

# 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 # 2026-0321 by owners Michael S Shuster & Deborah A Morel for a detached apartment on a single-family residential lot at 94 Salmon Kill Road, Salisbury, Map 11, Lot 31 per Section 208 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 agenda, meeting instructions, and application materials may be reviewed Monday through Thursday between 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

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Sent To Lisa Lowell

Street and Apt. No., or PO Box No.  
85 Salmon Kill Rd.

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Lakeville, CT 06039



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80 9018 08

**Michael S. Shuster and Deborah A. Morel**  
1220 Park Avenue #9D  
New York, New York 10128  
Tel: 914-282-9555  
Email: moreldeb@gmail.com

May 28, 2026

Lisa Lowell  
85 Salmon Kill Rd.  
Salisbury, CT 06039

Re: 94 Salmon Kill Road, Lakeville – Pool House renovation / addition  
P&Z Commission Special Permit Application for Accessory Apartment use

Dear Neighbor,

We are applying for a permit from the Land Use/Planning & Zoning board of the Town of Salisbury for a renovation project on our property at 94 Salmon Kill Road, a sbriefly described below:

The existing 27+ acre property has a 3,732 +/- s.f. Main House , a 876 +/- s.f. Guest House (including a Bathroom and Kitchenette), a 650 +/- s.f. Pool House (including a Bathroom and Kitchenette), Pool, Garage, and a other small outbuildings. The Application for Special Permit is to re-build the Pool House with the Kitchenette and Bathroom, designate it an accessory apartment and eliminate, if necessary, the existing Kitchenette in the Guest House, so that there is only one accessory structure with both a Kitchen and a Bathroom (according to zoning regs section 208). The project is to demolish an existing pool house, upper terrace finish and walls, wood deck, pool terrace finish and existing pool, then re-build the pool house within the existing footprint, but with a 330 +/- s.f. Loft area above and a 192 +/- s.f. Entry/Stair addition (for a total gross area of 1,172 +/- s.f.), expand and refinish the upper terrace, rebuild the pool, and surrounding pool terrace. The existing pool, pool terrace surfaces, stone walls and wood deck have an area of 2,260 +/- s.f. The new pool, pool terrace surfaces and stone walls and spa have an area of 3,270 +/- s.f. A TAHD "Addition / Accessory Structure Application" for a habitable structure was submitted for the Pool House addition.

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Webinar ID: 837 6867 4110

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Sincerely,

  
Michael S. Shuster

  
Deborah A. Morel

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Beth Essig + Jeffrey Braun

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New York, NY 10029



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Michael S. Shuster and Deborah A. Morel  
1220 Park Avenue #9D  
New York, New York 10128  
Tel: 914-282-9555  
Email: moreldeb@gmail.com

May 28, 2026

Beth R. Essig and Jeffrey L. Braun  
1165 Fifth Ave. #10D  
New York, NY 10029

Re: 94 Salmon Kill Road, Lakeville – Pool House renovation / addition  
P&Z Commission Special Permit Application for Accessory Apartment use

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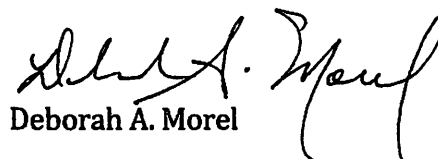
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Michael S. Shuster

  
Deborah A. Morel

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PO Box 553

City, State, ZIP+4®

Salisbury, CT 06068-0553



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Michael S. Shuster and Deborah A. Morel  
1220 Park Avenue #9D  
New York, New York 10128  
Tel: 914-282-9555  
Email: moreldeb@gmail.com

May 28, 2026

Salisbury Association Inc.  
PO Box 553  
24 Main St.  
Salisbury, CT 06068-0533

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Deborah A. Morel

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Sent To Alison + Mathias Kiefer

Street and Apt. No., or PO Box No.

116 Salmon Kill Rd.

City, State, ZIP+4®

Lakeville, CT 06069



9589 0710 5270 3694 6417 92

Michael S. Shuster and Deborah A. Morel  
1220 Park Avenue #9D  
New York, New York 10128  
Tel: 914-282-9555  
Email: moreldeb@gmail.com

May 28, 2026

Alison and Mathias Kiefer  
Alison Blagden Kiefer Trust  
116 Salmon Kill Road  
Lakeville, CT 06089

Re: 94 Salmon Kill Road, Lakeville – Pool House renovation / addition  
P&Z Commission Special Permit Application for Accessory Apartment use

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Sincerely,

  
Michael S. Shuster

  
Deborah A. Morel

**List of Abutting Neighbors Notified Regarding  
The Application for a Permit for Poll House  
Renovation/Addition at 94 Salmon Kill Rd., Lakeville**

**Salisbury Association, Inc.  
PO Box 553  
24 Main St.  
Salisbury, CT 06068**

**Lisa Lowell  
85 Salmon Kill Rd.  
Lakeville, CT 06039**

**Beth R. Essig & Jeffrey L. Braun  
1165 Fifth Ave. #10D  
New York, NY 10029**

**Alison & Mathias Kiefer  
Alison Blagden Kiefer Trust  
116 Salmon Kill Rd.  
Lakeville, CT 06039**

D. Morel/M. Shuster  
1220 Park Ave.  
New York, NY 10128

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Alison and Mathias Kiefer  
Alison Blagden Kiefer Trust  
116 Salmon Kill Rd.  
Lakeville, CT 06039

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Lisa Lowell  
85 Salmon Kill Rd.  
Lakeville, CT 06039