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 _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Salisbury Housing Committee
Address of Owner: P.O.Box 10 Salisbury, CT 06068
Property Location: Tax Map # 56 Lot# 56 Land Records: Vol. 268 Page 1080
Property Address: North end of Railroad Street
Acreage: 5.32 Zone: R-10 with MFH Overlay
Bounded generally on the (Full name of owner of record. Attach addition pages if needed)
North by: _____
East by: See attached list
South by: _____
West by: _____
Special Permit Use Requested: Multi Family Housing
Section 405 of the Salisbury Zoning Regulations.
Written statement of Proposed Use (4 copies): See attached description
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) _____
Estimated Site Improvement Costs (other than buildings): _____
Written Assurance of Bond or Letter of Credit: _____
Additional Remarks: _____

Owner's Signature: _____ Date: 1/10/2024
Applicant's Signature and Title: _____ Peter Halle, President
Applicant's Address and phone number: 860-824-7272 Same as Owner

Filed at the Planning and Zoning Commission Office this _____ day of _____, 20____

Fee Paid: _____ Received By: _____
Title: _____

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.

Introduction

The Salisbury Housing Committee intends to build a 20-unit affordable housing project on a 5.32 acre parcel of land at the north end of Railroad Street.

Existing Conditions

The property lies in the R-10 Residence Zone with the Multi-Family Housing (MFH) Overlay Zone and is predominately mature forest. There are wetlands and two vernal pools on the north side of the site. The property slopes to the east at varying grades of 3% to 20%. The development occurs in areas of moderate grades generally less than 12%. The underlying non-wetland soils are predominately gravelly sandy loam. The site lies within an aquifer protection area.

James Dresser acquired the property in 1997 and donated it to the Salisbury Housing Committee in 2022. At a Town meeting on July 28, 2022 the residents voted to grant access across the adjacent town-owned land.

Proposal

The project involves the construction of nine buildings housing 20 units of housing. Eight of the buildings have two units each and one has four units. The project will include 21 paved parking spaces and 10 overflow parking spaces on a grass paver system. There will be a network of bituminous sidewalks for pedestrian travel.

Trees along the perimeter of the site will be retained in addition to several large trees within the developed area. A selection of native trees, shrubs, and other plantings will be planted. The vernal pool will be enhanced with additional native plants to provide habitat benefits. An exclusion fence will be installed between the vernal pool and the development to inhibit amphibian access to areas where they may be harmed.

The driveway will run parallel to the existing rail trail. A row of boulders and shrubs will create both a visual and physical barrier between the driveway and rail trail. A speed bump will reduce the traffic speed.

Water Supply

Water service will be provided by connecting to the public water system at the intersection of Railroad Street and Fowler Street.

Sanitary Sewer

Sanitary sewer service will be provided by connecting to the public sewer line under the old railroad bed on the west side of the property. A pump is required for five of the nine buildings.

Stormwater Management

The stormwater treatment system uses several methods to manage runoff. These include rain gardens for the rooftops of seven out of the nine buildings. The remaining two buildings direct their downspouts to splashpads and flow overland. All of the buildings that direct runoff toward the vernal pools have rain gardens. The parking area and a substantial portion of the other developed areas of the site are directed to a FocalPoint treatment system. The FocalPoint is a modular treatment system that includes plantings and a high-performance filter media. A subsurface detention system reduces peak flows to acceptable levels. Level spreaders are used at each discharge point.

A stormwater management report is attached. See additional comments under the Alternatives section of this document. The stormwater management system has been reviewed by Thomas Grimaldi, the Town's engineering consultant. He has issued a letter indicating he is satisfied with the design.

Erosion Control

The plans include a comprehensive erosion control plan and narrative. Erosion control measures include:

- Filter sock perimeter controls including a double row at sensitive areas
- Intermediate filter sock across the middle of the site
- Erosion control blanket on steep slopes
- Construction entrance

Alternatives

A number of different options were evaluated for stormwater treatment. These include:

Permeable Pavement: While the underlying soils are largely suitable for infiltration, this method was rejected since the site is in an Aquifer Protection Area and Aquarion Water Co. objects to infiltration of untreated parking lot runoff.

Infiltration: The underlying soils appear to be acceptable for infiltration but Aquarion Water Co objects to infiltrating the parking lot runoff.

Surface Detention: Surface detention is an option to achieve the project goals but has been rejected due to the potential for the detention basin to act as a decoy wetlands for the wildlife dependent on the nearby vernal pool.

Subsurface Detention: Subsurface detention along with pretreatment was selected as the most viable alternative.

Impact to Wetlands & Watercourses

The project has no direct wetland impact. In addition, all activity is outside of the Town's 75-foot upland review area. The project was approved by the Salisbury Inland Wetlands & Watercourses Commission on January 8, 2024.

All structures, pavement, sidewalks, and drainage structures are outside of the 100-foot vernal pool envelope. Temporary grading adjacent to the buildings and stormwater discharge points will encroach a small distance of 15 feet into the envelope but these areas will be restored after construction.

Wetlands Enhancement

Over 60 shrubs will be planted along the edges of the vernal pools to provide beneficial enhancement to the area. The shrubs include six different species that will improve the habitat and provide screening to reduce the likelihood that residents will intrude into the vernal pools. The benefits are presented in the table below:

Shrub Name	**Quantity**	**Size**	**Benefit**
Ilex verticillate 'Winter Red"	10	3 gal	Bird food
Alnus incana 'Speckled Alder'	15	3 gal	Bird food
Viburnum lantanoides 'Hobblebush Viburnum'	10	1 gal	Bird food
Cephalanthus occidentalis 'Button Bush'	8	3 gal	Insect pollinator
Lindera benzoin 'Spicebush'	8	3 gal	Insect pollinator and bird food
Clethra alnifolia 'Summer Sweet'	15	3 gal	Insect pollinator

Adjoining Property Owners

Map	Lot	Owner Name	Address
To the North			
56	45	PRIVATE TRUST CO TRUSTEE ETAL	P.O. BOX 1627, LAKEVILLE CT 06039
Across Railroad Bed			
56	46	MCGARRY, JANE L	P.O. BOX 176, SALISBURY CT 06068
56	53-1	HARNEY, ELYSE D TRUSTEE	P.O. BOX 628, SALISBURY CT 06068
56	54	HARNEY, ELYSE D TRUSTEE	P.O. BOX 628, SALISBURY CT 06068
56	55	HURLBUTT, DANIEL J & DAVID M	P.O. BOX 477, SALISBURY CT 06068
54	13	KONG, STEPHEN SURV & REBECCA SURV	200 MERCIER ST APT 1E, NEW YORK, NY 10012
To the South			
54	31	SPILLANE, SALLY K E	P.O. BOX 121, LAKEVILLE CT 06039
To the East			
54	35	SALISBURY VILLAGE OPEN SPACE ASN	P.O. BOX 17, SALISBURY CT 06068

Dresser Woods

DENSITY WORKSHEET

Step One: Establish Existing Site Information

Based on a site survey, determine the existing acreage for each of the following.

Gross Site Area:	5.317 acres
Roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access and land with deed restrictions prohibiting building or development ("ROW land"):	0 acres
Lakes, ponds and watercourses:	0 acres
Wetlands: All wetlands are within the flood plain	0 acres
Floodplains:	1.118 acres
Moderate slopes (15% to 25%):	0.403 acres
Steep slopes (25% or greater):	0.193 acres

Step Two: Calculate the "Base Site Area"

5.317	–	0	=	5.317
Gross Site Area (acres)	–	ROW land (acres)	=	Base Site Area (acres)

Step Three: Calculate the "Total Land in Resource"

Lakes, ponds and watercourses (acres)	x	1.0	=	0	acres
Wetlands (acres)	x	1.0	=	0	acres
Floodplains (acres)	x	1.0	=	1.118	acres
Moderate slopes (15% to 25%)	x	0.5	=	0.202	acres
Steep slopes (25% or greater)	x	1.0	=	0.193	acres
Total Land in Resource (sum of the above)			=	1.513	acres

Step Four: Determine Net Building Site Area

5.317	–	1.513	=	3.804
Total Base Site Area (acres)	–	Total Land in Resource (acres)	=	Equals Net Building Site Area (acres)

Step Five: Determine Number of Dwellings

3.804	x	4	x	4	=	60
Net Building Site Area	x	Maximum Density Factor	x	Density Bonus Factor	=	Number of Dwellings (round off)

Density Factors:

District	Maximum Density Factor
MFH	4

Development Provision	Density Bonus Factor
Provision of Affordable Housing	4

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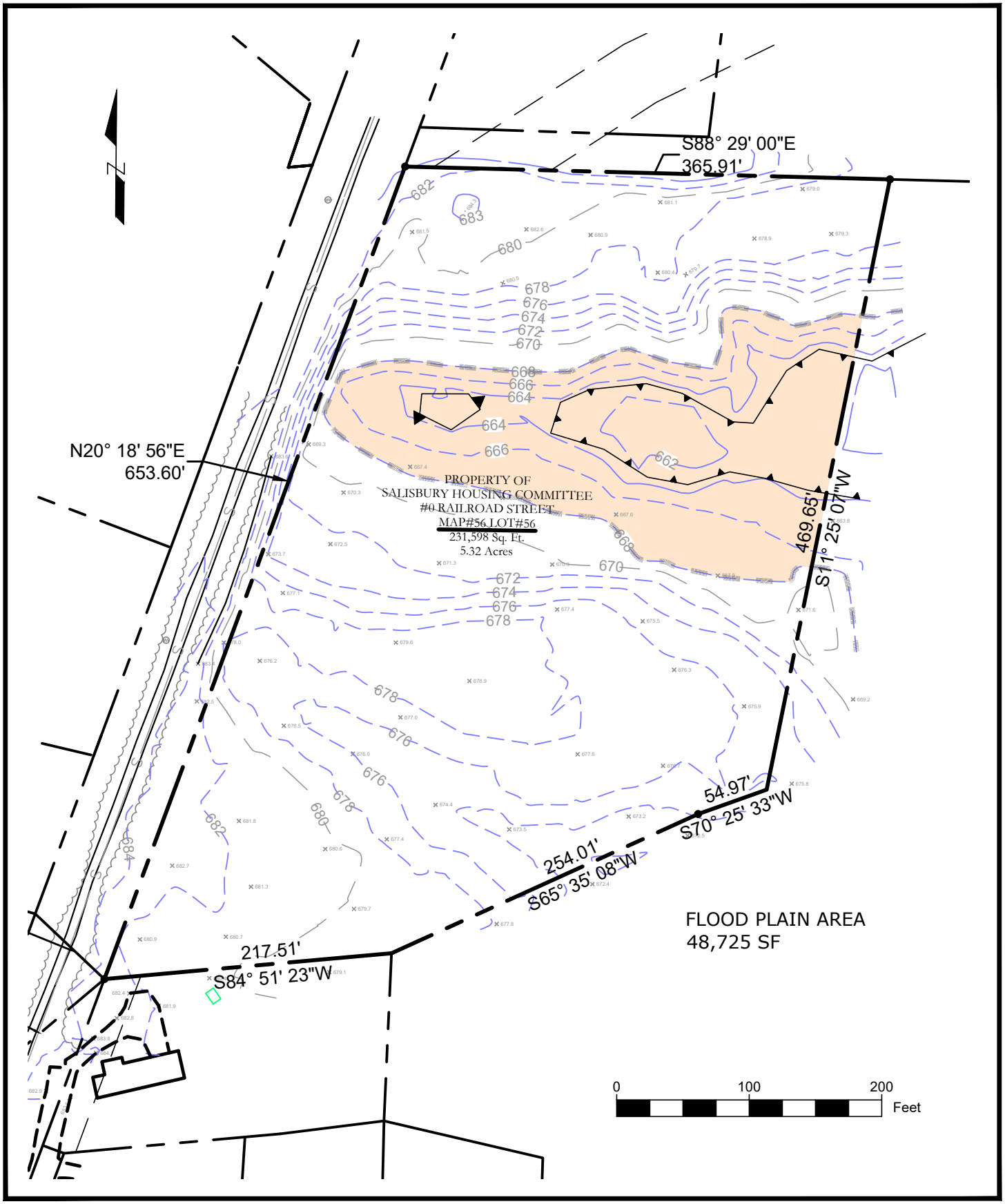
PROJECT No. : 4010271.23137 DRAWING No.: 1

PROJECT: DRESSER WOODS

TITLE: Flood Plain Area

DWN. BY: JS CHK. BY: TAP DATE: 2024.01.11



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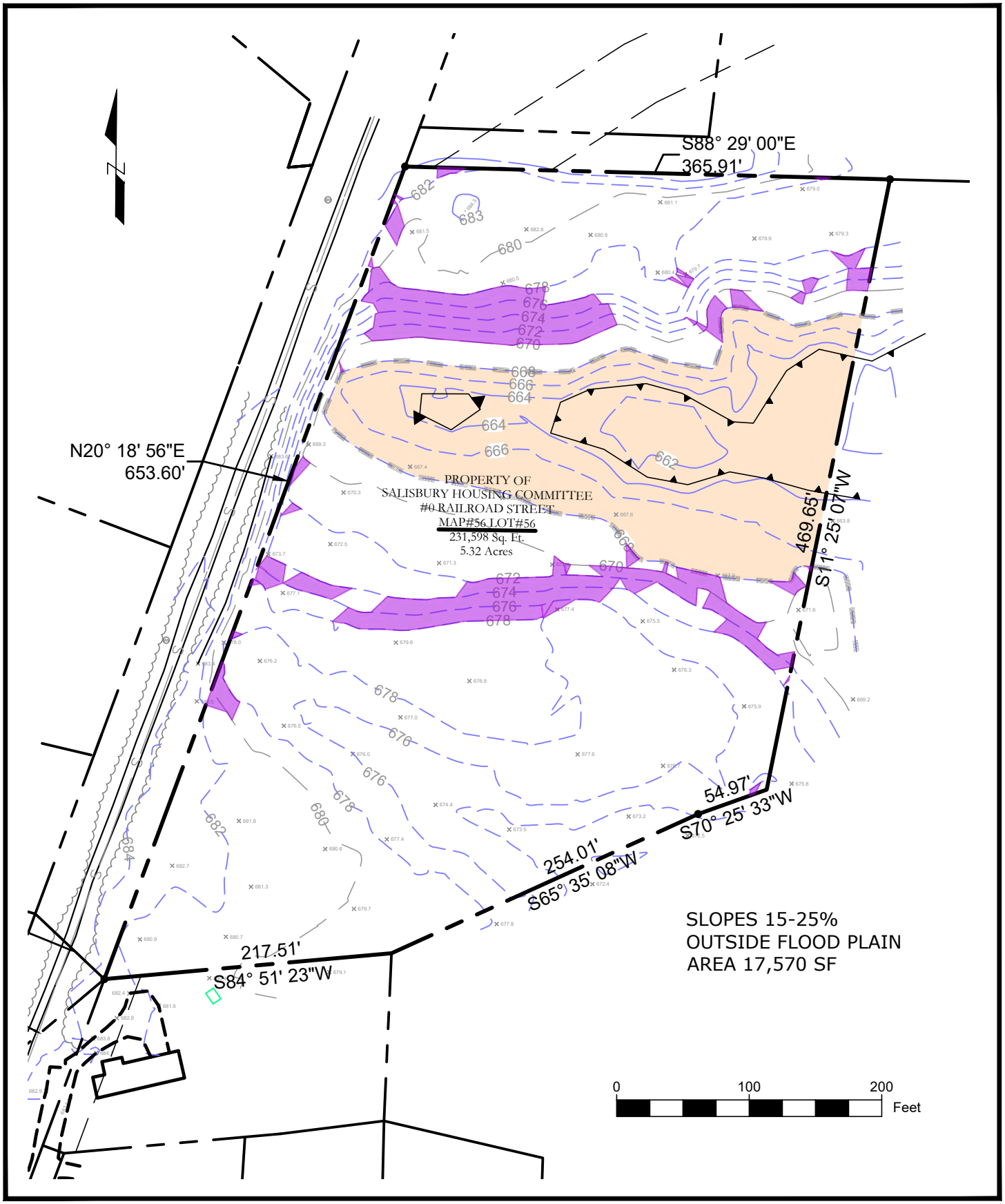
PROJECT No. : 4010271.23137 DRAWING No.: 1

PROJECT: DRESSER WOODS

TITLE: 15-25% Slopes outside Flood Plain

DWN. BY: JS CHK. BY: TAP DATE: 2024.01.11



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PROJECT No. : 4010271.23137 DRAWING No.: 1

PROJECT: DRESSER WOODS

TITLE: >25% Slopes Outside Flood Plain

DWN. BY: JS CHK. BY: TAP DATE: 2024.01.11