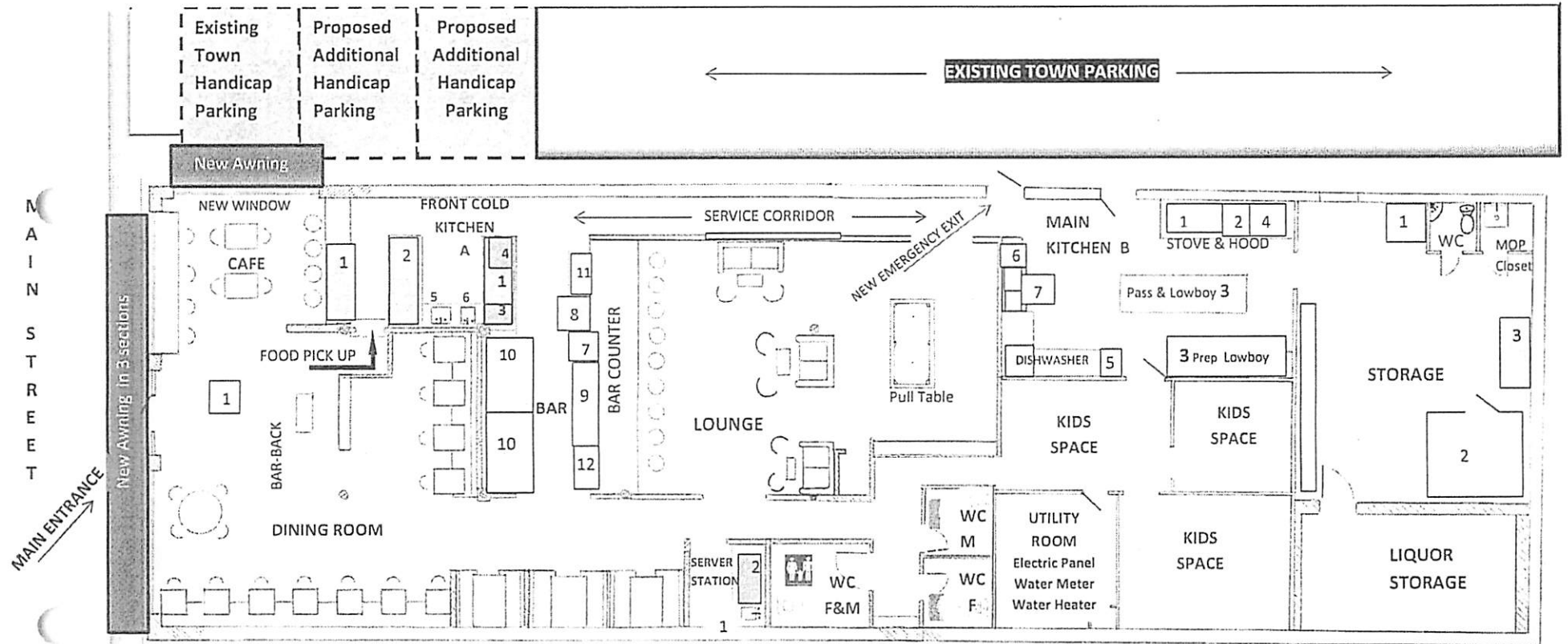
A decision on a site plan submitted as part of a zoning permit application shall be rendered within 65 days after receipt of the plan at a regular meeting of the Commission. The applicant may request extensions of the decision period, not to exceed two further 65-day periods.

ORIGINAL

JHJ
MWW

THE LOCK UP STREET

THE LOCKUP Restaurant and Lounge

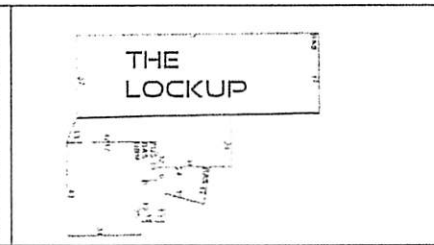


SEATING CAPACITY

Dining Room + Café:	50 Persons
Lounge:	21 Persons
TOTAL:	71 Persons

9F MAIN STREET, SALISBURY, CT

TAX MAP: 54 LOT: 06
LAND RECORD: Vol. 161 Page 841



Restaurant Owners:
 Liz and Eric Macaire

From: ebmmac4@yahoo.com
Subject: Authorization from Bob & Tony
Date: Today at 4:38 PM
To: Liz Email lizziemac4@yahoo.com

Robert Topol
Michael A. Trotta
1 Ross Passway
Morris, CT 06763

TO: Town of Salisbury
Land Use Office

RE: Letter of Authorization
19-F Main Street, Salisbury

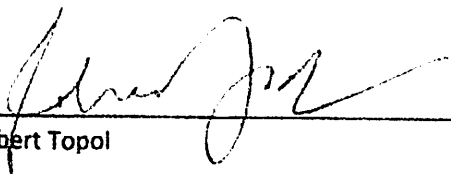
TENANT: Eric and Elizabeth Macaire d/b/a E & L Salisbury Restaurant, Inc.

We appoint our tenant, Eric Macaire, our authorized agent to apply for a change of use and submit an application for SITE PLAN APPROVAL for the above premises and to take any action necessary on our behalf to obtain municipal or governmental approvals to utilize the premises as a restaurant which serves alcoholic beverages.

This authorization is effective for 90 days from date.

Please contact us at 917-912-8993 if you require anything further.

Yours truly,



Robert Topol



Michael A. Trotta

cc: Eric Macaire
Brian McCormick, Esq.

RECEIVED
MAR 16 2009
PZC OFFICE-SALISBURY
CT

**LEGAL NOTICE
TOWN OF SALISBURY CT
DECISION OF THE PLANNING & ZONING COMMISSION
ON SITE PLAN FOR PROPERTY LOCATED AT 19 MAIN STREET,
SALISBURY CT 06068**

Notice is hereby given that the Planning & Zoning Commission of the Town of Salisbury, Connecticut approved an Application for site plan for a restaurant with dining room and lounge for property located at 19 Main Street, Salisbury CT. The applicant was Elizabeth Macaire with the owners being Michael Trotta and Robert Topol. Any aggrieved person may appeal such decision in accordance with CGS Section 8-7.

Town of Salisbury Planning &
Zoning Commission
Martin Whalen, Secretary

To appear in the Waterbury issue of April 4, 2016.

MEMBER
VOTING MEMBER
ALTERNATE

BETH WELLS
ALTERNATE

ALTERNATE
ALTERNATE

VICE CHAIR

CHAIR

MEMBER

1 **Planning and Zoning Meeting Minutes – March 28, 2016**

2 Commissioners Present: Chairman, Michael Klemens; Allen Cockerline, Jon Higgins, Cathy
3 Shyer and Marty Whalen. Alternates Present: Michael Flint and Danella Schiffer.

4 Others Present: N. Brusie, ZEO; Garrett Richardson, Recording Secretary.

5 Chairman, Michael Klemens opened the meeting at 6:30. No voting alternates were required for
6 this meeting.

7 The Agenda was amended to include Item 11, to set a Special Meeting date; to correct Item 7 to
8 read: 19 Main Street, Salisbury. **The Amended Agenda was moved by A. Cockerline,**
9 **seconded by J. Higgins and approved.**

10 Amendments to Minutes, Feb. 1st, 2016

11 Page One

12 Line: 4: Others present: Charles Andres, Commission Counsel;

13 Line 10: Public Comments: Robert Douglas

14 Line 16-18: M. Flint noted that the information provided was inadequate to make an
15 informed judgement as to the budget required for 2016. The Adjusted Expenditures for
16 2015 should be included so we know what's been spent.

17 Line 25-26: The request was to clarify the status of a list of activities currently conducted
18 at Lime Rock Park as to whether or not they require a Special Permit.

19 Line 27-28: Attorney Emily Vail represented Lime Rock Park. ~~Attorney Charles Andres~~
20 ~~represented the Planning and Zoning Commission.~~ The Attorney for the Lime Rock
21 Citizens Council, Tim Hollister, requested to be heard on this issue.

22 Page Two

23 Line 4-7: The letter from Lime Rock Park was discussed and clarification provided that
24 the items listed on pages 3, 4, and 5 in the correspondence of January 11th are presumed
25 to be acceptable track activities under 221.1 and 221.2 in the Salisbury Zoning
26 Regulations although no vote was taken.

27 Line 25: ZEO, N. Brusie was asked to remain.

28 **The Amended Minutes for February 1st were moved by J. Higgins, seconded by M.**
29 **Whalen and approved. Commissioner A. Cockerline abstained.**

1 6:45 – Public Hearing – Application #2016-0052 for the Town of Salisbury for Non-
2 Profit Affordable Housing per Section 209.3 of the Salisbury Zoning Regulations.

3 This single family home is owned by the Town of Salisbury. The request is to turn the
4 home into a duplex. There was some discussion. **The motion to close the public**
5 **hearing was made at 7:00 by A. Cockerline, seconded by C. Shyer and approved.**

6 **The motion was then made by A. Cockerline to approve Application #2016-0052 as**
7 **meeting the Salisbury Zoning Regulation 209.3. Roll Call votes were as follows:**
8 **For: A. Cockerline, J. Higgins, C. Shyer, M. Whalen, and M. Klemens. Against:**
9 **None. The motion passed.**

10 **The Minutes of March 9th were moved by J. Higgins, seconded by A. Cockerline and**
11 **approved. M. Klemens abstained.**

12 Invoices from Charles Andres, Counsel for the Planning and Zoning Commission, were
13 reviewed for approval.

14 **Invoice 698236 for the amount of \$2,855.81 was moved by A. Cockerline, seconded**
15 **by J. Higgins and approved.**

16 **Invoice 698240 for the amount of \$1,050 was moved by A. Cockerline, seconded by**
17 **M. Whalen and approved.**

18 **Invoice 698250 for the amount of \$87.50 was moved by A. Cockerline, seconded by**
19 **C. Shyer and approved.**

20 **There was a Site Plan review for a mixed use facility located at 19 Main Street, Salisbury.**
21 **After some discussion it was moved by J. Higgins and seconded by M. Whalen to**
22 **approve the Site Plan for 19 Main Street contingent upon approval from the**
23 **Torrington Area Health District. Roll call votes were as follows: For: A. Cockerline,**
24 **J. Higgins, C. Shyer, M. Whalen and M. Klemens. Against: None. The motion**
25 **passed.**

26 **It was moved by J. Higgins, seconded by A. Cockerline and approved by all to set**
27 **the Public Hearings for the following applications for April 25th at 6:45 in the**
28 **Salisbury Town Hall.**

- 29 • **Special Permit Application 2016-0053 for construction in the Flood Plain**
- 30 **Overlay District per Section 401 of the Salisbury Zoning Regulations.**
- 31 • **Special Permit Application 2016-0054 for multiple and larger signs per**
- 32 **Section 704.3.2 of the Salisbury Zoning Regulations.**
- 33 • **Application 2016-0055 for a re-subdivision of property located at 127**
- 34 **Washinee Heights Road, Salisbury.**

1 There was a discussion to add an agenda item to the Special Meeting scheduled
2 for April 6th at 6:30 in the Salisbury Town Hall. First Selectman, Curtis Rand
3 requested that the Commission consider setting a public hearing to consider a
4 Temporary Stock Pile Plan for clean building material at the Transfer Station
5 building site. **After some discussion it was moved by J. Higgins, seconded by**
6 **A. Cockerline and approved by all to add the agenda item to the April 6th**
7 **Special Meeting to set a Public Hearing to consider a Temporary Stock Pile**
8 **Plan at the Transfer Station building site.**

9
10 The following Correspondence was received:

- 11
- 12 • March 9, 2016 – from the Salisbury Town Clerk to All Boards and Commissions
- 13 concerning Meeting Minutes.
- 14 • March 7, 2016 – from Jocelyn Ayer at the Northwest Hills Council of
- 15 Governments concerning regional meetings to consider the POCD.
- 16 • Response to J. Ayer at the NHCOCG, from Chairman, Michael Klemens.
- 17 • February 25th, 2016 from Attorney Timothy Hollister concerning Lime Rock Park
- 18 Racetrack.
- 19 • March 2, 2016 - Correspondence from Chairman Klemens to Attorney Hollister.
- 20 • March 14, 2016 – Correspondence from Attorney Robertson to Chairman
- 21 Klemens.
- 22 • March 15th, 2016 – Correspondence from Vice-Chairman, Jon Higgins to Attorney
- 23 Robertson.
- 24 • March 18, 2016 – Correspondence from Attorney Charles Andres to Attorney
- 25 Robertson.

26 Commissioner Allen Cockerline extended his gratitude to Chairman Klemens and Vice-
27 Chairman Higgins for all the hard work they have done on behalf of the Commission continuing
28 to respond to these issues in a thoughtful and professional manner and in continuing to lead the
29 Commission with vigor.

30 There being no further business it was moved by M. Whalen, seconded by A. Cockerline and
31 approved to adjourn at 8:02.

32
33
34 Submitted by Garrett Richardson, April 1st, 2016

EMAIL: nbrusie@salisburyct.us
PHONE: (860) 435-5190
FAX: (860) 435-5172



P.O. BOX 548
TOWN HALL
SALISBURY, CT 06068

TOWN OF SALISBURY

Date: 05/17/2016

No. ZP2016-0029

ZONING PERMIT

Permission is hereby granted to Michael Trotta of Salisbury, CT to have a restaurant, kids area, etc. per PZC site plan approval of March 28, 2016 located on 19 Main St, Lot No. 54.6 in accordance with application dated 05/17/2016.

Fee Paid:

Amount	Full name	Payment Type	Check #
60.00	Eric Macaire	Check	3117
25.00	Eric Macaire	Check	3117



Administrator



Fee \$85 Paid 85 3/17 **TOWN OF SALISBURY**
(Includes \$60 State tax) **ZONING PERMIT**

Date: 4-4-16 Zoning Permit # ZP2016-0029

Property Address:
Name of Applicant: ERIC + Liz Macaire Telephone # 860 596 4155

Mailing Address: PO Box 322 Salisbury CT 06068

Name of Owner: TOPAL KOSTER Telephone # 917 212 8993

Mailing Address: PO Box 704 Litchfield CT 06050

Zoning District: C-20 Assessor's Map# 54 Lot # 06

Required Setbacks: Front: _____ Side: _____ Back: N/A

Lot Area: 20 Sft/Acres
Lake Overlay Zone ___ Yes No
Aquifer Protection Zone ___ Yes No
Flood Plain Zone: ___ Yes No
Housatonic River Zone ___ Yes No
Watershed Protection Zone ___ Yes No

Town Water: Yes ___ No
Private Well ___ Yes ___ No
Town Sewer: Yes ___ No
Septic System ___ Yes ___ No

Does any portion of this property contain a conservation or preservation land restriction on it? Yes ___ No

If 'Yes' applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

Current Use: Store (Clothing) Proposed Use: Restaurant

Permit is requested for the following:
 new construction
 accessory structure
 parking
 change of use
 addition
 other (explain below)

Dimensions of proposed construction: Width: ___ Ft. Length: ___ Ft. Height: ___ Ft.

Description of proposed work: Renovations - (Restaurant)

2 Kitchens 3 Bathrooms - Facade/windows
Kids AREA WITH VIDEO. per site plan
approval on 3/28/16

I, the undersigned applicant, understand that this Zoning Permit is based on information, submitted by me and that falsification by misrepresentation, omission or failure to comply with the conditions of approval shall constitute a violation of the Zoning Regulations and render this permit null and void. I further authorize the Town of Salisbury agents to enter the property during and after construction for the purpose of inspection with regard to this application.

All applicants are responsible for obtaining other required approvals prior to the issuance of a Zoning Permit.

I
Applicant's signature _____ **Date:** _____

I have read and will comply with the requirements outlined in the Required Action List.

Applicant's signature _____ **Date:** _____

* * * * *

For Official Use Only

Conditions or Comments: _____

Permit: Issued _____ Denied By: ALB _____ Date: 3/17/16

Foundation Approval: _____ Issued _____ Denied _____ Date: _____

<u>Required Approvals</u>	<u>Date</u>	<u>Issued by</u>	<u>Conditions</u>
_____ Health District (Torrington Area)	_____	_____	_____
_____ Site Plan (PZC)	_____	_____	_____
_____ Special Permit (PZC)	_____	_____	_____
_____ ZBA Variance	_____	_____	_____
_____ Inland Wetlands (Conservation Comm)	_____	_____	_____
_____ Excavation/Grading Permit (PZC)	_____	_____	_____
_____ Driveway Permit (Bd of Selectmen)	_____	_____	_____
_____ Sewer Connection (WPCA)	_____	_____	_____
_____ Water Connection (Aquarion)	_____	_____	_____
_____ Engineering Review	_____	_____	_____

Use the space below to draw a plot plan of your proposed construction. Show such features as: Street, existing and proposed structures, dimensions to the front, side and rear property lines, lot dimensions, easements, driveways, parking areas, wetlands or watercourses, drainage ditches, proposed erosion controls.

NOTE: Covered porches, covered decks, roof overhangs, eaves, bay windows must all be within the building area and meet the setback requirements.

See Attached plan

Information supplied by:

Elizabeth McCain

An A-2 survey/site plan may be required by the Zoning Administrator or Planning and Zoning Commission. Non-residential uses require survey/site plans in accordance with Section — of the Zoning Regulations.

In accordance with Public Act 03-144 and 8-3(f) of the Connecticut General Statutes, the applicant for any zoning permit or zoning certification may provide notice of the zoning official's decision as prescribed by PA 03-144.

Effective 11.18.2010