

Letters of Support

For the purposes of consolidating digitized materials the following is a summary list of endorsements followed by the actual documents received.

Item #	Name (Title)	Date
3-A	Thomas C. Ragan	02/11/2021
3-B	Lloyd Baroody	02/13/2021
3-C	David Shillingford	02/14/2021
3-D	Carole Dmystryshak	02/19/2021
3-E	Roberta B Willis	02/25/2021
3-F	Annie Wayte	02/25/2021
3-G	Karin Gerstel	02/25/2021
3-H	Tom Morrison	02/26/2021
3-I	Elizabeth Slotnick	02/26/2021
3-J	Carol Magowan	02/27/2021
3-K	Barbara Maltby	02/27/2021
3-L	Spencer Finch	03/03/2021
3-M	Hannah Pouler	03/04/2021
3-N	Kathleen and Michael Voldstad	03/05/2021
3-O	Karen Noble	03/05/2021
3-P	Charles Vail	03/05/2021
3-Q	Katherine Kiefer	03/05/2021
3-R	Joseph Woodard	03/05/2021
3-S	Al Ginouves	03/05/2021
3-T	Lee Sullivan	03/05/2021
3-U	Steven and Mollee Alquesta	03/05/2021
3-V	Chris Pouler	03/06/2021
3-W	Mary and Philip Oppenheimer	03/06/2021
3-X	Hazel Garrity	03/07/2021
3-Y	Parker Boal	03/07/2021
3-Z	Anne Makepeace	03/07/2021

Subject: Holley Place - P&Z Public Hearing
From: Thomas Ragan <tragan@rf-law.com>
Date: 2/11/2021, 11:22 AM
To: "aconroy@salisburyct.us" <aconroy@salisburyct.us>

I am writing to express my strong support for the Holley Place affordable housing proposal. The analyses of need and suitability set forth in the attached statements are persuasive to any fair-minded resident concerned with the viability of Lakeville and Salisbury as other than under-served retirement communities for the wealthy.

Thank you for your attention.

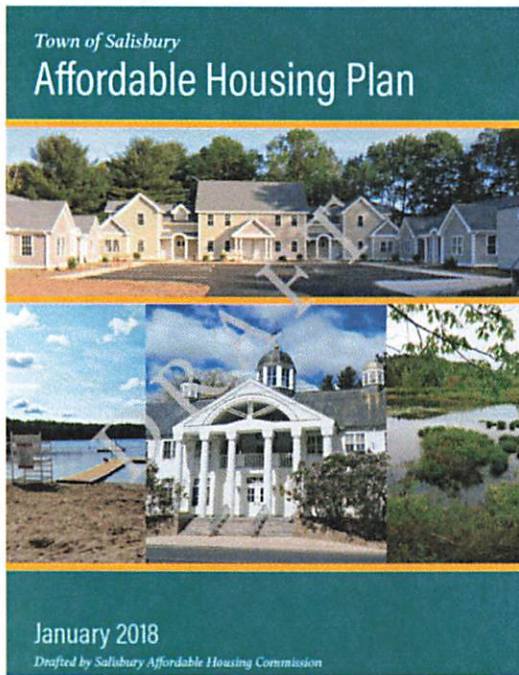
Thomas C. Ragan
81 Belgo Road
P.O. Box 1748
Lakeville, CT 06039
(631) 287-9382
tragan@rf-law.com

RECEIVED

FEB 11 2021

LAND USE OFFICE
Salisbury, CT

— Housing Plan slide.png —



- Adopted May 15, 2018
- **GOAL: 75 affordable housing units over the next 10 years:**
 - 15 homeownership units
 - 60 rental units
- Increases our total % of affordable housing **from 2.1% to 5%**
 - This still leaves 95% of Salisbury's housing stock open to market forces
- **Majority of attendees** at June 2017 and February 2018 Community Housing Forums supported this goal.

— Holley Place affordability.png —

HOLLEY PLACE AFFORDABILITY

- Developer is the Salisbury Housing Committee, a private, non-profit organization that owns and manages affordable rental housing in Salisbury- Sarum Village and Faith House
- SHC's volunteer board members are your friends and neighbors
- All 12 Holley Place units (100%) will be affordable, as defined by HUD
- Day-to-day operations are contracted to Connecticut Real Estate Management, a professional management company
- Funders require annual tenant qualification certification reports

Sarum 2 Current Rents by AMI and Size			
	Bedrooms		
AMI	1	2	3
25%	\$ 428		
50%	\$ 823	\$ 1,006	\$ 1,114
80%	\$ 991	\$ 1,206	\$ 1,314
100%			

Why Holley Street.png

WHY I I HOLLEY STREET?

- **June 2017- Public forum** on affordable housing; 90 people attended; **Holley Place received the most votes** for the site residents most wanted to see move forward to be developed.
- **May 2018- Salisbury Affordable Housing Plan** was adopted; includes Holley Place as one of 5 properties all needed to meet town's housing goals.
- **June 2018-** Salisbury voters decided **236 to 65** to grant site control of the Holley Block to the SHC via an option to lease for \$1 per year.
- Based on this expression of support for this site, been working since then to secure a **pre-development loan-** and been spending it to do architecture, engineering, traffic analysis, etc.



Why the need LaBonne slide.png

WHY DOES SALISBURY NEED MORE AFFORDABLE HOUSING?

1. Incomes have not kept pace with housing costs
2. High number of second homes
3. Lack of multi-unit housing
4. Shortage of affordable rental housing
5. CT's Affordable Housing Appeals Act

Current waiting list for SHC properties = _____

"My employees would all love to live in Salisbury if they could afford it... Every town needs a downtown population to keep its businesses and center vibrant."

Bob LaBonne, LaBonne's Market



Attachments:

Holley_Place_summary_21-01.pdf	313 KB
Housing Plan slide.png	2.0 MB
Holley Place affordability.png	195 KB
Why Holley Street.png	493 KB
Why the need LaBonne slide.png	778 KB

Holley Place

revised January 2021



Current proposed design for new building

Building Details

12 apartments

7-1-bedroom units, 4-2-bedroom units and
1-3-bedroom units

22 parking spaces (10 under the building)

Front setbacks designed to match abutting
properties

Zoning: Pocketknife Square Overlay District;
on town water and sewer

Project Details

- This site is part of the Town's adopted Affordable Housing Plan. At the resident input forum held in July 2017, this site received the highest number of votes as the preferred location for future housing.
- Local non-profit Salisbury Housing Committee (SHC) will be the owner; the property will be professionally managed.
- Rents will be affordable to households at a range of income levels.
- During construction everything possible will be done to minimize disruption to local businesses.
- A professional traffic and parking study shows that Holley Place will not significantly impact traffic on Millerton Rd or Holley Street and that the parking is more than sufficient to meet the demand of the residents. This will leave additional spaces that will be shared and open to the public.



Historic structure

Subject: Let's Get On with Building the Holley Place Affordable Housing Project
From: <lloydbaroody@gmail.com>
Date: 2/13/2021, 8:28 PM
To: <aconroy@salisburyct.us>

I offer my full support for the Holley Place Affordable Housing Project.

I started living as a child in Lakeville in the 1950's and went to Salisbury Central School. I remember well the vibrancy of Lakeville, the July 4th parades in Lakeville (not Salisbury), with multiple elaborate floats and many stores at which to shop. This was before parts of the town were torn down to make way for the current park where the old Holley building stood as well as the park in front of Community Field. We lost quite a number of businesses in town as a result of these demolitions. What did we get instead? - a gas station having the architecture of practically every other gas station in the world and a glorified "park" with a bench that is really just a dirt ground parking lot. The Holley Project can provide a bridge to Lakeville's glorious past by helping to revitalize the town.

Some people are losing sight of the overarching and urgent need for a quantum increase in affordable housing by inflicting the project with a thousand cuts with ad nauseum nitpicking. I will take to task just some of the objections.

- Loss of park having historic heritage – you would think people were defending Gettysburg. It's a dirt park with a park bench!
- Too much traffic and not enough parking – the building across the street on Holley St. with extremely limited parking used to be Salisbury Bank when I grew up. Everybody had to physically go to the bank in those pre-internet days. There was nothing "busier" than that. And yet we dealt with it without big fuss or problems. In terms of added traffic from the proposed project, I suspect that there is more traffic turning into the post office in 15 minutes than there would be all day in added traffic turning into Holley St. Look, Lakeville was a bustling town when the original Holley building existed, yet we managed quite well with parking, using parallel parking on the street as necessary.
- Too dangerous traffic area for kids: This makes no sense, since kids would be able to easily walk to the Grove, playground, etc. without having to navigate longer distances providing higher risk.
- Too dangerous for motorists given the hill coming down from Route 41: I would like to suggest that the trip to the dump since it was moved is significantly more treacherous these days on the windy road to Millerton. At least that's for the majority of us, and the dump is a *necessary* destination. This is many times more dangerous than going to the old dump, especially in the snow and given the distance and numerous curves in the road. Were there so many complaints about that? Things need to be kept in reasonable perspective.
- Why not instead build elsewhere like the Pope property: This is a false comparison. The fact is, we need Holley, Pope, and every other place that has been proposed to make a material difference in affordable housing in our town. We need them all. The alternative to not getting in younger people is an increase in the already high average age of our residents. If this continues, then maybe we should simply move the boundaries of the Salisbury Cemetery to the rest of Salisbury and include Lakeville. That's where we're headed, and then at least we could be buried in our backyards.
- Architecture not appropriate: this is highly subjective and few people will agree on the "ideal" look. The proposed building needs to accommodate the many apartments and at the same time look close enough to the old style. When the old Salisbury Town Hall was burned down by an arsonist many years ago (I remember it well), the replacement building looked to me like something in Greenwich CT, not a replica of the old building. I got used to it; it's not really so bad.
- Too much density: The folks complaining about this would have been really upset in the 1950's and in the many decades before when there was across the street (a bit up the hill on the way to Millerton) a rooming house called the Gateway Inn. A photo is below. Imagine the "traffic" from that place! And I can tell you from personal observation, it wasn't a problem. One other point regarding the density – a minimum number of apartments are apparently needed to get the state funding. That could be a make or break issue for the viability of the project.

Let's simply get on with the Holley Project. It is badly needed. Yea, it's not perfect for everyone, but it's good enough and helps achieve the long sought affordable housing objectives of the town.

Lloyd Baroody



RECEIVED

FEB 15 2021

LAND USE OFFICE
Salisbury, CT

3C

Subject: RE: Special Permit #2021-0123, 11 Holley Street
From: David Shillingford <djs002@gmail.com>
Date: 2/14/2021, 4:52 PM
To: aconroy@salisburyct.us

RE: Special Permit #2021-0123, 11 Holley Street.

To: Abby Conroy, Land Use Administrator aconroy@salisburyct.us

Dear Abby,

This letter is in support of the Holley Street Affordable Housing Project.

Simply put, there are three reasons for my support:

1. Affordable housing is badly needed in Salisbury/Lakeville. We are many years behind even the most basic needs of the community and quickly falling further behind as house prices continue to rise.
2. There will never be a perfect plot for affordable housing. There will always be resistance by those who are either opposed to the idea of affordable housing (not that they would admit this) or for their own self interest. If they are allowed to stand in the way of this project, they, or others like them, will stand in the way of the next project as has happened in the past. If not now then when? A 'no' to the Holley Street project is a 'no' to affordable housing.
3. If there was ever a time for the community to say 'yes' and not to be diverted by subjective debates of aesthetics and impossible-to-prove and overblown safety concerns it is now. If the pandemic has taught us anything it is that there really are essential workers that are the backbone of our community and prepared to put themselves in harms way for the good of our town. Why force them to live in another community? What message do we send to essential workers if we say 'no' to affordable housing.

Sincerely,

David Shillingford.

RECEIVED

FEB 15 2021

LAND USE OFFICE
Salisbury, CT

3D

Subject: Salisbury Housing Committee's (SHC) New Application for a Special Permit for 12 Unit Building at 11 Holley Place

From: carole dmytryshak <dmytryshak@comcast.net>

Date: 2/19/2021, 4:39 PM

To: "aconroy@salisburyct.us" <aconroy@salisburyct.us>

I am writing in support of the proposed plan for a multi-family dwelling at 11 Holley Street. The project is proposed and will be managed by the SHC. Revisions were made to the plan due to concerns expressed by neighbors and other interested parties. The original plan was revised to reduce the square footage of the building and the number of units.

The SHC proposed this project to address the severe need in Salisbury for affordable housing. Over the years a number of studies have been done to determine the size of our need. The most recent report prepared in 2018 by the Salisbury Affordable Housing Commission stated that an additional 75 units of affordable housing would bring our housing stock of affordable housing to 5%. The State of Connecticut goal for each town is 10%. This project will move the ball forward but will not get us to the finish line. In the meantime, economic conditions are working against us in our desire to meet the 5% goal. A recent story in the Republican American reported that during 2020 Salisbury leads the State with a 56% increase in median housing prices. The Salisbury median reached \$610,536 and the increase in the number of home sales over the prior year was 123%.

As a community we must work together to address the need for affordable housing. I think this new plan from the SHC demonstrates their willingness to work with their neighbors while proposing a project that is attractive and a good use for the site. I recommend the application is approved.

Sincerely

Carole Dmytryshak

Telephone - 860 435 0517

RECEIVED

FEB 22 2021

LAND USE OFFICE
Salisbury, CT

3E

ROBERTA B WILLIS

P.O.Box 1733, Lakeville | Roberta.bill.willis@snet.net

February 25, 2021

Abby Conroy
Land Use Administrator
Planning & Zoning Commission
Town of Salisbury

Our town has been grappling with the challenges of affordable housing for decades. Most of the proposals have not worked out. Always they are met with strong opposition. I believed that the Pope property should have been developed first, but we had a public forum where the residents present voted for building on the Holley Block. There is always going to be objections, there always is. We cannot 'kick this can' any longer.

This community needs affordable rental units. Late is better than never, especially, as housing prices escalate. According to a recent Hartford Courant article, the town of Salisbury housing prices have gone up more than any of the 169 towns in the state this year. 57% If you are planning to sell your house that is great, but not if you are someone working here, a senior citizen on a fixed income or young family looking to buy or rent.

Single family homes make up 70% of the housing stock in the vast majority of Connecticut towns. In Salisbury that number is 92%. This puts Salisbury at the bottom of available rental units within a town in the state. It is a barrier that is not sustainable to maintain a vital community. Your consideration and support for this project is needed.

Thank you for your service to our community.

Sincerely

Roberta B Willis

RECEIVED

FEB 25 2021

**LAND USE OFFICE
Salisbury, CT**

3F

Subject: [spam] Holley Block Project and Affordable Housing Policy
From: Annie Wayte <anniewayte@gmail.com>
Date: 2/25/2021, 11:23 AM
To: aconroy@salisburyct.us

Town of Salisbury Planning and Zoning Commission

Salisbury, CT

25th February 2021

Re: Holley Block Project and Affordable Housing Policy

Dear Abby,

Thank you for providing the public with the opportunity to comment on the Holley Block Project and, more generally, Salisbury's housing policy priorities. As the operating partner of the White Hart Inn, one of Salisbury's largest private employers, I am well positioned to comment on the impact that Salisbury's high cost of housing has on both local businesses and the employees of those businesses. The White Hart would need to increase non-management wages significantly for our employees to afford a home in Salisbury. Of course, higher expenses would force us to increase our prices significantly, impacting our ability to serve the entirety of our community.

As a result, our employees nearly universally live outside of the town, increasing their commute and associated transport costs and lowering their ultimate take home income and quality of life. Additionally, the children of our employees do not attend our local elementary school – one of the best in the state and a potential incentive for attracting talented people to employment at the White Hart and other Salisbury businesses. Ultimately, and most fundamentally, housing policy geared toward property values and current property owners is a form of passive segregation that fosters the divisions between "us" and "them."

The "them" are my colleagues. They are the people who work every day to keep a Salisbury landmark shining. The people who welcome out-of-town guests and so represent our

RECEIVED

FEB 25 2021

LAND USE OFFICE
Salisbury, CT

community to visitors from around the world. The people who brave infection from COVID-19 to produce food for “us.” I am proud of them and I am proud to work alongside them. Serious consideration of town housing priorities is the least we can do to acknowledge their contributions to the quality of life that we enjoy. The Holley Block Project is no panacea, but it is, if nothing else, an acknowledgement that we need to do better to catalyze and support a diverse, inclusive community.

Again, thank you for providing me the opportunity to comment.

Sincerely,

Annie Wayte

Partner and Chef – The White Hart Inn, 15 Undermountain Rd, Salisbury

39

RECEIVED

FEB 25 2021

LAND USE OFFICE
Salisbury, CT

Subject: [spam] Affordable Housing on Holley Street
From: Karin Gerstel <kjgerstel@gmail.com>
Date: 2/25/2021, 1:44 PM
To: aconroy@salisburyct.us

Dear Abby Conroy, Land Use Administrator:

I would like to submit the attached letter of support for 11 Holley Place as affordable housing, for the Salisbury Housing Committee's Hearing before the Salisbury Planning & Zoning Commission, March 9, 20201.

Let me know if you have any questions. Thank you for all you do for our community - and the excellent presentation session you all hosted on February 4th.

Karin Gerstel
535 Under Mountain Road
Salisbury, CT 06068
860-435-9265

TO: Planning & Zoning Commission
RE: March 9, 2021 Hearing for Salisbury Housing Committee

I grew up in Salisbury, visiting friends in the apartments along Millerton Road. It was great to walk to the Grove, walk or ride bicycles downtown to get a soda, see other friends, or get to work. I appreciated that living out of town. There were more businesses then, like the grocery store, the Apothecary, tack shop, laundry, restaurants - and more, though I never heard parking was an issue.

In the 1970s, I worked at the Salisbury Pharmacy counter, listening to meetings about a need for affordable housing. It took a few years and lots of local dedication to get Sarum Village up and running. Little else has happened for people who serve our community since then. We need people in our area who care for us in nursing, teaching, landscaping, the grocery store, waiting on table, in our shops....and to keep our community vibrant. Many in those jobs cannot afford to live here and must commute from farther and farther away. Even the apartments my peers came back to after college or leaving their parent's home, are no longer affordable for most working people, without help from family.

Affordable housing projects are brought to the public, this one won as an initial site preference. There are discussions over concerns, before things move to the next step. Money is spent on design; legal questions and still a few people will always find an issue to hang their hats on. So, how do we keep our children from moving away to find work where they can also live?

Our community prides itself and is **dependenton** all the incredible volunteers keeping us safe, as the firefighters, the ambulance, the various boards that keep the town running & other support services. Yet, the median age, with help from a few new young volunteers we hope stay in the area, is mid-50s! When I went to HVRHS, there were 750 students. Despite a greater number of homes, there are now less than 400!

I feel fortunate to be able to move back to Salisbury on family property, where I feel a strong sense of community & history. On morning walks we'd say hello to a family with 2 babies, in a rented house they had begun fixing up, whose parents I went to HS with and grandfather was Salisbury Selectman! Last Spring they told us they had to move, as the house was going on the market for \$450k, with no "rent to own" possibility. They left town, the house sold for just over \$300k, a firm remodeled & within 2 months sold it for over \$600K, and it now sits empty?! That is one example.

This is obviously a crisis that hurts our community, already the oldest median age in the state, and now with the greatest increase in real estate cost. This is why I am writing in support of the Holley Place Project: for it's location, our needs - and it is time!

I thank you for your time & commitment in our community.

Karin Gerstel

Salisbury, CT



Salisbury Republican Town Committee

Post Office Box 221, Salisbury, CT 06068 - Email: TheSalisburyRTC@gmail.com



Salisbury Planning and Zoning Commission
Town Hall
Salisbury, CT 06068

RECEIVED

3H

MAR 1 2021

February 26, 2021

Dear Chairman Klemens et al -

LAND USE OFFICE
Salisbury, CT

The Salisbury Republican Town Committee strongly supports the construction of Affordable Housing in Salisbury. In particular, we support the revised plan for the Holley Block property recently submitted by the Salisbury Housing Committee.

The dearth of affordable housing in Salisbury is well known. At a Town Meeting in 2010, the Salisbury Affordable Housing Commission (SAHC) was created and charged with developing a plan for creating more affordable housing. In May 2018, SAHC issued its excellent "Affordable Housing Plan", calling for the construction of 75 housing units over the next ten years. Only one of the properties listed in that report is close to realization: Sarum Village III, which will have 10 units available when completed. We understand that over 40 families are already on the waiting list for this project.

The problem is much larger than just finding living quarters for our retail and service workers who often drive long distances to their jobs here. The whole Northwest Corner faces a rapidly developing demographic, economic and social crisis. According to data assembled by the Northwest Connecticut Community Foundation, by 2025 Salisbury will have 1,234 residents over the age of 65. That would be more than a third of the town's entire population. At the same time the younger working age population is declining, which is not surprising since housing prices are out of reach for young people. According to data from Sotheby's International Realty, the price of a single-family home in Salisbury was more than \$717,000 three years ago; it is surely much higher now. Given the shortage of housing that young people can afford, who will be the volunteers to man our fire department, ambulance corps or the many service organizations we depend on? They are all having trouble recruiting new members.

The 2018 Affordable Housing Plan lists seven properties owned by either the Town or the Salisbury Housing Committee on which affordable housing could be erected. Unfortunately, only four of these properties are large enough to accommodate 10 or more housing units. And with the exception of Sarum Village III, these larger parcels have all generated fierce opposition from various segments of the population. The numerous objections raised to the Holley Block proposal are thus not surprising. While these objections may be heartfelt, we believe they are shortsighted.

The Salisbury Republican Town Committee supports the revised proposal for the Holley Block property. Moreover, we hope that a way can be found to move forward on all the projects listed in the 2018 Plan. The Committee also gives it's heartfelt thanks to the SAHC, the Salisbury Housing Committee, the Salisbury Housing Trust and NWCT Habitat for Humanity; these organizations deserve our support for their efforts over the years to bring more affordable housing to our town.

Sincerely, 

Tom Morrison
Chair, Salisbury Republican Town Committee

31

Elizabeth Slotnick

AIA, NCARB

Architect

16 Prospect Street
Lakeville, Connecticut 06039
860 435-1403 / eslotnick@snet.net

RECEIVED

February 26, 2021

MAR 01 2021

Dear Planning and Zoning Commission:

LAND USE OFFICE
Salisbury, CT

I would like to voice my wholehearted support for the planned development of the Holley Block property into the 12 affordable apartments known as Holley Place. These apartments will become homes for people from all walks of life who wish to live in our town and be a part of our community for the same reasons we all share, but who are unable to afford the alarmingly increasing cost of housing here. To further my stated support, I recently joined the Salisbury Housing Committee as a volunteer Board member to help bring this project and future projects into fruition, and I continue to serve on the Salisbury Affordable Housing Commission.

As an architect, I find the new design to be of a piece with the surrounding village context. The proposed building will enhance the built fabric at the entrance to Lakeville by repairing the gap in the street facades that was brought about over fifty years ago when the original Holley Block building was unceremoniously demolished. It is also commendable that the designers were able to convert an unsightly parking lot with a derelict strip of landscaping into a village-friendly site for much needed housing that even manages to provide 22 parking spaces as well. What more could be asked for?

Put simply, Holley Place is the right project for the right place at the right time.

Sincerely,



Elizabeth Slotnick

3J

RECEIVED

MAR 01 2021

LAND USE OFFICE
Salisbury, CT

Subject: [spam] Support for Holy Place Affordable Housing
From: Carol Magowan <carolmagowan@gmail.com>
Date: 2/27/2021, 8:57 AM
To: aconroy@salisburyct.us

I am totally in favor of the proposed Holley Place Affordable Housing plan for the following reasons:

- The state of CT has mandated that all towns must plan and build affordable housing.
- In this current real estate boom, affordable housing, even a sensibly priced house, is now way out of reach for even more people.
- Salisbury needs affordable housing for young families, for older people downsizing, and for those wanting to be released from an ever price increasing rental market and have the opportunity to own their own homes.
- The state hopefully will give the Salisbury Housing Committee a sizable grant to achieve this goal, monies that would NOT be forthcoming should the project be rejected. This would be a serious setback for SHC and affordable housing in our Town.
- The town voted on this site, choosing it over other locations.
- The new plan has addressed the concerns and objections of the first proposal, creating a smaller building mass with one less apartment. It is a beautiful building.
- The concern for children with no access to "green spaces" is ridiculous when Factory pond, the Grove and the ball field are in close proximity. There is already affordable housing in the Farnum Apartments where one sees mothers and strollers, young children all of the time. Where has the concern been for them all of these years?
- Increased traffic may, indeed, be a small issue, but it will be an issue wherever new housing is built, and we, as a community, will adjust to it. We always do.
- I am concerned that the majority of those objecting to this proposal are the more affluent members of Lakeville making it seem that this is a case of NIMBYism, a notion that makes me sad that there are those who really only care about the affluent appearance of Lakeville and not those who want to live and work there.

This is a wonderful opportunity for Salisbury to enrich and expand the town and its people. If not now, with this worthwhile and well thought out proposal, then when?

Respectfully,

Carol Magowan

Subject: Letter in support of Holley Place
From: Barbara Maltby <bbsmaltby@gmail.com>
Date: 2/27/2021, 3:33 PM
To: aconroy@salisburyct.us

RECEIVED 3K

MAR 01 2021

LAND USE OFFICE
Salisbury, CT

I am writing to add my support for Holley Place I have lived in Lakeville since 1971 and celebrate my family's good luck in finding ourselves here in this beautiful, caring community in which concern for its overall well-being is of paramount concern to its residents.

Salisbury Township's need for more affordable housing is undisputed and of long-standing. The health of our whole community depends on young people, young families, workers in our local businesses and schools, having places in which they can afford to live. Our demographic stats make that need critical: our aging population and the high cost of housing.

Holley Place was the site chosen to develop next at a town meeting a few years ago. Changes have been made to its size and design since then in response to residents' input. Is it perfect? No, but then what is? If I had young children, I would be thrilled by its proximity to the lake & other great facilities right out the back door. Most important, Planning & Zoning will ensure that it meets all zoning and environmental regulations, which it apparently does.

Holley Place is not an either/or situation. It's the next project in the continuing effort to develop every possible location for more affordable housing units. (I here add my hope that the unsightly but well-located China Café can be bought and also rehabbed for this purpose!)

Barbara Maltby

Barbara Maltby
238 Indian Mountain Rd.
Lakeville, CT 06039
bbsmaltby@gmail.com

Tel: 860-435-2749

Cell: 917-301-7540

03/04/2021

11:43 AM

PROFESSOR
TO STUDENTS

3L

RECEIVED

MAR 04 2021

LAND USE OFFICE
Salisbury, CT

Subject: [spam] Letter in Support of Holley Block
From: Spencer Finch <spencer@spencerfinch.com>
Date: 3/3/2021, 4:07 PM
To: Abby Conroy <aconroy@salisburyct.us>

Dear Abby

I strongly support the proposal for building affordable housing at Holley Block in Lakeville. As housing costs in town skyrocket, it is more imperative than ever that we provide opportunities for people who work in our community to also live here. This project will provide much needed housing for people such as nurses, teachers, firefighters, EMTs, and others who have done so much for all of us in the last year.

I know that there is a small number of very vocal opponents to this project, but their scattershot objections range from ridiculous to absurd. I imagine that their real objections are simply NIMBYism or something worse, but if they are not willing to be honest about the true nature of their opposition, they do not deserve the consideration of the commission.

I am grateful to the incredible volunteers who worked tirelessly to develop this proposal, which has been years in the making and which will truly make our community a better one. This is an amazing opportunity for our town and I urge the commission to do the right thing and approve this application. We may not get another chance to build affordable housing for many years.

Sincerely,

Spencer Finch
Lakeville

3M

RECEIVED

MAR 04 2021

LAND USE OFFICE
Salisbury, CT

Hannah Pouler
16 Prospect St
Lakeville, CT 06039

3/4/21

Dear Planning and Zoning Commission,

My name is Hannah Pouler, and I am a resident of Lakeville, Connecticut. I am writing to express my support for the Holley Block Affordable Housing Project. As a college student approaching my entrance into the "real world," I recognize that the affordable housing debate is especially relevant to younger generations. When considering potential locations to settle down after school, Lakeville was never an option. The lack of rental properties *at all*, regardless of their affordability, denies young people a place to live in the neighborhood. In fact, I found it more feasible to reside in Manhattan, a city with a notoriously expensive real estate market, than to attempt to move back home.

The sentiment of being excluded from one's hometown is shared with many other local residents. Over the past month, I helped circulate a petition written by Carrie Babigian that expressed youth support for the Holley Block project. The response I received from young locals was overwhelming. People expressed frustration with living with their parents and commuting over thirty minutes to work in Lakeville's shops and restaurants. Others referenced a stagnant social scene, caused by the mass outward migration of young people. Some were disheartened by the bleak future prospect of returning to the town, including myself. I grew up riding bikes on Prospect Street, climbing trees, sledding down Selleck hill, and spending every waking summer hour at the Grove. I hope to someday share these experiences with my own children. However, without a six-figure salary, I am unsure if I will ever have the opportunity to do so.

The relevance of affordable housing to young residents stretches beyond those who grew up in Lakeville. Many families hoping to move to Lakeville experience the same issues with housing prices; as they are excluded, their children are, too. At the February 4th information session about the Holley Place, a resident criticized the wording of Carrie's petition, claiming that the "vitality" of Lakeville comes not from younger residents, but from preserved open spaces. To this, I respond with a personal belief, one that I hope will be shared with the majority of residents; vitality comes from people, not places. The very definition of the word is "the state of being strong and active; energy." When I picture energy in Lakeville, I imagine the brave SVAS squad and the volunteer firefighters of the Lakeville Hose Co. I think of the Grove lifeguards who protect residents and visitors alike. I think of the cashiers at La'Bonnes, who come to work despite COVID-19, and despite the commute from other towns. I think of the friendly Mizza's delivery drivers, the bartenders at the Black Rabbit, and the maintenance crews who tend to our gardens and yards. These people, incidentally, all need affordable housing. What do I *not* associate with vitality? A singular parking lot, decorated with five trees and a broken bench.

Without this housing, I fear that the town continue to trend towards becoming a community of older retirees and second home owners. I fear for our schools, our businesses, and our emergency services. I fear for my dream of returning to Lakeville, and the similar dreams of my peers. I strongly encourage the Planning and Zoning Commission to provide the full support necessary to implement this project, as well as many more in the future.

Thank you.

Best,
Hannah Pouler

3N

Subject: Holley Block project
From: Kathy Voldstad <kathyvoldstad@gmail.com>
Date: 3/5/2021, 8:03 AM
To: aconroy@salisburyct.us

RECEIVED

MAR 05 2021

LAND USE OFFICE
Salisbury, CT

March 5, 2021

To: Planning and Zoning Commissioners
Re: Holley Place

We'd like to thank the Salisbury Affordable Housing Commission and the Salisbury Housing Committee for the session they hosted on February 4 to provide details on the revisions to the Holley Place affordable housing proposal.

Clearly a lot of time, energy and thought went into their presentation. It was apparent that the volunteers serving our towns on these committees listened to the comments and concerns voiced by community members about the viability of the project. We appreciate their efforts to address those concerns.

Initially we, like many, had questions about both the process and the proposed building. Over the last couple of months we have come to better understand the problems created by the dearth of affordable housing and the process that has been undertaken to address them. We appreciate the enormous effort that so many of our friends and neighbors have put into developing housing options that will make living locally a possibility for the many people who work in our towns but are priced out of the real estate market.

Given the need for affordable housing in our community, we are 100% behind developing the Holley Place site and we hope our town will commit to developing the Pope property and other potential sites in the very near future.

We'd like to commend the volunteers hosting Thursday's meeting for their patience and grace when responding to questions and comments. They modeled the respect and tolerance that we hope can become a part of all of our civic interactions.

Best Regards,

Kathleen Voldstad
Michael Voldstad

30

RECEIVED

MAR 05 2021

LAND USE OFFICE
Salisbury, CT

Subject: [spam] New Holly Block Proposal
From: Kerry Noble <kerry.noble170@gmail.com>
Date: 3/5/2021, 9:23 AM
To: aconroy@salisburyct.us

I am in support of the new plan for the proposed affordable housing project called the Revised Holly Block submitted by Salisbury Housing. I think the reduced number of apartments fits the lot space better. I do not foresee the small increase in parking or traffic as being detrimental to the area or it's intersection with Rt 44.

I grew up walking or biking to the Grove from Main St , and I think this building will remind me of how it used to look. Only no one named Doc will offer me an ice cream cone on occasion.

We very much need this housing sooner than later. I hope you will approve this new application.

Sincerely

Karen Noble aka Kerry
170 Canaan Rd
Salisbury

3P

RECEIVED

MAR 05 2021

LAND USE OFFICE
Salisbury, CT

Subject: Support for Affordable Housing
From: Judge Vail <judgevail100@aol.com>
Date: 3/5/2021, 9:26 AM
To: aconroy@salisburyct.us

I support the revised proposal for the Holley Block Affordable Housing project in Lakeville.

Charles Vail
87 Canaan Rd Unit 2G
Salisbury CT

Sent from my iPhone

3Q

Subject: Affordable Housing in Town of Salisbury
From: Katherine Kiefer <katherine.kiefer.esq@gmail.com>
Date: 3/5/2021, 1:03 PM
To: aconroy@salisburyct.us
CC: Roger Crain <rogcrain@hotmail.com>, "Jim Dresser >" <jdresser@snet.net>

Dear Planning and Zoning,

I support using the Holley Block land in Lakeville to build units of Affordable Housing

The Town really needs to address the lack of affordable housing in Salisbury/Lakeville/Taconic.
This would be a step in the right direction.

Sincerely

Katherine Kiefer

Katherine Kiefer
katherine.kiefer.esq@gmail.com
978-201-9680

RECEIVED

MAR 05 2021

LAND USE OFFICE
Salisbury, CT

If you understand, things are just as they are. If you do not understand, things are just as they are.

3R

Subject: Holley Block Affordable Housing project
From: Joseph Woodard <josephmwoodard@gmail.com>
Date: 3/5/2021, 2:15 PM
To: aconroy@salisburyct.us

March, 5, 2021

TO: Salisbury Planning & Zoning Commission
FROM: Joseph Woodard
535 Under Mountain Road
Salisbury, CT 06068

RECEIVED

MAR 05 2021

RE: Holley Block Affordable Housing

LAND USE OFFICE
Salisbury, CT

I am writing in support of the Holley Block Affordable Housing project. As an active member of the community I have attended a number of meetings in which Holley Block Affordable Housing project was the focus of the meeting. In those meetings we were asked to vote on the location, design and approval of the project. I know the Planning and Zoning Commission has a difficult job and I understand that not everyone is happy with the project but as one of the majority who has voted to move forward with the project, I ask that the Commission to support the project and allow it to move forward.

Respectfully,

Joseph Woodard

35

Subject: Application #2021-0123 / Salisbury Housing Committee / 11 Holley Street

From: albert ginouves <albertginouves@hotmail.com>

Date: 3/5/2021, 2:48 PM

To: Abby Conroy <aconroy@salisburyct.us>

RECEIVED

MAR 05 2021

Abby and members of the Planning and Zoning Commission,

LAND USE OFFICE
Salisbury, CT

It has been almost six months since I wrote a letter of support for the original application for affordable housing at Holley Block. In that time the housing crisis in the region has become worse. Now I understand a new challenge for would-be renters and owners is a shortage of storage units to protect their belongings while they search for new housing.

The Salisbury Housing Committee has been incredibly thorough and open in its planning and presentations. It has incorporated suggestions and addressed concerns from the general public, Lakeville businesses, and nearby property owners.

I hated to lose bedrooms and parking spaces, but the Housing Committee generously withdrew its proposal and modified the design and size of the building as requested by some of the critics of the project.

No doubt there will be hours of addressing new issues and going over some of the old ones. The spokespeople for the project will address them all with their usual competency and grace.

But then it will be time to act. After your hours of patient listening, questioning, and deliberating, when you are sure the proposal meets all the Zoning Regulations, please, please do the right thing. This project could be built and full of tenants by this time next year. It will be a beautiful addition to Lakeville, and a tribute to the compassion and common sense of the majority of Salisbury citizens.

Respectfully, Al Ginouves

Lakeville resident

(Member of the Salisbury Housing Committee)

BT

Subject: Comment on Special Permit Application #2021-0123 for 11 Holley St
From: Lee Ann Sullivan <sullivan.lee.ann@gmail.com>
Date: 3/5/2021, 3:21 PM
To: "aconroy@salisburyct.us" <aconroy@salisburyct.us>

RECEIVED

MAR 05 2021

LAND USE OFFICE
Salisbury, CT

To the Planning and Zoning Commission,
Town of Salisbury, Connecticut:

I am a resident of Salisbury writing to express my wholehearted support for the proposed development by the Salisbury Housing Committee (SHC) at 11 Holley Street, Lakeville.

Their proposal is well prepared and factored in community feedback. The location is ideal for future resident access to The Grove, ballfields, the rail trail and several of our great local restaurants. The impact on parking in the area is mitigated by the site plan that carves out parking under the building. The project makes use of space in a densely built part of town, maximizing the efficient use of utilities, roads, and sidewalks.

I applaud the hard work and persistence of the SHC in planning a project that will add direly needed affordable housing to our town. I live close to Sarum Village and see firsthand what a great job they are doing to support our community.

Thank you for allowing me to express my support for the proposed project at 11 Holley Street.

With best regards,
Lee Sullivan
44 Under Mountain Rd
Salisbury, CT 06068

Steven and Mollee Alquesta
19 Echo St.
Salisbury, CT 06068
203-206-1141

Salisbury Planning and Zoning Commission

Members of the Commission,

My wife and I write to wholeheartedly support the proposed affordable housing development at Holley Block. As Salisbury residents and homeowners, we believe that the continued development of affordable housing is essential to the kind of healthy and vibrant community that we want to live in.

Mollee was born and raised in Salisbury, and I am originally from North Canaan. We left the Northwest Corner for several years for career reasons, but it was always our goal to come back. We did so in 2018, but found that it was incredibly difficult. There is virtually no supply of rental housing in the area, either in Salisbury or the surrounding communities. Further, the market for buying a home was mostly way out of our price range, a problem that has only gotten worse since the pandemic. The only reason we are living here today is because my veteran benefits allowed us to secure a home loan without a down payment, a luxury unavailable to most homebuyers. We know that we are fortunate to be here, and want to hold the door open for those without the same advantages.

Salisbury's most recent plan of conservation and development, from 2012, states that the town has the highest median age of any town in Connecticut, and that one quarter of the town's housing units were "maintained for seasonal and occasional use." Those numbers are only growing. Young people are, by and large, not moving to Salisbury, because they can't afford it. This has ripple effects throughout the community. Without younger volunteers, we cannot sustain a volunteer fire department or ambulance service. Without a younger workforce that lives close by, our local stores and businesses will find it difficult to sustain themselves. As the population of school age children goes down, so to do the opportunities available to those children – you can't field a middle school soccer team if you don't have 11 players on the field.

Our town, and the region in general, is being hollowed out demographically. We are approaching a time when the only residents left will be retirees and weekenders. That is not the kind of town we grew up in, and it is not the kind of town we want to live in now. We want a vibrant community, with an active core. We want to live near people of different incomes and ages. We want the people who serve the community, our "Frontline Workers," to be able to live close by, attend our schools, and feel like they truly belong here, not just commute here from somewhere more affordable to serve wealthier customers, who don't want them around town if they're not on the clock.

Holley block will not solve all of our housing problems on its own. However, it is a start. I have read the opponents opposition brief from the last hearing. They would have you believe that they support affordable housing, just not this particular affordable housing. That might be true, I'll give them the benefit of the doubt. But that is what the opposition will say to literally any proposed project. No project is perfect. Holley Block is good for Salisbury, and we cannot afford to sit here and let the perfect become the enemy of the good. Let's get this approved, start some momentum, and move on to the next project. We've delayed long enough.

3U

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

As a small town many things are out of our control. Housing and land use policy, though, are firmly under local control. We absolutely have the power to create a mix of housing options that will attract people of diverse income ranges and allow them to thrive here. Failing to do so is a choice. Excluding lower income residents is a choice. We urge you, as members of the Planning and Zoning Commission, to make the right choice, and approve the Holley Block Project.

We've got faith in you, P&Z – don't let us down!

**Best,
Steve and Mollee Alquesta**

3V

Subject: [spam] Letter of Support for the 11 Holley Street Affordable Housing Project.
From: Christopher Pouler <cpdesign6@gmail.com>
Date: 3/6/2021, 4:53 PM
To: aconroy@salisburyct.us

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Hi Abby,

Please see the letter of support below. I have also attached a pdf file as well.

Thanks!
Chris Pouler

16 Prospect Street
Lakeville, CT 06039
860-435-9102

I would like to voice my full support for the Affordable Housing Project at 11 Holley Street, Lakeville.

I was present at both the town meeting at Salisbury Central School where townspeople voted the 11 Holly Street location as the best option for affordable housing and the subsequent town hall meeting where we voted to move ahead with the planning and design of the project.

I felt then as I do now that this project will be a great asset to our community, providing much needed affordable housing and bringing some added vibrancy to Lakeville.

The time is right, the location is great, let's do this!

Christopher Pouler
Lakeville

— Attachments: —

Pouler_ HolleyBlockLetter.pdf

16.2 KB

3W

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Subject: In support of Special Permit #2021-0123 Holley Place
From: Mary Oppenheimer <maryclose@me.com>
Date: 3/6/2021, 6:53 PM
To: Abby Conroy <aconroy@salisburyct.us>

We are writing to express our strong support for Holley Place, the proposed building at 11 Holley Street.

**Special Permit #2021-0123 for a 12-Unit Multifamily Housing in PKSQ and APA -
Salisbury Housing Committee - 11 Holley Street**

As nearly 40 year residents of Salisbury we have seen our town change dramatically. We have lost a generation of young people and housing prices have skyrocketed, far surpassing what full-time residents can afford (the average home sale price has climbed to over \$780,000 during the past 2 years). There is a dearth of affordable rentals and affordable homes of all types which affects people of all ages. It has become clear that the future viability of our town is at risk. Businesses and non-profits struggle to attract and retain employees due to housing costs which require employees to commute long distances when they would much prefer to live in Salisbury. At least 3 and possibly 4 of the younger members of the Lakeville Hose Company now live in Canaan due to unaffordable housing costs in Salisbury. Modest homes for sale are frequently bought by contractors who renovate and expand them and then sell them for much higher prices, further removing affordable homes from our town. The consistent waiting list of 40-50 people for Sarum Village apartments speaks to the unmet need for affordable housing in our town - especially affordable rentals which cannot generate profits and therefore don't attract for-profit developers.

Holley Place will be a small, desperately needed step in the right direction towards addressing this need.

We have been impressed by the quality of design and construction of Sarum Village II and see that all of Sarum Village has a history of being well managed and maintained. We have complete confidence that the Salisbury Housing Committee, using the same architects and managing agent, will maintain the same high standards for Holley Place. The design is handsome and will compliment the character of our town.

We urge you to support the Salisbury Housing Committee's application for Holley Place.

Sincerely,
Mary and Philip Oppenheimer
17 Juniper Ledge Lane
Lakeville, CT 06039

[spam] Affordable housing

3x

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Subject: [spam] Affordable housing
From: Hazel Garrity <hgarrity@smith.edu>
Date: 3/7/2021, 12:50 PM
To: "aconroy@salisburyct.us" <aconroy@salisburyct.us>

It's essential that Salisbury support affordable housing for low income families. Everyone should have the opportunity to have and raise their family in a safe and beautiful place.

I support Holley Place!!

34

Subject: I support Holley Place!!
From: Parker Boal <spboal@gmail.com>
Date: 3/7/2021, 2:07 PM
To: aconroy@salisburyct.us

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

To whom it may concern:

I have lived in Salisbury for 24 years and am acutely aware of the lack of affordable housing in town. I served on the board of the Salisbury Housing Trust for a number of years, so am familiar with the various issues that arise any time there is a new effort to tackle the problem. Holley Place has been well thought out and will add much-needed housing to our community. I applaud everyone on the Commission who has worked so hard to bring this application forward. Thank you so much; let's hope this time finally the perfect does not get in the way of the good.

Parker Boal

37

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Subject: [spam] Special Permit #2021-0123

From: Anne Makepeace <makepeace.anne@gmail.com>

Date: 3/7/2021, 2:14 PM

To: aconroy@salisburyct.us

To Whom It May Concern:

In a previous note to P&Z about the proposed Holley Block development, I expressed concern about its location on the busiest intersection in the town of Salisbury, and the safety in particular of children who will live there. I have also wondered about the size and architecture of the original building.

Those concerns have been more than met by the careful and detailed responses and information provided by Jocelyn Ayer, Mary Oppenheimer, the AHC, and others, I also appreciate the redesign of the look and size of the building. I was glad to learn that there are two entrances/exits on the sides of the building so that children won't be walking directly out onto rte 44.

I also wrote that the Pope property would be a much more suitable place for affordable housing. I still believe that, but I now understand that that is a distant possibility and Holley Block is potentially a bird in the hand. Given the extreme need for affordable housing in our town, I now fully support developing Holley Block.

Sincerely yours,

Anne Makepeace
Lakeville