LAW OFFICE
OF
WILLIAM V. GRICKIS

August 5, 2026

Salisbury Planning & Zoning Commission
27 Main Street
Salisbury, CT 06068
Attn. Miles Todaro, Land Use Technical Specialist

VIA HAND DELIVERY

Re: 19 Railroad Street Special Permit Application – Office and Materials Storage Building

Dear Miles:

Following the Commission's determination that the above Application should be characterized as "warehouse material storage," I am now submitting on behalf of Sharon Electric Company, LLC an Application for a Special Permit under Section 802 of the Regulations.

In support of the Application, I enclose the following:

1. Check #002159 for $360.00 as the Application Fee;
2. One original and 3 copies of the Application;
3. Exhibit A and A-1 – list of abutters and Assessor's Map with respective locations
4. Exhibit B - Statement of Proposed Use;
5. Exhibit C – Site Plan, together with one in large format as requested
6. Exhibit D – Preliminary Architectural Plans Cost Proposal; and
7. Exhibit E - A-2 Survey

Please note that the Site Plan prepared by Bodwell Engineering and Surveying, LLC depicts a storm water detention basin
that should be adequate to contain any storm water run-off. A hydrograph Report has been included with the Site Plan,
together with landscaping as depicted on the Site Plan.

The dimensions of the existing building on site are 20' X 40'. The Applicant's intention is to continue using this building as office space either for his staff or as a rental.

Given the extended time needed to secure the services of a licensed engineer for the Site Plan, I would be grateful if this matter could be included on the Commission's Agenda as soon as possible.

12 PORTER STREET ✣ P O BOX 191 ✣ LAKEVILLE, CT 06039-0191
860 435-0044 ✣ FAX: 860 435-0056 ✣ WGRICKIS@SBCGLOBAL.NET

Should you or Jeremy note that any item required by the Regulations may have been omitted, please let me know immediately. Shawn would like to occupy the new building before Winter.

Very truly yours,

William V. Grickis

Cc. Shawn Duntz & Keith Bodwell via email

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 2026-0330

APPLICATION FOR SPECIAL PERMIT

Owner of Record: SHARON ELECTRIC COMPANY, LLC
Address of Owner: 19 RAILROAD STREET SALISBURY, CT 06068
Property Location: Tax Map # 54 Lot# 56 1 Land Records: Vol. 274 Page 1056
Property Address: 19 RAILROAD STREET SALISBURY, CT 06068
Acreage: 0.7480 Zone: CG 20
EX. A A1 Bounded generally on the (Full name of owner of record. Attach addition pages if needed)
North by: RAILROAD STREET
East by: JESSICA M. STERWOOD, SALISBURY HOUSING TRUST *
South by: N/A
West by: 17 MAIN STREET, LLC
Special Permit Use Requested: WAREHOUSE MATERIAL STORAGE
Section 802 ET SEQ. of the Salisbury Zoning Regulations.
EX. B Written statement of Proposed Use (4 copies): ATTACHED
EX. C Site Plan - 4 copies (See attached sheet) BODNER ENGINEERING + SURVEYING, LLC
EX C Soil Erosion and Sediment Control Plan: ATTACHED
Approval from TAHD, WPCA, or BHC regarding sewer and water: TOWN SEWER + WATER
Historic District Commission, if applicable: N/A
Conservation District Commission, if applicable: N/A
EX D Preliminary Architectural Plans for Proposed structures & signs (2 copies) LANCO POLEBUILDINGS, LLC
Estimated Site Improvement Costs (other than buildings): $ 10-20,000
Written Assurance of Bond or Letter of Credit: N/A
Additional Remarks: REFER TO PAGE 2 MINUTES PAIED MARCH 16 2026

Owner's Signature: Shawn Date: AUGUST 5, 2026
Applicant's Signature and Title: Shawn SOLE MEMBER
Applicant's Address and phone number: 19 RAILROAD STREET, SALISBURY, CT 06068

Filed at the Planning and Zoning Commission Office this 5TH day of AUGUST, 2026

Fee Paid: $ 360.00 Received By: Miles Todaro
Title: Land use Technical Specialist

EX-E- A-2 SURVEY

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.

* MARY E. BRUCE + SALISBURY VILLAGE OPEN SPACE ASSOCIATION + STEPHEN + DAISE DAVIS

EXHIBIT A – LIST OF ABUTTERS

DAVIS STEPHEN G & THAISE
MBL: 54 54 T
5 FOWLER STREET
SALISBURY, CT 06068

SALISBURY TOWN OF
MBL: 54 29
PO BOX 548
SALISBURY, CT 06068

ELSAFTY SAMIA
MBL: 54 61
16 INDIAN CAVE RD PO Box 198
SALISBURY, CT 06068

SHERWOOD JESSICA M & LU-CATHERINE
MBL: 54 55
1 FOWLER STREET
SALISBURY, CT 06068

SALISBURY VILLAGE OPEN SPACE ASN
MBL: 54 52
PO BOX 17
SALISBURY, CT 06068

OHLINGER HANNAH & KAITLIN H LU-STEVE OHLINGER
MBL: 54 57
PO BOX 18
SALISBURY, CT 06068

SHARON ELECTRIC COMPANY LLC
MBL: 54 56 1
PO BOX 1334
CANAAN, CT 06018

SALISBURY WINTER SPORTS
MBL: 54 62
116 SALMON KILL RD
LAKEVILLE, CT 06039

BRAZZALE VANESSA M
MBL: 54 58
12 INDIAN CAVE RD
SALISBURY, CT 06068

EAST MEADOW HOMEOWNERS ASSOC
MBL: 54 36
PO BOX 17
SALISBURY, CT 06068

CAFIERO TARA
MBL: 54 28
59 NEW STREET
SHARON, CT 06069

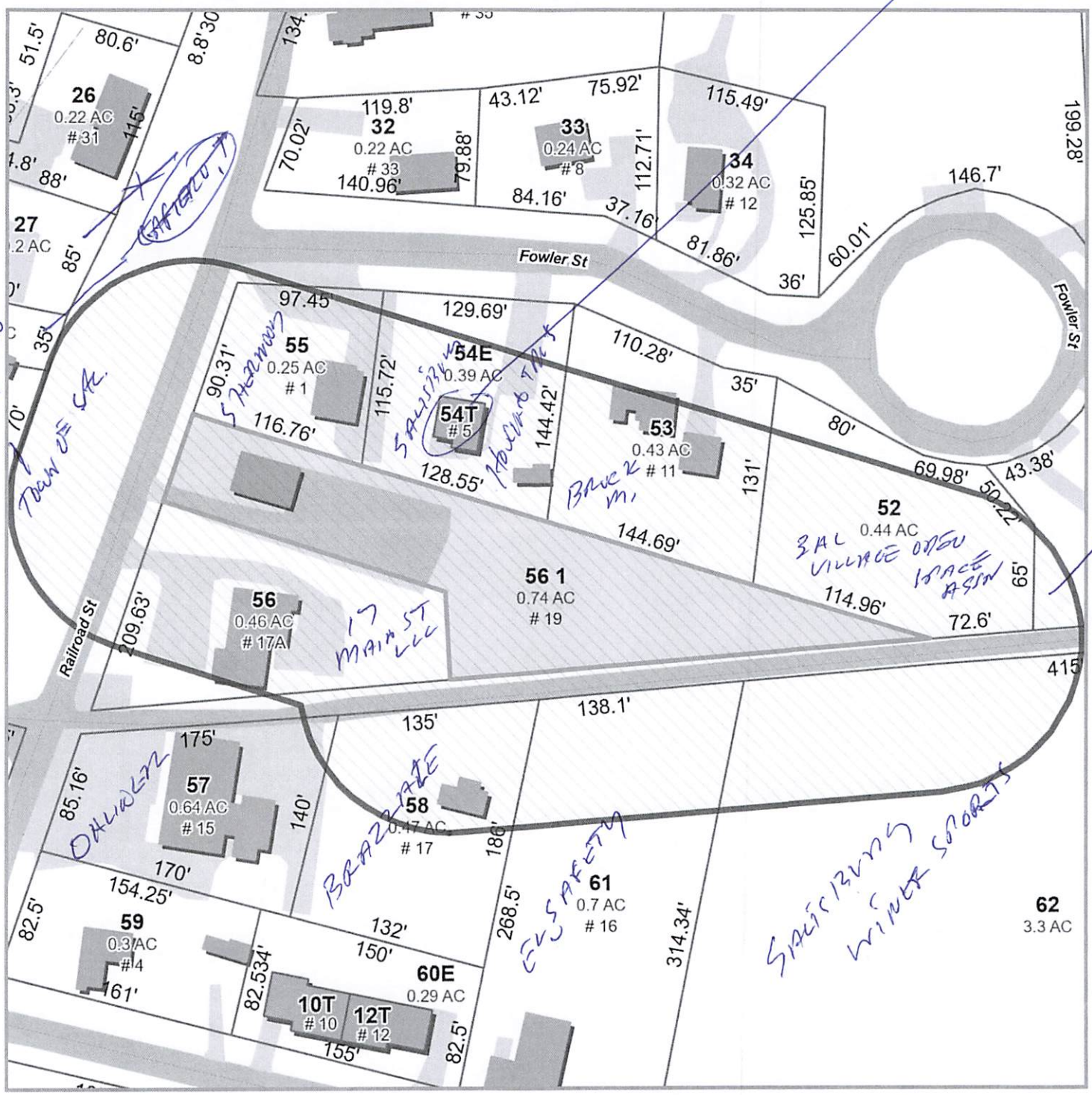
SALISBURY HOUSING TRUST
MBL: 54 54E
PO BOX 52
SALISBURY, CT 06068

17 MAIN ST LLC
MBL: 54 56
41 UNDERMOUNTAIN RD
SALISBURY, CT 06068

BROCK MARY E
MBL: 54 53
PO BOX 415
SALISBURY, CT 06068

EXHIBIT A-1
ASSESSOR'S MAP OF ABUTTING PROPERTIES / OWNERS

Town of Salisbury, CT



Date Printed: 8/3/2026, 3:16:28 PM

1 inch = 100 feet (approx)

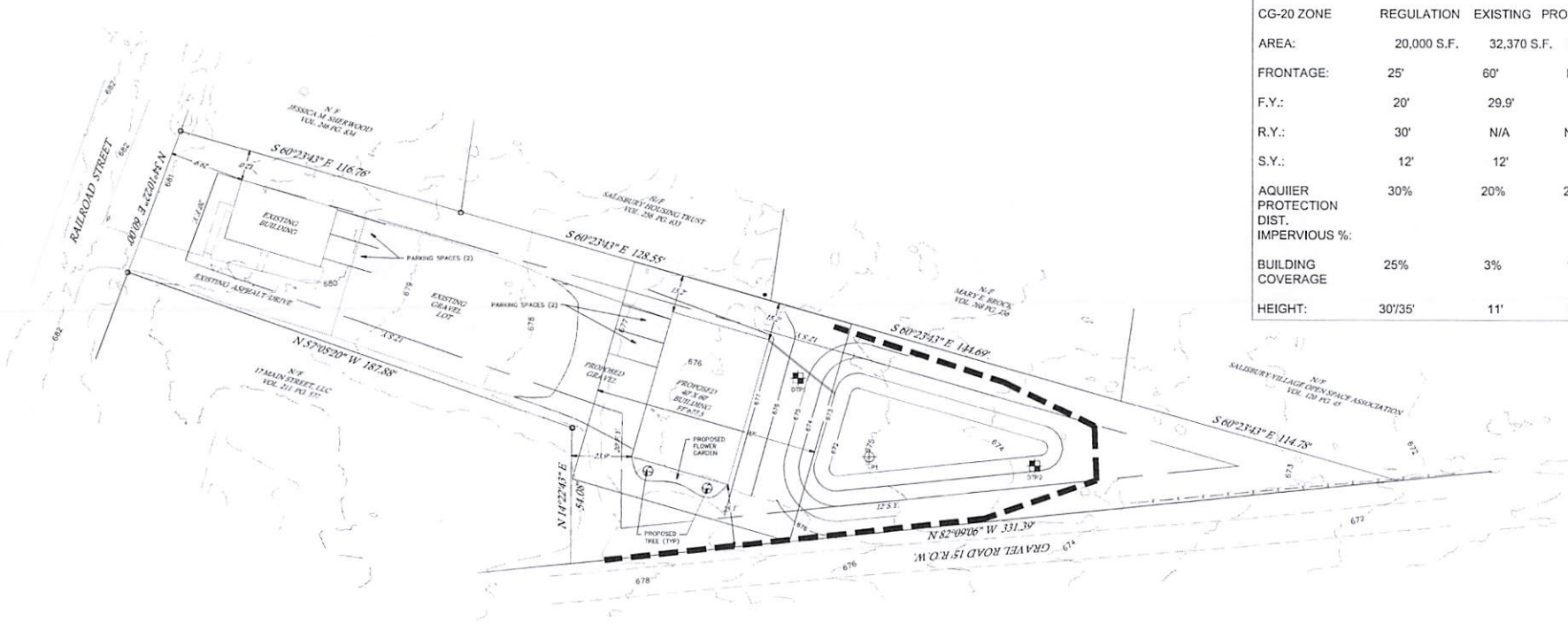
EXHIBIT B

APPLICATION FOR SPECIAL PERMIT – SECTION 802 *et seq* – STATEMENT OF PROPOSED USE
19 RAILROAD STREET
SHARON ELECTRIC COMPANY, LLC

The Applicant and Owner, Sharon Electric Company, LLC, intends to use the proposed new building for the following purposes:

1. Warehousing inventory – electrical supplies, home generators and tools, including one small tractor stored inside to offload deliveries;
2. Office space for 1 employee and occasionally business owner, Shawn Duntz
3. Outside storage – one registered trailer for delivery of materials to job sites
4. Outside waste storage -2 two yard dumpsters, one for cardboard and one for non-household garbage, both located on the rear side of the proposed building;
5. Parking – up to 2 employee cars during business hours; and
6. Receiving deliveries.

EXHIBIT C



ZONING TABLE			
CG-20 ZONE	REGULATION	EXISTING	PROPOSED
AREA:	20,000 S.F.	32,370 S.F.	N/A
FRONTAGE:	25'	60'	N/A
F.Y.:	20'	29.9'	N/A
R.Y.:	30'	N/A	N/A
S.Y.:	12'	12'	15.2'
AQUIIER PROTECTION DIST. IMPERVIOUS %:	30%	20%	25.6%
BUILDING COVERAGE	25%	3%	10.4%
HEIGHT:	30'/35'	11'	18.5'

STORMWATER CALCULATIONS	
EXISTING CONDITIONS	
EXISTING FRONT BUILDING	975 SF
EXISTING WALKS & PARKING	6,394 SF
EXISTING IMPERVIOUS AREA	7,369 SF
TOTAL LOT AREA	32,370 SF
TOTAL EXISTING IMPERVIOUS AREA	7,369 SF
PERCENT IMPERVIOUS EXISTING	22.76%
PROPOSED CONDITIONS	
EXISTING FRONT BUILDING	975 SF
PROPOSED BUILDING FOOTPRINT	2,400 SF
PROPOSED PARKING	1,886 SF
EXISTING WALKS & PARKING	6,394 SF
PROPOSED IMPERVIOUS AREA	11,655 SF
TOTAL LOT AREA	32,370 SF
TOTAL PROPOSED IMPERVIOUS AREA	11,655 SF
PERCENT IMPERVIOUS PROPOSED	36.01%
25 YEAR STORM FLOW INCREASE	1,247 CF
100 YEAR STORM FLOW INCREASE	1,489 CF
INFILTRATION BASIN STORAGE VOLUME	2,366 CAL

DTP-1	
0-5"	TOPSOIL
5-96"	COURSE SAND AND GRAVEL SOME COBBLES
ROOTS @79"	NO LEDGE
NO WATER	NO MOTTLES

DTP-2	
0-6"	TOPSOIL
6-18"	ORANGE BROWN SANDY LOAM
18-96"	COURSE SAND AND GRAVEL SOME COBBLES
ROOTS @62"	NO LEDGE
NO WATER	NO MOTTLES

PERC #1
18" DEEP
PRESOAK 8:30
RUN 9:30

TIME	DEPTH
0	0"
5	1-1/2"
10	3"
15	4"
20	4-7/8"
25	5-3/4"
30	6-3/8"
35	7"
40	7-1/2"
45	8"
50	8-1/2"
55	9"
60	9-1/2"

PERC RATE
10 MIN/INCH

LEGEND

- PERC TEST
- DEEP TEST PIT
- STONE WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- WL — WETLANDS LINE
- BENCHMARK

BODWELL ENGINEERING AND SURVEYING LLC
22 WEST MAIN STREET – SHARON, CT 06069
860-318-5300 – BODWELLENGINEERING.COM

SITE PLAN

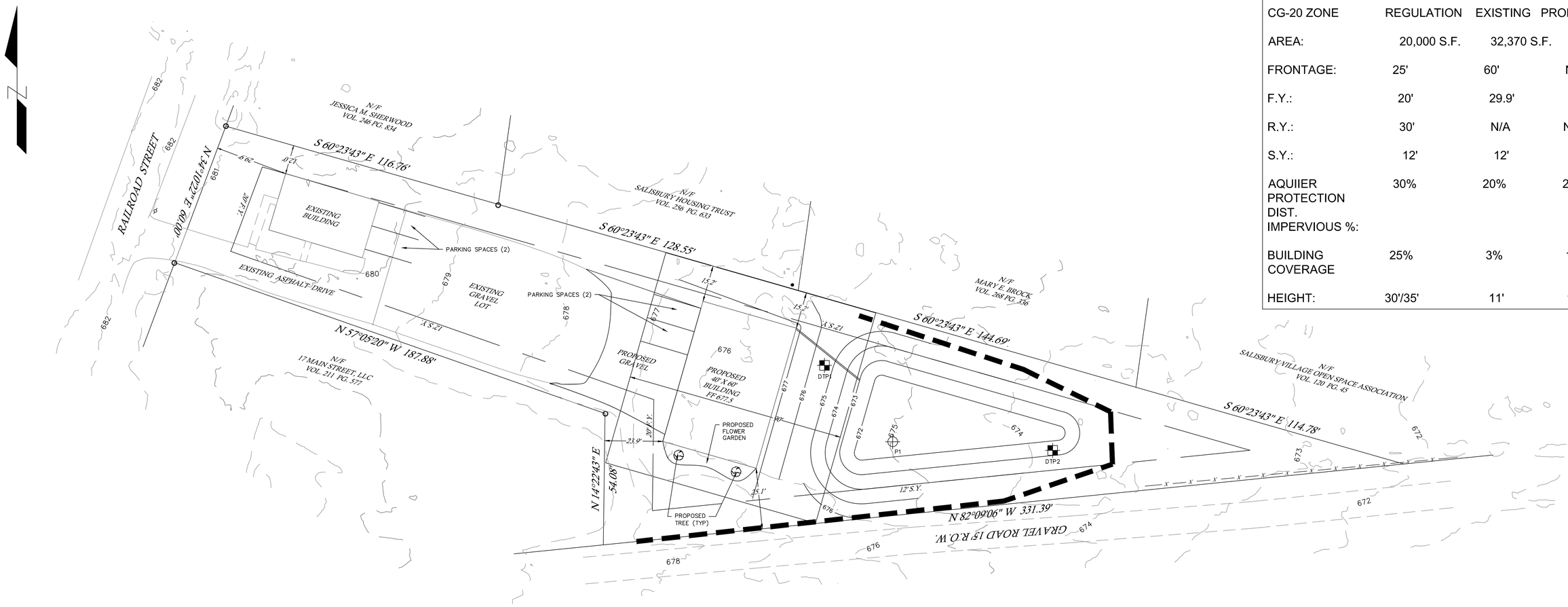
19 RAILROAD STREET, SALISBURY, CT
Map 274 Lot 1056

PREPARED FOR:
SHARON ELECTRIC COMPANY LLC
PO BOX 1334
CANAAN, CT 06018

APPROVED:

SCALE: 1"=20'
DATE: JULY 2026
REV: 7/22/26

PROJECT#: 2026-30
SHEET#: 1 OF 1



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F.Y.:	20'	29.9'	N/A
R.Y.:	30'	N/A	N/A
S.Y.:	12'	12'	15.2'
AQUIIER PROTECTION DIST. IMPERVIOUS %:	30%	20%	25.6%
BUILDING COVERAGE	25%	3%	10.4%
HEIGHT:	30'/35'	11'	18.5'

STORMWATER CALCULATIONS	
EXISTING CONDITIONS	
EXISTING FRONT BUILDING	975 SF
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PERC #1
18" DEEP
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35	7"
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45	8"
50	8-1/2"
55	9"
60	9-1/2"
PERC RATE 10 MIN/INCH	

LEGEND

- PERC TEST
- DEEP TEST PIT
- STONE WALL
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BODWELL ENGINEERING AND SURVEYING LLC
22 WEST MAIN STREET – SHARON, CT 06069
860-318-5300 – BODWELLENGINEERING.COM

STATE OF CONNECTICUT · KEITH L. BODWELL · 33601 · LICENSED PROFESSIONAL ENGINEER

SITE PLAN

19 RAILROAD STREET, SALISBURY, CT
Map 274 Lot 1056

PREPARED FOR:
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CANAAN, CT 06018

APPROVED:

SCALE: 1"=20'
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REV: 7/22/26

PROJECT#: 2026-30
SHEET#: 1 OF 1

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

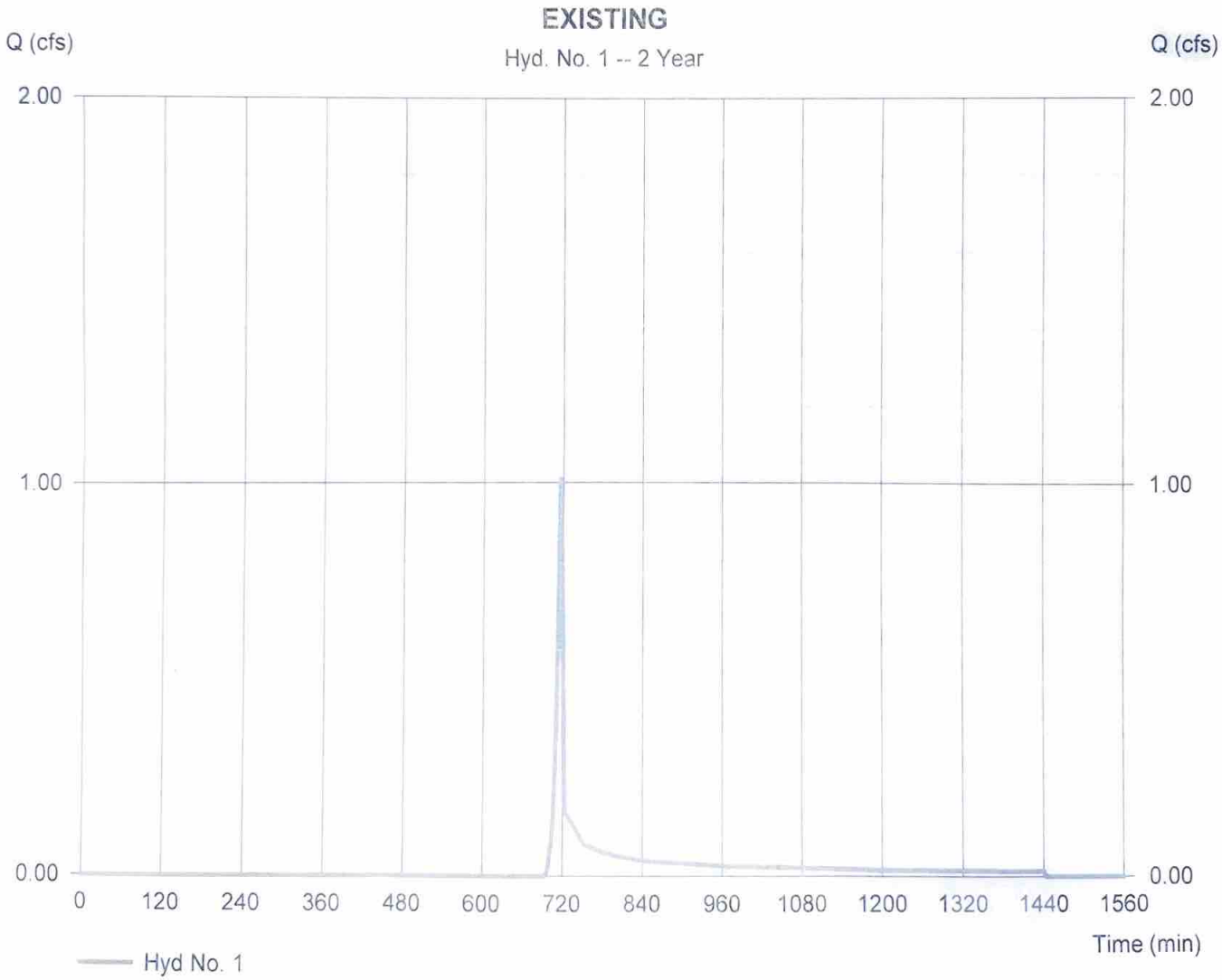
Wednesday, 07 / 1 / 2026

Hyd. No. 1

EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 1.010 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 1 min	Hyd. volume	= 1,809 cuft
Drainage area	= 0.740 ac	Curve number	= 69*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 3.09 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.169 x 98) + (0.574 x 61)] / 0.740



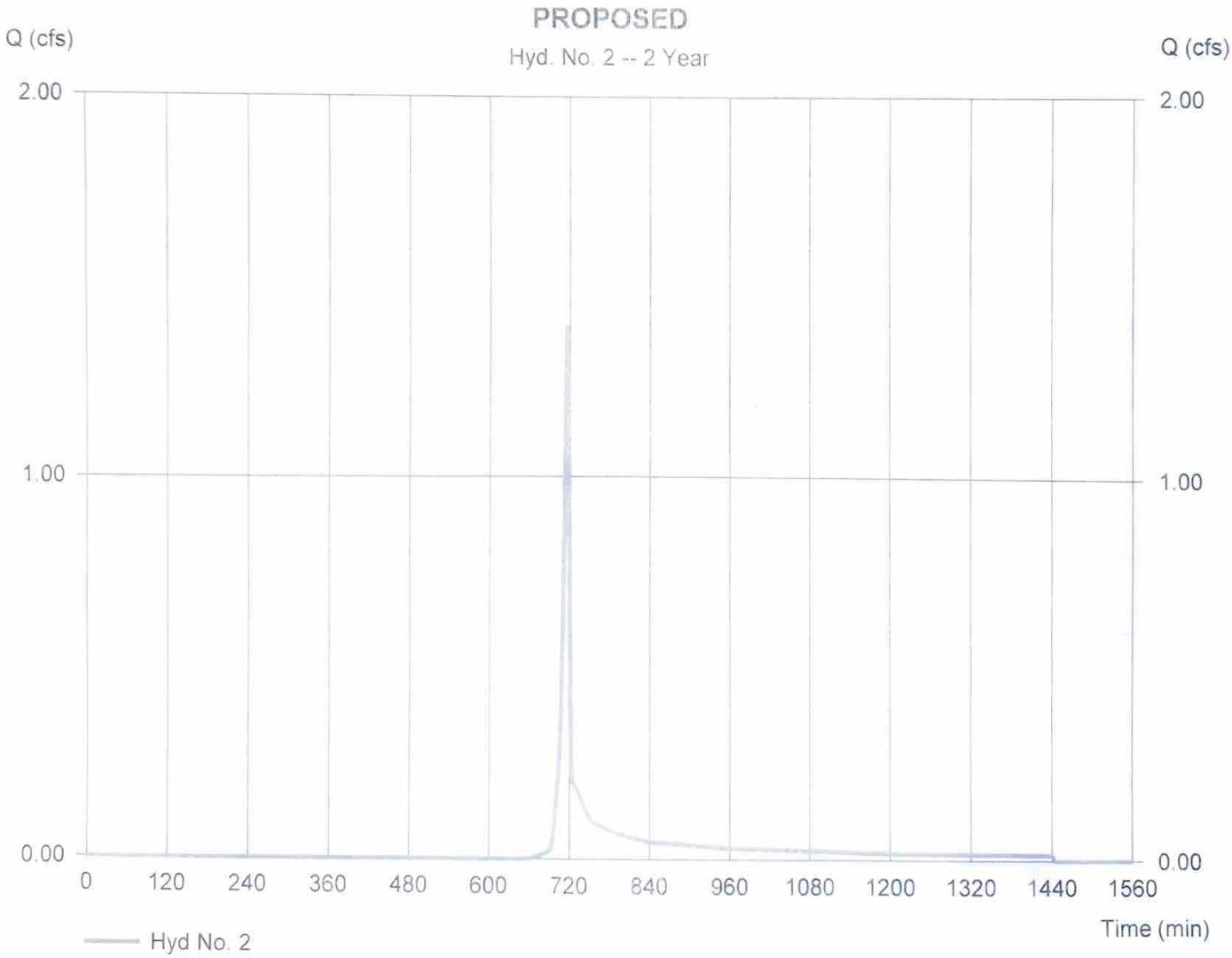
Hydrograph Report

Hyd. No. 2

PROPOSED

Hydrograph type	= SCS Runoff	Peak discharge	= 1.395 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 1 min	Hyd. volume	= 2,432 cuft
Drainage area	= 0.740 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 3.09 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.268 x 98) + (0.476 x 61)] / 0.740



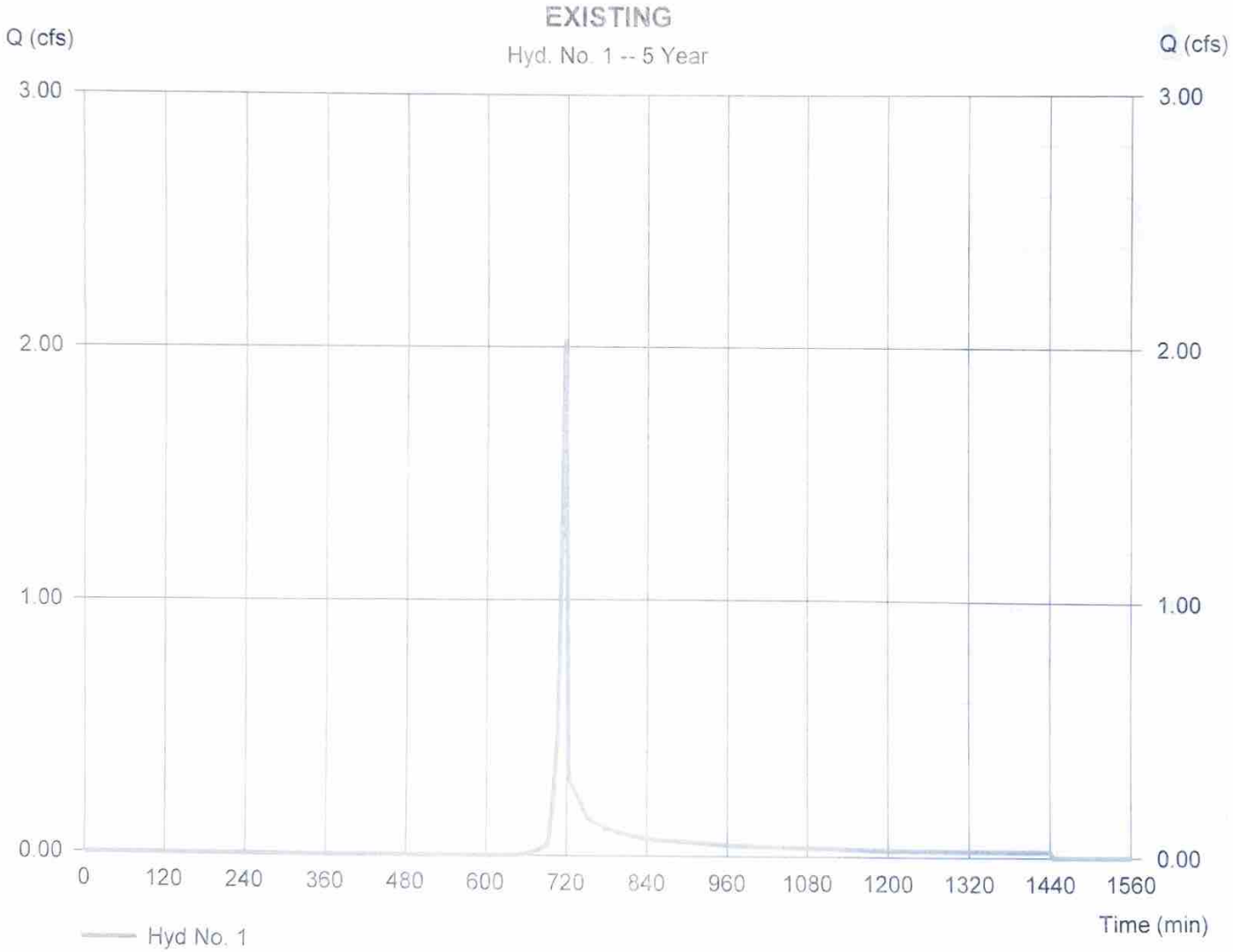
Hydrograph Report

Hyd. No. 1

EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 2.024 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 1 min	Hyd. volume	= 3,522 cuft
Drainage area	= 0.740 ac	Curve number	= 69*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 4.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.169 x 98) + (0.574 x 61)] / 0.740



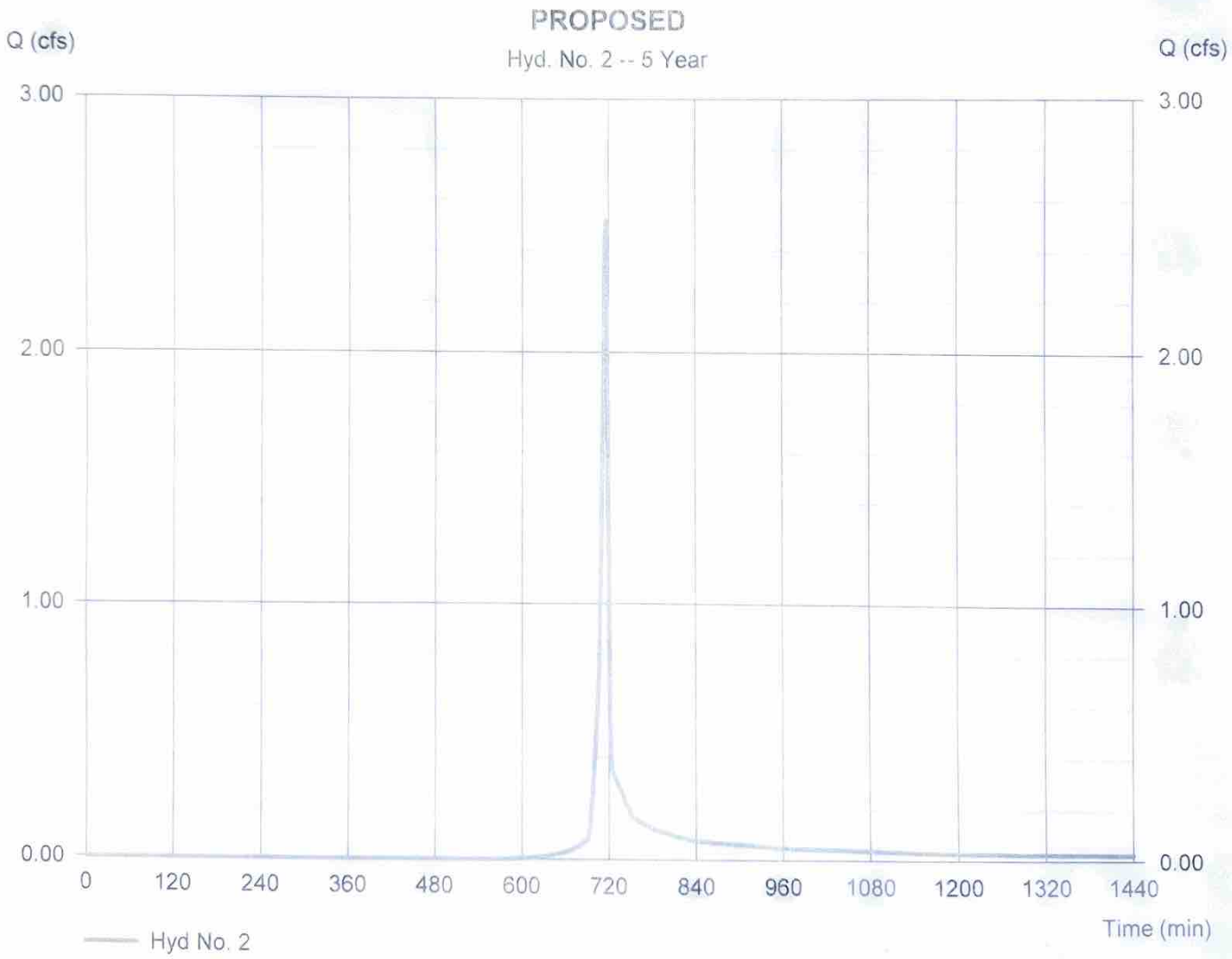
Hydrograph Report

Hyd. No. 2

PROPOSED

Hydrograph type	= SCS Runoff	Peak discharge	= 2.520 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 1 min	Hyd. volume	= 4,393 cuft
Drainage area	= 0.740 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 4.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.268 x 98) + (0.476 x 61)] / 0.740



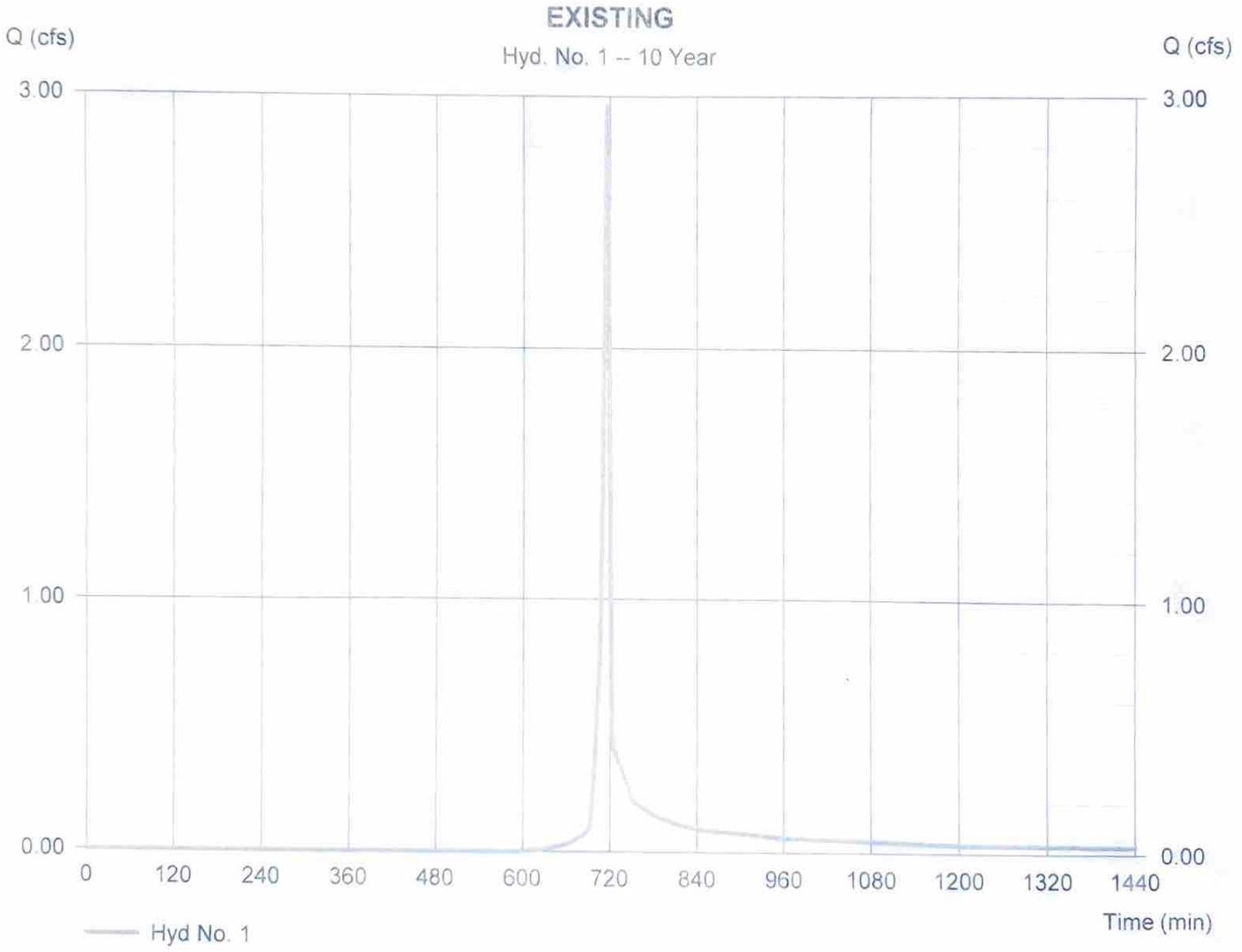
Hydrograph Report

Hyd. No. 1

EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 2.958 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 1 min	Hyd. volume	= 5,150 cuft
Drainage area	= 0.740 ac	Curve number	= 69*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 5.12 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.169 x 98) + (0.574 x 61)] / 0.740



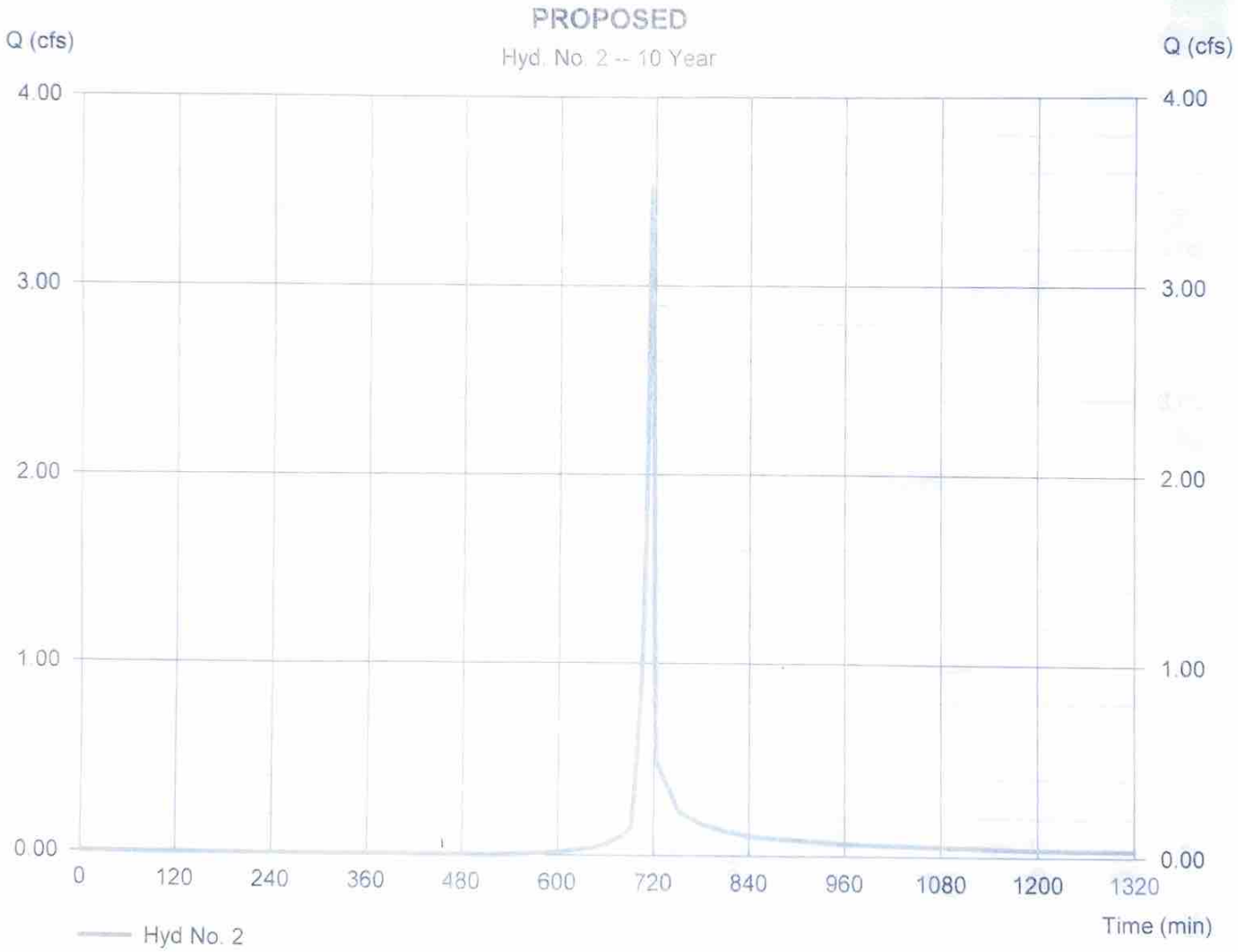
Hydrograph Report

Hyd. No. 2

PROPOSED

Hydrograph type	= SCS Runoff	Peak discharge	= 3.521 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 1 min	Hyd. volume	= 6,196 cuft
Drainage area	= 0.740 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 5.12 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.268 x 98) + (0.476 x 61)] / 0.740



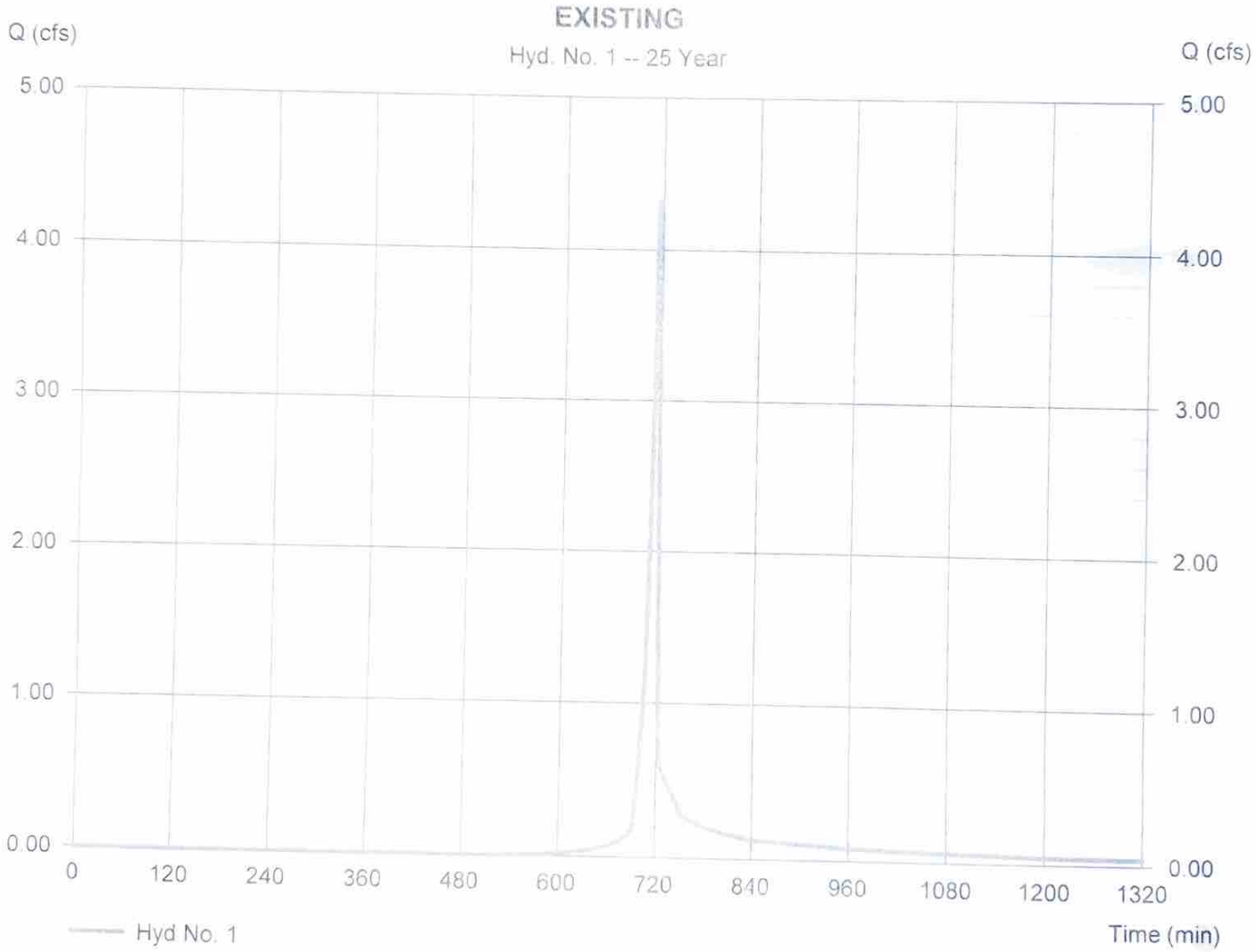
Hydrograph Report

Hyd. No. 1

EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 4.328 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 1 min	Hyd. volume	= 7,606 cuft
Drainage area	= 0.740 ac	Curve number	= 69*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 6.39 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.169 x 98) + (0.574 x 61)] / 0.740



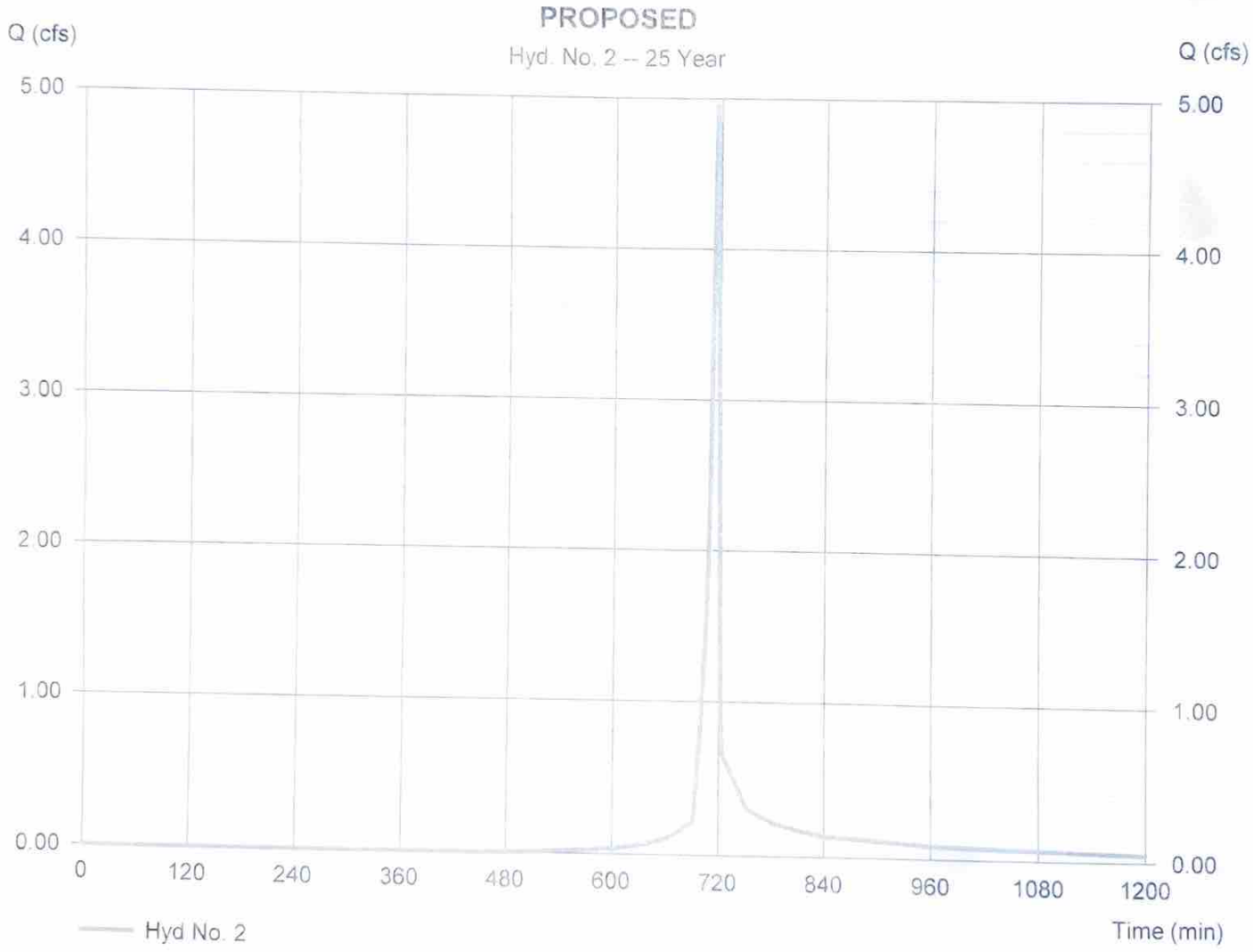
Hydrograph Report

Hyd. No. 2

PROPOSED

Hydrograph type	= SCS Runoff	Peak discharge	= 4.958 cfs
Storm frequency	= 25 yrs	Time to peak	= 715 min
Time interval	= 1 min	Hyd. volume	= 8,853 cuft
Drainage area	= 0.740 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 6.39 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.268 x 98) + (0.476 x 61)] / 0.740



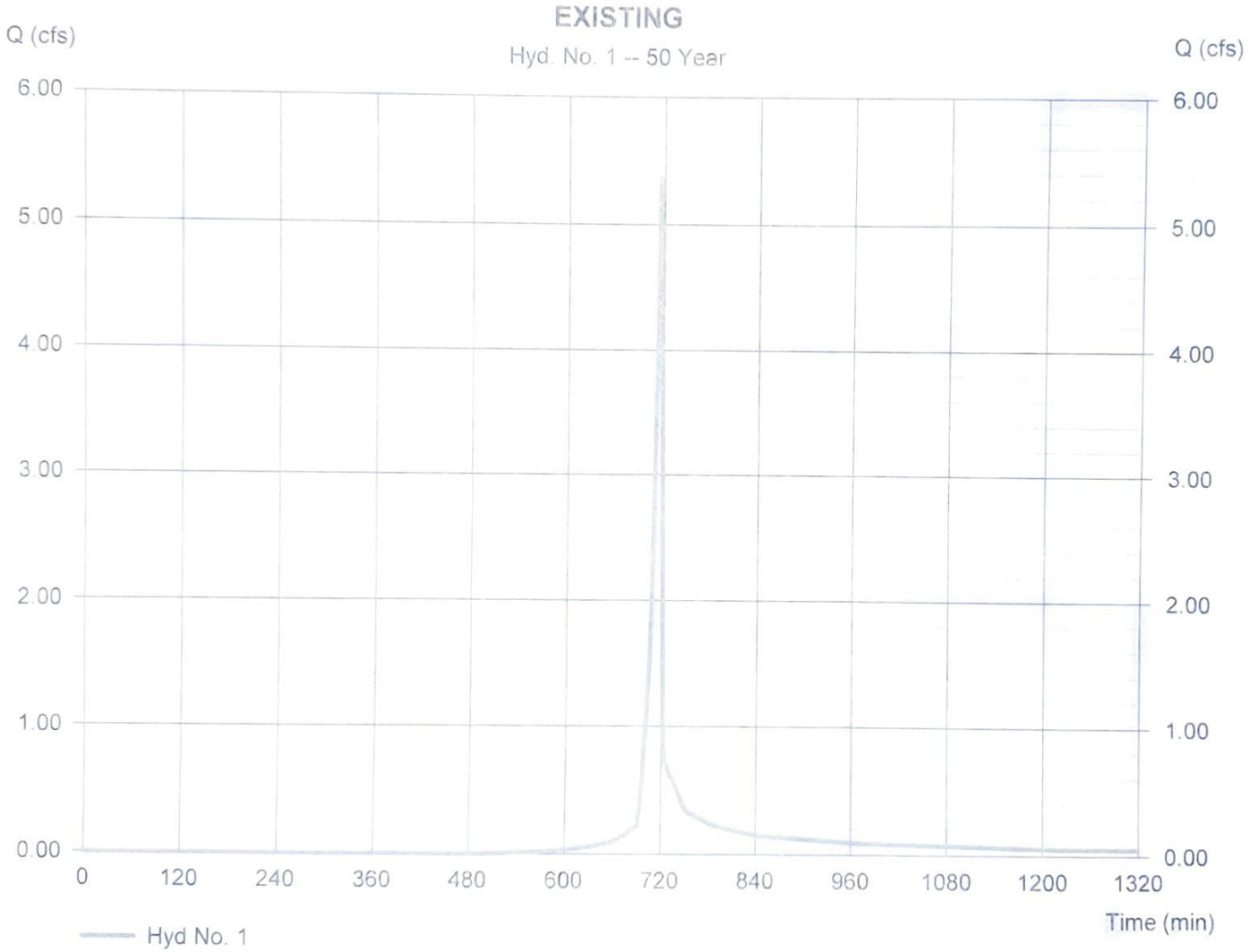
Hydrograph Report

Hyd. No. 1

EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 5.356 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 1 min	Hyd. volume	= 9,494 cuft
Drainage area	= 0.740 ac	Curve number	= 69*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 7.31 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.169 x 98) + (0.574 x 61)] / 0.740



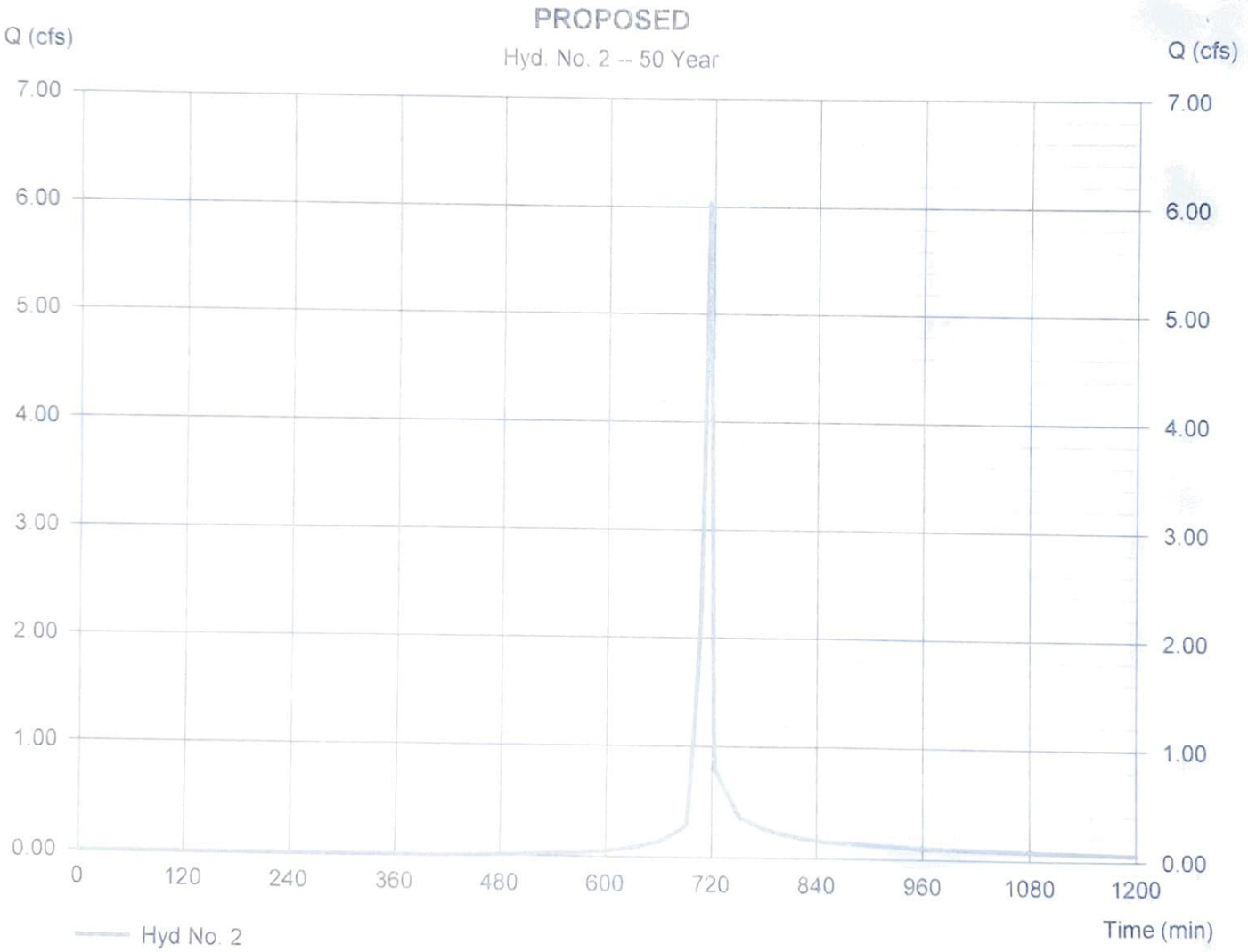
Hydrograph Report

Hyd. No. 2

PROPOSED

Hydrograph type	= SCS Runoff	Peak discharge	= 6.035 cfs
Storm frequency	= 50 yrs	Time to peak	= 715 min
Time interval	= 1 min	Hyd. volume	= 10,863 cuft
Drainage area	= 0.740 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 7.31 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.268 x 98) + (0.476 x 61)] / 0.740



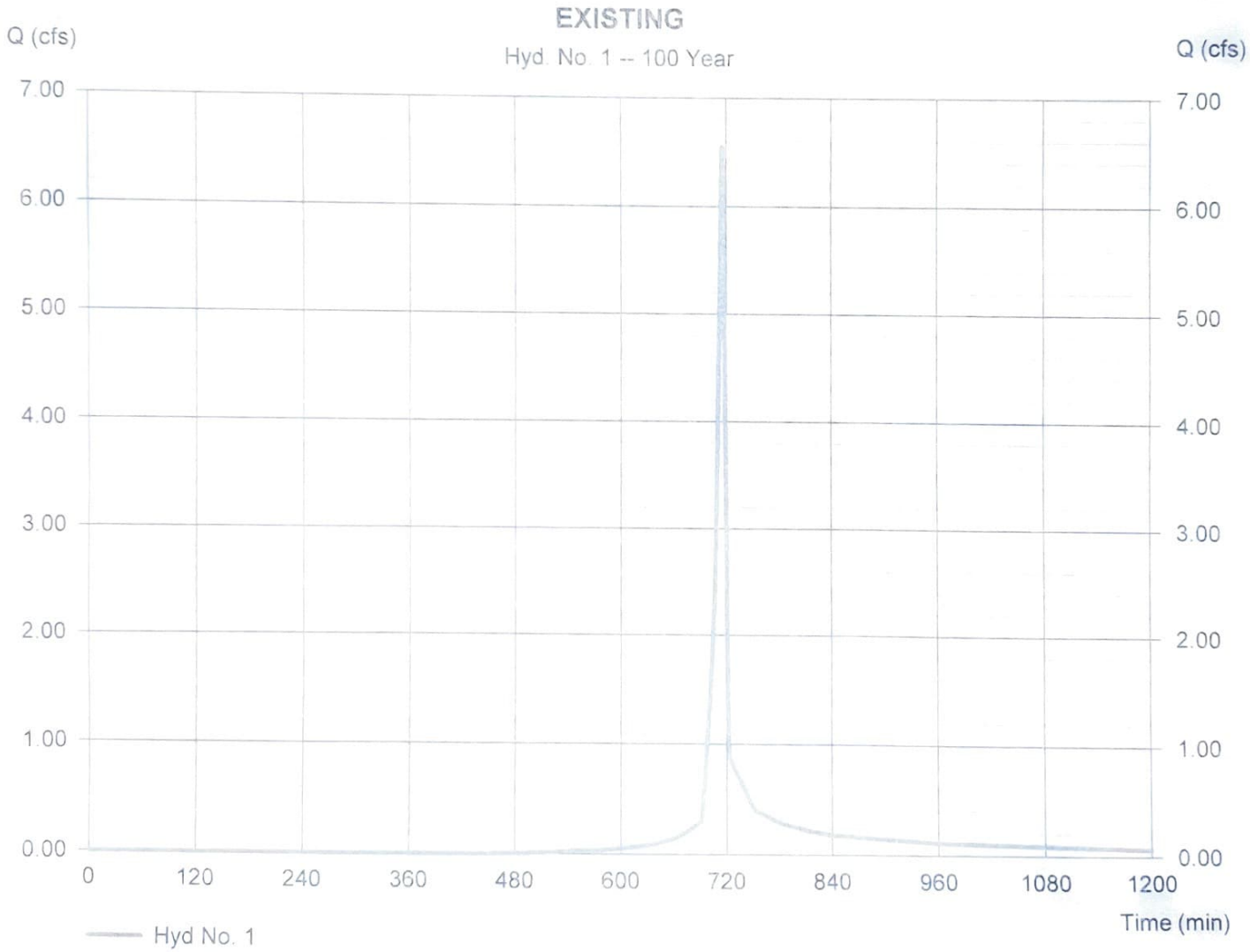
Hydrograph Report

Hyd. No. 1

EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 6.548 cfs
Storm frequency	= 100 yrs	Time to peak	= 715 min
Time interval	= 1 min	Hyd. volume	= 11,707 cuft
Drainage area	= 0.740 ac	Curve number	= 69*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 8.35 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.169 x 98) + (0.574 x 61)] / 0.740



Hydrograph Report

Hyd. No. 2

PROPOSED

Hydrograph type	= SCS Runoff	Peak discharge	= 7.265 cfs
Storm frequency	= 100 yrs	Time to peak	= 715 min
Time interval	= 1 min	Hyd. volume	= 13,196 cuft
Drainage area	= 0.740 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 2.00 min
Total precip.	= 8.35 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.268 x 98) + (0.476 x 61)] / 0.740

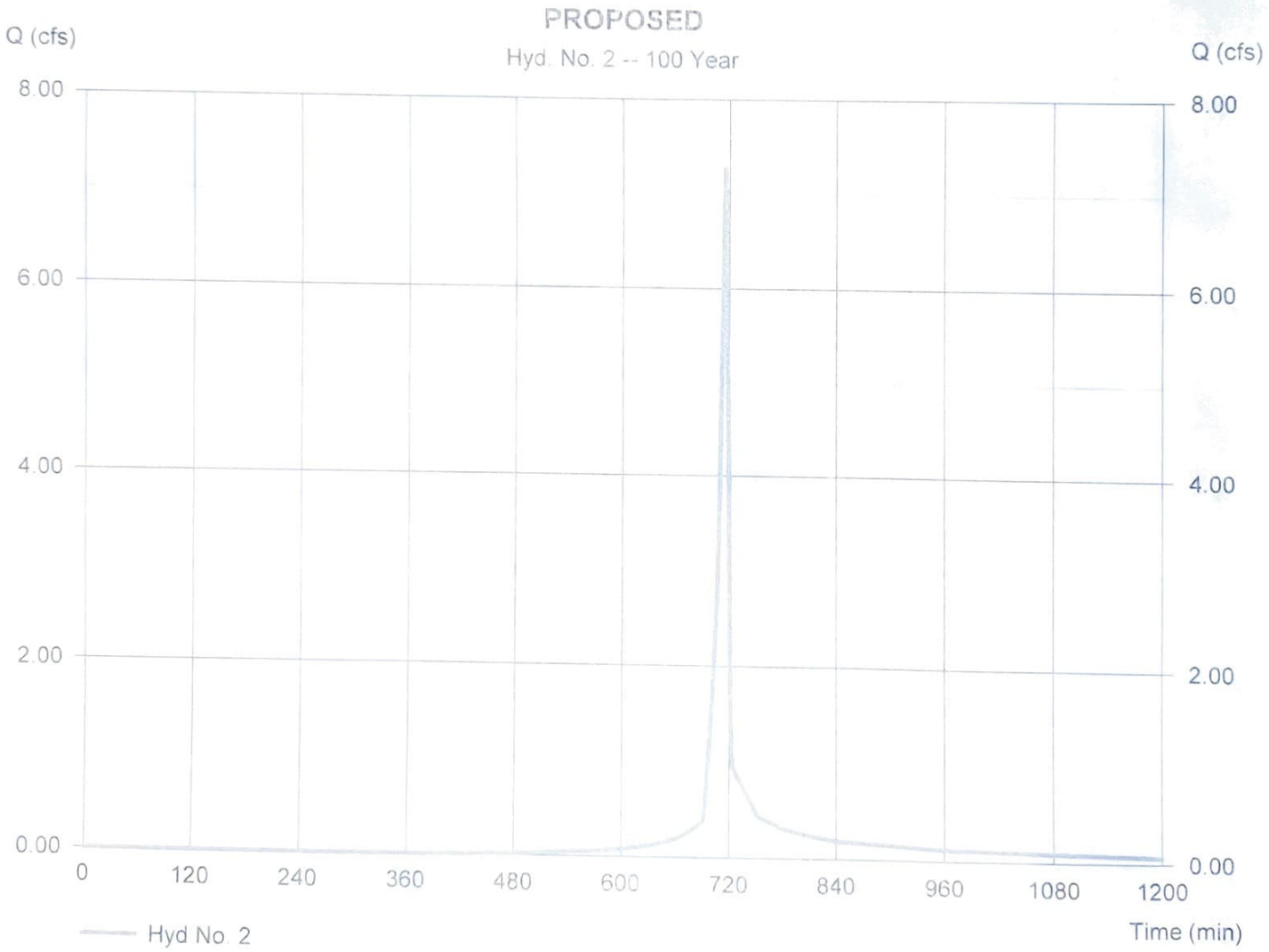


EXHIBIT D

Lanco Polebuildings LLC

Ronks PA 17572

Estimate

Date	Estimate #
4/24/2025	1710

Name / Address
Sharon Electric CO LLC 19 Railrode Street Salisbury CT 06068

Project

Description	Rate	Total
40x60x12 Post Frame building built on your level site 4 12x10 garage doors insulated R7 solid (Manual open) Color White electric openers optional 2 3068 Insulated 9 lite Entry door w/ lockset Color White 2 Insulated 36x48 single hung window w/ grids and screens Color White 12" eave and gable overhang w/ vented soffit Sealed stamped Engineer plans available after contract signed 2x8 treated skirt board around the entire bottom 2x4 Roof purlins and sidewall girts 24" on center 4/12 pitch roof trusses 48" on center w/ H2.5A hurricane ties 3 ply 2x6 Glu-Lam poles on eave and gable walls 8' on center All footing 24" diameter x 42" deep w/ concrete footer and 8" concrete collar Ultra ridge vent in peak of building 2x12 MSR bearing headers 2 per eave wall 28 gauge roof and sidewall metal choice on color ... 40 year warranty All trash and excess building materials disposed by contractor Footings, Posts, Headers, Trusses will all meet or exceed local building codes Standard 3 year workmanship warranty Site Prep, Concrete Floor, Finish Grading is Not included in the Estimate unless Specifically Listed	59,150.00	59,150.00
option to add post wrap pole saver $2430. more	0.00	0.00
option to add 45" two tone wainscoting on 4 exterior walls $850. more	0.00	0.00
option to add double bubble condensation barrier on roof $1100. more	0.00	0.00
add metal ceiling includes R 30 cellulose insulation $10,200. more	10,200.00	10,200.00
option to add metal on interior sidewalls includes all framing and trim and R19 fiberglass batt insulation $15,600. more	0.00	0.00

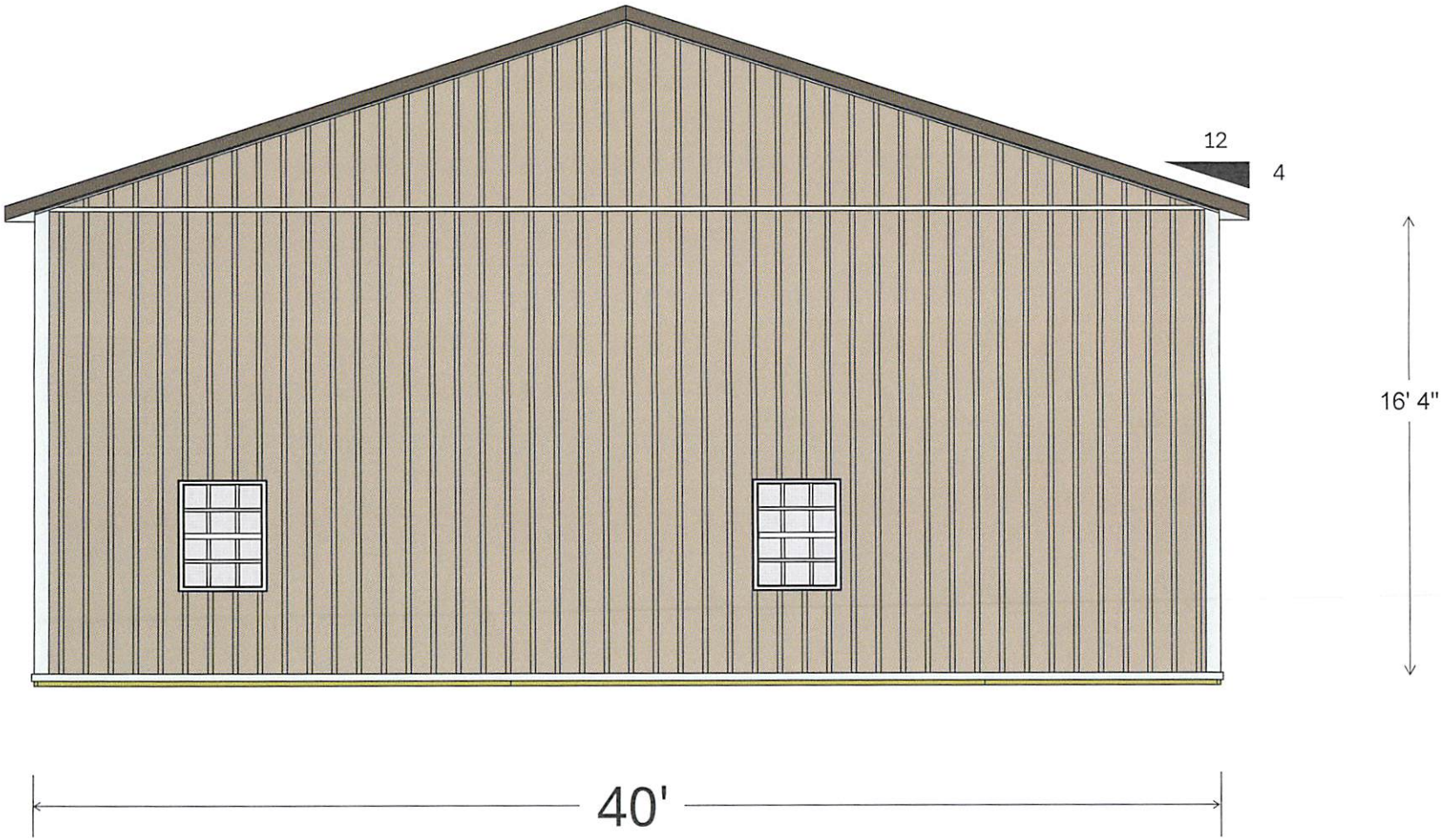
Thank you for the opportunity to quote your project

Total $69,350.00

EAVE SIDE 1 ELEVATION

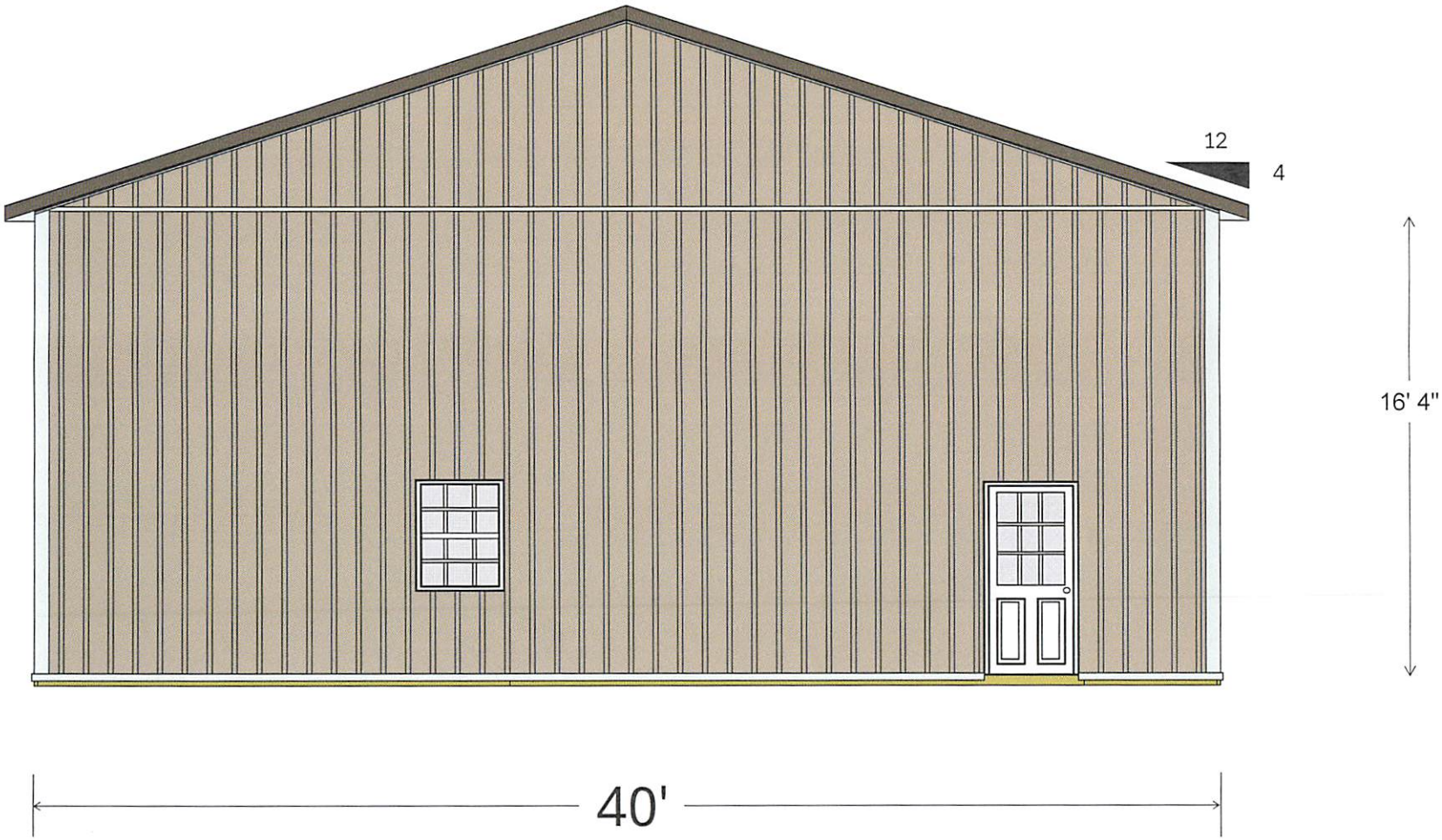
Sharon Electric Co Llc
Estimate Number: 5011
3/4/2026

GABLE SIDE 1 ELEVATION



Sharon Electric Co Llc
Estimate Number: 5011
3/4/2026

GABLE SIDE 2 ELEVATION



Sharon Electric Co Llc
Estimate Number: 5011
3/4/2026

Builder Direct Design Services

Construction Maestro® Estimating Software Pole Barns, Garages & Decks

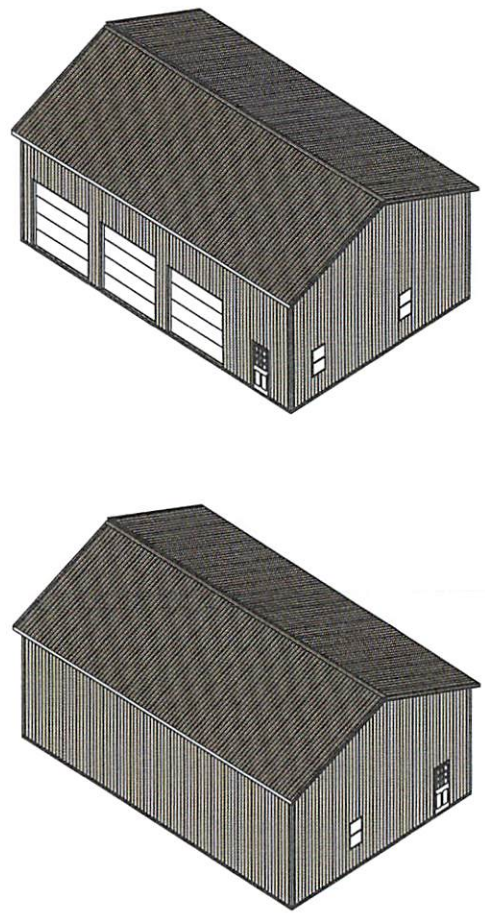
FOR:
Sharon Electric Co LLC
19 Railrode St.
Salisbury, CT 06068
860-248-1248

CONTACT:
LANCO Pole Buildings LLC
Sam Stoltzfus
52A Old Leacock Rd.
Ronks, PA. 17572
717-874-8048

CONSTRUCTION: Post Frame
DIMENSIONS: 40' X 60' X 16' 4"

SPECIFICATIONS FOR 40' X 60' X 16' 4" POST FRAME PACKAGE:

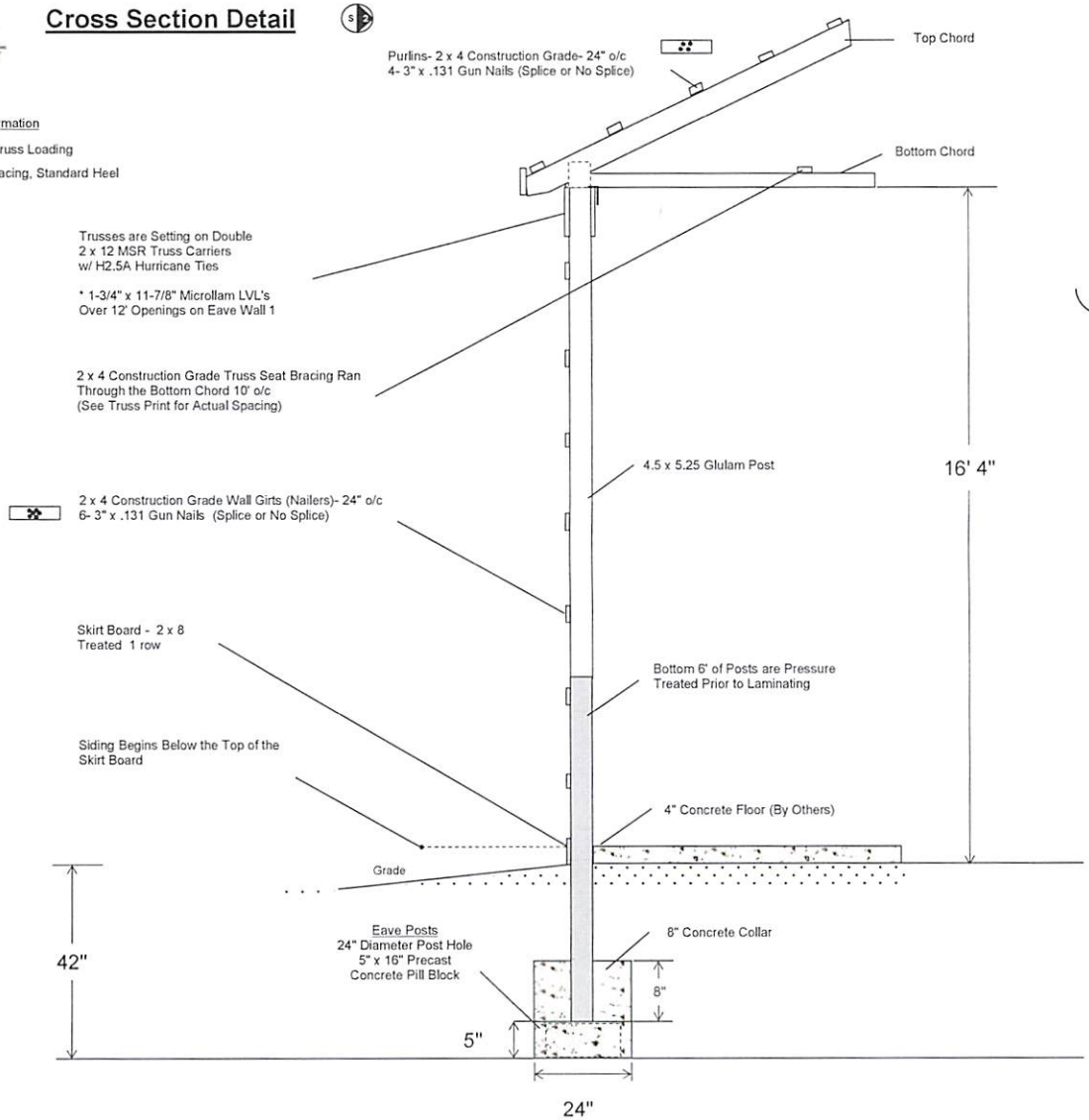
- **MATERIAL PACKAGE**
  - Pre-Engineered Wood Trusses (4/12 Pitch, 4' O/C)
  - 4.5 x 5.25 Glulam 3 Ply Eave Posts (8' O/C)
  - 4.5 x 5.25 Glulam 3 Ply Gable Posts (8' O/C)
  - 2 x 8 Treated Skirt Boards (1 Row)
  - 2 x 4 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
  - 2 x 12 MSR Double Top Girt Truss Carriers
  - Gray 28 Gauge Steel Siding
  - Charcoal 28 Gauge Steel Roof
  - 5x16 Pill Block & 8" Concrete Collar in 24" Diameter Post Holes
- **DOORS & WINDOWS**
  - Three 12 X 10 Insulated Overhead Doors, R-7
  - Two 3' 9 Lite Entry Doors
  - Three 3' x 4' Single Hung Windows w/ Grids
- **12" OVERHANG ON ALL SIDES W/ VENTED SOFFIT**
- **FASTENERS**
- **DETAILED BUILDING PLANS**

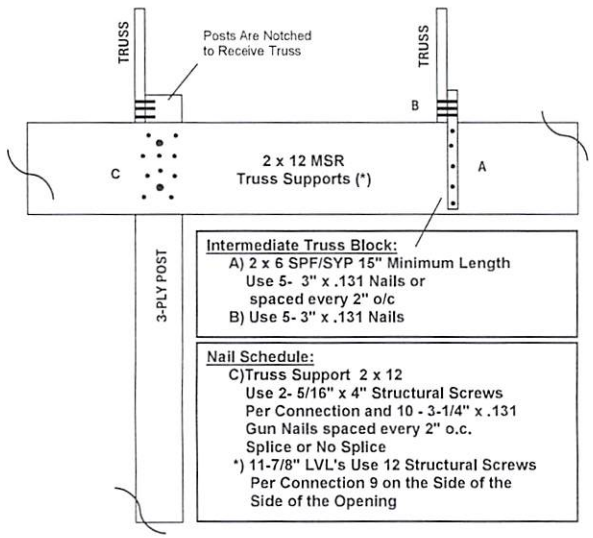


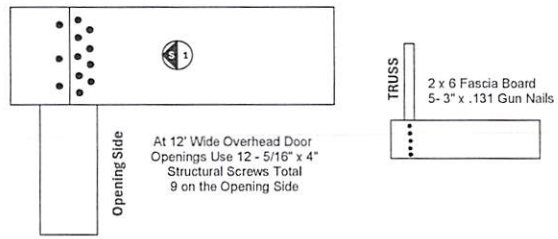
DATE: 3/4/2026

NUMBER: 5011

Cross Section Detail





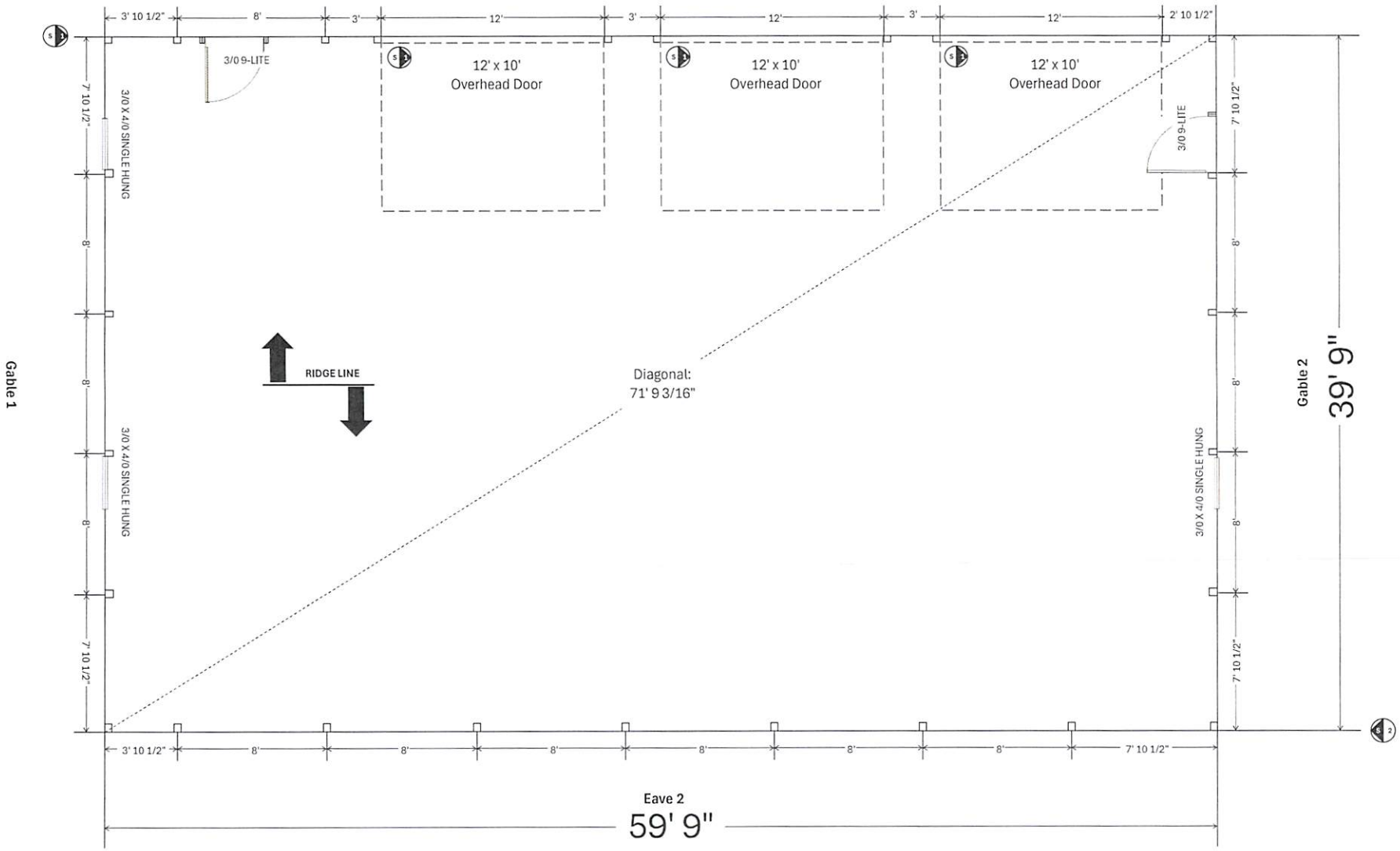


Sharon Electric Co Llc
Estimate Number: 5011
3/4/2026

POLE LAYOUT

Agricultural Use, 2400 sq. ft.

Eave 1



Eave 2

59' 9"

Sharon Electric Co Llc
Estimate Number: 5011
3/4/2026

EAVE SIDE 2 ELEVATION

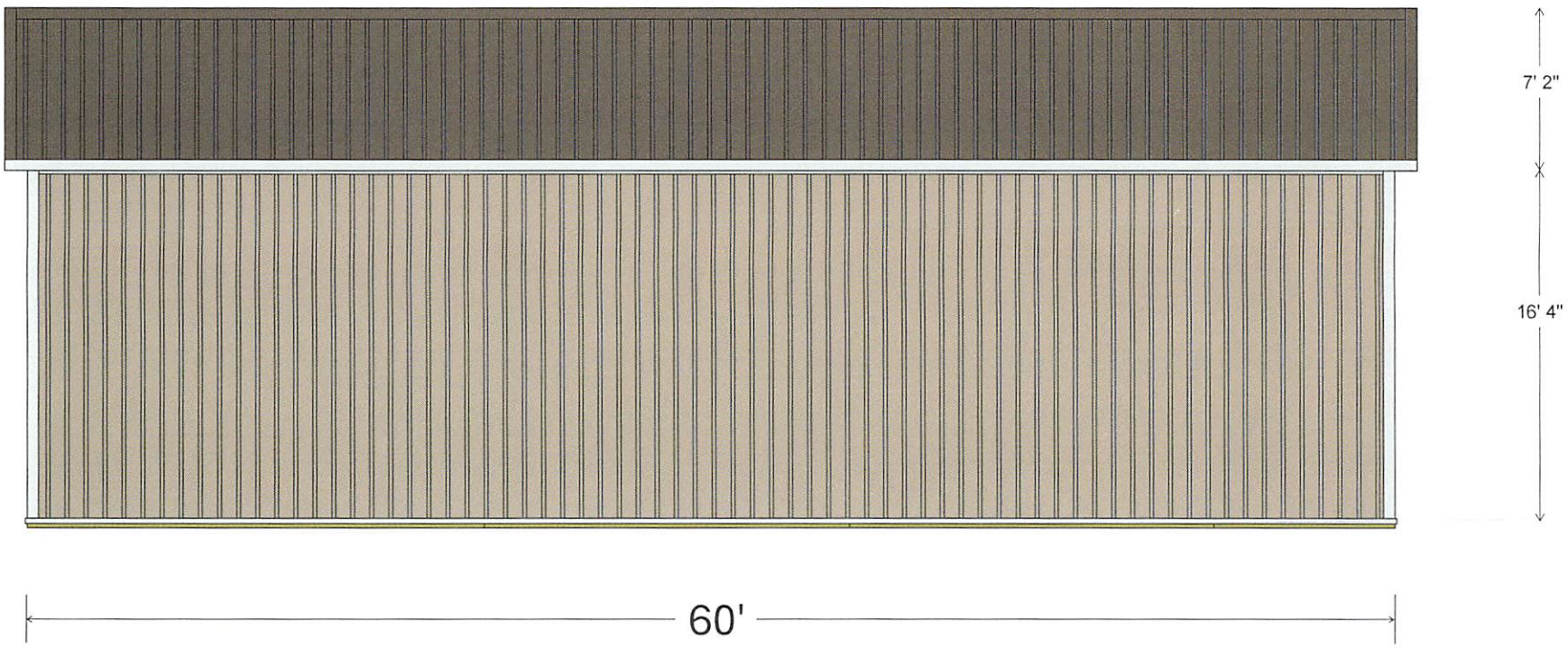
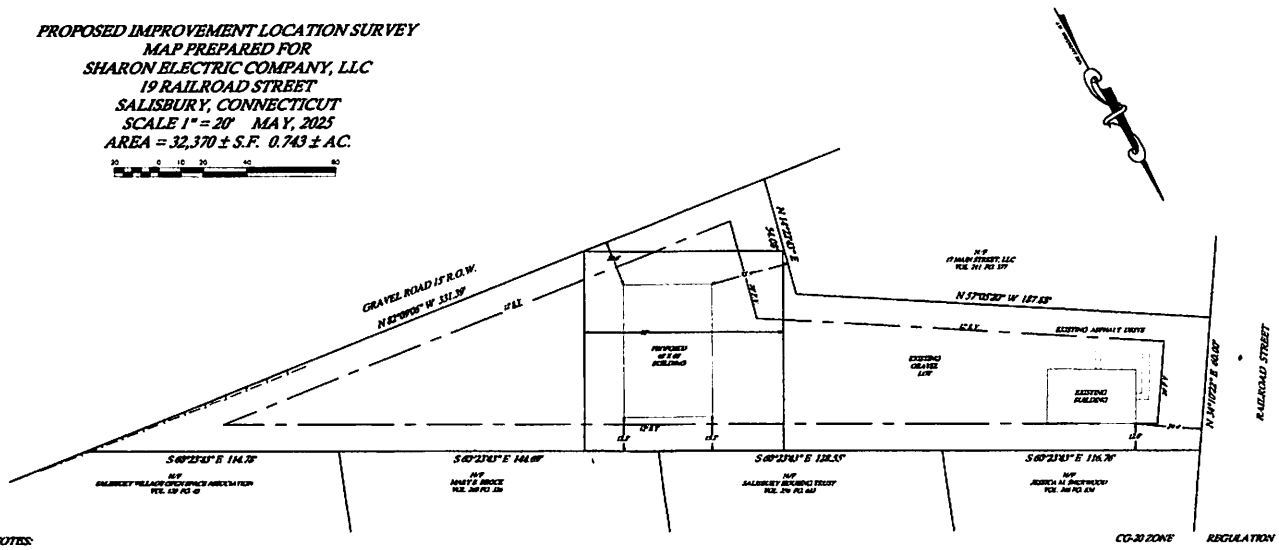


EXHIBIT E

PROPOSED IMPROVEMENT LOCATION SURVEY
MAP PREPARED FOR
SHARON ELECTRIC COMPANY, LLC
19 RAILROAD STREET
SALISBURY, CONNECTICUT
SCALE 1" = 20' MAY, 2025
AREA = 32,370 ± S.F. 0.743 ± AC.



MAP NOTES:

1. *THIS SURVEY IS A DEPENDENT RESURVEY.*
2. *OWNER OF RECORD: SHARON ELECTRIC COMPANY, LLC. VOL. 274 PG. 1056 OF THE SALISBURY LAND RECORDS.*
3. *PROPERTY IS SHOWN ON ASSESSORS MAP 54 LOT 56-1.*
4. *PROPERTY IS ZONED: CG-30.*
5. *REFER TO MAP # 2187 OF THE SALISBURY LAND RECORDS.*

CG-30 ZONE	*REGULATION*	*EXISTING*	*PROPOSED*
AREA:	*30,000 S.F.*	*32,370 S.F.*	*N/A*
FRONTAGE:	*25'*	*60'*	*N/A*
F.Y.:	*30'*	*29.9'*	*N/A*
R.Y.:	*30'*	*N/A*	*N/A*
S.Y.:	*12'*	*12'*	*15.2'*
AQUIFER PROTECTION DIST. IMPERVIOUS %:			
HEIGHT:	*30'/35'*		*18.5'*

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. I CERTIFY TO THIS HORIZONTAL ACCURACY OF CLASS A-2.

J. W. WHYNOTT LAND SURVEYOR, LLC

JOSEPH W. WHYNOTT L.S. # 70196
WINSTED, CONNECTICUT
PHONE: 860-307-9450
EMAIL: jwwhynottsurveying@gmail.com

NOT VALID WITHOUT LIVE SIGNATURE AND EMBOSSED OR INKED SEAL.