

Letters of Support – Batch 1

For the purposes of consolidating digitized materials the following is a summary list of endorsements followed by the actual documents received.

Item #	Name (Title)	Date
1-a	Margaret Monaco	February 8, 2024
1-b	Beth Isler	February 8, 2024
1-c	Bob and Maggie Slagel	February 9, 2024
1-d	Tom Morrison - Chair, Salisbury Republican Town Committee	February 12, 2024
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1-s	Pom Shillingford	February 19, 2024
1-t	Susan Vreeland	February 19, 2024
1-u	Michael and Kathleen Voldstad	February 19, 2024
1-v	Salisbury Affordable Housing Commission	February 19, 2024
1-w	JoAnn Luning	February 20, 2024
1-x	Michele Wurm	February 20, 2024
1-y	Mieke Armstrong, ASLA (American Society of Landscape Architects)	February 20, 2024

Date Created: February 20, 2024

From: MARGARET MONACO <ocanom@aol.com>
Sent: Thursday, February 8, 2024 5:24 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

Abby,

I will not be able to attend the Dresser Woods meeting of February 20th but I want to give it my full throated support.

We are in desperate need of affordable housing and this development of 20 units will be a welcome addition.

Let's not let the naysayers upend this beautifully designed project which is so needed.

MTM

Margaret Monaco
P.O. Box 393
Lakeville, CT 06039
(860) 435-1095
(973) 768-6763 (mobile)
ocanom@aol.com

From: Beth Isler <bethreli@yahoo.com>
Sent: Thursday, February 8, 2024 6:11 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

I am fully in support of the Dresser Woods project and think it is an ideal location for critically needed affordable housing in our Salisbury area.

Beth Isler
395 Undermountain Rd.
Salisbury, CT 06068

From: Maggie Slagel <bobandmaggie81@sbcglobal.net>
Sent: Friday, February 9, 2024 8:06 AM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

We would like to express our support for moving forward with the Dresser Woods project.

Bob and Maggie Slagel
Lakeville

Salisbury Planning and Zoning Commission
Town Hall
PO Box 548
Salisbury CT 06068

February 12, 2024

Dear Chairman Klemens et al -

The Salisbury Republican Town Committee strongly supports the plan recently submitted by the Salisbury Housing Committee (SHC) for the Dresser Woods Affordable Housing project on East Railroad Street.

The need for affordable housing in Salisbury is well-known. Fourteen years ago, at a Town Meeting, the Salisbury Affordable Housing Commission (SAHC) was created and charged with a plan for creating more affordable housing in our community. Since then, the SAHC has issued two Affordable Housing Plans, the first in May 2018 and a second in July 2023. The East Railroad Street property was one of the four locations listed in each Plan that is capable of hosting more than two or three housing units.

The 2018 Plan called for the construction of 14 to 18 units at the East Railroad Street site while the 2023 Plan called for 18 to 20 units. We are delighted to see that the plan now before this Commission calls for 20 units, spread over nine buildings. With more than 100 families now on a wait list for affordable housing, maximizing the number of units at this site (and all the sites) is vitally important.

The Salisbury Housing Committee is to be congratulated for putting together a careful and impressive plan for this site, from the Site Plan to the Architectural drawings, the Traffic study and the Storm Water report. We have every confidence that the PZC will carefully review all elements of the plan and give due consideration to any criticisms raised by members of the

community. We would point out, however, that any plan for affordable housing will always draw criticism, which usually begins with “We believe strongly in the need for affordable housing, but”

As a town, we are blessed to have generous people like the Dresser family, who donated this 5+ acre site to the town for use as an affordable housing site. And we are blessed to have conscientious members of the SHC who have devoted countless hours of their time to hiring and overseeing the entities who have contributed various pieces of the plan. It is important that we respect the judgment and recommendations of those who have done the hard work on these projects.

The Salisbury Republican Town Committee strongly supports the plan for the development of the Dresser Woods property.

Sincerely,

Tom Morrison
Chair, Salisbury Republican Town Committee

Sarah K. Morrison
PO Box 658
Lakeville, CT 06039

February 16th, 2024

Salisbury Planning & Zoning Commission
Town Hall
PO Box 548
Salisbury, CT 06068

RE: Letter in Support of the Dresser Woods Project

Dear Chairman Klemens et al,

I wish to make known my firm support of the Salisbury Housing Committee (SHC) plan for the Dresser Woods Project on East Railroad Street as outlined in the Town's 2023 Affordable Housing Plan.

The critical needs for affordable housing in our community have been well documented and do not need to be repeated here. However, I would like to note a few of the reasons why I believe the Dresser Woods project makes good sense and merits the community's strong support.

Dresser Woods Makes Sense

The backlog of people waiting for affordable housing is long – some 100+ applicants are currently on a wait list.

Affordable housing projects need to be located within town borders where access to existing infrastructure such as water and sewers is available. The challenge is to find parcels suitable for affordable housing that are large enough to build more than one or two units to meet the critical demand we have.

The Dresser Woods site is ideal. It is of significant size, 5.3 acres, located close to the center of Salisbury.

Only about half the site will have housing [9 dwellings with 20 affordable rental apartment in them]. The other half will remain conserved as wetlands and open space.

Evolution of the Dresser Woods Plans - Well Done!

First of all, the town did not have to use its own funds to purchase the land. Jim Dresser and his family generously *donated* the desirable 5.3 acre parcel to our town with the proviso it be used for affordable housing.

The SHC assembled a team of top-notch experts (engineers, scientists, architects and others), who studied the site, traffic implications and other aspects of the land and building such a potential project in order to come up with creative solutions with those issues in mind.

The SHC communicated well with the community throughout the development of the plan.

It offered information sessions, on-site visits and other opportunities for the public to learn about the plans and to ask questions. In addition, the Salisbury Affordable Housing Commission partnered with the Salisbury Association last fall to mount a comprehensive exhibit about affordable housing in our community. The exhibit included plans and a rendering of Dresser Woods.

SHC also reached out to neighbors and sought their feedback as well as that of the community. I believe the SHC responded with sensitivity by offering real and constructive solutions.

A rendering of Dresser Woods shows the degree of care and thoughtful consideration that was given the design of this project which fits with the character of our town and region. Landscaping plans will further snug the dwellings in and add an extra measure of privacy and beauty.

I also appreciate the collaboration of the town and all the Salisbury Affordable Housing groups and think it is an exemplary display of how a community can effectively work together to solve problems that will benefit all. That especially includes the work of town personnel, commissions and committees, like P & Z, whose members work diligently year in and year out on projects large and small.

I support the plan for Dresser Woods.

Note of Warning

IF we fail to take charge and act on plans for Dresser Woods and other affordable housing projects outlined in the 2023 Plan, you can be sure the state or federal government one day WILL. And, no one should be under any illusion that "affordable housing" under state or federal control would be done with a modicum of the thoughtful care and consideration the SHC has put into the Dresser Woods.

Note of Thanks

Our community has been so fortunate to have many far sighted and extraordinarily generous individuals who have donated countless time (years!) and resources to address affordable housing. We are so grateful to all of you who have had played a part. Thank you so much for what you have done for our town.

All best,



Sarah Morrison

From: Rick DelPrete <delpreterick@gmail.com>
Sent: Friday, February 16, 2024 5:18 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

To whom it may concern:

I think it would be great to have housing in Dresser Woods. We certainly need housing and this housing is in a great location. It's near the library, town hall, banks and grocery market.

I hope we do it,
GR DelPrete

From: Mary Oppenheimer <maryclose@me.com>
Sent: Friday, February 16, 2024 8:43 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

I cannot emphasize enough how much I support the Dresser Woods affordable housing development. It's a perfect location and is well designed to fit into the neighborhood and the town. We need it!
Sincerely,
Mary Oppenheimer

From: Christopher Pouler <cpdesign6@gmail.com>
Sent: Friday, February 16, 2024 9:42 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

February 16, 2024

Dear Salisbury Planning and Zoning Commission:

I am writing to express my enthusiastic support for the proposal to develop 20 affordable housing rental units in nine residential-scale structures on the property known as Dresser Woods.

What sets this proposal apart for me is its commitment to preserving many of the existing trees on the site and the emphasis on constructing energy-efficient, well-designed buildings that create a village-like atmosphere. In an era where environmental sustainability is of paramount importance, it is heartening to see a project that prioritizes both the conservation of natural resources and the reduction of its carbon footprint. The location is ideal as well, with the site on town water and sewer that is within easy walking distance of “downtown” Salisbury and all that it has to offer.

Preserving and protecting the wooded wetlands that are located on the site is another important aspect of the project. By integrating the housing with the existing natural landscape, this project demonstrates a commendable effort to harmonize human habitation with the environment.

Furthermore, the focus on energy efficiency and thoughtful design reflects a forward-thinking approach to housing development. These well-designed buildings will contribute to the overall livability of the community, and help foster a sense of pride and belonging among residents.

The provision of affordable housing is a fundamental aspect of a just and equitable society. It ensures that individuals and families of all income levels have access to safe, decent housing options, thereby promoting economic stability and social cohesion of a community. By supporting this thoughtful proposal, we will be taking a significant step towards addressing the pressing issue of housing affordability in Salisbury. I urge you to give favorable consideration to this proposal, recognizing its potential to enhance our community's sustainability, resilience, and inclusivity.

I also commend the Salisbury Housing Committee for shepherding this project through. Their consideration for the local residents during the process has been exemplary, working directly with many of them to come to a successful outcome. I hope this model of community engagement continues with future projects.

Yours truly,

Christopher Pouler

16 Prospect Street
Lakeville, CT. 06039

From: Serena Granbery <swgranbery@gmail.com>
Sent: Friday, February 16, 2024 8:51 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

I probably won't be able to attend the Zoom Meeting Tuesday evening, but I wanted to voice my support.

Thank you.

Serena w. Granbery

From: Louise Lindenmeyr <llindenmeyr@gmail.com>
Sent: Saturday, February 17, 2024 7:46 AM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

To whom it may concern - I would like to express my and my husband's support of this project 100%. It is a fantastic location with a great plan that will begin to move Salisbury towards a better, more equitable community. We applaud all the hard work that has already been done by the various entities.

Sincerely,
Louise Lindenmeyr
Eliot Osborn
374 Taconic Rd

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Louise Lindenmeyr, APRN, FNP-BC
Hispanola Health Partners
Executive Director
[hispanolahealthpartners.org](https://www.hispanolahealthpartners.org)
Instagram: <https://www.instagram.com/hispanola.health.partners/>
860 248-1813 USA
email: llindenmeyr@gmail.com
blog: llindenmeyr.blogspot.com/

From: stillsalmon <stillsalmon@comcast.net>
Sent: Saturday, February 17, 2024 8:47 AM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

To Whom It May Concern:

This project must go forward. It is small compared to future needs and rising costs. We are a caring community and no one knows what will come your way. Just think, new kids to dance and sing, play sports, contribute to the friendships of your grandkids. Parents who can befriend you, help when you need help and be part of our community, buy local!

We'll keep it good looking!

Supporting Community Member,

Patricia Decker

When peoples care for you and cry for you, they can straighten out your soul. Langston Hughes

From: Janet Block <jandreblock@gmail.com>
Sent: Saturday, February 17, 2024 2:18 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

Yes! Dresser Woods is practically in my backyard and I completely support it.

Janet Andre Block

Sent from my iPad

From: doug@smithorbit.com <doug@smithorbit.com>
Sent: Sunday, February 18, 2024 12:28 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

I am writing in favor of the Dresser Woods project for affordable housing. My wife and I live full time in Lakeville.

Thanks,

Doug Smith

From: Leora Armstrong <leora@leoraarmstrong.com>
Sent: Sunday, February 18, 2024 9:39 PM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

TO WHOM IT MAY CONCERN

I am delighted to hear that there is a suitable site at Dresser Woods for this proposed affordable housing plan in Salisbury. We are in dire need of housing locally that will support this essential issue, and this location and plan fits both the access to village amenities and seems well considered. It is a particularly strong proposal given this was a donated land parcel designated for this use and thanks to that generosity we should rally support behind this immediately. The current housing costs are making it impossible for so many to attain a good quality of life and this will hugely benefit the community to make this a reality. Supporting neighbors is an essential element in community living and I fully give my support to this project. Salisbury would be able to stand proudly behind this inclusive project and we can set a solid example for other villages to follow suit.

With kind regards,

Leora Armstrong

100 Brinton Hill Road,
Falls Village
CT 06031

From: David Shillingford <djs002@gmail.com>

Sent: Sunday, February 18, 2024 9:38 PM

To: Land Use <landuse@salisburyct.us>

Subject: Affordable Housing Development on East Railroad Street

I will not be able to attend the Planning and Zoning meeting on Tuesday Feb 20 so am writing to express my support for the Affordable Housing Development on East Railroad Street.

I know the following three things to be true:

1. That the future of Salisbury depends, in part, on having sufficient affordable housing.
2. That no proposed project will be perfect, there will always be objections.
3. That the plan for the Affordable Housing Development on East Railroad Street is a good, well thought through plan.

I therefore strongly support this proposal.

Sincerely,

David Shillingford.

From: Joan Osofsky <joan@hammertown.com>
Sent: Monday, February 19, 2024 8:05 AM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

I am in total support of this parcel being used for affordable house. It is walking distance to market and town, and it would be a great example of how the town could develop this land, with its neighboring housing and prove that we can work together for the greater good!

Time is passing. We must begin to act

Best,

Joan Osofsky
Lakeville, Ct

Joan Osofsky
Founder
Hammertown
3201 Route 199
Pine Plains, NY 12567
845 640-4453

From: Gerald Stanton <geraldstanton423@gmail.com>
Sent: Monday, February 19, 2024 9:32 AM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

Greetings.

The Dresser Woods project is crucial.

The housing it provides will help assure Salisbury goes forward as a vibrant community. It is important people of all ages and backgrounds can call Salisbury home.

Thank you and best regards,

Gerald Stanton

From: mary wilbur <whenigrowup68@yahoo.com>
Sent: Monday, February 19, 2024 9:49 AM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

As I am unable to attend the public hearing on Feb 20th, please accept this email as an expression of my full support for the Dresser Woods project.

Best,
Mary T. Wilbur
Lakeville

From: Catriona Pike <c.pike01@gmail.com>
Sent: Monday, February 19, 2024 12:12 PM
To: Land Use <landuse@salisburyct.us>
Subject: Support for the Dresser Woods Housing Proposal

Dear Members of the Salisbury Board of Planning and Zoning

I am writing to express my total support for the Dresser Woods Housing Project.

Salisbury is in desperate need of more housing for lower income families and individuals, not just to encourage more to move here but, as importantly, to keep the ones we have.

It is easy to imagine that life is bucolic for everyone here in Salisbury. But that has not been the case for a long time, and particularly not since Covid. For some families and residents of this town, life is a real financial struggle. For some, it proves too much. It speaks exceptionally poorly of us as a community, both in terms of our values and our common sense, that we have allowed this situation to continue for so long.

Aside from the very first resident of Salisbury, there has always been someone who could have complained of a view marred, some disturbance caused, some peace potentially shattered, some danger presented in the siting and construction of ALL our houses. We have all brought change upon our neighbors and like them or not, we have all adjusted so we still consider this a wonderful place to live.

To say we should find a 'better' site is ignorant at best. Dresser Woods would sit on donated land with access to town water and sewer, within walking distance to town. There are no more boxes to tick to make this 'perfect.' Sites with these advantages, which make affordable housing development a viable possibility, are as rare as hen's teeth.

Furthermore, if the fact that the demand for this type of housing is sky high was not in itself reason enough for the proposal to stand as is, it would also be extremely disappointing after the lengthy discussions of similar projects, if members of Planning and Zoning were unaware of the realities of the funding of these types of development. I would hope all doubts have been dispelled by now as to the minefield of criteria, including and particularly as it relates to unit numbers, required to secure state funding.

I hope very much that you will all agree with me and say enough is enough with this town's prevarication, sidestepping and excuses when it comes to developing affordable housing. Dresser Woods is no way the sole solution to our housing crisis but it is an incredible opportunity in moving towards it. I urge you to please not let this literal gift pass us by.

Sincerely

Pom Shillingford
91 Main Street
Salisbury

From: SUSAN VREELAND <sgvreeland@comcast.net>

Sent: Monday, February 19, 2024 5:57 PM

To: Land Use <landuse@salisburyct.us>

Subject: Dresser Woods

To Whom it May Concern:

I am writing to support the plan for Dresser Woods for its much-needed plan for housing. The five acres will easily support 20 units. There is a critical need for affordable housing in the township of Salisbury. Our businesses need more employees, and our town needs economic diversity in its population. Please give this plan the objective consideration it needs.

Sincerely,
Susan Vreeland

From: Kathy Voldstad <kathyvoldstad@gmail.com>
Sent: Monday, February 19, 2024 10:08 PM
To: Land Use <landuse@salisburyct.us>
Subject: Dresser Woods Affordable Housing Project

Dear Commissioners,

Michael and Katheen Voldstad would like to record their enthusiastic support for the affordable housing project at Dresser Woods.

We applaud Jim Dresser for his concern for the vital members of our community who have been priced out of the local housing market and for his generosity.

The proposed project is very close to our home at 8 Main Street. Our back yard gives out on to the road that leads to the property under discussion, which is a very short walk from our house

We look forward to welcoming our new neighbors in Dresser Woods!

Sincerely,
Kathleen Voldstad
Michael Voldstad



February 19, 2024

Dear Chairman Klemens,

The Salisbury Affordable Housing Commission is writing to encourage the Planning and Zoning Commission to grant the Salisbury Housing Committee approval to move forward with a plan to build 20 affordable rental units on the property known as Dresser Woods.

The need for more affordable housing options in Salisbury has reached a crisis stage, with rising real estate prices and a decrease in available housing stock as existing homes become second, mostly vacant homes or are rented out as Airbnbs. Many of the hardworking citizens of Salisbury have few options if they want to live in town without paying more than 50% of their income on housing.

Salisbury is making great, positive strides to combat the well-documented affordable housing crisis in town. The Dresser Woods development is a critical part of the solution. The addition of 20 rental units in the Salisbury village will allow those who work in town to live near where they work and older residents looking to downsize an affordable option.

The Salisbury Housing Committee has worked carefully and diligently with an array of experts to develop this site plan. They have created a new standard of soliciting input from neighbors by instituting a neighborhood advisory working group. This is a well-crafted plan and we hope the P&Z will give it careful consideration.

We have been impressed by the Committee's success in building, managing, and maintaining their slowly expanding collection of apartments and are confident in their ability to see this project through to its successful completion.

Respectfully submitted,

Jennifer Kronholm Clark, Chair
Abeth Slotnick, Vice Chair
Jim Dresser
Vivian Garfein
Pat Hackett

Jon Higgins
Mary Close Oppenheimer
Lee Sullivan
Katie White

SAHC
Commission
Members

Jennifer
Kronholm Clark,
Chair
Abeth Slotnick,
Vice Chair
Jim Dresser
Vivian Garfein
Pat Hackett
Jon Higgins
Mary Close
Oppenheimer
Lee Sullivan
Katie White

From: JoAnn Luning <joannluning9@gmail.com>
Sent: Tuesday, February 20, 2024 8:18 AM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in Support of the Dresser Woods Project

The Dresser family donated the land for the use of affordable housing. As a community we have an obligation to make this happen. I fully support well planned, uncrowded affordable housing at Dresser Woods.

JoAnn Luning
87 Canaan Rd
Salisbury

From: Michele Wurm <michele.wurm@gmail.com>
Sent: Tuesday, February 20, 2024 9:11 AM
To: Land Use <landuse@salisburyct.us>
Subject: Letter in support of Dresser Woods - P&Z Meeting

To Whom It May Concern,

I'm unable to attend the P&Z meeting tonight, to my regret. But I would like to write in and voice my support for the Dresser Woods project.

I live in Lakeville and my children attend Salisbury Central School. I'm aware of many families and teachers that are struggling to afford housing in the town, or have had to leave the area all together.

I also have a background in landscape architecture and urban planning, and upon studying the proposals for Dresser Woods, I am happy with its location, design and size. It's proximity to town and the ability for residents to walk to La Bonnes and other village resources is ideal. It's nicely tucked away. And the design and look of the architecture is pleasant and keeping with the character of Salisbury. The proposal seems like an easy win for adding to the affordable housing stock and choices in the town. And the ethically and morally right thing to do.

Thank you for your time and for taking into consideration my letter.

Kind Regards,
Michele Wurm
30 Porter St, Lakeville, CT 06039

Michele Wurm
michele.wurm@gmail.com

From: Mieke Armstrong <miekearmstrong7@gmail.com>

Sent: Tuesday, February 20, 2024 2:34 PM

To: Land Use <landuse@salisburyct.us>

Subject: Dresser Woods.

Dear hard working committee; As I will not be able to attend the affordable Housing meeting this PM, I will confirm my enthusiastic support for the OOOOOH so necessary housing development at Dresser Woods. it will be conveniently located, in walking distance to school, shops, Post Office, churches. And being located in a natural wooded setting. There is no better site in or near this town for this type of housing. I recommend this project whole heartedly, Mieke Armstrong , ASLA (American Society of Landscape Architects)