

27 Main Street  
P.O. Box 0548  
Salisbury, CT 06068

(860) 435-5190  
FAX: (860) 435-5172



**TOWN OF SALISBURY**  
**PLANNING AND ZONING COMMISSION**

Number \_\_\_\_\_

**APPLICATION FOR SPECIAL PERMIT**

Owner of Record: Brian McDevitt & Meghna Danton  
Address of Owner: 242 Highwood Avenue, Ridgewood, NJ 07450  
Property Location: Tax Map # 64 Lot# 06 Land Records: Vol. 0266 Page 0901  
Property Address: 25 Morgan Lane  
Acreage: 1.04 Zone: R20  
Bounded generally on the North by: The American School for the Deaf  
(Full name of owner of record. East by: Anne Fredericks  
Attach addition pages if needed) South by: Lake Washining  
West by: Anne G. Fredericks & Marc Fasteau  
Special Permit Use Requested: Expansion of a non-conforming structure  
Section 503.2 of the Salisbury Zoning Regulations.  
Written statement of Proposed Use (4 copies): Attached  
Site Plan - 4 copies (See attached sheet)  
Soil Erosion and Sediment Control Plan: See attached  
Approval from TAHD, WPCA, or BHC regarding sewer and water: See attached  
Historic District Commission, if applicable: Not applicable  
Conservation District Commission, if applicable: \_\_\_\_\_  
Preliminary Architectural Plans for Proposed structures & signs (2 copies) See attached  
Estimated Site Improvement Costs (other than buildings): See attached  
Written Assurance of Bond or Letter of Credit: Will be submitted after approval  
Additional Remarks: The work includes expansion of a non-conforming structure to add an office above an outbuilding and expansion of an existing residence.  
Owner's Signature: \_\_\_\_\_ Date: 4/30/2026  
Applicant's Signature and Title: Todd Parsons as agent on behalf of Brian McDevitt and Meghna Danton  
Applicant's Address and phone number: Brian McDevitt & Meghna Danton, 242 Highwood Avenue  
Ridgewood, NJ 07450 201-563-7445  
Filed at the Planning and Zoning Commission Office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Fee Paid: \_\_\_\_\_ Received By: \_\_\_\_\_  
Title: \_\_\_\_\_

**NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.**

**SITE PLAN - GENERAL REQUIREMENTS**

The site plan shall be accurately drawn to a scale not to exceed 1" = 100' on sheets not to exceed 24" X 36" .

Site plans shall be certified correct to A-2 Survey Standards by a Connecticut Registered Land Surveyor (R.L.S.) Where it determines that A-2 level of accuracy is not necessary to determine compliance with these regulations the Commission may upon request of the applicant allow a less degree of accuracy for the location of certain improvements or certain property lines.

The design, layout and computations relating to the construction of facilities for storm drainage or improvements such as a new accessway, parking areas, etc. shall be prepared by a Connecticut registered engineer or where qualified to do so by a Connecticut registered landscape architect. where the regulations require a landscape buffer or such is required as a condition of approval of a Special Permit the landscape plan shall be prepared by a professional landscape architect or landscape designer.

A site plan shall contain the following information as applicable, as determined by the Commission or its authorized agent:

- a. Name of applicant and owner of property.
- b. Scale and North arrow.
- c. Property boundary, dimensions, angles, area, zoning classification, and zoning setback lines.
- d. Names of record owners of abutting properties.
- e. Locations and dimensions of all existing and proposed buildings, driveways, parking and loading areas, storage areas, drainage features. Location of fences and walls, natural and artificial water features, wetlands and exposed ledge rock. All statistical data to show that the requirements of the regulations have been met; adjacent properties, and how they relate to the proposed development and the neighborhood and, to the street pattern within 500 feet.
- f. Proposed signs showing locations, dimensions, and means of illumination and all other exterior listing fixtures.
- g. Locations and methods of water supply and sewage disposal facilities.
- h. Illustrations, elevations, and renderings of the proposed buildings and project area sufficient to show clearly what is proposed, as required by the Commission. A landscaping plan shall be submitted which shows existing and proposed landscaping, buffering and plantings including a table of sizes, types, and amounts of proposed materials.
- i. Certification, on the plan or separately, by the Health Officer concerning satisfactory conditions for sewage disposal, consistent with the State Health Code.
- j. Where grading is required, existing and proposed contours at two-foot intervals, based upon field survey.
- k. Existing and post construction surface drainage patterns. The Planning and Zoning Commission may modify the submission requirements of any site plan, if in the opinion of the Commission, the scope and circumstances of such a proposed development are such that certain information is not necessary to complete a review of the proposed project.

### **Introduction and Existing Conditions**

The property consists of 1.033 acres in the R20 Zone. The property has approximately 94+/- feet of frontage along Lake Washining. Nearly the entire parcel lies with the Town of Salisbury Lake Protective Overlay District (LPOD). The grades are mild ranging from 2% to 10%. The property has an existing house, garage, driveway, well, septic system, and other features typical of a single-family development. Morgan Lane crosses the property. There are wetlands along the north border of the property. Most of the property is open with scattered large trees and a small, wooded area along the north border.

### **Proposal**

The applicant intends to construct an addition to the existing main house, add a second-story office to the existing outbuilding, and convert the parking area and Morgan Lane to a permeable surface. The existing septic system and well will remain. The septic system has been approved by Torrington Area Health District and a copy is attached.

The addition to the main house is on the north and west side of the building and will provide more living space and a more efficient interior. The addition requires Site Plan approval since it is within the Lake Protective Overlay District (LPOD).

The existing outbuilding has a bedroom, living room, and limited cooking area that occupy approximately 2/3 of the space and a garage that occupies the remaining 1/3 of the space. The second-story addition requires a Special Permit in accordance with section 503.2 of the Zoning Regulations since the existing garage is within the front yard resulting in an expansion of a non-conforming building. The addition does not intrude any closer to the property line than the existing building.

### **Special Permit Standards**

This project meets the Town of Salisbury Special Permit standards as described below:

**Relationship of Building to Environment:** There are no new structures involved, only an expansion of the existing structure. The proposed addition is residential in scale and design. Construction does not require significant earthwork or tree clearing. The use will not create a nuisance to neighbors.

**Neighboring Properties:** The use is residential and work-from-home by the property owner. The use is consistent with typical residential sites. There will be no increase in traffic or undue population concentration.

### **Adequacy of Proposed Methods, Measures, and Plans:**

- a. Water supply and sewage disposal remain unchanged from existing conditions.
- b. Stormwater is controlled by reducing the overall impervious cover and adding rain gardens for the new roof areas.
- c. The structures will be equipped with new energy-efficient doors, windows, and insulation.
- d. Site landscaping includes a new planted buffer along the shoreline.
- e. Public services such as police, fire, and school are not affected.
- f. There will be no signage and exterior lighting will be minimal.
- g. All of the activity occurs in areas that are already developed.

### **Impacts to Wetlands and Upland Review Area**

All of the activity will take place outside of the wetlands and above the Ordinary High Water associated with Lake Washining. There will be 0.25 acres of impact within the Upland Review Area. A significant portion of this disturbance is a result of converting the gravel parking area and a portion of Morgan Lane to a permeable stone surface. The project was approved by the Salisbury Inland Wetlands Commission at their April 27, 2026 meeting.

### **Impact within the Lake Protective Overlay District**

All of the site work is within the LPOD. The house is 93 feet away from the lake at its closest point. The renovations and additions are no closer than what currently exists. The area impacted within the LPOD is 0.3 acres. Grading and site disturbance will be 80 feet from the lake at its closest point.

### **Alternatives**

The applicant considered various alternatives to the configuration of the house and garage, but they do not impact the extent of activity within the LPOD or Upland Review Area.

### **Erosion Control**

The plan includes a detailed erosion control plan and narrative. Measures include multiple rows of filter socks, a construction entrance, and erosion control blankets. Total disturbance is approximately 0.3 acres.

### **Stormwater Management**

Stormwater management practices include

Converting Morgan Lane and the gravel parking area to a permeable surface – A portion of Morgan Lane traverses the property in an east-west direction. It is constructed of gravel and serves the subject lot and one house on the east side of the property. There is also a gravel parking area on the north side of Morgan Lane adjacent to the garage. Both the gravel parking area and the portion of Morgan Lane that lies on the property will be converted to a permeable stone surface. Construction details are included in the plan set.

Rain gardens – Rain gardens for the new addition will be installed to capture the Water Quality Volume. Construction details are shown on the plans and calculations are attached.

A planted shoreline buffer – The existing lawn runs directly to the shoreline. A new 15-to-25-foot planted buffer of shrubs, perennials, and ground covers will be installed along the entire shoreline except for a narrow section to allow access to the beach area.

Application of Brian McDevitt and Meghna Danton  
25 Morgan Lane, Salisbury

## Photos

Application of Brian McDevitt and Meghna Danton  
25 Morgan Lane, Salisbury



Existing house where addition will be constructed



Existing garage to have second story added

Application of Brian McDevitt and Meghna Danton  
25 Morgan Lane, Salisbury



Beach area where plantings will be installed landward of existing wall



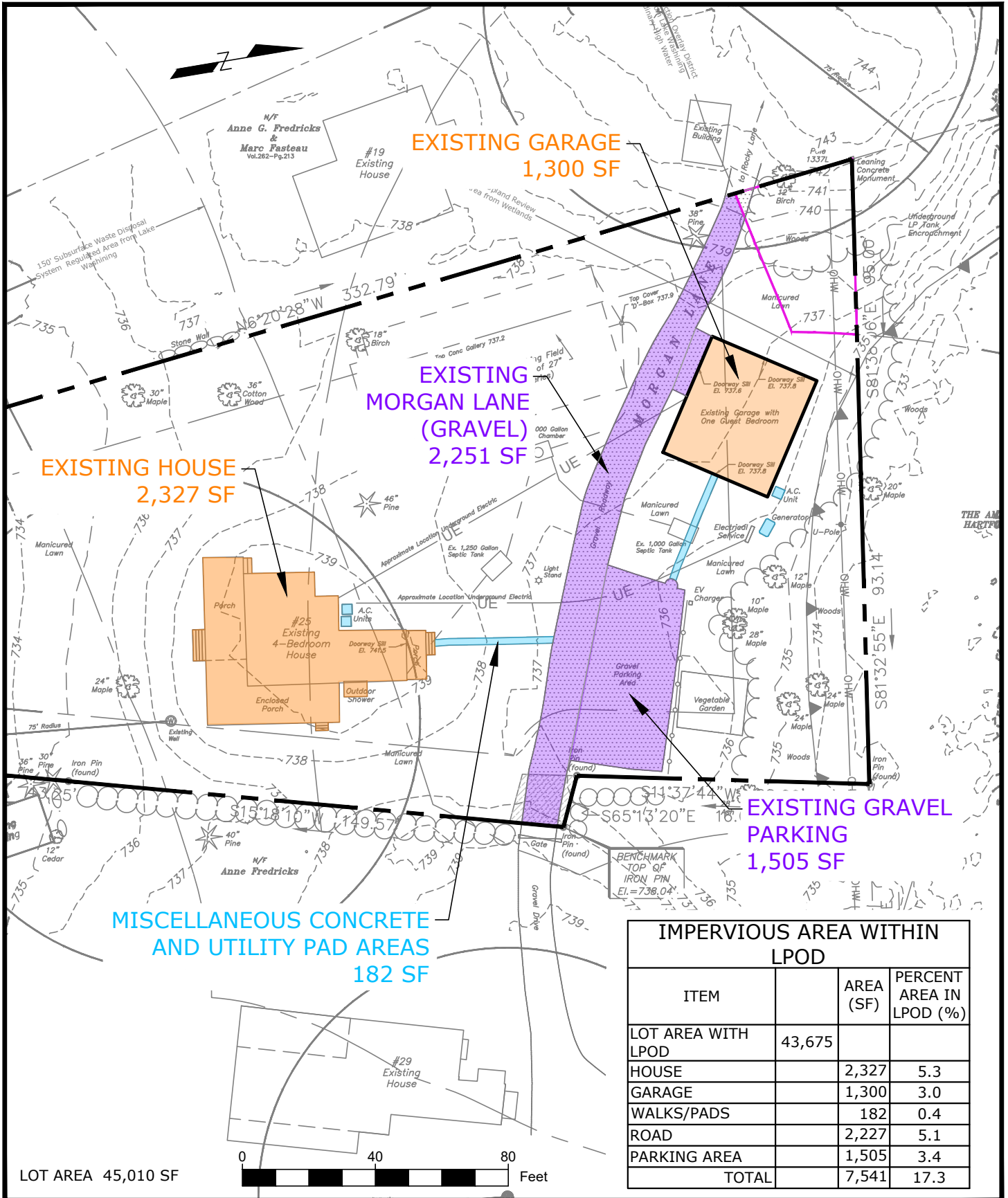
Existing driveway to be converted to permeable

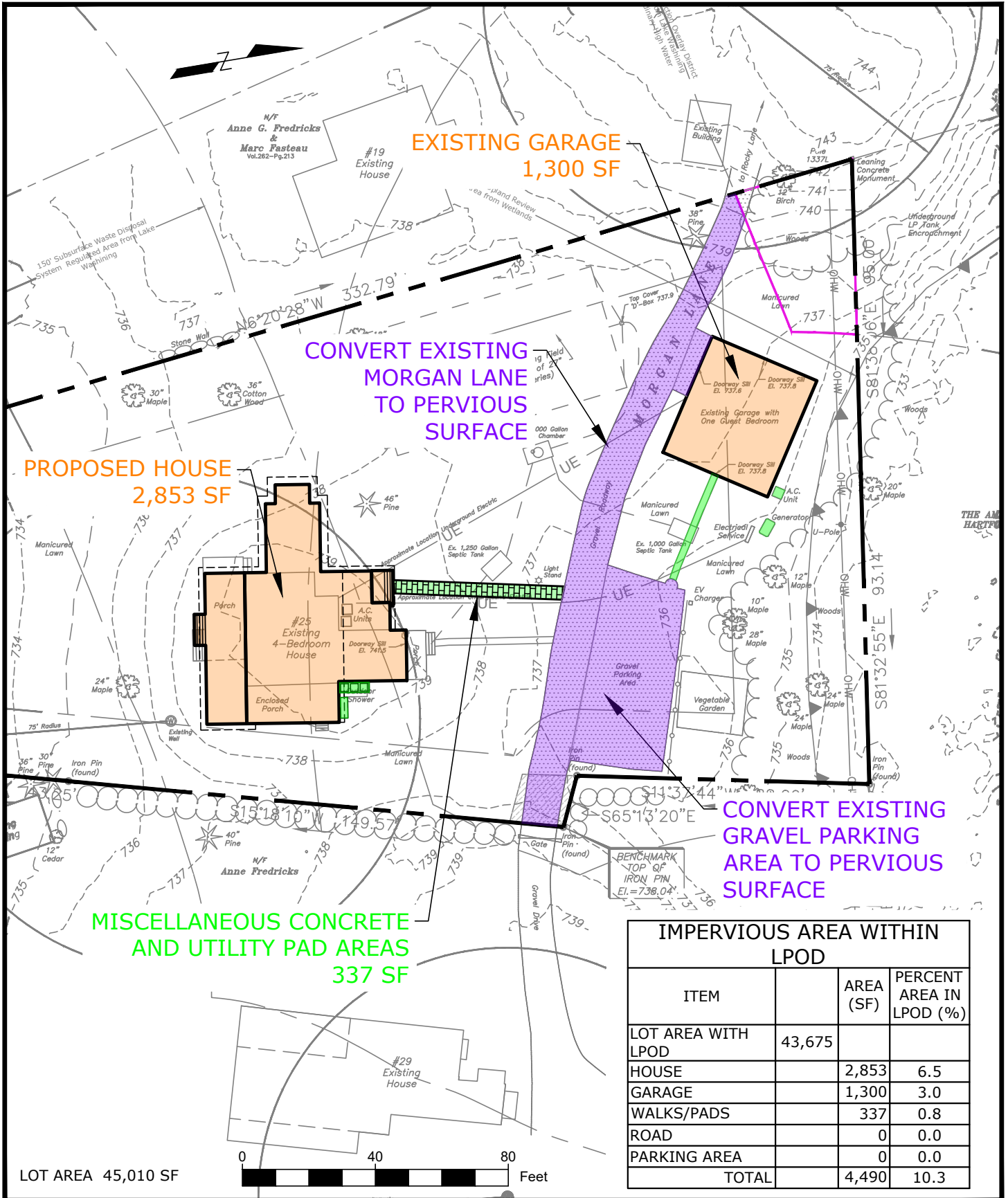
Application of Brian McDevitt and Meghna Danton  
25 Morgan Lane, Salisbury

## TAHD Approval

## Impervious Coverage Calculations

Gravel areas were considered impervious in accordance with the direction given in previous similar applications.





Application of Brian McDevitt and Meghna Danton  
25 Morgan Lane, Salisbury

## Rain Garden Calculations



**I. Determine Volume of Water Quality Basin**

$WQV = (1.3 \cdot (R)(A))/12$       Where:

- WQV = Water Quality Volume (ac-ft)
- R = Volumetric Runoff Coefficient
- =  $0.05 + 0.009(I)$
- I = Percent Impervious Cover (whole number)
- A = Site Area (acres) = Watershed area excluding bottom of basin

Watershed	Watershed Area (acres)	Percent Impervious	Volumetric Runoff Coefficient	Water Quality Volume (ac-ft)	Water Quality Volume (CF)
					-
To Rain Garden-1	0.0064	100	0.95	0.0007	29
<b>Total Required</b>					<b>29</b>

$GRV = ((D)(A)(I))/12$       Where:

- GRV = Groundwater Recharge Volume
- D = Depth of Runoff to be Recharged (Table 7.4 of Stormwater Quality Manual)
- A = Site Area (acres)
- I = Percent Impervious Cover (decimal)

Watershed Number	Watershed Area (acres)	Percent Impervious	Groundwater Recharge Depth (D)	Groundwater Recharge Volume (ac.ft)	Groundwater Recharge Volume (CF)
To Rain Garden-1	0.0064	1.00	0	0.0000	-

**Table 7.4**

NRCS Hydrologic Soil Group	Average Annual Recharge	Groundwater Recharge Depth (D)
A	18 in/year	0.4 inch
B	12 in/year	0.25 inch
C	6 in/year	0.1 inch
D	3 in/year	0 inch

For Hydrologic Soil Group, see Web Soil Survey  
 The majority of development occurs over soil with hydrologic group B  
 For Design Use WQV since it is higher than GRV

**Volume of Proposed Rain Garden-1 For New House**

Contour Elevation	Elevation Difference (ft)	Area (sq. ft.)	Volume (CF)	Cumulative Volume (CF)
738.0	-	33		
738.5	0.5	114	37	
			-	37

Greater Than 29 CF, OKAY



**I. Determine Volume of Water Quality Basin**

$WQV = (1.3 \cdot (R)(A))/12$       Where:

- WQV = Water Quality Volume (ac-ft)
- R = Volumetric Runoff Coefficient
- =  $0.05 + 0.009(I)$
- I = Percent Impervious Cover (whole number)
- A = Site Area (acres) = Watershed area excluding bottom of basin

Watershed	Watershed Area (acres)	Percent Impervious	Volumetric Runoff Coefficient	Water Quality Volume (ac-ft)	Water Quality Volume (CF)
					-
To Rain Garden-2	0.0087	100	0.95	0.0009	39
<b>Total Required</b>					<b>39</b>

$GRV = ((D)(A)(I))/12$       Where:

- GRV = Groundwater Recharge Volume
- D = Depth of Runoff to be Recharged (Table 7.4 of Stormwater Quality Manual)
- A = Site Area (acres)
- I = Percent Impervious Cover (decimal)

Watershed Number	Watershed Area (acres)	Percent Impervious	Groundwater Recharge Depth (D)	Groundwater Recharge Volume (ac.ft)	Groundwater Recharge Volume (CF)
To Rain Garden-2	0.0087	1.00	0	0.0000	-

**Table 7.4**

NRCS Hydrologic Soil Group	Average Annual Recharge	Groundwater Recharge Depth (D)
A	18 in/year	0.4 inch
B	12 in/year	0.25 inch
C	6 in/year	0.1 inch
D	3 in/year	0 inch

For Hydrologic Soil Group, see Web Soil Survey  
The majority of development occurs over soil with hydrologic group B  
For Design Use WQV since it is higher than GRV

**Volume of Proposed Rain Garden-1 For New House**

Contour Elevation	Elevation Difference (ft)	Area (sq. ft.)	Volume (CF)	Cumulative Volume (CF)
736.5	-	40		
737.0	0.5	196	59	
			-	59

Greater Than 39 CF, OKAY

Application of Brian McDevitt and Meghna Danton  
25 Morgan Lane, Salisbury

## Agent Authorization

## Todd Parsons

---

**From:** Brian McDevitt <brian.mcdevitt@gmail.com>  
**Sent:** Thursday, February 5, 2026 9:15 AM  
**To:** Todd Parsons  
**Cc:** Meghna Danton  
**Subject:** Re: agent authorization

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Agent Authorization

Hi Todd,

We are writing to provide you official agent authorization that you can share with the Town of Salisbury Land Use Staff.

As the legal owners of 25 Morgan Lane, Salisbury, Connecticut we hereby authorize Todd Parsons (Haley Ward, Inc.), Robert Stair (Great Falls Construction, LLC) and Elizabeth Slotnick (Elizabeth Slotnick, Architect) to act as our agent with respect to permits, approvals, and filings related to renovations and additions at this property.

These individuals are authorized to file applications, respond to requests for information, and speak on our behalf at land use commission meetings as necessary to complete our project on Morgan Lane.

Brian McDevitt & Meghna Danton

On Tue, Feb 3, 2026 at 8:22 AM Todd Parsons <[tparsons@haleyward.com](mailto:tparsons@haleyward.com)> wrote:

Hi Meghna and Brian

The Salisbury Inland Wetlands Commission requires all applications to be filed through their on-line portal system. It makes sense for me to do all of this rather than for me to feed you the information and have you do it. The one glitch is that in order for me to do it, I need an agent authorization. There is no specific form for this, so I have attached something similar to what we have used in the past. Feel free to modify it as you see fit. I included Bob and Abeth since they will be attending meetings and participating in the process as well. You can date the document, sign it, and scan it and send it back. Alternatively, you could send me an email with similar language. If you have any questions let me know. Thank you.



Todd Parsons, PE  
Senior Project Engineer  
t: 860.379.6669 d: 860.368.0152  
a: 140 Willow Street, Suite 8, Winsted, CT 06098



2025 Best Places  
To Work For  
Zweig Group Award



This e-mail may be confidential and is intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Haley Ward, Inc. If you are not the intended recipient (or responsible for delivery of the message to such person), you may not use, copy, distribute or deliver to anyone this message (or any part of its contents ) or take any action in reliance on it. In such case, you should delete this message, and notify us immediately at 207 989 4824 or by email [bangor@haleyward.com](mailto:bangor@haleyward.com).