

To: Salisbury Housing Trust

From: Michael W. Klemens, PhD, June 4th, 2024

Follow up from the Public Hearing of June 3, 2024

I have attempted to summarize the various issues brought up last night to ensure that our next hearing will be productive.

1. Two lots or one.

Repeated assertions have been made that these two lots have been legally merged. To date the applicant has not provided documentation that confirms that these are legally merged. If two lots legally exist, this has implications for the development of the site. Please also confirm in writing that there is no deed restriction on either lot in favor of parkland.

2. A-2 Survey.

In accordance with Section 800.3 of the Zoning Regulations an A-2 survey is required unless specifically waived by the PCZ.

Site Plans shall be prepared to Class A-2 Survey Standards. Upon the request of an applicant and where the Commission determines an A-2 Survey is not necessary to determine compliance with these Regulations, the Commission may accept a Site Plan and survey with a lesser degree of accuracy.

3. Complete engineering.

The design, layout, computations and plans showing existing and proposed drainage patterns, and construction of storm drainage improvements, driveways, access ways, parking areas, loading areas and other site construction improvements shall be prepared by a Connecticut Registered Engineer.

Anecdotal statements such as “the site is a gravel bank” and “puddles never form in the parking lot” cannot be substituted for engineering that includes infiltration calculations.

4. Site Plan shall contain the following information (as per the Zoning Regulations):

a. Name of applicant and owner of property; Names of owners of record of abutting properties.

b. Scale and North arrow; Property boundary, dimensions, angles, area, zoning and overlay district classifications, and zoning setback lines.

c. A key map drawn at a scale of at least one (1) inch = 400 feet showing the locations of buildings and facilities on abutting land, driveway entrances on both sides of the street or streets within 500 feet of the site and zone boundaries within 500 feet of the site.

d. Locations and dimensions of all existing and proposed buildings, outside storage areas, drainage improvements and utilities.

e. Location of existing and proposed roads, driveways, access ways, parking areas and loading areas, and sight lines from driveways or access ways intersections with existing and proposed roads, when determined necessary by the Commission.

f. Location of existing and proposed fences, walls, earth berms, landscaping and landscaped buffer strips, inland wetlands and watercourses, natural and artificial water features.

g. The proposed limits of areas to be disturbed by construction or other activity, including any disturbance of existing conditions between the site property boundary and the traveled surface of a public or private road. Within these disturbed area limits the following existing conditions shall be shown:

- Boundaries of wooded areas and location of specimen trees;*
- Location of historic and archeological sites;*
- Location of stone walls and built features such as foundations and dams;*
- Rock outcroppings;*
- Slopes in excess of 20%, and*
- Location of any threatened or endangered species or species of special concern as defined and provided by the Connecticut Department of Energy and Environmental Protection (DEEP) including locations from the State DEEP Natural Diversity Data Base.*

h. Exterior lighting, showing location and type of fixture.

i. Existing and proposed signs.

j. Locations and methods of water supply and sewage disposal facilities; certification by the Health Officer, either on the plan or separately, concerning satisfactory conditions for sewage disposal, consistent with the State Health Code.

k. Proposed methods of refuse storage and disposal. l. Where grading is required, existing and proposed contours at two-foot intervals based upon a field survey.

m. Existing and post construction surface drainage patterns.

n. Recreation areas and open space.

o. A data block providing zoning information with applicable dimensional requirements for the zone and the dimensions proposed for the site, including but not limited to: lot area, building height, yard setbacks, building coverage, building height, impervious surface coverage, number and mix of units, required parking and number of spaces provided.

Special Permit application

Typically, Special Permit applications are accompanied by a narrative explaining the proposed use. There is a lack of clarity if the Housing Trust is applying for a permit for two houses on a single lot (if it is in fact a single lot?) or you are applying for a special permit under the multi-family housing overlay district that provides various benefits/incentives for affordable housing including reduced zoning setbacks.

Aquifer Protection Overlay

A special permit for development exceeding certain thresholds on the site is required to comply with the Aquifer Protection Overlay District Regulations. Last night questions were raised as to whether the existing parking lot is primarily impervious by compaction.

Trees

The testimony received last night indicated that there are two especially large white oak trees that may be well in excess of 200 years old.

The following information is needed. An independent written assessment of the health of these two trees, whether they are in decline, and best professional judgment of the probability of their survival measured in decades.

Discuss the historical and ongoing impacts to these trees from the parking lot and any previously installed utilities, i.e. water and sewer. Is the present parking lot adversely affecting one of the oak trees by root compaction? If so, can that be reversed by the discontinuation of the parking lot and certain remedial measures to loosen the soil and augment with organic material.

Individually number these two trees on the site plan, and relate the professional findings of the tree assessment to the tree number.

Accurately map the drip line of these trees on the site plan.

Respond to the Commission's question as to what other trees are on site and whether they represent succession opportunities to compensate for potential loss of the two oak trees.

Could this project be redesigned to respect the drip lines of the two oak trees *if they are found worthy of preservation by the arborist assessment?*