

Statement of Proposed Use

The Salisbury Housing Committee, Inc. proposes to develop the existing parking lot located at the intersection of Millerton Road and Holley Street, known as 11 Holley Street, with an Assessor's designation of Map 45, Lot 2, with a 12 unit multi-family affordable housing residential community. The subject property is owned by the Town of Salisbury. The subject property comprises approximately 13,590 s.f. or 0.31 acres, and is located with the Pocketknife Square Overlay Zone District ("PKSQ") and LI-20 Zone District. The Applicant is the Salisbury Housing Committee, Inc., which is a non-profit corporation dedicated to promoting more diverse and affordable housing opportunities to the citizens of Salisbury.

The proposed residential community provides for 12 units in one building consisting of seven 1-bedroom units, four 2-bedroom units and one 3-bedroom unit. The architecture will be in kind to the neighborhood and community. The building consists of three floors with the first-floor level with Millerton Road and the basement consisting of a parking garage that opens to the South in keeping with the slope of the property. In the PKSQ, when at least fifty percent of the proposed units are designated affordable housing as provided in the PKSQ Regulations, and the minimum unit size is 350 square feet, a density bonus is permitted. All 12 units will be affordable housing units, as defined by the Regulations, and meet this minimum unit size requirement. Therefore, the proposal satisfies the requirements for this density bonus. The proposed residential community will provide multi-family housing for long-term residential use, and promote a diversity of housing stock and housing opportunities for the citizens of the Town of Salisbury.

The site plan includes a curbed 22 car parking/garage area with an accessible entrance along Millerton Road and a small permeable paver patio area in the North-East corner. A landscaping plan is also part of the application. Site lighting will be residential in character and scale with full-cut off fixtures. The building will be served by the public sewer and water systems.