

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
5-A	James Montanari	03/07/2021
5-B	Doro Bachrach	03/07/2021
5-C	Paddy Rossbach	03/07/2021
5-D	M.E. Freeman	03/07/2021
5-E	Margaret Vail	03/05/2021
5-F	Emily Vail	03/08/2021
5-G	Inge Heckel & Jeff Hamlin	03/08/2021
5-H	Howard Sobel & Ileene Smith	03/15/2021
5-I	Barbara Bettigole	03/20/2021
5-J	Julie Mallin	03/21/2021
5-K	George Massey	03/22/2021
5-L	Kathy Voldstad	03/22/2021
5-M		
5-N		
5-O		
5-P		
5-Q		
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5-X		
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SA

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Subject: [spam] Special Permit @2021-0123 - 11 Holly Street
From: James W Montanari <jameswmontanari@gmail.com>
Date: 3/7/2021, 3:41 PM
To: aconroy@salisburyct.us

The proposed affordable housing development (see above) is a well considered, worthy, thoughtful and necessary Salisbury initiative. I am pleased to offer my unqualified support of its approval, execution and implementation..

More importantly, it is with deep regret that I note that some other residents, notably those with ample resources (including multiple high quality residences) are seeking to deny some of our residents and friends the opportunity to reside in our community, particularly in these challenging economic times.

The dubious suggestion of other hypothetical alternatives (none of which have the benefit of thoughtful, community based consideration) is a delusion, self serving canard. It is an cynical approach that appears to delude rather than inform...if not where is the offer to provide the resources to do so?

The only equitable approach is the approval of this special permit.
with thanks...

James W. Montanari
290 Salmonkill Road
Salisbury, CT 06068

5B

Subject: In support of Holley Place
From: Doro Bachrach <dlbfilm@icloud.com>
Date: 3/7/2021, 6:09 PM
To: aconroy@salisburyct.us
CC: maryclose@me.com, Doro Bachrach <dlbfilm@earthlink.net>

I am writing to express my full support for the Holley Place affordable housing proposal. This project is very necessary for the continuing vitality of Lakeville and Salisbury.

Appreciate all your good work on this issue.

Doro Bachrach

34 Old Asylum Road
Lakeville, CT
860 435 4820
917 767 4469

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MAR 08 2021

LAND USE OFFICE
Salisbury, CT

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



[spam]

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MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Subject: [spam]
From: Paddy Rossbach <pgraspire@gmail.com>
Date: 3/7/2021, 10:14 PM
To: aconroy@salisburyct.us

I support the Holly Place affordable housing we really need it and the projected plans are good. Anyone objecting to the look should glance along the road at that abomination of a wood structure surrounded by that wooden fencing and wonder how on earth that got passed. Paddy Rossbach

SD

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MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Subject: Holley Place Affordable Housing Project
From: "M.E. Freeman" <mefreeman@rf-law.com>
Date: 3/7/2021, 10:50 PM
To: Abby Conroy <aconroy@salisburyct.us>

I both live and work in Lakeville. I have owned a home here since 1987 and my firm maintains an office in downtown Lakeville. I write to express my wholehearted support for the Project. It will provide additional urgently needed and long overdue affordable housing units for Salisbury. As an added benefit it will replace an unsightly parking lot with an attractive building resulting in a marked improvement to Lakeville's streetscape.

In the years since the Salisbury's 2018 Affordable Housing Plan was issued the town's need for affordable housing has only increased as more and more people, particularly young people who work in the area or grew up in the area, are priced out of our housing market. I strongly urge Planning and Zoning to approve the Project forthwith.

M. E. Freeman
Ragan & Freeman LLP
322 Main Street
PO Box 1748
Lakeville, CT 06039-1748
(212) 204-3525 (Direct)
(212) 204-3515 (Fax)
(917) 658-3553 (Cell)
mefreeman@rf-law.com

5E

Subject: [spam] Re: Holley Place Proposal
From: Margie <margie.vail@comcast.net>
Date: 3/8/2021, 11:02 AM
To: Abby Conroy <aconroy@salisburyct.us>

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MAR 08 2021

LAND USE OFFICE
Salisbury, CT

March 5, 2021

To: aconroy@salisburyct.us

I write in support of the proposed Holley Place affordable housing apartment application. At the February information session held by The Salisbury Housing Committee regarding plans for the proposed building on Holley Place, I heard many supportive comments. The negative comments seemed to focus on three main areas: location, parking and design. I offer the following to answer some of these objections.

Location - Holley Place is an excellent choice for a multi-family building. Where else in our community could residents walk to a laundromat, dry cleaner, convenience store, fitness center and 5 restaurants? The town's recreation fields and elementary school are nearby and the Senior Center and Town Grove, our town boating and swimming park, is yards away. Our family previously lived on Ethan Allen Street and found it a great place to live. The improved pedestrian crosswalks with flashing controls made it easy to walk to the Post Office as well to any local shops.

Parking - The issue of parking in our commercially zoned areas has previously been resolved by decisions of the Planning & Zoning Commission. Housing that provides parking for its residents should not be penalized because other businesses have been permitted to consider street parking as adequate.

Design - The Housing Committee and its architects have listened to the voices of squeaky wheels and now propose a new design that necessitates the removal of a much needed three bedroom apartment. It is sad that this will result in one less family finding housing. Both designs meet the broad charge of Planning & Zoning to approve projects that harmonize with the neighborhood. *De gustibus non disputandum est.*

The time to act is now. The housing shortage will not solve itself. Housing market prices have risen dramatically as shown in recent real estate sales. This project will finally move us forward in providing affordable units to those who work in our community. Houses in town display heart signs thanking those who work providing essential service to our community. Let's stop obstructing the future and thank them by providing housing for those who were born here or work here and simply want to live here, as we are so lucky to do.

Margaret Vail

87 Canaan Rd., Unit 2G, Salisbury, CT 06068

On 03/08/2021 10:32 AM Abby Conroy <aconroy@salisburyct.us> wrote:

5F

Subject: [spam] Support for the Application for a 12-Unit Multifamily Housing in PKSQ and APA
From: Emily Vail <emilydvail@gmail.com>
Date: 3/8/2021, 12:33 PM
To: Abby Conroy <aconroy@salisburyct.us>

Dear Abby,

I would like to give my support of the affordable housing project being proposed at Holley Place. This project will give critical housing for our Town. This past year has seen an incredible real estate boom, which is putting more pressure on the already low inventory of affordable housing. This location is perfect for an affordable housing project since it is within walking distance of restaurants, stores, recreational areas, a laundromat, the elementary and middle schools, and places of worship. Our Town needs to offer more housing like this in order to attract workers for the businesses that operate here. This project is a great solution to address the housing shortage.

Thanks, Emily Vail

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MAR 08 2021

LAND USE OFFICE
Salisbury, CT

Holley Place

59

Subject: Holley Place

From: INGE HECKEL <ingeheckel@comcast.net>

Date: 3/8/2021, 1:54 PM

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

W hope it is not too late to vote in favor of 2021-0123.

We are going to try to attend tonight but wanted to vote in favor of the project

Inge Heckel

Jeff Hamlin

407 Salmon Kill Road

Lakeville

RECEIVED

MAR 08 2021

LAND USE OFFICE
Salisbury, CT

SI

Subject: support of affordable housing proposal
From: Barbara Bettigole <bbettigole@yahoo.com>
Date: 3/20/2021, 11:20 AM
To: "aConroy@salisburyct.us" <aconroy@salisburyct.us>

Dear Abby,

I write in support of the application by the Salisbury Housing Committee for the 11 Holley Street project. The lack of available affordable rental housing in Salisbury is a data-derived fact. The people who make our town run smoothly on the ground level (teachers, highway crew, transfer station staff, cashiers at markets, servers at restaurants, among many others) deserve to live close to their work. Let's not take their contribution to the town for granted. The town must provide an adequate supply of affordable housing. The members of the Salisbury Housing Committee have given their time, energy, brain power, and sense of civic duty in pursuit of that goal. I trust their decision that the Holley Street site is worth my support.

Thank you.
Barbara Bettigole
60 Long Pond Road
Lakeville, CT 06039

SJ

Subject: [spam] Strong Support for Holley Place Affordable Housing Project

From: Julie Mallin <juliemallin123@gmail.com>

Date: 3/21/2021, 12:41 PM

To: aconroy@salisburyct.us

As a resident of Lakeville since 2005, I strongly support Holley Place.

We were fortunate enough to raise our two boys here on the weekends and give them such a rich experience filled with soccer, baseball, skating, skiing, swimming, hiking and so much more.

I wish much the same for the future Holley Place families.

Sincere thanks and awe to the volunteers who have stepped up to make this a reality.

Julie Mallin

Subject: For Holley Place Public Hearing

From: george massey <geomassey@yahoo.com>

Date: 3/22/2021, 1:53 AM

To: Abby Conroy <aconroy@salisburyct.us>

I am a member of the Salisbury Housing Committee. These are my personal thoughts. I believe Holley Place will be a great addition to Lakeville and to the Town's affordable housing stock. Affordable rental housing is needed now more than ever. Here are replies to the opponents of the project.

On Parking

Holley Place has the required parking spaces for its zoning application plus a few extra.

Planning and Zoning sometimes approves applications with insufficient parking on their premises if it seems there is adequate parking in the neighborhood, Satellite Parking. Several neighbors have relied on parking in the Bi-centennial lot, and the lot has been referenced as an example of available Satellite Parking. But I don't believe anyone has been given specific rights to any parking place or any parking lot. Therefore, I don't believe any reduction in parking spaces here will make any approved use non-conforming. Let's see how more parking can be developed.

Anxiety about parking is not a reason to deny a vital project for an important town need where the applicant satisfies the zoning parking requirements on the premises.

On Historic District Concerns

Any required historic district approvals will be obtained. But let's take a look at what exactly is here of historical importance. There is a parking lot. There are trees, a strip of grass, a bench, and a stone wall, all dating from the 1960's and called Bi-centennial Park. That's it!

Interestingly, it is the parking lot that seems to be held in higher esteem than the unused grassy strip, trees and bench. The stone wall is not a memorial to Holley Block, a building whose design the supporters of Federal architecture loathe. Many opponents of Holley Place celebrate the demolition of the Holley Block, yet somehow a wall built from the rubble is sacred.

This Historic Emperor has no clothes.

On Finance

Mr. Muecke, owner of Lakeville Manor, has taken a full page add in the Journal, to trumpet his claim of the financial futility of Holley Place. I believe this presentation on the finances of Holley Place is both mistaken and misguided.

One glaring mistake is that his numbers are based on a loan at the the Connecticut Housing Finance Authority rate of 4% costing interest of \$150,000+ a year, whereas the anticipated funding for Holley Place is a grant from Connecticut's Department of Housing.

Secondly, it is misguided as he is addressing the Planning and Zoning Commission that makes no judgment on the financial viability of a project. These financial concerns for construction and long-term viability will be closely studied by the Connecticut Department of Housing before they pay for the construction. They are well versed on these issues. The Department of Housing and the Salisbury Housing Committee have a successful record of cooperation.

Town support by donation of the site, and state grants for construction are very much needed to launch a sustainable affordable rental housing like Holley Place. Let's keep this project on track.

George Massey
Salisbury CT
860-672-0165

— Attachments: _____

Holley Place for Lakeville Journal*.docx

140 KB

SL

Subject: P&Z
From: Kathy Voldstad <kathyvoldstad@gmail.com>
Date: 3/22/2021, 2:47 PM
To: aconroy@salisburyct.us

Abby,
Please add the attached letter to the file of letters supporting the Holley Block project.
Thank you.

— Attachments: —————

LJ letter final 3.21.21.docx

141 KB

During the extended process of applying for approval of the Holley Block project, legitimate concerns have been raised about the proposal. The Salisbury Housing Committee has responded, notably by reducing the square footage and the number of units in the building. The façade was also redesigned to align with Lakeville's historical aesthetic.

The question of the financial feasibility of the project is a false flag. Financing is neither within the realm of the P&Z commission, nor is it in any other respect a legitimate concern. As is the practice with other affordable housing projects in Connecticut and throughout the United States, funding will be provided by grants (federal, state and other). The Town of Salisbury is neither providing financing nor extending its credit to support the project. The project will have no impact on the credit rating of the Town because the Town has no financial responsibility toward the project.

To question the viability of any of the town's affordable housing projects by comparing them to commercial ventures is spurious. These projects are not commercial ventures. They do not need a positive return on capital to be feasible. Grants are intended to provide funds for affordable housing projects that would not otherwise be commercially available.

Rent covers operating and ongoing capital expenses. The Salisbury Housing Committee (SHC) has successfully managed affordable housing at Sarum Village and elsewhere for more than 40 years. Connecticut Real Estate Management (CREM) is their agent. SHC has audited financials and their 990 tax forms are available for public inspection. Financing for affordable housing for our town is not a new or novel proposition.

The goal of affordable housing is not to make a profit, rather it is to create safe and stable homes for the many people who have grown up in Salisbury, work in Salisbury, or would like to build a life in Salisbury but can't afford to live here. We are working for the public good, not for personal enrichment.

Despite the hard and persistent work of the various organizations in our town that endeavor to develop affordable housing, we taxpayers have neglected the legal mandate and the moral imperative to provide for our community in this way. Our town voted to use the Holley Block site for affordable housing and our town should go forward with the mandate from its citizens. Let's work together to develop Holley Block, the Pope property, the Dresser land and other available sites into homes for the teachers, the town crews, the hospital staff and all the essential workers who are invaluable. Let's offer the security of a decent, affordable home to the essential workers that make Lakeville/Salisbury such a wonderful place to live.

Kathleen Voldstad
Michael Voldstad