
MEMORANDUM

To: Salisbury Planning and Zoning Commission
From: Jeremy DeCarli *JDD*
Re: 8-24 Referral – Relocation of CNE Railroad Station Building
Date: 08.03.2026

[Section 8-24](#) of the Connecticut General Statutes requires that prior to expending funds on municipally owned buildings or property, the legislative body must first refer the project to the municipal Planning Commission for consistency with the [Plan of Conservation and Development](#). The Commission must then issue a report on its findings within 35 days of the referral. Failure of the Commission to issue a report shall be taken as an approval of the proposal. A proposal disapproved by the Commission may only be approved by the legislative body by a two-thirds majority of the legislative body.

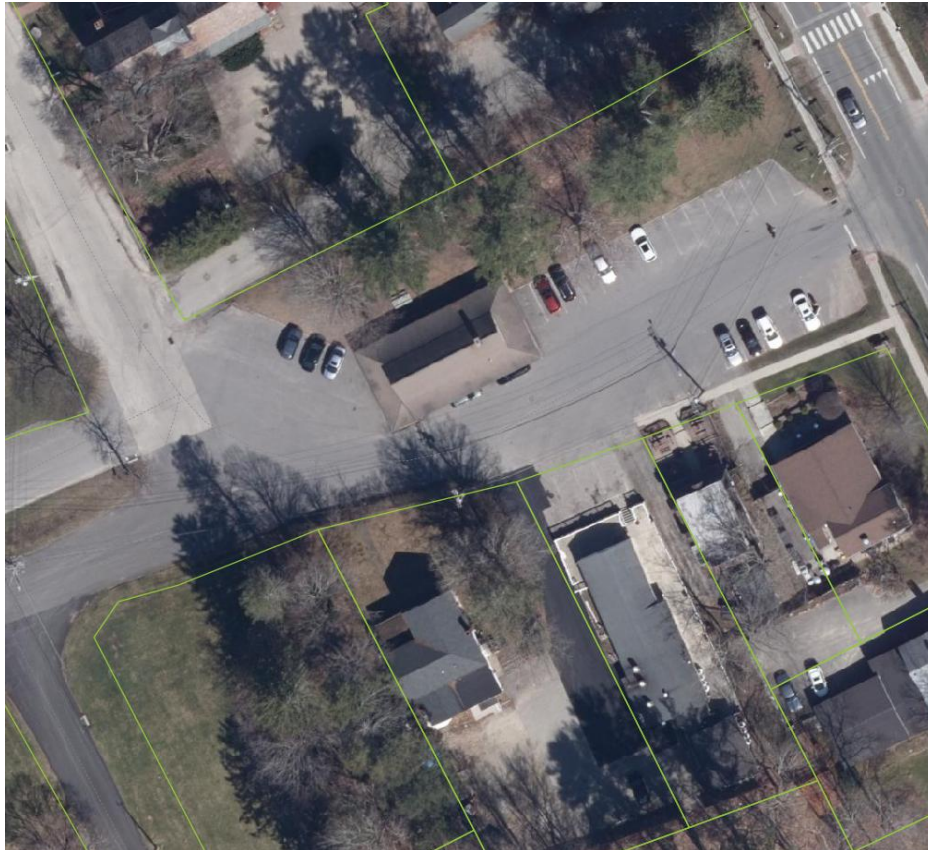
In accordance with §8-24, the Commission is being asked to review the upcoming relocation of the CNE railroad station which lies along Ethan Allen Street. The proposal includes lifting the current building from its foundation, constructing a new foundation further to the north, by an amount to be determined, and placing the building on the new foundation. The purpose of the project is to remove the historic building from the travelled portion of Ethan Allen Street in order to reduce the potential for vehicle incursions. Currently, the roof structure overhangs the travelled way and is at risk of being hit by large vehicles, causing a safety and navigational hazard to the motoring public and presenting the potential for costly damage to the building.

The current Plan of Conservation and Development was adopted by the Planning and Zoning Commission in 2024. Chapter 5 of the Plan covers Infrastructure and is focused on improving and maintaining the various physical infrastructure within Salisbury including municipal facilities and roads, among others. The chapter contemplates the relocation of the existing train station building in support of redeveloping Railroad Square and in an effort to improve traffic flow in the area.

Chapter 5 – Infrastructure includes the following action items related to this building and Railroad Plaza:

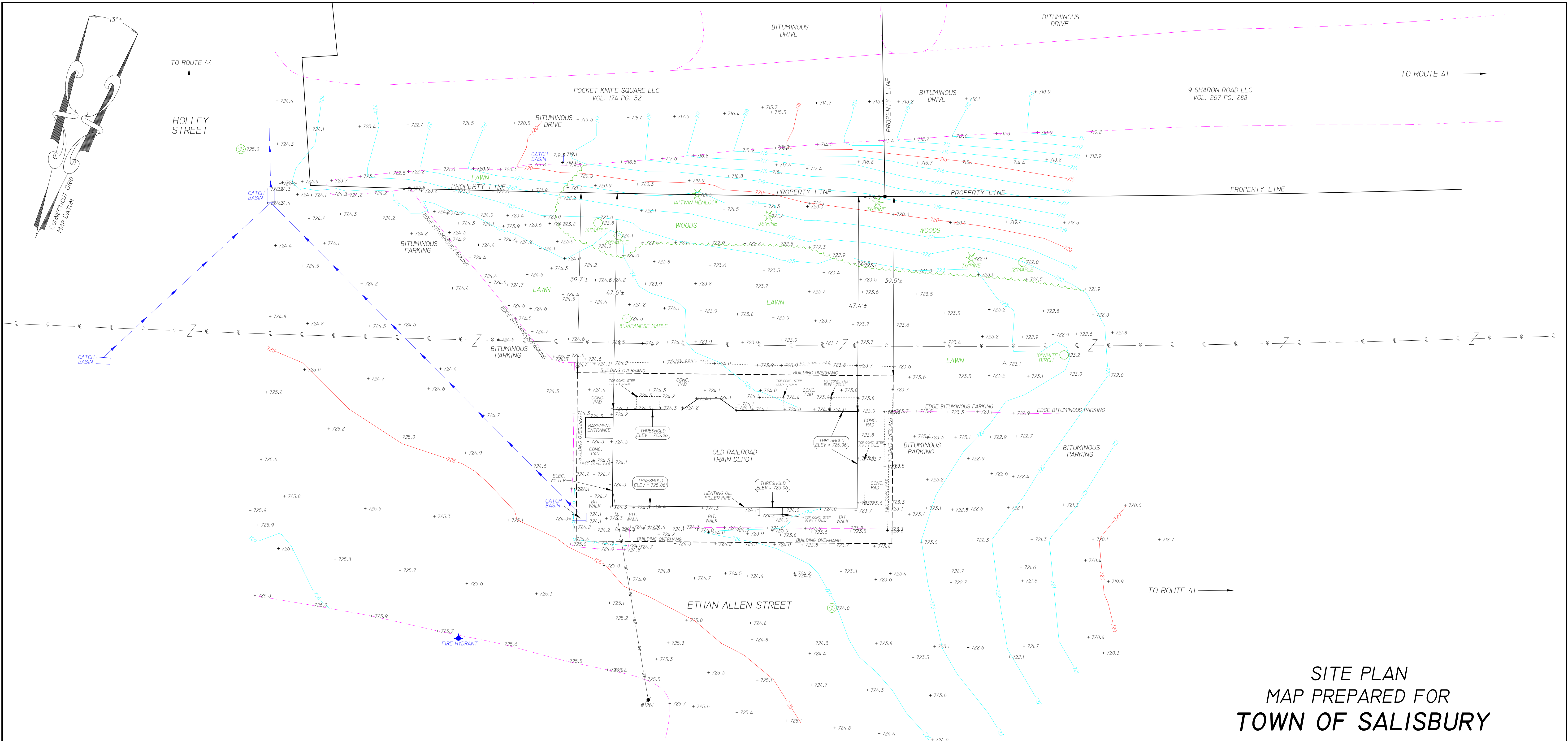
- #23: Encourage re-development opportunities at Lakeville’s Railroad Plaza. The ultimate design is dependent upon moving the CNE Railroad Station building which is currently under investigation by the Board of Selectmen.
- #24: Support the efforts of the Board of Selectmen working with the State Historic Preservation Office (SHPO) to relocate the CNE Railroad Station building to facilitate traffic flow and parking at Lakeville’s Railroad Plaza.
- #37: In Lakeville, install missing sidewalk segments in the Railroad Plaza/Ethan Allen Street/Holley Street area.

Included with this memo is an existing conditions survey showing the location of the railroad station within the Ethan Allen Street right-of-way. Below is an aerial image of the current position of the building within the ROW.



The Commission is asked to review the current Plan of Conservation and Development and determine the consistency of this proposal. If the Commission finds that the proposal is consistent with the Plan, Staff will prepare a memo on behalf of the Commission informing the Board of Selectmen of its finding.

Prior to the project commencing, the Commission, the Town will apply for Site Plan Approval and the Commission will be asked to review the final site plan and final new location of the Station.



SITE PLAN
MAP PREPARED FOR
TOWN OF SALISBURY
ETHAN ALLEN STREET
"LAKEVILLE"
SALISBURY, CONNECTICUT
SCALE 1" = 10' MARCH 18, 2024

- NOTES
1. OWNER OF RECORD: TOWN OF SALISBURY. SALISBURY LAND RECORDS VOL. 69, PG. 374.
 2. REFER TO MAP TITLED "MAP PREPARED FOR 9 SHARON ROAD LLC, #9 & #9A SHARON ROAD - ROUTE 41, "LAKEVILLE", SALISBURY, CONNECTICUT, SCALE 1" = 20', JUNE 1, 2023, TOTAL AREA = 0.642+/- ACRES / 27,961 S.F.". BY MATHIAS M. KIEFER, L.L.S. ON FILE WITH SALISBURY TOWN CLERK AS MAP #2779.
 3. REFER TO MAP TITLED "RIGHT OF WAY AND TRACK MAP HARTFORD AND CONNECTICUT WESTERN R.R. CO. OPERATED BY CENTRAL NEW ENGLAND RAILWAY CO. FROM HARTFORD TO N.Y. STATE LINE, STATION 3379+20 TO STATION 3439+00, TOWN OF SALISBURY, STATE OF CONN., SCALE 1" = 100 FT., DATE JUNE 30, 1916 V.59-65/65.
 4. PROPERTY IS LOCATED WITHIN SALISBURY PLANNING AND ZONING "CG-20", GENERAL COMMERCIAL ZONE. MINIMUM LOT AREA = 20,000 SQUARE FEET. MINIMUM BUILDABLE AREA = N/A. MINIMUM STREET FRONT'AGE = 25 FEET. MINIMUM YARD SETBACKS: FRONT = 20 FEET, SIDE = 12 FEET, REAR = 30 FEET. MINIMUM SQUARE (LENGTH OF ONE SIDE SHALL FIT ON FRONT YARD SETBACK LINE) = 90 FEET. MAXIMUM BUILDING COVERAGE = 25%. MINIMUM SEPARATION BETWEEN BUILDINGS = 10 FEET.
 5. CONTOUR LINES AS SHOWN ARE AT TWO FOOT INTERVALS BASED ON APPROXIMATE U.S.G.S. DATUM.
 6. THERE ARE UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES ON THE PROPERTY. EXACT LOCATION OF THESE UTILITIES AND DRAINAGE STRUCTURES IS UNKNOWN. UNDERGROUND UTILITY/DRAINAGE STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY RESPECTIVE COMPANIES OR GOVERNMENTAL AGENCIES FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONAL, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO LAMB KIEFER LAND SURVEYORS, L.L.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
 7. HIGHWAY LINES AS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO THE ESTABLISHMENT OF THE HIGHWAY LAYOUT BY THE BOARD OF SELECTMEN OF THE TOWN OF SALISBURY.

LEGEND

- UTILITY POLE
- FIRE HYDRANT
- SEWER MANHOLE
- TREE
- SPOT ELEVATION
- 5 FOOT CONTOUR LINE
- 1 FOOT CONTOUR LINE
- EDGE LAWN / WOODS
- GUARD RAIL
- CENTERLINE OLD RAILROAD CENTERLINE
- OVERHEAD UTILITY LINE

SCALE 10 0 10 20 30

GRAPHIC SCALE - FEET

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED OCTOBER 26, 2018 AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019. IT IS A PROPERTY BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MATHIAS M. KIEFER, L.L.S.#16101
FROM THE OFFICE OF:
LAMB KIEFER LAND SURVEYORS
(SALISBURY, CONNECTICUT)
MAP NOT VALID WITHOUT A LIVE SIGNATURE
AND EMBOSSED SEAL