

March 21, 2025

Town of Salisbury
Planning & Zoning Commission
c/o Abby Conroy
Director of Land Use
Sent via email: aconroy@salisburyct.us

Re: 26 & 28 Undermountain Road site plan- request for minor modification
Application #2024-0244

Dear Chair Klemens and members of the Salisbury Planning & Zoning Commission,

The Salisbury Housing Committee (SHC) would like to request a small modification to the 26 & 28 Undermountain Road Site Plan that was approved by the Planning & Zoning Commission (PZC) in July 2024. We are requesting that the PZC find that this constitutes a minor modification to the approved Site Plan.

In order to try to retain the large trees at the front north corner of the site, we are proposing to shift the house at the front of site (house #28) back/west 14 ft and down/south 9 ft to move it away from these trees. We believe this minor site plan modification improves consistency with the street wall and have included here an aerial image showing the street wall as well.

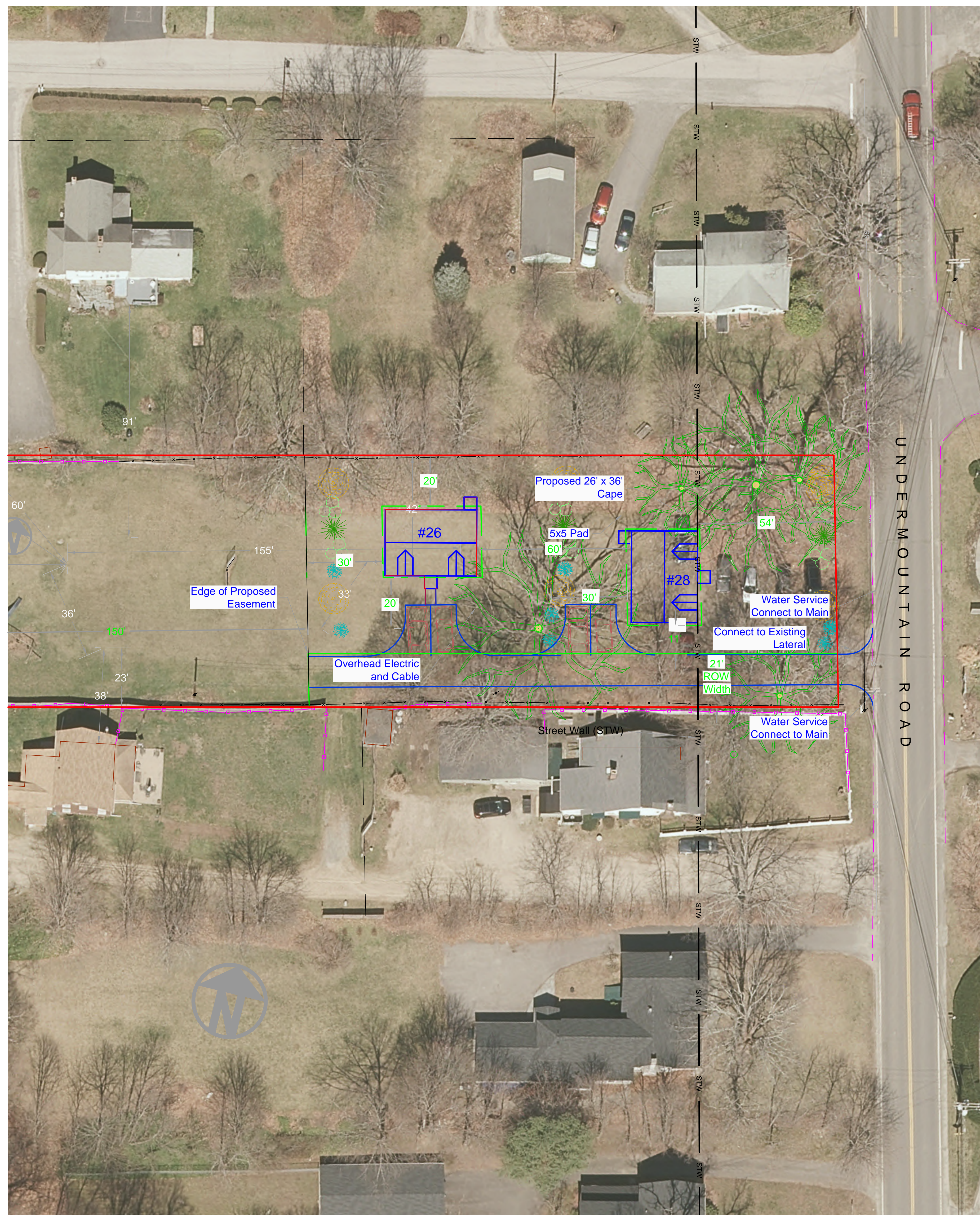
To be clear, nothing else in the site plan (other than these small tweaks to the location of housing #28) would change if this modification was approved. House #26 will stay in the same place, the size of the open space/view shed has not been modified in any way. We just request this tweak so we can try to retain the large trees at the front of the site along Undermountain Rd.

Attached is the revised site plan showing house #28 in a slightly revised location to accommodate the trees. Please let us know if you have any questions about this request. We appreciate your consideration.

Sincerely,

John Harney

John Harney, President



UNDERMOUNTAIN ROAD

Proposed 26' x 36' Cape

#26

5x5 Pad

#28

Edge of Proposed Easement

Overhead Electric and Cable

Water Service Connect to Main

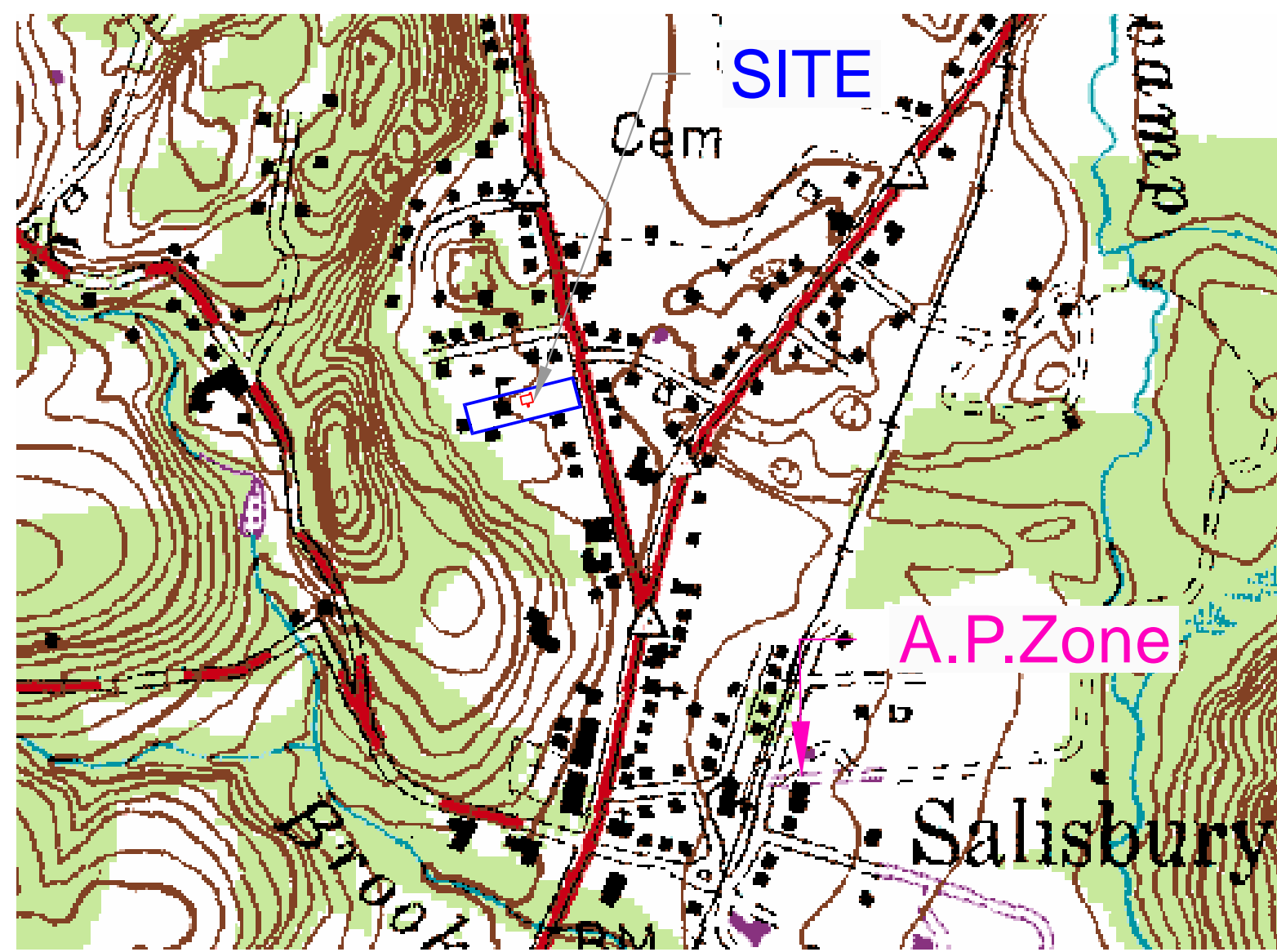
Connect to Existing Lateral

Water Service Connect to Main

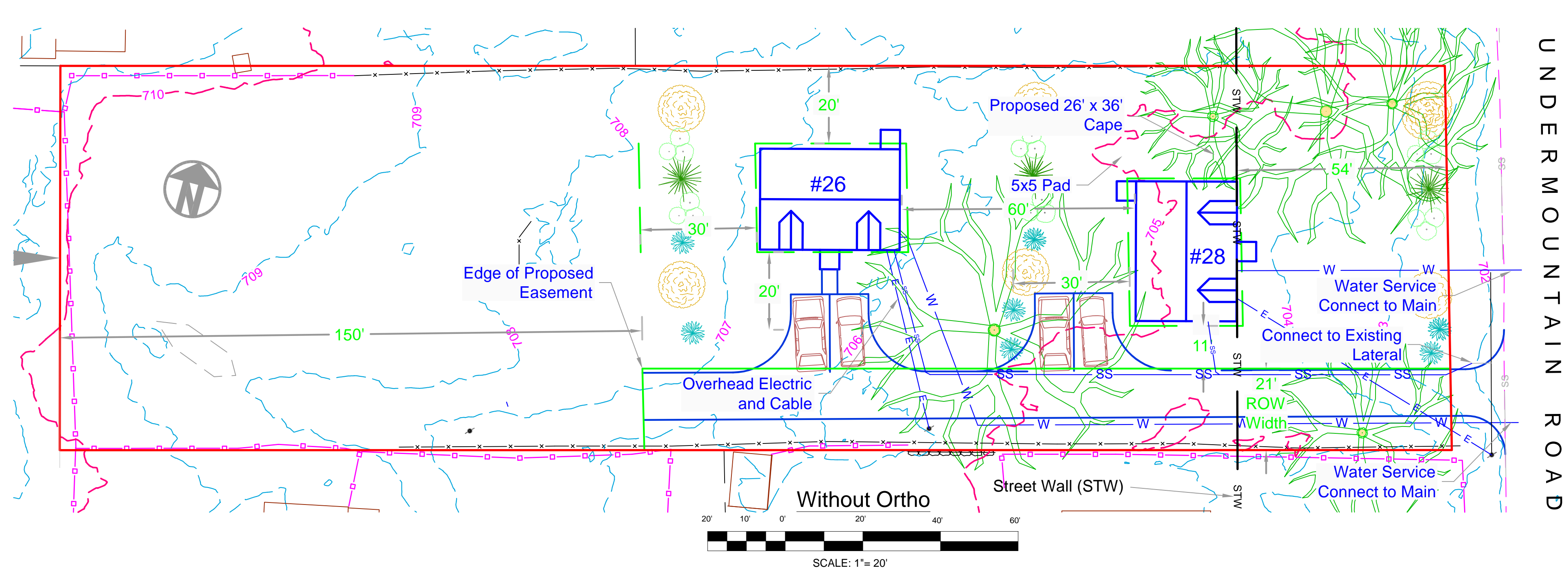
Street Wall (STW)

21' ROW Width





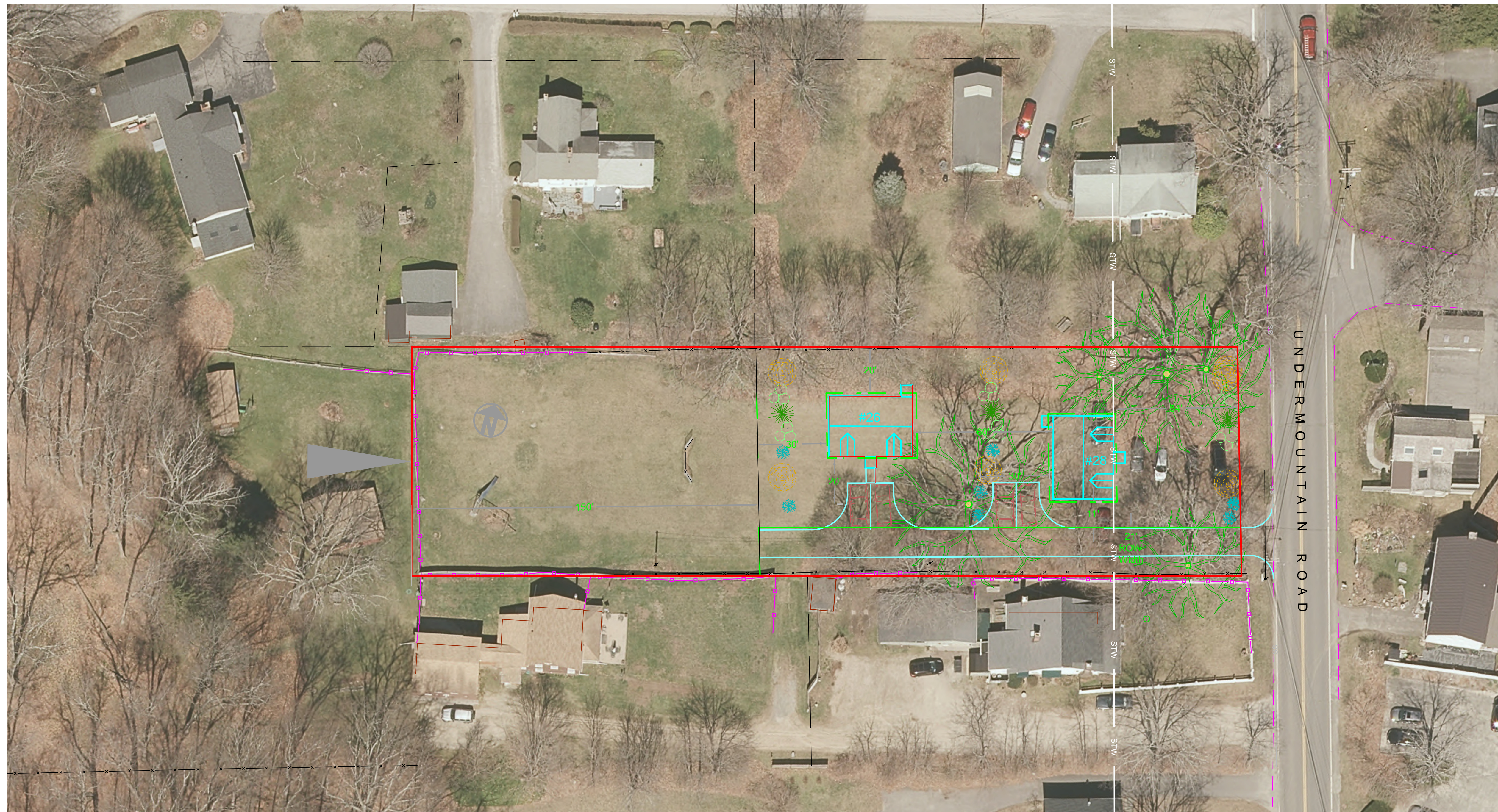
LOCATION PLAN
SCALE: 1" = 500'



UNDERMOUNTAIN ROAD

NOTES:

- Parcels - MBL 56-5, 56-6
- Zone: R-20, MFH-Overlay
- Front Yard - 40'
- Side Yard - 20'
- Rear Yard - 30'
- Layout shows - Two Houses
- Soils - Sand and gravel
- Average Land Slope - West to East - 2%



With Ortho

SCALE: 1" = 20'

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville, Connecticut 06039
Surveyor:
Lamb-Kiefer Land Surveyors
55 Selleck Hill Road
Salisbury, Connecticut 06068

Date: April 10, 2024
Revisions: 1 2024-04-23 H #s
2 2025-02-26 StrtWall aligned
3 2025-03-21

SALISBURY HOUSING TRUST
26 & 28 UNDERMOUNTAIN ROAD
SALISBURY, CONNECTICUT

REVISED SITE PLAN