

2021-0123

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ORIGINAL

February 4, 2021

RECEIVED

Via email and hand-delivery

FEB 04 2021

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

**LAND USE OFFICE
Salisbury, CT**

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:

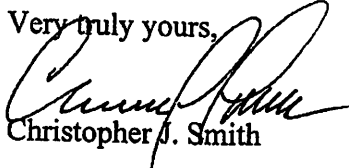
1. Application for special permit approval.
2. Statement of Proposed Use.
3. Site development plans, related drawings and documentation.
4. Requisite filing fees.

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,

Christopher J. Smith

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