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WILLIAM V. GRICKIS

April 12, 2021

VIA ELECTRONIC MAIL

Salisbury Planning and Zoning Commission
27 Main Street
Salisbury, Ct 06068
Att. Abby Conroy, Land Use Administrator; aconroy@salisburyct.us

Re: Application for Special Permit Approval 11 Holley Street, Lakeville, CT, Assessor's Map 45, Lot 2, Salisbury Housing Committee, Inc. ("Applicant")

Dear Commissioners:

I am writing to request that the Commission and/or Applicant provide responsive answers to the issues and questions presented in my letters to the Commission dated March 2 and March 18, 2021, respectively, in connection with the above captioned Application. Important unresolved questions may be summarized as follows:

1. **POSSIBLE BIAS OF THE PLANNING AND ZONING COMMISSION**

The Commission needs to state for the Minutes that it has concluded that it is capable in good faith of acting impartially in determining whether or not to grant the Special Permit, in spite of arguable conflicts of interest affecting one and possibly two sitting Commissioners.

2. **PARKING**

While many questions have been asked, both by the Commission and opponents of the Application, the Commission must determine whether granting the Special Permit will violate previously issued zoning permits requiring satellite parking in Holley Block. To that end, the Commission asked and my client responded by sending the LUA his original zoning permit application materials for the Lakeville Firehouse, which included a slide designating Holley Block as satellite parking for employees and anticipated patrons of businesses operating from the Firehouse.

3. **AQUIFER PROTECTION OVERLAY DISTRICT ("APOD")**

Before acting to approve the Special Permit Application, the Commission must receive the determination of the Commissioner of Public Health and Aquarion that the project proposal will not adversely affect the aquifer.

4. NATIONAL REGISTER OF HISTORIC PLACES -LAKEVILLE HISTORIC DISTRICT

The testimony presented by the Applicant suggesting that the only approval needed to delete Holley Block (Bicentennial Park) from the National Register of Historic Sites is the approval of the State Historic Preservation Office was confusing and contradictory. At minimum the Commission must require written corroboration from SHPO before it can grant the Special Permit.

5. SAFETY

In the two most recent continuations of the Public Hearing, there has been little attention paid to public safety, even this issue dominated discussion in connection with the original SHC Application last year. My client has repeatedly urged the Commission to obtain independent expertise to support or refute the contentions glibly asserted by the Applicant's expert. To do less improperly diminishes the importance of public safety when it should be foremost in the minds of the Commissioners.

6. FIRE LANES

The Commission needs to have the assessment of the Fire Chief that proposed fire lanes on the west and south sides of the Building adequate to provide safe access for fire fighting vehicles and apparatus. It is not enough to have the approval of the Fire Marshal, because he will not be fighting the fire.

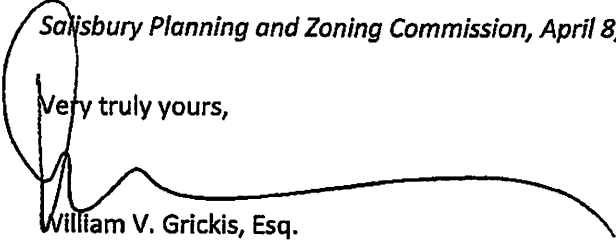
7. Record Keeping Protocol

Please explain why transcripts of the public hearings are not routinely prepared and why the Commission is content to rely upon the video recording from which it then prepares Minutes. This process allows the Commission to parse and perhaps misinterpret comments from proponents, opponents and the general public, when it only seems fair that the words of such parties, duly transcribed, would speak for themselves without subject interpretation by the Commission.

Salisbury Planning and Zoning Commission, April 8, 2021, Page 3.

Very truly yours,

William V. Grickis, Esq.

A handwritten signature in black ink, starting with a large, stylized 'W' and ending with a long, sweeping horizontal line that curves slightly upwards at the end.