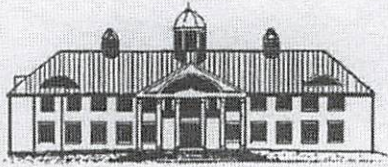


27 Main Street
P.O. Box 0548
Salisbury, CT 06068

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



TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number 2026-0320

APPLICATION FOR SPECIAL PERMIT

Owner of Record: AMY WRIGHT
Address of Owner: 25 FARNUM ROAD, LAKEVILLE, CT 06039
Property Location: Tax Map # 49 Lot# 107 Land Records: Vol. 265 Page 1083
Property Address: 16 FARNUM ROAD
Acreage: 0.5 Zone: CG-20
Bounded generally on the North by: ED HERRINGTON, INC
(Full name of owner of record. East by: DAVID MCARTHUR / Peggy Rice
Attach addition pages if needed) South by: FARNUM RD / ED HERRINGTON, INC
West by: ED HERRINGTON, INC
Special Permit Use Requested: PARKING PERMIT + Change of Use in Flood Plain
Section 703.7 + 401.3 of the Salisbury Zoning Regulations.
Written statement of Proposed Use (4 copies): _____
Site Plan - 4 copies (See attached sheet) _____
Soil Erosion and Sediment Control Plan: N/A
Approval from TAHD, WPCA, or BHC regarding sewer and water: N/A
Historic District Commission, if applicable: N/A
Conservation District Commission, if applicable: N/A
Preliminary Architectural Plans for Proposed structures & signs (2 copies) N/A
Estimated Site Improvement Costs (other than buildings): N/A
Written Assurance of Bond or Letter of Credit: N/A
Additional Remarks: _____

Owner's Signature: [Signature] Date: 5/13/26
Applicant's Signature and Title: [Signature]
Applicant's Address and phone number: ANDRUS NICHOLS, 14 KINGS HILL RD, SHARON, CT 06069

Filed at the Planning and Zoning Commission Office this 13 day of May, 2026

Fee Paid: \$300 CC# 2003 Received By: [Signature]
Title: [Signature]

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.

May 6, 2026

Amy Wright
25 Farnum Rd
Lakeville, CT 06039

Andrus Nichols
14 Kings Hill Rd
Sharon, CT 06069
860-671-1347
andrus.nichols@gmail.com

We are seeking zoning approval for the following. The subject property is located within the CG-20 zoning district and is not regulated by the Historic Commission. Additionally, the property is connected to both town water and sewer. The building does sit in the 100 year Flood Plain.

BUILDING USE

We are seeking approval to use the existing property at 16 Farnum Road as a 99 seat seasonal theater that will offer performances of plays between June and October. Table 205.2 in the code lists “Musical Theater, instruction, stage or film,” as a permissible use with a Site Plan in the CG-20 district.

The house and attached barn were originally built c. 1900. When the property suffered a significant amount of damage in a wind storm in 2001, it was thoroughly renovated by Rip Torn. At that time, the barn was reimagined as a small, rustic theater. It has a raised proscenium stage with catwalks, a balcony for audience, a stage management booth, and the theatrical lighting system has been installed. The house was thoughtfully reconfigured to function as ancillary space to the theater. It will be used to provide dressing rooms, office space, costume and prop storage, and a small rehearsal studio. It contains three bathrooms, two of which will be used for artists and staff. The bathroom on the main level that is directly accessible from the exterior of the building, will be available for audience use.

The theater was never opened to the public, and the building has remained mixed use residential.

PERFORMANCE SCHEDULE & ACTIVITIES

As the barn/theater section of the building is not winterized, it would only be operational from the end of May through mid-October.

A full season schedule would likely consist of 3 plays, running in succession for two to three weeks, 5 performances per week (Wednesday through Friday at 7pm, Saturday at 5pm, and Sunday at 3pm). Of the roughly 20-22 usable weeks in the season, we would be in performance only 12-15 of those weeks.

We are also interested in hosting a teen theater camp with a limited number of participants, which would culminate in a handful of performances over a single weekend.

During the colder months, the winterized portion of the building will be used for planning and administrative purposes, and new play development. We might have a small weekly acting class for teens and adults in the upstairs studio. We do not anticipate there being any ticketed events on the premises between November and May.

The building's footprint will not change. We are not planning on making any alterations to the interior architecture at this time.

We have included a copy of the survey that Mr. Torn and Ms. Wright received when they purchased the property with this application. Floor plans dating from when the building was renovated by Mr. Torn are also included, as are several photographs to help illustrate how the space was reconceived by Mr. Torn as a theater in the early 2000s.

PARKING

16 Farnum Road has little to no parking. We are requesting a special permit in response to the need for flexibility for existing buildings, as per section 703.8 of the zoning regulations. We have received permission from Herrington's (immediately across the street) to utilize the hardware store parking lot when their shop is closed. That lot has 27 striped spaces, and room for an additional 8 cars along the barn where space is reserved during business hours for loading materials, and in a double length marked space on the side of the building. Our performance schedule will be built around their hours of operation. A letter from Herrington's is included with this application. Ms. Wright's property at 25 Farnum Road, which abuts the lot, has room for an

additional 3 cars along the fence.

16 Farnum Road is also easily accessible by foot to several municipal parking areas. These areas include the 34 spaces surrounding the old train depot, 10 spaces along Ethan Allen St, 11 spaces on Holley Street, as well as Cannon Park. A diagram of the Herrington's parking lot, and an area map illustrating the available parking areas and their proximity to 16 Farnum Road have been included with this application.

There is a painted crosswalk from the end of Ethan Allen Street to Farnum Road. As there is no permanent crosswalk on Farnum Road from the Herrington's side of the street to the Theater, we propose having a dedicated crossing guard on Farnum Road before and after each performance.

As per Table 703.11, the parking requirement for an Indoor Theater is 1 space for every 2 audience seats. There are 93 spaces accessible from 16 Farnum Road, *excluding* Cannon Park.

As I believe this would be the first Indoor Theater in Salisbury, it may be worth noting that the parking regulation for churches on Table 703.11 (also an Assembly use) is one space per 4 seats. In the state of Connecticut, the average parking requirement for an indoor theater is 1 space for every 3-5 seats. (Sharon requires 1 space per 4 seats, Norfolk requires 1 space per 4 seats, Canaan requires 1 space per 3 seats, North Canaan requires 1 space per 3 seats).

The number of employees will depend on the play that is being performed. It is not a large theater, and most of our productions will have small casts. We anticipate the cast/crew size for a production (including house management) to be between 5 and 10. Employees will park off-site, across the street, along the driveway to 29 Farnum Rd, which is also owned by Ms. Wright.

SIGNAGE

In accordance with section 704.4.1 of the zoning regulations, we plan to use a single sandwich board sign on the property, near the entrance to the road. This sign will be no more than 6 square feet, and no more than 4 feet tall. It will be set out during daylight hours on days when there is an event at the theater. We do not anticipate any wall signage at this point, and we will return to the commission with a new request if that changes in the future.

HILLSDALE, NY

P.O. BOX 709
312 WHITE HILL LANE
HILLSDALE, NY 12529
518.325.3131

MARBLE & TILE

DESIGN CENTER

5 EAST HILL LANE RT. 23
HILLSDALE, NY 12529
518.325.5836

LAKEVILLE, CT

11 FARNAM RD.
LAKEVILLE, CT 06039
860.435.2561

MILLERTON, NY

11 DUTCHESS AVENUE
MILLERTON, NY 12546
518.789.3611

HUDSON, NY

1 GRAHAM AVENUE
HUDSON, NY 12534
518.828.9431

CHATHAM, NY

6 DEPOT SQUARE
CHATHAM, NY 12037
518.392.9201

SHEFFIELD, MA

21 BERKSHIRE SCHOOL RD
SHEFFIELD, MA 01257
413.229.8777

May 13, 2026

Town of Salisbury
27 Main Street
Salisbury, CT 06068

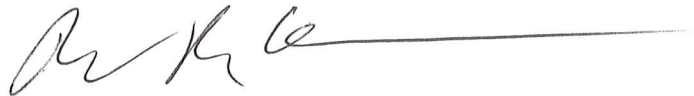
TO WHOM IT MAY CONCERN:

We are submitting this letter to you to advise that Ed Herrington, Inc. has given authorization to Amy Wright for the use of our parking lot located at 11 Farnam Road, Lakeville, CT for the purpose of providing parking for the shows at their Performing Arts Center. The shows will begin in May and go through October with show times of Wednesday through Friday at 7 PM, Saturday at 5 PM and Sunday at 3 PM. We understand that the parking lot will be used at the show times mentioned above and our Lakeville store will not have any interruption in business as we will be closed for business at those times.

If you have any questions, please contact me at (860) 672-5017.

Best Regards,

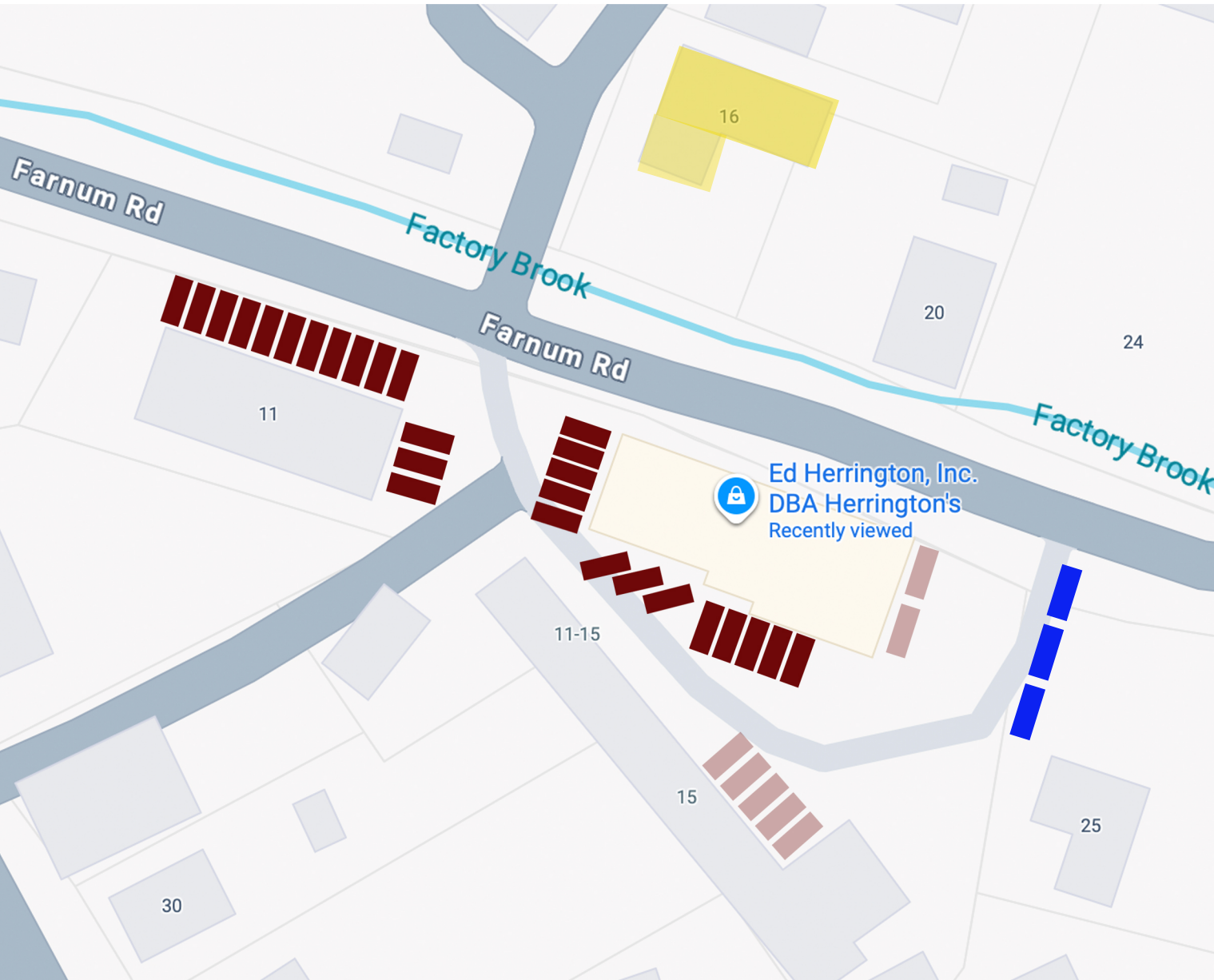
ED HERRINGTON, INC.



William R. Clark
Retail Operations Manager

WC:cj

PROPOSED PARKING @ HERRINGTON'S 11-15 FARNUM ROAD




- STRIPED SPACES (27)**
- NOT STRIPED (7)**
- 25 FARNUM RD, ALONG FENCE (3)**









From: Fire Marshal firemarshal@salisburyct.us 
Subject: Re: 16 Farnum List
Date: May 13, 2026 at 2:21 PM
To: Andrus Nichols andrus.nichols@gmail.com



Andrus,

I think I got everything. Obviously, let me know if you have questions.

John

- BUILDING (INTERIOR & EXTERIOR)
- [FM comments in brackets. CSFSC Part III code citations are for reference and are not verbatim, unless there are quotation marks.]
 - EGRESS
 - Exits have to be marked/illuminated
 - [This includes the business space.]
 - [1013 Exit signs that are not self-luminated need to meet the dimensional and color contrast requirements and must be illuminated by emergency lighting upon alarm activation or power loss. ie, An emergency light unit should be placed near each exit sign to light the sign.]
 - [1013.1.1 Exits that are wheelchair accessible shall have accessible exit signs with the International Symbol of Accessibility (wheelchair icon)]
 - All of the audience doors need to push out and have crash bars installed.
 - [1010.2.9 “Swinging doors serving spaces... with an occupant load of 50 or more in a Group A... occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.”]
 - FIRE DETECTION
 - We need smoke detectors installed that are wired directly to a company that will automatically call dispatch. CAN WE GET AWAY WITH A PULL IF WE HAVE A DESIGNATED FIRE GUARD?
 - [907.2.1 “Fire Alarm and Detection Systems- Group A
A manual fire alarm system that activates the occupant

notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more, or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge.” We should discuss this. The emergency lighting needs to be activated by power loss or alarm system activation, and the alarms need to sound in the business portion upon alarm system activation in the assembly space. So you need something. I would think that your insurance would prefer smoke detectors in the assembly space for the off season. Fire watch is not necessary, except for the regular safety training of on site staff.]

- Manual pull stations at the primary exit
- The ancillary space will also need adequate smoke detectors

○ SPRINKLERS/EXTINGUISHERS

- We do not need a sprinkler system because we will be under 300 occupants.
- [Correct. 903.2.1.1 “Automatic Sprinkler Systems- Group A-1

An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

- The fire area exceeds 12,000 square feet (1115 m²).
- The fire area has an occupant load of 300 or more.
- The fire area is located on a floor other than a level of exit discharge serving such occupancies.
- The fire area contains a multiple-theater complex.”]

- There are companies who deliver and maintain fire extinguishers.
- [Correct]

○ EMERGENCY LIGHTING

- We need to install emergency lights above the exits. These lights have to automatically come on if the power goes out and lead

have to automatically come on if the power goes out and lead people out of the building. The lights have to be able to stay on for 90 minutes and illuminate the pathways.

- [1008 Emergency lighting needs to be activated by a loss of power or activation of the alarm system. The lights have to light from any occupiable area in the building “along the path of travel for the exit discharge from each exit to the public way.” (ie, from anywhere a person can be - including aisles - inside all the way out to the street)]

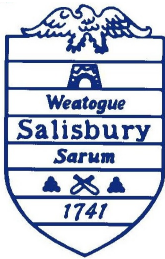
- MISC.

- The stairs to the PSM booth need a railing.
- [Handrails will need to be on both sides.]
- The section of the pony wall at the front of the balcony and the hatch/door that opens in it (house Left) needs to be made “safer”
- [1030.17 (cf. 1015) “...guard height shall be 42” high minimum, measured from the seatboard.”]
- [1030.5 “Interior Balcony and Gallery Means of Egress
For balconies, galleries or press boxes having a seating capacity of 50 or more located in a building, room or space used for assembly purposes, not less than two means of egress shall be provided, with one from each side of every balcony, gallery or press box.”]
- If we want to use the balcony for audience, we will need to show drawings by an architect/engineer that confirm how much weight it is built to hold.
- There are a couple of light switches in the building (one in the PSM booth that are missing cover plates. That’s easy).
- Install “permeable pavers” from the doors of the theater out to the driveway.
- [This is particularly needed to meet the accessible exit requirements. We will need to look and see if at least a pathway made with the pavers to the street is required.]
- Remove oil tanks from under the stage.
- We will need sufficient exterior lighting.
- [Exterior lighting must extend to the “public way,” ie the street. Some of that lighting may be provided by street lighting, unless the street lighting is subject to power failure.]

[You will likely need some contrasting striping on the leading edge of the risers to demarcate the steps. I will check the specs on that.]

[Typically, an architect familiar with the fire and building codes will provide plans for any project of this nature stating the use of the space and to which prevailing codes they have drawn up the plans.]

John DeShazo



John D. DeShazo
Fire Marshal, Town of Salisbury, CT
27 Main Street, P.O. Box 548
Salisbury, CT 06068
(860)435-5196
firemarshal@salisburyct.us

From: Andrus Nichols andrus.nichols@gmail.com
Subject: Re: 16 Farnum Rd
Date: October 16, 2025 at 3:29 PM
To: Charles Humes chumes@salisburyct.us



Wonderful—thank you!

The house has a bathroom that is accessible from the exterior of the building, and that is what will be available to audience members. The bathrooms inside will be used only by actors and production staff. We will only be producing two or three plays a year (probably just one in the first year of operation), and there will be approximately 16 performances of each play. We may also produce a few one-night-only events. Our audience capacity will be 98. All told, there would be public audience in the space no more than 50 days per year.

The house, however, will not remain a residence. It will be office space November through May, and dressing rooms June–October when the theater is running. I hope that's helpful.

Thanks again for all of your help with this, and I look forward to meeting you at some point!

Best,
Andrus

On Oct 16, 2025, at 2:54 PM, Charles Humes <chumes@salisburyct.us> wrote:

Since you are not connecting a new building to the sewer, there is nothing for the WPCA to approve prior to you applying for a change of use from the zoning department. The planning and zoning department will send me the application to sign off on. At that time, I will have to take it to the next board meeting for approval. It would be helpful to know the capacity and frequency of the theater shows. I am assuming the patrons will use the house's bathrooms? If so, this will bring the use of the house into question as to whether it can remain a house or will need to be considered a commercial property, for the purpose of sewer billing. WPCA board meetings are held on the 3rd Tuesday of each month at 9am in the town hall. We will need several days notice in order to put you on the agenda.

Regards,

Charles Humes
Superintendent
860-435-5181

From: Andrus Nichols <andrus.nichols@gmail.com>
Sent: Thursday, October 16, 2025 2:36 PM
To: Charles Humes <chumes@salisburyct.us>
Subject: 16 Farnum Rd

Hello, Mr. Humes,

I am reaching out because I am wondering if I need to file an application with WPCA. I am helping Amy Wright (owner) apply for a Change of Use for 16 Farnum Rd, Lakeville. The property is currently "mixed-use" with a residential unit and an accessory barn. The Use will be changed to a Theater. (Rip Torn, Amy's late husband, rebuilt the barn as a theater in the 2000s, after the original barn—which was in very rough shape—blew over in a storm).

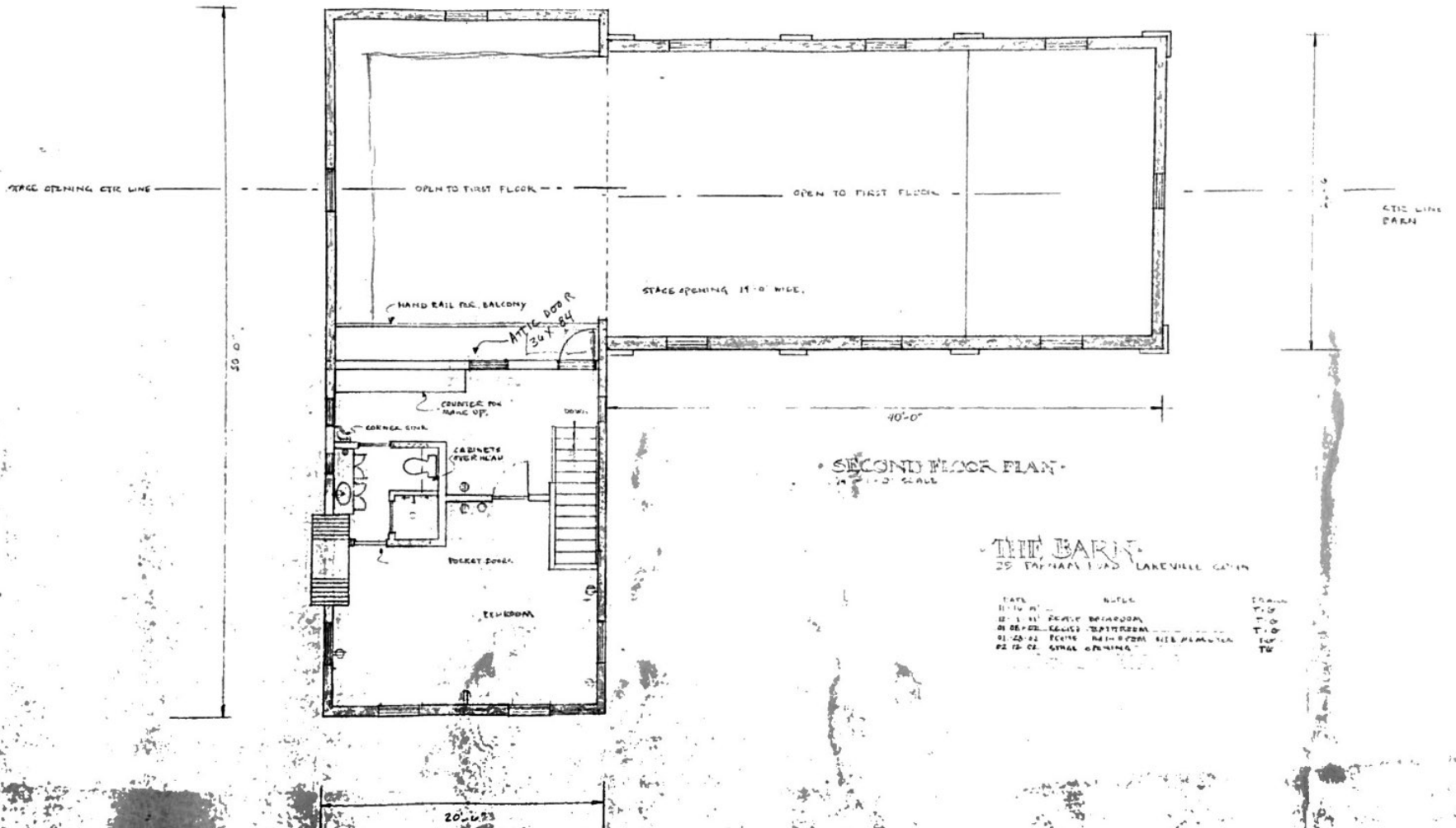
The property is in the CG20 Zone (Theaters are permitted in this zone with a site plan). What has been used as a residence will become ancillary space for the theater company—the dressing rooms/office space. We are not making any structural changes to the building. It is in the flood plain—like much of that part of Farnum Rd. The "house" section was built in the late 19th century (renovated c 2009), is heated/winterized, and has three bathrooms. The "barn/theater" section has no plumbing, a permeable pea stone "floor", and no heat or insulation (we will be mounting plays only late May through October. It is not going to be a very large operation, so we are not planning on reconfiguring any interior space or adding any additional toilets at the moment.

I have walked through the building a couple of times with the Fire Marshall, and we are on track to meet all of the code requirements for an Assembly use. We will not meet the requirements for parking, however, so we are planning on filling for a special parking permit. I understand that WPCA may want to sign off on this, as well. If that's the case, I would love to get materials to you as soon as possible, so that we can have all our ducks in a row when we submit our application to P&Z.

Thanks very much, and I look forward to hearing from you!

Best,

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SECOND FLOOR PLAN
1/4" = 1'-0" SCALE

THE BARN
25 TAPPALE ROAD LAKEVILLE, VT

DATE	NOTES	DRAWN
11-14-81	REVISED BEDROOM	T.O.
11-20-81	REVISED BATHROOM	T.O.
11-20-81	REVISED KITCHEN	T.O.
11-20-81	REVISED STAIRS	T.O.
11-20-81	REVISED ATTIC DOOR	T.O.