

Letters with Questions and Concerns

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

RoR 33

Item #	Name (Title)	Date
4-A	Arthur Strang	02/27/2021
4-B	Anne Hume	02/28/2021
4-C	Jill Scott	02/28/2021
4-D	David Bright	02/28/2021
4-E	Judith Singelis	02/15/2021
4-F	Margaret Monaco	03/04/2021
4-G	Stephanie Koven	03/05/2021
4-H	Eric Mason	03/05/2021
4-I	Lisa Wardell	03/05/2021
4-J	Pamela Wilson	03/06/2021
4-K	Rhona Fudali	03/07/2021
4-L	Peter Fudali	03/07/2021
4-M	Will Muecke	03/07/2021
4-N	Linda Yowell	03/07/2021
4-O	Donald Ross & Helen Klein Ross	03/07/2021
4-P	Ashley Marchand & Courtney Saulnier	03/07/2021
4-Q		
4-R		
4-S		
4-T		
4-U		
4-V		
4-W		
4-X		
4-Y		
4-Z		

4A

Subject: Holley Place Affordable Housing—WIFI access, Handicap access, internal pathways, and storm water

From: Arthur Strang <arthurstrang@msn.com>

Date: 2/27/2021, 4:17 PM

To: aconroy@salisburyct.us

RECEIVED

MAR 01 2021

LAND USE OFFICE
Salisbury, CT

Abby Conroy,

Thank you for taking questions and comments.

WIFI:

What we have learned with Covid is that school children will need WIFI access at home to take full advantage of their education at school. Is there a specification in the design for WIFI access throughout the building and outside? If wiring is required, best to do it during construction.

Handicap access:

From the handicapped parking spaces below the building, does the gradient to the front door meet national wheel chair standards? Does the elevator serve the basement and each floor above? If the elevator serves the parking floor, how does a wheel chair get to the elevator? If in front of the cars, the door seems to obstruct wheel chair movement. If a person in a wheel chair leaves the building by the front door or from the elevator on the parking level, how far can they go restricted by the gradients all around the area centered on the building?

The planting plan shows a parking floor design (pg. 12, sheet L-4.0) different than the parking floor (pg. 17, sheet A1.0)

http://www.salisburyct.us/reports/Holley_Place_SpecialPermitApplication_Feb2021.pdf

Internal pathways:

The Vestibule at the "Front" door seems disconnected from the hallway and from the elevator.

Storm water:

Where does it go once it leaves the building sources? Is there any attempt to absorb water into the ground?

All the best,

Arthur (Chip) Strang

4B

28 February 2021

108 Millerton Rd
Lakeville, CT 06039

The Salisbury Planning and Zoning Commissioners
PO Box 548
Salisbury, CT 06068

Dear Commissioners

Re: Holley Block Affordable Housing Proposal

Cognizant that your duties regarding this proposal concern zoning and zoning regulation and not housing policy, I wish to record my primary concerns regarding this project:

- the proposed 34-foot high, three-story building, right up against the footpath of Route 44 is too big and too bulky for the neighborhood; there is no other three-story building so close to Main St in the whole length of town
- placement of 12 units, housing up to 36 people, on an area of 0.28 acre, makes no sense in our town where more space is actually available - this is not New York City
-
- furthermore, there is a zoning regulation regarding placement of housing accommodation in the Pocketknife Historic District (Sect 505.2) which encourages use of "customary residential amenities intended for use by residents" - to include gardens and walking trails. In the proposed complex, there is no space for gardens or walking trails, and no space for children to play
- traffic and safety: Traffic in the area is already a major issue. I live on route 44, about 400 yds from Holley Block: many semi-trailers use the route and with the increase in traffic in the past year turning onto 44 or into and out of Holley Street has become increasingly difficult. The addition of residential and service vehicles into the intersection at Holley Street will, in my opinion, create a significant safety issue and seems to invite tragedy.

Thanks for your consideration.
Sincerely



Ann Hume

RECEIVED

MAR 1 2021

LAND USE OFFICE
Salisbury, CT

4C

RECEIVED

MAR 01 2021

LAND USE OFFICE
Salisbury, CT

Subject: Holley Place

From: Jill Scott <jilpys@gmail.com>

Date: 2/28/2021, 11:41 AM

To: aconroy@salisburyct.us

Dear Ms. Conroy,

I understand I need to let you know again how I feel about the dangerous corner into The Grove from Rt. 44.

I have lived in Lakeville for over 50 years. In my late 80's, before covid I was using that corner several times a week and have found it to be the worst turning in either Salisbury or Lakeville. On several occasions I have had to stop and hold up the traffic on Rt. 44 from the Millerton direction as I wait for a large delivery truck to come up the hill from one of the various eateries, not giving me room to turn in without crossing the yellow line to get a sharp enough turn.

Also when coming out it is always necessary to pull hard to the right kerb to allow a car to turn in and more than once a car or truck slowing to turn, waves me out, a dangerous move any time, sometimes thinks better and speeds up instead - to go round the block presumably!.

The block is not a good option since cars are apt to back out from both sides of that parking road at the same time.

sincerely, Jill M Scott

4D

Subject: Holley Place Project Comment
From: David Bright <debright@att.net>
Date: 2/28/2021, 4:45 PM
To: "aconroy@salisburyct.us" <aconroy@salisburyct.us>

February 28, 2021

To:
Abby Conroy
Land Use Administrator
Town of Salisbury, CT

From:
David Bright
Box 344
Salisbury, CT 06068

RECEIVED

MAR 01 2021

LAND USE OFFICE
Salisbury, CT

Holley Place Affordable Housing Comment

Thank you for the opportunity to comment on the proposed Holley Place affordable housing project. By way of background, I have owned a home in Salisbury for 35 years.

While I believe that the scale of the Holley Place building is too large for the proposed site, my understanding is that based on a community vote, the project must accommodate a minimum number of residences.

If that is the case, now is the time to assure that the design and appearance of the building, particularly with respect to critical materials and finishes, are executed in a manner commensurate with good design -- in keeping with the character of our community.

I am especially disappointed that the drawings posted at salisbury.us/reports do not provide essential details about exterior envelope materials and finishes.

I encourage those Town officials and commissions entrusted with the review of the drawings to ask very specific questions about all of materials and finishes labeled "Typical" associated with the building. These include roofing, siding, lighting poles/fixtures, window frames and trim, which I assume includes gutters--even the facing (with stone?) of exposed cement retaining walls.

Unfortunately, the drawings as presented at salisbury.us/reports do not address critical aesthetic decisions. Unless I have misread the document, more care appears to have been taken specifying trees and shrubs, which I very much appreciate. With respect to the building, I am left only with the understanding that if the scheme as presented is approved, there is substantial latitude for revisions and change orders by the project architect and other entities without Town oversight.

For many who will never enter the building, but will live with it every day, the success of this project will be judged on the materiality and appearance of the structure.

I encourage the P&Z Commission to assure that the best in design and materials is brought to Holly Place.

Thank you for your consideration.

ARGAZZI ART

4E

POST OFFICE BOX 193 · 22 MILLERTON ROAD · LAKEVILLE CT 06039
860 435.8222 www.argazziart.com email: info@argazziart.com

February 15, 2021

RECEIVED

FEB 22 2021

LAND USE OFFICE
Salisbury, CT

Dr, Michael Klemens, Chairman
Planning and Zoning Commission
Land Use Office
27 Main Street
Salisbury CT 06068

Mr. Chairman:

I am writing this letter with concern as to the safety of RT 44 in the matter of parking on this road.

It has concerned me for the many years I have occupied 22 Millerton Road, just west of Holley Street in Lakeville.

This past week, my vehicle as well as the one in front of it, were both struck by a motorist who then proceeded to go into a snowbank just ahead.

Both of our cars were damaged, mine extensively which was struck first.

I bring this to your attention because I am very concerned about the parking on this road, and the consequences which might be entailed if we lose the parking lot being considered for affordable housing.

I have always been aware of the speed of the vehicles on this road, as well as the number that pass my building and two others (which are currently businesses) so to be safe, I have used the Centennial Parking lot, as I will call it, for the past many years.

If the lot is no longer available for parking, I am concerned about the number of vehicles that will then be forced to park on RT 44, myself included.

What happened last week could have been a very serious accident, and had I been either entering or leaving my car, the consequences most likely would have been dire. At the time, I only parked in front because I was loading/unloading my vehicle and in the next half hour, it was struck.

I am hoping that the P&Z will consider this another reason why we so need as much parking as we can retain... particularly as so many more people are moving into our area.... And might not realize the danger of this busy and most dangerous area and intersection.

What surprised me was that something of this nature had not happened sooner. And feel I was most fortunate to have not either been in or exiting my vehicle.

As mentioned in my previous statement I have been in this location for 18 years and am acutely aware of the traffic situation as well as parking on RT 44 as well as the surrounding businesses and streets.

Sincerely,



Judith Singelis. DBA. Argazzi Art

4F

Subject: Holley Place Affordable Housing Plan
From: MARGARET MONACO <ocanom@aol.com>
Date: 3/4/2021, 4:07 PM
To: aconroy@salisburyct.us
CC: fenbois@aol.com

RECEIVED

MAR 05 2021

LAND USE OFFICE
Salisbury, CT

Abby and Michael,

I am writing to address certain issues related to the current Holley Place Affordable Housing Plan and to add some editorial comments of my own.

The Salisbury Housing Commission "SHC" has received many letters and comments with respect to the original and revised plans. Now that Planning & Zoning is part of the process, I would like to restate some of my comments.

1) I don't believe that the Salisbury Housing Commission, in its second iteration of the Holley Place Plan, addressed most of the concerns that were put forward, e.g.

a) there has been no proposed solution for parking, traffic and safety of that area if the current planned building(s) are constructed;

b) will there be an environmental study to determine if the proposed structure, which will replace trees and park land, incur environmental issues since the project appears to be in the aquifer protection area;

c) is there a legal opinion that addresses the constraints of the original gift to the Town of Salisbury - if so, let's see it;

d) is there a legal opinion that addresses the area's designation as a National Register of Historic Places and its protections by state law - if so, let's see it;

e) where are financial projections as to the cost of the project, sources and uses of funds?

2) Over and above the items listed in "1" - why is the SHC trying to fit a size 10 foot into a size 6 shoe? There is a serious density issue.

3) The Affordable Housing Plan that was adopted by the Town of Salisbury indicated up to 64 units on the Pope property. Salisbury needs to add 75 units. Why isn't the primary focus on a parcel that can satisfy 85% of what is needed? Further, the Pope property was marketed to the town, by the Selectman, under the guise of - keeping the property out of developers hands but also mentioning that the Pope family was extremely supportive of using some portion of the property purchased for affordable housing.

4) Does it not make sense to place most Affordable Housing near a grocery, pharmacy and day care center, which are attributes of the Pope property?

Let's be smart about this.

MTM

Margaret Monaco

P.O. Box 393

Lakeville, CT 06039

(860) 435-1095

(973) 768-6763 (mobile)

ocanom@aol.com

RECEIVED

MAR 02 2021

LAND USE OFFICE
Salem, CT

49

Subject: Objection to Holley Place Apartment Building
From: Stephanie Koven <stephaniekoven@gmail.com>
Date: 3/5/2021, 12:28 PM
To: aconroy@salisburyct.us

RECEIVED

MAR 05 2021

LAND USE OFFICE
Salisbury, CT

To members of the Planning & Zoning Commission:

I object to the oversized apartment building being planned for Bicentennial Park and the existing business parking lot at the center of Lakeville's historic district for many reasons, as follows:

- 1) The town businesses need the parking. Where are you going to make more parking? I have seen some of the 'proposals' and they are not acceptable.
- 2) Traffic: this is already a dangerous intersection at Holley Place and Route 44. But even more dangerous is the traffic nightmare at the bottom of Holley Street where it intersects---with no clear traffic pattern --- with SIX other streets. I have lived on Elm Street for 20 years and I am telling you that someone is going to get killed here if you add traffic created by 12 new families.
- 3) The building is still too big. It is not appropriate for the size of the lot. Someone has said, "It has to be this big to make financial sense." But why? And make financial sense to whom?

Furthermore, what is the financial model for this project? Does anyone know? What costs are the town going to get stuck with going forward?
- 4) The building is at the center of our town's historic district. Why aren't we protecting the rare and beautiful Revolutionary War era district in our village? What makes P&Z feel it's ok to destroy the historic architectural integrity of Lakeville?
- 5) Why not the Pope property? Isn't building AH on this property one of the reasons the town bought it? Why is the town changing its tune now about uses for the Pope property?
- 6) There was never a town vote on Holley Place---and to say that there was is just not true. Putting sticky notes on a poster board is not a vote.

Thank you for your attention.

Stephanie Koven

24 Elm Street
Lakeville CT 06039

Stephanie Koven
917 331 2201

44

Subject: [spam] Opposition to Holley Block Project
From: Eric Mason <eric.wells.mason@gmail.com>
Date: 3/5/2021, 4:06 PM
To: aconroy@salisburyct.us

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Dear Ms. Conroy,

Please pass along to P&Z this resident's disapproval of the proposed SAHC project at Holley Block. I have closely followed the progress of this project, and continue to be disappointed by the lack of information and analysis being shared by the SAHC regarding their plans and processes.

Specifically, the committee has not provided compelling evidence that the towns' housing needs could not be met by building somewhere else... Somewhere that is not on a central juncture in the town and would not be so disruptive to the community during the construction process and for as long as the building stands (considering the low quality of construction that is likely given the projected building cost per square foot.)

Furthermore, while I support creating at least 75 additional housing units because it will add to the vibrancy of the town, I am not persuaded that it is in the towns' essential interest to do so if it means damaging the tranquility of the town center, simply to meet a 10% threshold "mandated" by Hartford. We should not let ourselves be bullied into an unappealing urban planning scheme to serve the interests of the Northwest Hills Council of Governments nor the State Government. I would rather pay higher taxes than sacrifice the quality of life in our town.

Thank you,
Eric

PS, please include the attached letter to the editor along with this statement.

Eric W. Mason
Lakeville, CT
917-796-0768

— Attachments: —

Salisbury Residents Deserve Transparency on State Funded Development
Projects.pdf

50.8 KB

Salisbury Residents Deserve Transparency on State Funded Development Projects

Published in the Lakeville Journal, February 18, 2021

One of the defining traditions of Connecticut politics is the high degree of local autonomy afforded to our towns. The county governments, having widely been viewed as 'weak' and 'inefficient,' were formally abolished in 1960 by Public Act 152, with their roles and authority subsequently subsumed by the state and town governments.

Starting in the 1980s, regional governments have returned to Connecticut with the establishment of 'Regional Councils of Governments' ("COGs".) Today, Connecticut has nine COGs, whose purpose is to "provide a geographic framework within which municipalities can jointly address common interests, and coordinate such interests with state plans and programs." This past year, the Connecticut Association of Councils of Governments, applied for federal recognition of the COGs as "county equivalents," making the COGs eligible to apply for certain federal grants.

Our COG, the Northwest Hills Council of Governments, with approximately 115,000 residents under its jurisdiction, is the second smallest in CT. For the twelve months prior to June 30, 2020, the Northwest Hills COG took in \$1.65 Million in Revenue, of which almost half was spent on salary and consulting fees (\$208k and \$588k, respectively.)

Residents of Salisbury who believe that investments in communications infrastructure and housing are critical to the vitality of our community should welcome the efforts of the Northwest Hills COG to procure funding for these projects from the state and federal government. At the same time, if we value our ability to manage our own vital resources - our funds, land, streetscape, and watersheds - independently of state and regional authorities, we must also be wary of allowing the Council to set the agenda of which projects to build, decide when and how to build them, and choose who gets the contracts.

For this reason, it has been concerning to see that one of the leaders of the Salisbury Affordable Housing Commission ("SAHC"), who are advocating for and planning a proposed 12 unit development at Holley Block, is an employee of the Northwest Hills COG. Granted, during the informational hearing given by the Commission on February 4th, the Commission's representatives maintained that they were working on a volunteer basis. Further, they responded "No" when asked whether the Northwest Hills COG had, or would have, any role in the project. (Separately, the Commission stated that the funding for the project is being coordinated, at least in part, through the Northwest Hills COG.)

Whatever role the COG has in this project, Salisbury residents need transparency into the processes the SAHC has and will follow when making decisions regarding the use of our resources if we are to have confidence they are being used in the best interests of our community.

Eric Mason
Resident
Lakeville, CT

HI

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Subject: Housing

From: lisa wardell <violet561@msn.com>

Date: 3/5/2021, 5:53 PM

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

Dear P and Z -

Please rethink Holly Place for housing. This is a historical area, and it needs to be kept that way. Putting in new housing would ruin the history and charm of the only area in Lakeville that has been preserved.

Also, I drive back and forth there every day. It is extremely dangerous. Firstly, it is very narrow. People are constantly crossing the street there to get food, and never mind the people trying to park there. They don't care to take precautions or just don't know better. Secondly, a number of years ago there was a tragic car accident there killing 4 Hotchkiss students. There are much safer and less crowded areas to put up housing in the area. Thank you for your consideration.

Lisa Wardell

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4)

Subject: [spam] Holley Place is not needed
From: Pamela Wilson <pkwilson01@gmail.com>
Date: 3/6/2021, 8:36 AM
To: Abby Conroy <aconroy@salisburyct.us>

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Dear Commissioners:

We are opposed to the building of a 15,000 square foot multi-family structure on the historic Holley Block site. The proposed Holley Place towers over its neighbors and, while an improved design, it is out of scale and not compatible with the other much smaller buildings. The parking and traffic issues remain unresolved. The unwillingness of the applicant to share data on the cost of construction and operating expenses should be cause for rejection by the P&Z Commission and the Selectmen. To prove that this project is feasible and will not burden the town's taxpayers, the applicant must show that the below market rents will cover the future expenses. No data has been shared.

The SAHC claim that building this project is necessary to meet the town's 2018 Affordable housing plan is simply not true. In 2016, the town approved the purchase of the 59 acre Pope property for \$1.6 million with the clear intent that some of that land be used for multifamily housing. SAHC's affordable housing plan included up to 65 units on the Pope Property. Increasing this number by 12 units completely eliminates the need for the Holley Block project. 77 housing units on 19 acres of non-wet land is a density of 4 units per build-able acre compared with the Holley Block proposed density of 40 units/acre. The Pope property is within walking distance of a grocery store, located off a side road with considerably less traffic than Route 44, and has additional acres for recreation and parking. Five years after approving the purchase of the Pope property with the expectation that it be used for housing, taxpayers must demand that the selectmen and SAHC focus on using the property as originally intended.

Jocelyn Ayer's role and her incentives needs to be explained. Jocelyn initially presented herself as an unpaid volunteer of the applicant, the Salisbury Housing Committee. She is in fact a director of the Northwest Hills Council of Governments (COG), where she is involved in many projects including the Falls Village River Road project. In a 12/10/20 presentation before the COG, she identified multiple affordable housing projects in more than 9 towns which will require \$38 million of funding (including Holley Place at \$3.1 million) over the next four years. Jocelyn has explained that building a large project like Holley Place is necessary to satisfy the builders' economics. Building projects out of scale with the neighborhood so that builders can grow their business should not be the town's goal.

The claim that the town overwhelmingly approved Holley Place is not correct. The town voted to

allow a lease of the property so a feasibility study could be conducted. Many thought the traffic study reviewing the accidents on Route 44 would surely kill the project and the existing zoning restrictions would protect the neighborhood. Unfortunately, the zoning rules were changed to allow for more density in Pocketknife Square and the traffic consultant **hired by the applicant** saw no problems with the traffic on route 44. The P&Z has not yet hired an independent traffic consultant to review this critical safety issue.

The Holly Block property is currently an active park and parking lot used by Lakeville's local businesses and visitors to the town lake. The selectmen, the SAHC and the P&Z commission must all explain to the taxpayers why our affordable housing needs are better served by building on the actively used .28 acre Holley Block than the 59 acre Pope property which is better located and less dangerous. Our town does not need to build on the historic Holly Block to meet our housing goals when we have other more suitable alternatives.

Thank you.

Pamela Wilson and George Mason
4 Juniper Ledge Lane
Lakeville, Ct.

Opposed to: Special Permit #2021-0123, 11 Holley Street

HK

Subject: Opposed to: Special Permit #2021-0123, 11 Holley Street

From: Rhona Fudali <rhonafudali@gmail.com>

Date: 3/7/2021, 9:28 AM

To: aconroy@salisburyct.us

To: Land Use Administrator: Abby Conroy

I am strongly opposed to the Salisbury Affordable Housing Plan now being considered for 11 Holley Street.

While I agree affordable housing is needed in our community, this location is not the answer. The proposed use of this land will not come close to meeting our affordable housing needs, but will create a variety of issues. To not consider the parking needs of the existing buildings is short sighted. The possibility of future necessity to destroy our beautiful park and scenic drive past the pond to The Grove, with parking lots is frightening.

I urge you to not approve the existing plan for 11 Holly Street.

Rhona Fudali
Lakeville, Connecticut

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

4L

Subject: [spam] FW: Holley Place Affordable Housing Project

From: Peter Fudali <peterwfudali@gmail.com>

Date: 3/7/2021, 10:39 AM

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

Dear Salisbury Planning & Zoning,

I would like to voice my **opposition** to the current proposed plan for the Holley Place affordable housing project, within the Lakeville Historic District.

Thank you.

Peter Fudali
Lakeville, CT
peterwfudali@gmail.com

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

4M

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

To the members of the Planning and Zoning Commission:

I urge you to complete your work before you decide whether or not to grant permission to the Salisbury Housing Committee to move forward on the Holley Place Project. As you are vested with the responsibility to make decisions in the Town's best interest, I believe it is incumbent upon you to respond to and settle the points raised in earlier objections to this project in previously submitted letters regarding inappropriate build footprint, vehicular traffic disruption, lack of sufficient parking, environmentally-damaging light pollution, threats to pedestrian safety, lack of comprehensive discussion regarding alternate site or alternate plan opportunities, and the disruption of historical harmony regarding scale/style/materials of the construction.

You have yet to satisfactorily address these concerns.

One particular point that no one, not even the SHC, has given evidence in support of is the financial model for the project, both in terms of overall build costs and detailed financing plan. Nor, to my knowledge, has a review of an operating model been requested which would be crucial due diligence before any responsible authority would make any decisions about moving forward with approvals.

Prior questions to the P&Z Commission regarding underlying financials for this project have been met with silence. At the SHC webinar Zoom call held in February, I asked the SHC about financials and they stated that a financial model has not yet built (let alone reviewed or approved) despite the SHC making financial claims about the project regarding the need for its scale to be massive in order to support the build and operating costs of the development.

Any thoughtful and responsible commission that I have served on (or appealed to) **WHERE PUBLIC RESOURCES ARE TO BE INVESTED, as is the case with the Town providing a public park as a rent-free build plot donation to the Holley Place Project**, has always reviewed project finance models and made sure that the project sponsor (in this case, the SHC) has financeable build plans **AND** a viable, ongoing operating model **BEFORE** granting any permissions, zoning or otherwise, to move forward.

Typically, a responsible commission would request these financial plans up front, would then review said plans with experts in the industry, and then would share the financial plans and the expert opinion with the community so the community knows that the project will not fail as a failed project would leave the Town with a white elephant that neither serves the ultimate purpose of affordable housing nor fulfills the promise of a "costless" endeavor for the Town and its fragile finances.

What I do know as a local real estate developer and professional investor is that this project as outlined is frivolous in its scale or cost, and that better alternatives for much-needed affordable housing in Salisbury exist.

For instance, what would make more sense from a financial and operational standpoint would be to create a smaller development at Holley Block and then use other sites around the greater Salisbury township to continue to develop new affordable housing units.

A four- to six- unit building at Holley Block is 100% financially viable both in terms of build costs and in terms of ongoing operating management. A simple financial projection using a build cost of \$300/square foot build cost, a 4-, 5- or 6-unit (1BR/1BA) development plan, no land cost, debt financing at market rate, and professional management overhead is not only achievable, but also sufficiently cashflow self-generative so that the development can pay for its own ongoing maintenance and operating expenses.

In proposing the Holley Place Project, the SHC has not and, apparently, cannot prove that it is a viable project, either financeable as a build project, or maintainable as a long-term operating development.

Given that the Town has already contemplated parameters for multi-family development in the village of Lakeville, and given that this site — with .278 acres of land — would only support a four-unit building as provided under the 2019 Town of Salisbury zoning code, a smaller project not only makes financial good sense, but would also be the only way to keep a project at the Holley Block location in harmony with the Town's overarching goal of preserving the irreplaceable aesthetic asset that is the historic district of Lakeville.

In the simple replacement plan above, there is no need for outlandish luxury items such as a multi-story elevator or underground parking. A smaller development would also not disrupt the major vehicular traffic flows and there would be no need to pave the green area around Factory Pond or to put in slant parking on Ethan Allen Street, as Pat Hackett

has proposed in his attempt to address the lack of sufficient parking in the area (which is only one of the many problems that the P&Z Commission has acknowledged that the Holley Place Project, as proposed, presents).

There is provably no financial requirement to build a 12-unit behemoth at Holley Place. A project this large is not required for an affordable housing development at that site to be financially viable. As demonstrated by the simple replacement plan above, a smaller project provides multiple benefits in terms of streamlining design and eliminating non-revenue producing construction (**elevators and underground parking DO NOT PROVIDE ANY REVENUE in an affordable housing project**), and thus overall diminishes the overall risk to achieving a successful development.

A smaller project there is less likely to go bust through overspending (citing Falls Village as a recent example), and is far more likely to be cashflow generative quickly and sustainably than a massive construction that no one, not even the sponsor at SHC, can describe in terms of financial planning or cost/funding parameters.

A few points before closing:

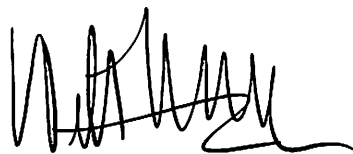
- 1. Your duty does not stop at zoning. You must take into consideration the risks of what a failed project will pose for our community both in terms of economic impact as well as on lifestyle and long-term enjoyment of the Lakeville historic district.**
- 2. Where is the evidence that you have done your financial due diligence on this project before you even consider granting zoning permissions for the Holley Place Project?**
- 3. Where can we in the community who are field experts in construction projects, impact and sustainable investment, financial advisors, and real estate professionals, where can we review the work that you should require the SHC to submit before ever considering any step forward? Where can we examine the thinking behind risking a public park and community asset to an unknown and unvetted financial model?**
- 4. Where is your stewardship for the local businesses who are losing parking, or the local residents who will live with unnecessary traffic congestion and ongoing increased risk to pedestrian traffic, including heightened risk to our children going to and from the Town Grove, in the years ahead?**
- 5. Where is your homework to show that you have taken every responsible and cautious step of due diligences to ensure that these many risks have been adequately mitigated?**

I have seen no work by either the SHC or by the P&Z Commission to show any evidence in support of a responsible and thorough process, and I remain steadfastly against this and any project where the Town is using public resources without completing financial due diligence on that project that the taxpayers of Salisbury can review, test, and debate before approval.

Please do your job as stewards and as fiduciaries of our scarce and irreplaceable historical resources. Once the Holley Place Project is built, it will remain for many decades to come.

Why is our Town's future not worth you, our elected officials on the P&Z Commission, asking the hard financial questions and doing the earnest due diligence work to protect our interests as taxpayers and long-term residents?

With most sincere regards,



Will Muecke
Sunday, March 7, 2021

HM

ADDENDA

1. **RISK OF BUILD COST OVERRUNS.** One needs to look no further than Falls Village for a cautionary tale of over-reaching and under-planning, which is what the Holley Place Project represents as a risk to Lakeville residents and all Salisbury taxpayers.

With lumber costs alone skyrocketing by 140% in 2020 and with lumber prices further expected to rise by another 35% in 2021, without proper planning and evidence-based financial modeling, the Holley Place Project is at **HIGH RISK** of failure due to lack of funding resources and cost overruns on building costs alone.

Any housing project initiated as the U.S. economy is in recovery from the pandemic will be struggling with a competition for resources in terms of both materials and labor, so the likelihood of any budget proposed to be revised upwards in terms of overall build costs is highly likely.

Hence, the focus on thorough due diligence **BEFORE** any permissions are granted is not simply a gating item to a process, but is a requirement for any responsible commission where the Town's resources are to be used in a housing development.

Below is supporting data from recent economic news sources and homebuilding trade associations cited below for context and further evidence that **the P&Z Commission is posing undue risk to the taxpaying community by approving zoning waivers for a substantial public works project before completing even basic financial due diligence** for the Holley Place Project where public resources are to be committed.

- a. **NEWS STORY | March 6, 2021 | Markets @ Business Insider (businessinsider.com)**

- i. Active link to article: [Lumber Prices Have Skyrocketed 140% Threatening Economy](#)
- ii. Static link to article: <https://markets.businessinsider.com/news/stocks/lumber-prices-futures-commodities-housing-boom-economic-outlook-recovery-pandemic-2021-3-1030156736>

- b. **NEWS STORY | February 22, 2021 | National Association of Homebuilders (nahbow.com)**

- i. Active link to article: [Record High Lumber Prices May Bust Your Budget](#)
- ii. Static link to article: <https://nahbnow.com/2021/02/record-high-lumber-prices-add-24k-to-the-price-of-a-new-home/>

- c. **NEWS STORY | February 10, 2021 | CNBC (cnbc.com)**

- i. Active link to article: [Lumber Prices Skyrocket Pushing Up Housing Costs](#)
- ii. Static link to article: <https://www.cnbc.com/2021/02/10/lumber-prices-skyrocket-pushing-up-housing-costs.html>

2. **MORE APPROPRIATE SITES ALREADY ZONED FOR HIGH UNIT-COUNT-DENSITY AFFORDABLE HOUSING EXIST.** Stickies on a map during a forum do not constitute a Town referendum vote on site selection for affordable housing in Salisbury, but this is the process by which the SHC is standing behind as a fair and vetted process to select Holley Place as the preferred site for high-density affordable housing.

Finally, the issue of affordable housing has broken out from the confines of a passion project managed by few dedicated and honorable volunteers to now include the wider community in voice and attention.

There was never a better time to poll the Town about affordable housing preferences than now.

I implore the Commission to work with the SAHC to take advantage of this awakened community engagement and not just present the one option for affordable housing that is the Holley Place Project, but rather present all sites and all alternatives to the now activated and motivated voting base of Salisbury.

Why not a smaller development at Holley Place, a larger development at what is known as the Pope Property, and then augment both sites with distributed small-footprint housing throughout the community to create a project that promotes Affordable Living among and throughout our Town and across our community?

3. **FOLLOW EXISTING STATE GUIDELINES – HISTORICAL PRESERVATION AND AFFORDABLE HOUSING ARE NOT MUTUALLY EXCLUSIVE CONCEPTS**

The State of Connecticut provides specific and clear guidelines on how zoning should operate in order to advocate for protection and conservation of scarce resources while providing affordable housing development.

There is no reason why we as a Town cannot both protect our heritage AND provide affordable housing that would meet our stated collective goal. Look no further than the State of Connecticut Zoning Code cited below:

EXHIBIT I – CITATION OF ZONING REGULATION: 100.2 Purposes (Excerpted from the State Zoning Code)

As provided in Section 8-2 of the Connecticut General Statutes, these Zoning Regulations are adopted to help accomplish the following purposes:

- a. Promoting and protecting the public health, safety, convenience, and **general welfare of the community**;
- b. Conserving and protecting natural resources, such as ridgelines, farmland, wetlands, watercourses, and other sensitive natural resources and areas;
- c. Protecting water quality, especially groundwater and existing and potential drinking water supplies;
- d. **Conserving the value of buildings and property and encouraging the most appropriate use of land throughout the town**;
- e. Lessening congestion in the streets and securing safety from fire, panic, flood, and other dangers;
- f. Providing and maintaining adequate light and air and privacy;
- g. Facilitating adequate provision of transportation, water, gas, electric power, sewerage, drainage, schools, parks and other public requirements;
- h. Assuring that proper provision is made for sedimentation control and the control of erosion caused by wind or water;
- i. **Encouraging the development of housing opportunities**, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, which will promote housing choice and economic diversity in housing, including housing for both low- and moderate-income households, and encouraging the development of housing which will meet identified housing needs; and
- j. Implementing the Plan of Conservation and Development for the Town of Salisbury prepared under Section 8-23 of the Connecticut General Statutes.

4N

Subject: Questions for P&Z Commission - Holley Place Special Application

From: "Yowell, Linda" <lmy@yowellarch.com>

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

To: aconroy@salisburyct.us

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

To:

Dr. Michael Klemens, Chairman and P&Z Commissioners

c/o Abby Conroy , Land Use Administrator, Town of Salisbury CT

Thank you for the opportunity to ask questions regarding the Holley Place Special Permit application. I am an architect in New York and Connecticut and we have lived on Elm Street in Lakeville for 33 years.

There are three major areas where this application asks the Town of Salisbury to either set aside or stretch the standards of our 2019 Zoning Regulations, which were developed in keeping with the 2012 Town of Salisbury Plan for Conservation and Development. Please ask the architects to explain why the Town should allow the following:

(1) PKSQ zoning allows 16 units per acre for multi-family housing, not 16 units per lot. This site, barely one-quarter acre, and less than the minimum lot size, yields at most 4 units, according to the architects' calculation attached to the application. While an unspecified bonus is allowed at the discretion of P&Z, why grant 12 units, 3 times the allowable, when 4 to 6 units on this site would result in a better quality of housing for the occupants, and a building more in scale with the village?

(2) The architect's conceptual sketches presented here do not guarantee that if approved by P&Z, this building will ultimately be either Federal in style or contextual with the historic district in which it sits. While the Millerton Road façade attempts a Federal composition in modern materials, how do the south and east facades relate to the surrounding historic buildings? The open garage elevation will be seen by everyone going to and from the Grove, Ethan Allen Street, and from our historic Lakeville center. What are the cladding, trim and window materials? How does a modern block of a building, floating above an open concrete parking garage, relate to adjacent 18th c and mid-19th c. buildings? Why are there no walls or garage doors under brick vaulted openings, as seemed to be shown in the February public information session? Where else in Salisbury or any of the surrounding towns, is there an open concrete parking garage, modern 20 foot tall non-residential pole lamps and non-native Gingko trees? These elements do not meet the zoning requirements of being residential in character and scale, and are not compatible with the character of this historic neighborhood.

(3) The lot coverage shown on the site plan is over 90% impermeable, which is inconsistent with our Aquifer Protection regulations, which limit impermeable coverage to 30%. The Town recognized the importance of this when, in granting a permit for the pizza restaurant at 24 Millerton Road in 2006, just a few doors away, the parking lot was required to be left unpaved.

And please ask the architects about their required application to State DOT:

The historic foundation wall at the Millerton Road side of the property is noted to be demolished on the site plan sketch, with no engineering drawings included for its removal and replacement. It is merely noted on the schematic demolition plan "remove wall and base material, save monuments for later use" But this wall presumably retains State Highway 44, and given its proximity to the road and slope retention, would require permission from CT State DOT to carefully underpin this historic unreinforced masonry wall during its removal. Site regrading of the slope and replacement with a modern foundation wall and footings will be required to follow CT DOT review and meet State DOT standards. Has the architect begun discussions with State DOT as to what would actually be involved to remove and replace this wall? Have they informed the Salisbury Housing Committee and the Town, of the scope of this work and the potential additional cost and construction time?

I look forward to hearing an open discussion of these topics.

Sincerely,

Linda Yowell FAIA

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RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

7 March 2021

Salisbury Planning and Zoning Commission
27 Main Street
Salisbury, CT 06068

Dear Commissioners:

We are writing to express concerns regarding the Holley Place housing project proposed in Special Permit #2021-0123 for a 12-Unit Multifamily Housing in PKSQ and APA - Salisbury Housing Committee - 11 Holley Street. Our concerns include:

1. **Lack of any financial details for a housing project proposed** on Town land, where the Town makes a donation of that property for at least 75 years. Surely, as representatives charged with making decisions in the best interest of our Town, due diligence requires that the Commissioners be provided with at least some idea of the underlying finances of a project for which the Town will be responsible if the project fails.
2. **Lack of a town vote.** Our town never "voted" for the Holley Place project. Informational forums where sentiment is gathered do not constitute a Town vote. We voted on June 27, 2018 only to authorize the Town to grant a lease to SHC so they could explore the viability of housing there.
3. **Environmental, health and safety concerns.** The Holley Place project is a multi-story complex proposed for our aquifer overlay protection area and why are we considering granting the go-ahead to a 15,000 sq ft building for which excavation will risk adverse consequences to our aquifer? And speaking of safety risks, we also have traffic concerns. Though it may not be apparent to a hired consultant who visits one day during a pandemic, people who live near Holley Street know that traffic has increased considerably on Rt 44 since the transfer station moved, and that turning in and out of Holley Street has become increasingly difficult. The addition of a critical mass of resident vehicles and service trucks at this intersection threatens both pedestrian and driver safety there.
4. **The proposed project is located in an Historic District** protected by both Federal and State law. What are we doing demolishing a historic site and erecting new construction to replace it when...
5. **Our town can do better.** Concerns about Holley Place shared by many town residents surely warrant consideration of alternative sites, such as the Pope Property, bought in 2016 with the understanding that at least part of the 62 acre plot would be used to fulfill our need for affordable housing. The Pope Property would also, unlike

Letter to Planning and Zoning Commission
March 7, 2020
Page 2 of 2

Holley Block, provide families with walking access to a grocery store, drug store, library and other amenities. Housing 12 families on less than a third of an acre on a highway, miles from such amenities makes no sense in a town where more suitable space is available.

Thank you for consideration of our concerns.

Respectfully,



Donald K. Ross



Helen Klein Ross

Lakeville Interiors
7 Holley St.
P.O. Box 649
Lakeville, CT 06039

4P

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

March 7, 2021

Abby Conroy
Land Use Administrator
Town of Salisbury
P.O. Box 548
27 Main Street
Salisbury, CT 06068
(860)435-5190

Dear Ms. Conroy,

We are writing as property and business owners in Lakeville with concern about the affordable housing project that is proposed for the parking lot directly next to our building known as Holley Block. We have owned and operated Lakeville Interiors for the past 13 years out of the factory building on Holley St. Through our experiences as a small business we agree wholeheartedly that affordable housing needs to be added to the community. However, running a small business is full of many challenges and losing convenient parking for patrons would be devastating.

Over the years the congestion on Holley St. and the adjacent section of Millerton Rd. has fluctuated by season and year to year. We are concerned that the current studies will not accurately reflect how full the street often is because Pocket Knife Square is currently empty. As soon as one or two tenants or businesses move into the space the street will quickly fill up. Adding vehicles for a 12 unit apartment building would increase congestion exponentially. Currently, our employees park on Holley St. but when Pocket Knife Square was occupied they used the parking lot where the proposed apartment building would go.

Fewer people seemed to be frequenting the Grove due to the Pandemic this past summer when traffic studies were done. Once we are past this we are sure traffic will increase again.

On the occasions when someone is looking at 8 Holley St as a potential buyer the street is filled. The building now has a pending sale and anytime they are doing work or visiting the building for inspections etc. the street is filled.

We receive deliveries from large tractor trailers on a regular basis and a large building right on the corner will only make that more difficult and add further to the congestion. Being able to accept deliveries by these tractor trailers is crucial for our business.

I am also wondering if the affordable housing committee considers the entire downtown area when making decisions about eliminating parking. It appears part of the appeal is putting an apartment building in a town center but one of the most important elements in a town center is parking. To draw and keep successful businesses in a downtown there needs to be accessible parking. I believe it is short-cited not to consider this.

We believe there are other locations in the community that would better serve both the tenants and local business owners and would love to see more investigation into those options.

Sincerely,

Ashley Marchand & Courtney Saulnier
Lakeville Interiors