

ALTER
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ATTORNEYS AT LAW

Christopher J. Smith
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RECEIVED

MAR 5 2021

LAND USE OFFICE
Salisbury, CT

701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

860.652.4020 TELEPHONE
860.652.4022 FACSIMILE

February 10, 2021

Via certified mail

Aquarion Water Company of Connecticut
ATTN: Joseph Welsh
Manager of Source Protection
714 Black Rock Road
Easton, Connecticut 06612

Re: Application for special permit approval for a twelve unit residential community development of real property known as 11 Holley Street, Salisbury, Connecticut, with an Assessor's designation of Map 45; Lot 2 ("Application").

Applicant: Salisbury Housing Committee, Inc. ("Applicant" or "SHC").

Notice provided to Aquarion Water Company of Connecticut pursuant to Section 8-3i of the Connecticut General Statutes.

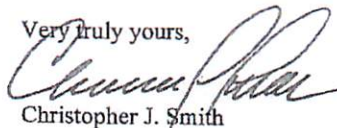
Dear Mr. Welsh,

The undersigned Firm represents the Salisbury Housing Committee, Inc. ("Applicant or "SHC"), concerning the above-referenced Application. The Application pertains to real property known as 11 Holley Street, which is located in Salisbury, Connecticut, and has an Assessor's designation of Map 45, Parcel 2 ("subject property"). The subject property is located within a designated Aquifer Protection Overlay District, and is located within an aquifer protection area or watershed area, as provided by Section 8-3i of the Connecticut General Statutes. Therefore, you are being provided with notice that this Application was filed with the Planning and Zoning Commission of the Town of Salisbury, Connecticut on February 4, 2021. A copy of the cover letter that was submitted with the Application, which provides a summary of the proposal, is attached for your convenience.

Thank you for your anticipated cooperation and assistance concerning this matter.

As always, best regards.

Very truly yours,



Christopher J. Smith

cc: Salisbury Planning and Zoning Commission (w/ enclosures)

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February 4, 2021

Via email and hand-delivery

Michael Klemens, Chairman
Planning & Zoning Commission
Town of Salisbury
Town Hall
P.O. Box 548
27 Main Street
Salisbury, Connecticut 06068

Re: Application for special permit approval for a twelve unit residential community development of real property known as 11 Holley Street, Salisbury, Connecticut, with an Assessor's designation of Map 45: Lot 2 ("Application").

Applicant: Salisbury Housing Committee, Inc. ("Applicant" or "SHC").

Dear Chairman Klemens and Members of the Commission:

The undersigned Firm represents the Salisbury Housing Committee, Inc. ("Applicant or "SHC"), concerning the above-referenced Application. The Application pertains to real property known as 11 Holley Street, which is located in Salisbury, Connecticut, and has an Assessor's designation of Map 45, Parcel 2 ("subject property"). The Applicant has an option to lease the subject property for the proposed multi-family residential community. The new residential community will have an affordable housing component, as provided by the Zoning Regulations of the Town of Salisbury, Connecticut ("Regulations"). This affordable housing component will provide for more diverse and affordable housing opportunities for mixed-income families. There is a demand for such housing opportunities in the Town of Salisbury, Connecticut.

The subject property comprises approximately .31 acres, and it is located within the Pocketknife Square Overlay District ("PKSQ") and LI-20 District. The proposed residential community is an allowed use in the PKSQ, subject to special permit review and approval. The proposed residential community provides for twelve "affordable housing units", as defined by Section 405.2 of the PKSQ Regulations, and qualifies for the PKSQ density bonus, as provided by Section

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405.5 of the Regulations. The purpose of this bonus is to incentivize the development of affordable housing units in the PKSQ.

The proposed multi-family residential community will have twelve units. There will be seven 1 bedroom units; four 2 bedroom units; and one 3 bedroom unit in a single building. The proposed residential community will comprise rental units or dwellings. Again, all twelve units will qualify as “affordable housing units”, as defined by Section 405.2 of the Regulations.

The subject property is located within the Aquifer Protection Overlay District. The proposal involves a use rendering more than thirty percent (30%) of the total lot area in impervious surface. Therefore, the Application includes a request for approval of a use, as provided by Section 403.4 of the Regulations governing the Aquifer Protection Overlay District. The proposed residential community does not involve a prohibited use, as provided by Section 403.5 of the Regulations.

The subject property is currently utilized for parking, and has access to both public water and public sewer. SHC has confirmed with the Water Pollution Control Authority of the Town of Salisbury, Connecticut, that there is adequate sewer capacity to serve the proposed multi-family residential community. There are no “regulated activities” associated with the proposed multi-family residential community that would require a wetlands permit. The residential community will be served by public water.

In support of this proposal, SHC respectfully submits the following documentation:

1. Application for special permit approval.
2. Statement of Proposed Use.
3. Site development plans, related drawings and documentation.
4. Requisite filing fees.

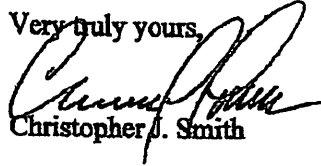
On behalf of the SHC and the SHC development team, we look forward to processing this exciting multi-family residential community development proposal that offers needed diverse housing opportunities for the citizens of Salisbury with the Commission and Town.

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Thank you for your anticipated cooperation and assistance concerning this matter.

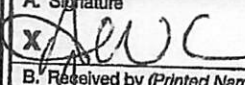
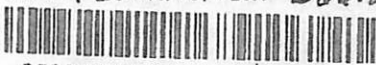
As always, best regards.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris Smith", written over the typed name "Christopher J. Smith".

Christopher J. Smith

cc: Salisbury Housing Committee, Inc. (w/ enclosures)

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature </p> <p><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p><i>Aquarion Water Company of CT ATTN: Joseph Welsh Manager of Source Protection 714 Black Rock Road Easton, Connecticut 06612</i></p>  <p>9590 9402 2929 7094 1756 74</p>		<p>B. Received by (Printed Name) <i>JWC</i></p>	<p>C. Date of Delivery <i>2/2</i></p>
<p>2. Article Number (Transfer from carrier label) 7017 1450 0000 3826 6475</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p style="text-align: right;"><i>2/2</i></p>	
		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>	<p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
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<p>Certified Mail Fee \$ 13.00</p> <p>Extra Services & Fees (check box, add fees as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ 31.00</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ 00.00</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ 00.00</p> <p><input type="checkbox"/> Adult Signature Required \$ 00.00</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ 00.00</p>	<p>0441 07</p> <p>Postmark Here</p>
<p>Postage \$ 61.75</p> <p>Total Postage and Fees \$ 87.20</p>	<p>02/19/2001</p>
<p>Sent To <i>Aquarion Water Co of CT; ATTN: Joseph Welsh</i> Street and Apt. No., or PO Box No. <i>714 Black Rock Road</i> City, State, ZIP+4® <i>Easton, CT 06612</i></p>	
<p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	

7017 1450 0000 3826 6475