

To: Salisbury Planning & Zoning Commission

From: Salisbury Housing Trust, Inc.

Date: June 13, 2024

Re: Response to "Follow-up from the Public Hearing of June 3, 2024" submitted by Michael W. Klemens, PhD

Overview:

In light of the comments and feedback by both the Planning & Zoning Commission and members of the public at the public hearing on June 3rd, we have submitted a revised site plan that does the following:

- Retains and protects the trees on the site including the two large white oak trees;
- Retains an area in the front of the property that would continue to be owned and managed by the town. As such it will continue to be up to the town to use this area as an informal parking area as it functions now or the town could decide in the future to turn this part into a town park; and
- Retains an area in the back of the property that would continue to be owned and managed by the town as an open space.

In order to accommodate the above three requests that were made at the public hearing and create two affordable homeownership opportunities on this site we will need to divide the site into three pieces as show below. These three pieces would not be subject to subdivision under CGS 8-25 because we currently have one building lot and would retain one building lot- the other two pieces of the parcel will be for the purposes of conservation and municipal use as allowed by CGS 8-25.

Piece 3: Town-owned	Piece 2: Salisbury Housing Trust- 2 houses	Piece 1: Town-owned
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The focus of this application is for the use of "Piece 2" of this parcel where we proposing two homes on this piece under the town's Multifamily Housing Overlay (MFHO) zone regulations. Whatever happens on the other pieces will continue to be up to the town. We are asking the Planning & Zoning Commission to make a determination as to whether this revised site plan (dated June 13, 2024) meets the requirements of the Multi-family Housing Overlay Zone. We believe it does. To be clear, we are no longer proposing the site plans formerly submitted which had been referred to as "Option 1" and "Option 2".

We feel it is important to note that once we have a site plan that meets the town's zoning requirements according to the Planning & Zoning Commission (PZC), **this proposal will have to go to a Town Meeting for a vote** on whether or not the town should donate the "Piece 2" portion of the land on the site plan that contains the two houses to the Salisbury Housing Trust or not. Obviously, if the PZC approves this revised site plan under the town's multi-family housing overlay zone but then the town meeting decides not to donate this portion of the site to the Salisbury Housing Trust we would not be able to move forward with building these two homes. The reason to come to the Planning & Zoning Commission prior to the town meeting is that we want to bring a specific site plan proposal to the town meeting that we understand will meet the town's zoning regulation requirements.

The remainder of this memo responds specifically to "Follow-up from the Public Hearing of June 3, 2024" submitted by Michael W. Klemens, PhD and posted on the town's website on June 4, 2024 and follows the same headings.

1. Two lots or one

It is our understanding that this parcel is one lot as shown on the attached survey done by Mat Kiefer in 2008. However, the confusion is understandable because according to the Tax Assessor records this parcel still shows up as two separate lots. According to the tax assessor (email dated June 10, 2024) as soon as the mylar is filed, the lots will be merged into one for the assessor's purposes as well. This is expected to occur soon. In the meantime, we have completed title searches on each of the two lots (as they show up in the tax assessor records) and these searches do not show any deeded use restrictions on either lot.

2. A-2 Survey

An A-2 Survey was prepared by Mat Keifer and submitted to the Planning & Zoning Commission. It is also attached to this memo.

3. Complete engineering

Patrick R. Hackett, who is a Connecticut Registered Engineer, has prepared the revised site plan showing existing and proposed drainage patterns, driveways, accessways, parking areas, and other site improvements.

4. Site Plan shall contain the following information:

Please see the revised Site Plan dated June 13, 2024.

5. Special Permit application

The Salisbury Housing Trust is applying for a special permit to build two houses on one lot under Section 405- the Multi-Family Housing Overlay District. The density calculation as

allowed under this regulation is shown on the cover page of the revised site plan. We are requesting that the Planning and Zoning Commission provide a bonus density as allowed under 405.4 (e) due to the fact that 100% of the housing units will be affordable.

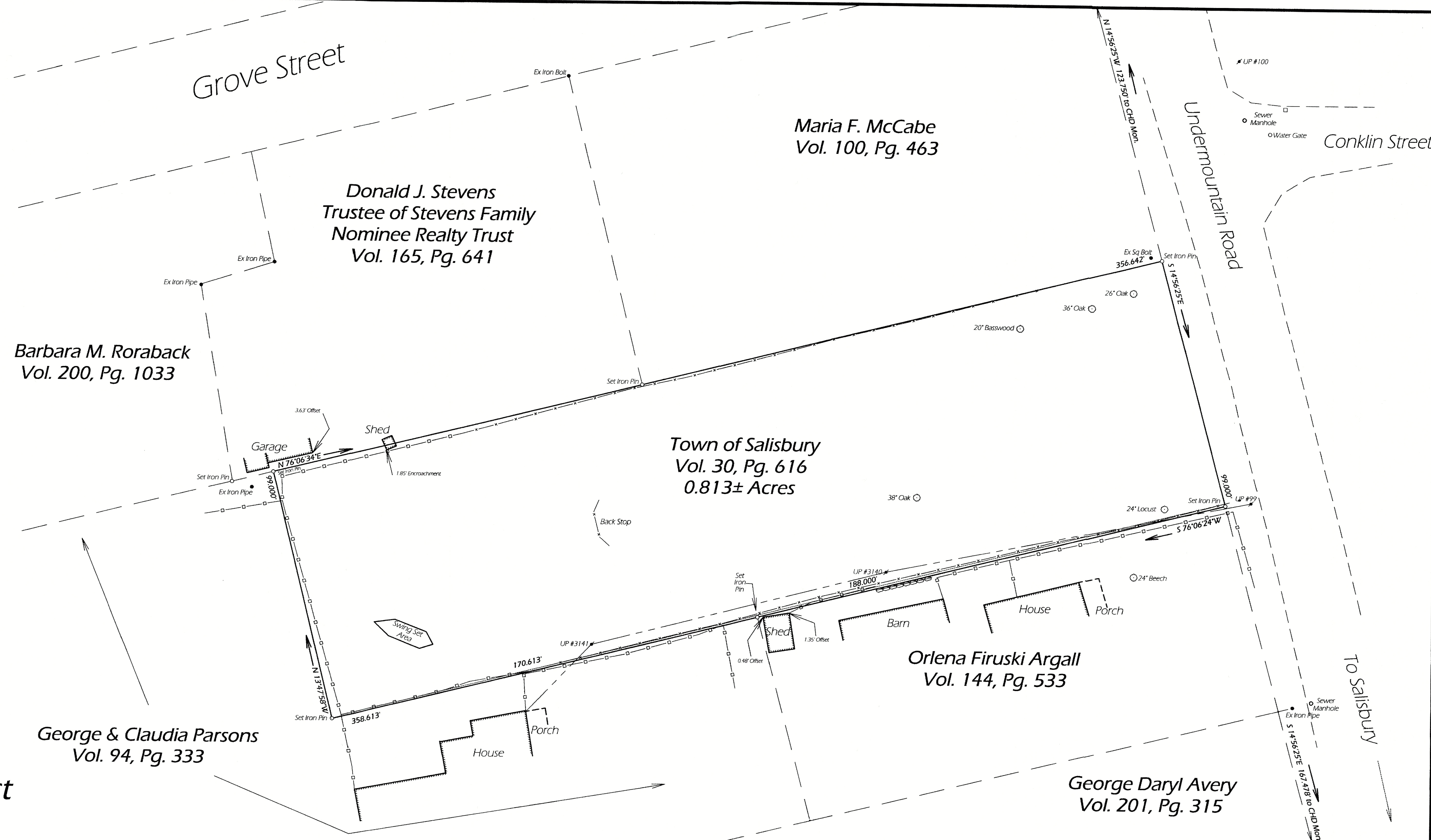
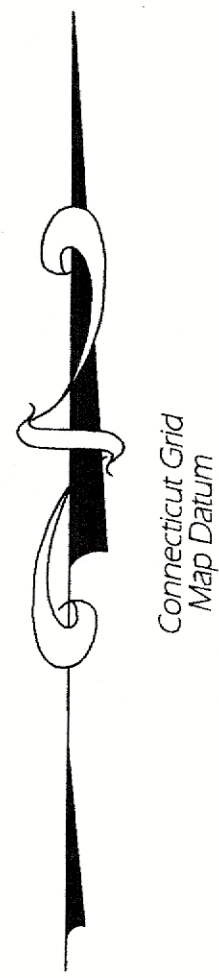
6. Aquifer Protection Overlay

The Salisbury Housing Trust (SHT) is only applying for a special permit on the portion of the site (show above as "Piece 2") that would be donated to the Salisbury Housing Trust if a town meeting decides to do so. Page 5 of the revised site plan (page labeled "Stormwater Management" notes how this proposal meets the aquifer protection zone requirements and notes that no special permit approval will be required because:

- We will be getting a building permit for the removal of any earth materials
- There will not be above ground storage of hazardous materials
- There will not be more than 30% impervious surfaces (revised site plan shows 11.5%)
- We will retain more than 30% of the total lot areas in vegetative ground cover
- We will not have on-site sewage disposal
- We will not be handling and storing salt and de-icing materials
- We will not be removing water for the purpose of sale or export

7. Trees

We have reviewed the memo from Mat Kiefer, Tree Warden for the Town of Salisbury dated June 10, 2024. It is our understanding from his assessment that the two large white oak trees on this site are in good health and should be around for several more decades. It was with this in mind that we prepared the revised site plan (dated June 13, 2024) which seeks to both retain and protect the trees while also providing two new affordable homeownership opportunities in our town.



Maria F. McCabe
Vol. 100, Pg. 463

Donald J. Stevens
Trustee of Stevens Family
Nominee Realty Trust
Vol. 165, Pg. 641

Barbara M. Roraback
Vol. 200, Pg. 1033

Town of Salisbury
Vol. 30, Pg. 616
0.813± Acres

Orlena Firuski Argall
Vol. 144, Pg. 533

George Daryl Avery
Vol. 201, Pg. 315

George & Claudia Parsons
Vol. 94, Pg. 333

Map Prepared for
Salisbury Housing Trust
Undermountain Road
Route 41
Salisbury, Connecticut
Scale 1" = 20' January 31, 2008
Total Area = 0.813± Acres

This survey and map have been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc., on September 26, 1996. It is a Property Boundary Survey based on a First Survey conforming to Horizontal Accuracy Class A-2.

To my knowledge and belief, this map is substantially correct as noted hereon.

Mathias M. Kiefer, R.L.S.#16101
from the office of:
Lamb Kiefer Land Surveyors, LLC, Salisbury, Connecticut
MAP NOT VALID WITHOUT A LIVE SIGNATURE
AND EMBOSSED SEAL

Legend

- Set Iron Pin ○
- Existing Iron Pipe/Pipe/Bolt ●
- Existing Highway Monument ■
- Utility Pole □
- Catch Basin □
- Wire Fence —x—x—
- Wood Fence —o—o—
- Sewer Manhole ○
- Utility Line - - - - -

Scale

GRAPHIC SCALE - FEET

- Notes**
- 1) Owner of Record: Refer to Salisbury Land Records Volume 30, Page 616, William S. Parson to Seventh School District, dated February 25, 1873.
 - 2) Refer to map titled "Map of the Bushnell Woods At Salisbury Ct. Feb. 1902". William E. Pettee.
 - 3) Refer to map titled "Map Showing Property of Dorothy Haven and Nannie Screven Bassinger in Town of Salisbury, Conn. Scale 1 Inch = 100 Feet, Area = 20 248/1000 ± Acres. May 26, 1936". H. Knickerbocker. Salisbury Land Records Map #131.
 - 4) Refer to map titled "Map Showing Portion of Property of Elsie O. Reed in Town of Salisbury, Conn. To Be Conveyed To Town of Salisbury. Scale 1 Inch = 40 Feet, Area = .110 ± Acres". H. Knickerbocker, Land Surveyor. Salisbury Land Records Map #604.
 - 5) Refer to map titled "Map of Land Owned by Anne Lloyd Basinger, Town of Salisbury - Conn. Scale 1 in. = 50 ft., Oct. 1976, Rev. Nov. 1976". Charles P. Hurley, Land Surveyor. Salisbury Land Records Map #1812.
 - 6) Refer to map titled "Plot Plan of Property of George S. Dodge and Gladys S. Dodge in Town of Salisbury, Conn. Scale 1 inch = 40 feet, Total Area = .468 ± Acres, May 3, 1950". H. Knickerbocker. Salisbury Land Records Map #511.
 - 7) Refer to map titled "Map Showing Property of James and Olive Dubois in Town of Salisbury, Conn. Scale 1 inch = 40 feet, Area = .818 ± Acres, Apr. 28, 1955". H. Knickerbocker, Land Surveyor. Salisbury Land Records Map # 661.
 - 8) Refer to map titled "Map Showing Portion of Property of James and Olive Dubois in Town of Salisbury, Conn. To be Conveyed to Donald E. and Lorraine M. Stevens, Scale 1 inch = 40 feet, Area = .424 ± Acres. Jan. 16, 1965". H. Knickerbocker, Land Surveyor. Salisbury Land Records Map #1011.
 - 9) Refer to map titled "Amendment Map of Subdivision: Property of Reynolds G. Rockwell, Town of Salisbury, Litchfield Co., Conn., Scale 1" = 100; Dated Nov. 14, 1968, Revised July 28, 1970, Sept. 4, 1970". Roy E. Gilbert, L.L.S., Lane Land Surveys Inc. Town of Salisbury Land Records Map #1229.
 - 10) Refer to map titled "Map Showing Property of Edgar C. Olsen in Town of Salisbury, Conn., Scale 1 inch = 40 feet, Area = .704 ± Acres, Oct. 5, 1945". H. Knickerbocker, Land Surveyor, Salisbury Land Records Map #418.
 - 11) Parcel is located in Town of Salisbury "R-20" Residential Zone. Minimum lot size = 20,000 Sq. Ft.. Minimum Yard Setbacks: Front = 40; Sides = 20; Rear = 30. Minimum Square = 90 feet.
 - 12) Town 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.