

# The Lakeville Journal | <sup>The</sup>MILLERTON NEWS

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## Legal Notice

The Planning & Zoning Commission of the Town of Salisbury will hold a Public Hearing on Special Permit Application # 2026-0320 by Andrus Nichols for change of use from single-family residential to theater in the Flood Plain Overlay District and parking for an existing building in the CG20 Zone at 16 Farnum Road, Lakeville, Map 49, Lot 107 per Sections 401.3 and 703.7 of the Salisbury Zoning Regulations. The hearing will be held on Monday, June 15, 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/](http://www.salisburyct.us/agendas/). The application materials will be listed at [www.salisburyct.us/planning-zoning-meeting-documents/](http://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 [landuse@salisburyct.us](mailto:landuse@salisburyct.us).  
Paper copies of the agen-  
da, meeting instructions,  
and application materials  
may be reviewed Monday  
through Thursday be-  
tween 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  
06-04-26  
06-11-26

27 May 2026

Dear Neighbor,

We wanted to let you know that we have applied to the Planning and Zoning Commission of the Town of Salisbury to change the use of the property at 16 Farnum Rd, Lakeville.

We are seeking approval to use the existing property as a 99 seat seasonal theater that will offer performances of plays between May and October.

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, but was never opened to the public. It has a raised proscenium stage with catwalks, a balcony for audience, a stage management booth, and a theatrical lighting system. The house was reconfigured at that time to function as ancillary space to the theater with a dressing room area that doubles as a small rehearsal studio, green room, and costume and prop storage.

The theater itself is not winterized, and will only offer performances in the warmer months. 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).

The CG-20 zone permits Indoor Theaters with a site plan. However, because the property lies in the flood plain, and because we will require off-site parking, there will be a public hearing on **June 15, 2026 at 6:45pm via zoom**. You are welcome to attend, I have included the details below.

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/83768674110?pwd=btSiUw1HYHf3XojGXzg3PywvdGKike.1>

Passcode:836223

Webinar ID: 837 6867 4110

Join via audio:

+1 646 558 8656 US (New York)

International numbers available: <https://us06web.zoom.us/u/kb0gdyGlxZ>

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/>.

If you have any questions at all regarding our plans for the theater, please do not hesitate to reach out, we would be thrilled to discuss them with you and show you the space.

Best,

Andrus Nichols (applicant)  
[andrus.nichols@gmail.com](mailto:andrus.nichols@gmail.com)  
(860) 671-1347

Amy Wright (owner)  
[swimmingamy@aol.com](mailto:swimmingamy@aol.com)

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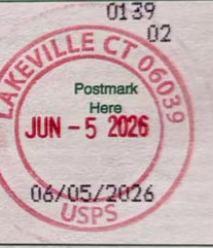
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