

27 Main Street
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TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number 1026-0331

APPLICATION FOR SPECIAL PERMIT

Owner of Record: OLAF OLSEN
Address of Owner: 52 EAST MAIN ST.
Property Location: Tax Map # 57 Lot# 09 Land Records: Vol. _____ Page _____
Property Address: 52 EAST MAIN ST.
Acreage: 0.99 Zone: _____
Bounded generally on the North by: ERIC TOMAINO
(Full name of owner of record. East by: ERIN + BRYAN SMITH
Attach addition pages if needed) South by: DAWN + DOUGLAS BROWN
West by: SALISBURY CEMETERY ASSOC.
Special Permit Use Requested: CONVERT BARN TO DWELLING
Section _____ 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: _____
Approval from TAHD, WPCA, or BHC regarding sewer and water: _____
Historic District Commission, if applicable: _____
Conservation District Commission, if applicable: _____
Preliminary Architectural Plans for Proposed structures & signs (2 copies) NO NEW CONSTRUCTION
Estimated Site Improvement Costs (other than buildings): _____
Written Assurance of Bond or Letter of Credit: _____
Additional Remarks: _____
Owner's Signature: Olaf Olsen Date: 8-12-26
Applicant's Signature and Title: Olaf Olsen
Applicant's Address and phone number: 860-596-4526, Cell, 860-671-8801
Filed at the Planning and Zoning Commission Office this 13th day of August, 2026
Fee Paid: \$360
Received By: Miles Todaro
Title: Land Use Technical Specialist

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.

607 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.

Plans for the barn conversion

From Olaf Olsen

Date Thu 8/13/2026 11:20 AM

To Land Use

First I'll bring the 1989 Survey Map up to date. My project, a bit unusually, reduces the footprint, by removing the 12.5 foot wide shed presently joined to the barn on the long axis that parallels my property line with the Salisbury Cemetery. The barn has a wide room at each end, and a narrow room, only 10.5 feet wide in the center.

Downstairs, the center room will be for sleeping. It will also house a full bathroom, I will keep the small door on the cemetery side for ventilation. It can never be of full height, as a massive wood truss runs the length of that wall. The present roll-up garage door on the south side will be replaced by a window and proper entry door. To the west, the Lakeville side, the room is bigger, about sixteen feet wide, with windows currently on two sides. It will have a kitchen counter and a small table. At the center, a spiral stairway will lead to a living room and half-bathroom. The view north is over the cemetery, while the west is mostly of trees. About five-eighths of the north wall will be opened up by what I mistakenly called a dormer. To my carpenter it is a shed room. In style it matches the roof of my neighbor's house, #56. A balcony would be perfect, but the wood truss inside the wall makes that impossible. A shorter shed roof facing south would provide a location for the half-bath room. The steeply pitched roof is strengthened by overlap pegged rafters. Modern collar ties will be obliged to cover that area.

The remaining two upstairs room will be used for storage. Downstairs, the east room will house the oil burner, washer-dryer, water heater, and workbench. I am pleased to reuse the existing brick chimney for the oil burner, though the upper portion, exposed to the weather, will have to be rebuilt. The existing siding will be retained, but not the greenish-black paint scheme. I have in mind light blue-gray with darker trim. The roof will get new shingles, but no solar panels. No trees are affected by my project, and I think the barn will appear smaller and less conspicuous, more like what it will be, a modest size house of a familiar design.

N/F
SALISBURY CEMETERY ASSOCIATION

SET IRON PIPE N 50° 23' 45" E 234.40' SET IRON PIPE

N 42° 44' 15" W
B160'

S 50° 45' 15" W
19.20'

SET IRON PIPE

EX. IRON PIPE

GARAGE

N 47° 36' 45" W
156.45'

1.216 ± ACRES

BARN

GRAVEL

N/F
FRANK L. SHERWOOD

N/F
ALAN S. & DIANE D. MARKS

WOOD DECK

HOUSE

254.50' TO C.H.D.

SEE
DETAIL

S 50° 25' 45" W

HYDRANT

CB

200.70'

N 49° 22' 25" E 186.90' TO C.H.D.

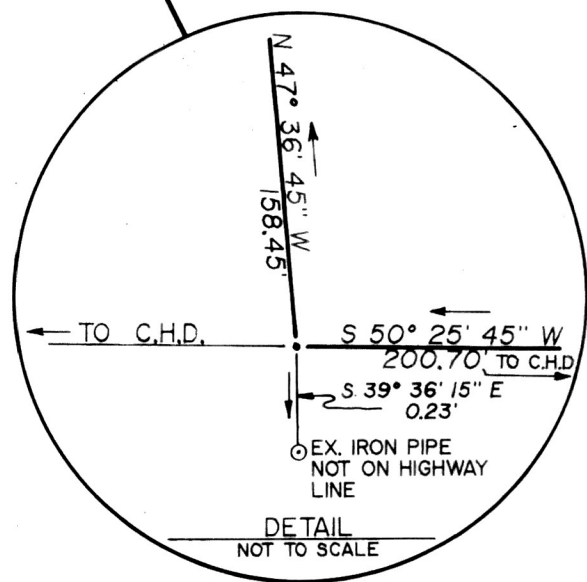
TO
SALISBURY

ROUTE 44

TO
CANAAN

SNET
88

SNET
89



1.216 ± ACRES

MAP PREPARED FOR

RICHARD W. & DORIS S. ALEXANDER

ROUTE 44

SALISBURY, CONNECTICUT

SCALE 1" = 20'

NOVEMBER 1989

I hereby certify that this map and survey were prepared in accordance with the standards of a Class A-2 survey as defined in the Code of Practice for Standards of Accuracy of Surveys and maps, adopted December 10, 1975 as amended by the Connecticut Association of Land Surveyors, Inc.

Robert L. Hock, L.L.S., #8499, Kent, CT.

NOTE

REFER TO MAP BY HOWARD KNICKERBOCKER, L.L.S.

LEGEND

WIRE FENCE: — x — x — x —
STONE WALL: — o — o — o — o —
UTILITY POLE: — ● —

SCALE

