

CURTIS RAND
FIRST SELECTMAN

Telephone: 860-435-5170
Fax: 860-435-5172
Email: townhall@salisburyct.us



Christian Williams
Donald Mayland
Selectmen

Town Hall
P.O. Box 548
27 Main Street
Salisbury, Connecticut 06068

BOS – Minutes – 12.5.2022

The Board of Selectmen Regular Meeting minutes of December 5, 2022.

Present: Curtis Rand, First Selectman; Christian Williams, Selectman; Donald Mayland, Selectman; members of the press and public.

The meeting was **called to order** at 5:00pm.

D. Mayland made a motion to **approve the agenda**. C. Williams seconded, and the agenda was approved unanimously.

C. Williams made a motion to **approve the minutes of the November 7th, 2022 Regular Meeting**. D. Mayland seconded, and the motion was approved unanimously.

First Selectman Report

C. Rand thanked everyone involved with the collaboration of the Hometown Holidays events that took place on December 3 & 4 in Town.

C. Rand gave a reminder everyone that the Salmon Kill bridge will remain closed throughout the winter. Work will resume in April 2023.

New Business:

- a. The Selectmen had a discussion on a recommendation from the Salisbury Affordable Housing Commission (SAHC) to use \$10,000 from the Salisbury Affordable Housing Fund for renovations towards 70 E. Main Street as requested by the Salisbury Housing Trust (SHT). D. Mayland made a motion to approve the recommendation from SAHC to use \$10,000 from the Salisbury Affordable Housing fund towards renovations at 70 E. Main Street. C. Williams seconded, and the motion was approved unanimously. (See Attached Documentation)
- b. The Selectmen had a discussion on a recommendation from the Salisbury Affordable Housing Commission (SAHC) to use \$20,000 from the Salisbury Affordable Housing Fund towards the construction of 10 new units of affordable housing at Sarum Village III as requested by the Salisbury Housing Committee. D. Mayland made a motion to approve the recommendation from SAHC to use \$20,000 from the Salisbury Affordable Housing fund towards the construction of 10 new units at Sarum Village III. C. Williams seconded, and the motion was approved unanimously. (See Attached Documentation)
- c. Jean Bell, Tax Collector submitted the following requests for tax refund: VCFS Auto Leasing, Inc., \$285.66 and \$61.67. C. Williams made a motion to approve the tax refunds. D. Mayland seconded, and the motion was approved unanimously.

Selectmen's Reports

The Selectmen thanked the community for their support during the Hometown Holiday weekend and wished everyone a happy holiday season.

There were no **Citizen Comments** at this time.

Adjourn: 5:11pm.

November 28, 2022

TO: Salisbury Board of Selectmen

FROM: Salisbury Affordable Housing Commission

RE: Recommendation to Approve Funding Request from the Salisbury Housing Trust

The Salisbury Affordable Housing Commission received a request from the Salisbury Housing Trust (SHT) for a \$10,000 grant to be used towards the renovation of a house at 70 E. Main Street (purchased by the SHT). The application is attached.

At the meeting of the Salisbury Affordable Housing Commission (SAHC) on November 17, 2022, the SAHC voted to Approve a Recommendation to the Board of Selectmen to provide \$10,000 from the Salisbury Affordable Housing Fund to the Salisbury Housing Trust, as requested. The vote was unanimous, with one abstention.

The SAHC is asking the Board of Selectmen to approve this recommendation at the Board meeting on December 5, 2022.

Thank you,

Jennifer Kronholm Clark, SAHC Chair

Georgia Petry, SAHC Coordinator

Salisbury Affordable Housing Fund

Name of Applicant: **Salisbury Housing Trust**

Address: **PO Box 52, 24 E Main St., Salisbury CT 06068**

Phone: 860 435-2173 Email: salisburyhousingtrust@gmail.com

Project Name: **70 E Main Renovation**

Project Address: **70 E Main St., Salisbury Ct, 06068**

Brief description of Project (including proposed sale or rental prices):

The house has been purchased by the Salisbury Housing Trust. Renovation costs are estimated to be \$100,000. The Trust does not have the resources and is fund raising for the project.

Proposed total number of housing units in proposed project: **One**

Total number of Affordable* housing units in proposed project: one (*See Affordable Housing Fund Guidelines for definition of "affordable") **One. The Housing Trust has 14 houses, owned and deed restricted.**

Amount funding assistance requested: **\$10,000**

Purpose of funding assistance requested: **Contribute toward renovation: new electrical system, redo staircase to comply with code; new heating system.**

Other assistance requested from the SAHC: The SAHC is helping with other grants and contacts. (for example: assistance in identifying other sources of funding for the project, identification of specific housing needs in the community, support letter for the project)

1. How will the proposed affordable housing units remain affordable in the long term (what entity will oversee the affordability restrictions)?

Trust homes are deed restricted based on a Ground Lease that limits the amount of resale and guarantees that future qualified buyers be approved by the Housing Trust.

2. Please briefly describe the applicant's qualifications for and experience with this type of housing development.

The Salisbury Housing Trust is a 501 c(3) non-profit, maintaining 14 homes, owned and occupied by qualified buyers. Several have changed hands over the years. With the changing times our financial needs have increased.

3. Please briefly describe the status of permitting (zoning and wetlands), water/sewer/septic issues, site control (is the site currently owned by the applicant or under an Option to purchase agreement?) and financing for the project.

The house has been visited by a representative of Planning and Zoning which endorses the project. The house has been inspected by a qualified inspector who identified needs but judged the house to be structurally sound.

Certification

All the information in connection with this application is complete and true.

Applicant's Signature Date Leo Gafney Oct 28, 2022

Required Attachments

Please also provide the following with your completed application form:

- A detailed cost estimate for each activity the applicant is requesting funding for. Please include the source of the cost estimate. **\$10,000 New heating, partial payment [E.J. Home]**
- Map of proposed housing site. **House and property details available on assessor website.**
<https://gis.vgsi.com/SalisburyCT/Parcel.aspx?Pid=1982>
- Sketch or drawing of proposed housing (if available).
- Copies of permits received or minutes from all required town permitting authorities including the Planning & Zoning Commission and Conservation Commission showing that the project has been reviewed by the required Town permitting authorities. **Contractor, E.J. Home, will secure permits as needed.**
 - For feasibility-type funding the SAHC will want to see evidence that applicant has sought preliminary review and guidance from the Planning & Zoning Commission and Conservation Commission on a concept plan for the project (if permits from these commissions will be required) **P&Z has visited the house and supports the project**
 - For acquisition or construction-type funding the SAHC will want to see evidence that the applicant has permitting approvals from all required town permitting authorities. **General contractor will secure permits and inspections as required**

Please note:

1. 1) Upon reviewing the application materials submitted, the Salisbury Affordable Housing Commission or Board of Selectmen may request further information.
2. 2) This application, once submitted to the Commission, will become a public record and be filed in the Town Clerk's office at Town Hall.

November 28, 2022

TO: Salisbury Board of Selectmen

FROM: Salisbury Affordable Housing Commission

RE: Recommendation to Approve Funding Request from the Salisbury Housing Committee

The Salisbury Affordable Housing Commission received a request from the Salisbury Housing Committee for a \$20,000 grant to be used towards the construction of 10 new units of Affordable Housing at Sarum Village III. The application and supporting documents are attached.

At the meeting of the Salisbury Affordable Housing Commission (SAHC) on November 17, 2022, the SAHC voted to Approve a Recommendation to the Board of Selectmen to provide \$20,000 from the Salisbury Affordable Housing Fund to the Salisbury Housing Committee, as requested. The vote was unanimous, with two abstentions.

The SAHC is asking the Board of Selectmen to approve this recommendation at the Board meeting on December 5, 2022.

Thank you,

Jennifer Kronholm Clark, SAHC Chair

Georgia Petry, SAHC Coordinator

Salisbury Affordable Housing Fund
DRAFT Application Form

Name of Applicant: SALISBURY HOUSING COMMITTEE, INC. (SHC)
 Address: P.O. Box 10, SALISBURY CT, 06068
 Phone: 860-806-5696 Email: jocelynayer@gmail.com
 Project Name: SARUM VILLAGE III
 Project Address: 34 Cobble Rd, Salisbury

Brief description of Project (including proposed sale or rental prices):

This is phase III of our Sarum Village Development. It will be 10 additional rental units, all will be affordable to households below 80% AMI.

Proposed total number of housing units in proposed project: 10

Total number of Affordable* housing units in proposed project: 10

(*See Affordable Housing Fund Guidelines for definition of "affordable")

Amount funding assistance requested: \$ 20,000

Purpose of funding assistance requested:

Over the last year, while SHC has been waiting for the CT Dept. of Housing to make a final commitment of construction funding, construction costs have increased significantly due to inflation and other factors. The costs have increased by

Other assistance requested from the SAHC: _____

(for example: assistance in identifying other sources of funding for the project, identification of specific housing needs in the community, support letter for the project)

1. How will the proposed affordable housing units remain affordable in the long term (what entity will oversee the affordability restrictions)?

The CT Dept. of Housing ^(DOH) will be providing the majority of the construction funding. DOH will require all units be affordable. SHC will oversee the affordability restrictions as it does for the other Sarum Village units.

2. Please briefly describe the applicant's qualifications for and experience with this type of housing development.

SHC is a mission driven 501(c)(3) that has provided affordable rental housing in Salisbury since the 1970's.

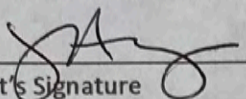
→ \$350,000. The Dept. of Housing has asked SHC to do everything it can to fill this gap. This is why we are asking for \$20,000 from the town's Affordable Housing Fund. We are also looking into a bank loan of \$200,000. This will make a significant dent in that inflation-caused construction funding gap.

3. Please briefly describe the status of permitting (zoning and wetlands), water/sewer/septic issues, site control (is the site currently owned by the applicant or under an Option to purchase agreement?) and financing for the project.

This is infill development on the site owned & managed by SHC.
it is on town water & sewer, zoning permit is in hand. We are awaiting
a final commitment of all construction funding needed from CT DOH;
DOH has asked us to help close the inflation-caused funding gap.

Certification

All the information in connection with this application is complete and true.


Applicant's Signature

11/13/22
Date

Required Attachments

Please also provide the following with your completed application form:

- ✓ • A detailed cost estimate for each activity the applicant is requesting funding for. Please include the source of the cost estimate. *(attached)*
- ✓ • Map of proposed housing site. *(attached)*
- Sketch or drawing of proposed housing (if available).
- ✓ • Copies of permits received or minutes from all required town permitting authorities including the Planning & Zoning Commission and Conservation Commission showing that the project has been reviewed by the required Town permitting authorities. *(attached)*
 - For feasibility-type funding the SAHC will want to see evidence that applicant has sought preliminary review and guidance from the Planning & Zoning Commission and Conservation Commission on a concept plan for the project (if permits from these commissions will be required)
 - For acquisition or construction-type funding the SAHC will want to see evidence that the applicant has permitting approvals from all required town permitting authorities.

Please note:

- 1) Upon reviewing the application materials submitted, the Salisbury Affordable Housing Commission or Board of Selectmen may request further information.
- 2) This application, once submitted to the Commission, will become a public record and be filed in the Town Clerk's office at Town Hall.

CHFA DOH CONSOLIDATED APPLICATION



Exhibit 4.9.e - PROJECT COST SUMMARY (Construction Schedule of Values)



Version 2020.2

Submission Date:

April 28, 2021

DEVELOPMENT NAME	Sarum Village III		APPLICANT	Salisbury Housing Committee, Inc.	
Number of Buildings	6		Total Commercial Square Footage (NSF)	0	
Total Project Square Footage (GSF)	11,550		Total Living Unit Square Footage (NSF)	10,350	
Total Residential Square Footage (GSF)	11,550		Total Number of Units	10	

This form represents the Contractor's and/or Mortgage's firm costs and services as a basis for disbursing dollar amounts when advances are requested.

LINE	DIV.	DIV./TRADE ITEM	TOTAL RESIDENTIAL COST	TOTAL COMMERCIAL COST	TOTAL COST	TOTAL COST / UNIT	TOTAL COST / GSF	REMARKS
1	2	Environmental Site Clean-Up	4,300	0	4,300	430	0.37	
2	2	Environmental Building Remediation	0	0	0	0	0.00	
3	2	Site Utilities	169,500	0	169,500	16,950	14.68	
4	2	Grading & Excavation	78,620	0	78,620	7,862	6.81	
5	2	Paving, Walks & Signs	19,512	0	19,512	1,951	1.69	
6	2	Unusual Site Conditions	0	0	0	0	0.00	
7	2	Lawns & Plantings	28,665	0	28,665	2,867	2.48	
8	2	Other Site Work	0	0	0	0	0.00	
9	2	Demolition	0	0	0	0	0.00	
10	2	Allowance for Division 2	0	0	0	0	0.00	
11	3	Concrete	170,000	0	170,000	17,000	14.72	
12	3	Allowance for Division 3	0	0	0	0	0.00	
13	4	Masonry	0	0	0	0	0.00	
14	4	Allowance for Division 4	0	0	0	0	0.00	
15	5	Metals	0	0	0	0	0.00	
16	5	Allowance for Division 5	0	0	0	0	0.00	
17	6	Rough Carpentry	503,759	0	503,759	50,376	43.62	
18	6	Finish Carpentry	93,306	0	93,306	9,331	8.08	
19	6	Allowance for Division 6	0	0	0	0	0.00	
20	7	Moisture Protection	2,000	0	2,000	200	0.17	
21	7	Insulation	141,051	0	141,051	14,105	12.21	
22	7	Roofing	96,750	0	96,750	9,675	8.38	
23	7	Sheet Metal	12,689	0	12,689	1,269	1.10	
24	7	Siding	177,024	0	177,024	17,702	15.33	
25	7	Allowance for Division 7	0	0	0	0	0.00	
26	8	Doors & Hardware	68,938	0	68,938	6,894	5.97	
27	8	Windows	93,499	0	93,499	9,350	8.10	
28	8	Allowance for Division 8	0	0	0	0	0.00	
29	9	Acoustical Tile	0	0	0	0	0.00	
30	9	Drywall	93,893	0	93,893	9,389	8.13	
31	9	Ceramic Tile	8,830	0	8,830	883	0.76	
32	9	Wood Flooring	0	0	0	0	0.00	
33	9	Resilient Flooring	60,460	0	60,460	6,046	5.23	
34	9	Painting	41,750	0	41,750	4,175	3.61	
35	9	Carpet	20,040	0	20,040	2,004	1.74	
36	9	Allowance for Division 9	0	0	0	0	0.00	
37	10	Unit AC and/or Sleeves	0	0	0	0	0.00	
38	10	Specialties	12,624	0	12,624	1,262	1.09	
39	10	Allowance for Division 10	0	0	0	0	0.00	
40	11	Special Equipment (Specify)	0	0	0	0	0.00	
41	11	Cabinets & Vanities	75,045	0	75,045	7,505	6.50	
42	11	Kitchen Appliances	41,430	0	41,430	4,143	3.59	
43	11	Allowance for Division 11	0	0	0	0	0.00	
44	12	Furnishing	7,600	0	7,600	760	0.66	
45	12	Allowance for Division 12	0	0	0	0	0.00	
46	13	Special Construction	0	0	0	0	0.00	
47	13	Allowance for Division 13	0	0	0	0	0.00	
48	14	Elevators	0	0	0	0	0.00	
49	14	Allowance for Division 14	0	0	0	0	0.00	
50	15	Plumbing	229,040	0	229,040	22,904	19.83	
51	15	Hydronic Heating	0	0	0	0	0.00	
52	15	HVAC	207,550	0	207,550	20,755	17.97	
53	15	Fire Suppression	69,600	0	69,600	6,960	6.03	
54	15	Allowance for Division 15	0	0	0	0	0.00	
55	16	Electrical (Building Only)	239,580	0	239,580	23,958	20.74	
56	16	Allowance for Division 16	0	0	0	0	0.00	
57		TOTAL STRUCTURE & LAND IMPROVEMENTS	2,767,055	0	2,767,055			
58	1	General Requirements	164,580	0	164,580			
59		SUBTOTAL (Lines 57 & 58)	2,931,635		2,931,635			
60		Builder's Overhead	55,000	0	55,000			
61		Builder's Profit	160,000	0	160,000			
62		SUBTOTAL (Lines 59 - 61)	3,146,635	0	3,146,635			
63		Building Permit & Other Fees (Specify)	0	0	0			
64		Bond Premium	22,099	0	22,099			
65		TOTAL FOR ALL IMPROVEMENTS	\$3,168,734	\$0	\$3,168,734			

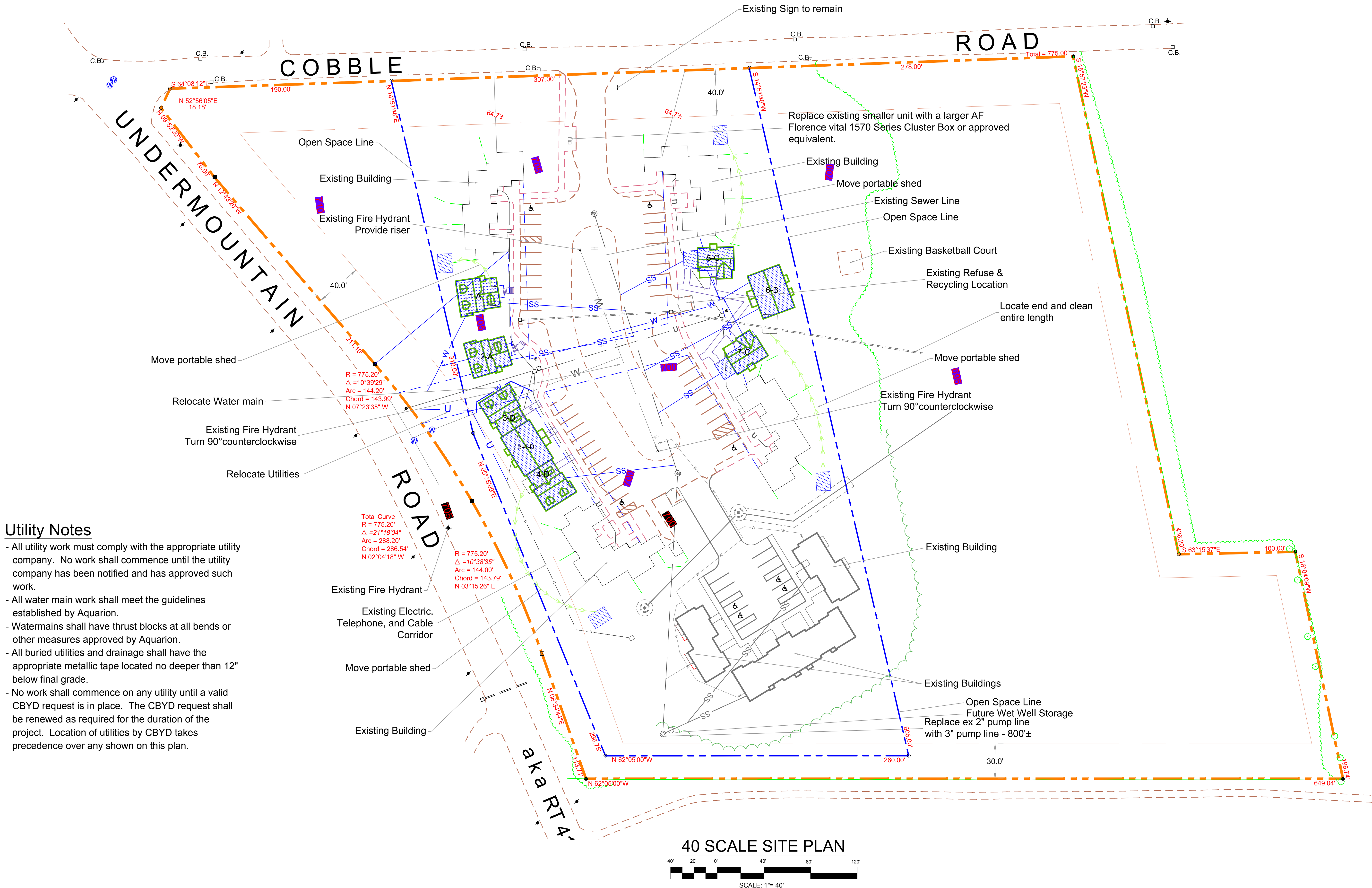
Within sixty (60) days after substantial completion of the Development, as determined by the Authority, and prior to Final Closing, General Contractor and identity of interest subcontractors shall deliver to the Authority, in form and content acceptable to the Authority, audited statements of costs certified by independent certified public accountant(s) licensed in the State of Connecticut and acceptable to the Authority, to further verify such costs.

I/We hereby certify that the proposed housing represented in the drawings, specifications, Consolidated Application, and other application submittal exhibits, including the energy efficiency measures outlined in the Energy Conservation Plan, can be built for the cost shown above and sign under penalty for false statement, sect. 53a - 157b of the Connecticut General Statutes.

Mortgagor and Contractor

CHFA / DOH Staff

Signature	Date	Signature	Date
A. Secondino & Son, Inc. - Gary Broderick	Proj. Mgr.		
Contractor Name	Title	Name	Title
Signature	Date	Signature	Date
Mortgagor Name	Title	Name	Title



CALL BEFORE YOU DIG
1-800-922-4455

Architect:
Quisenberry Arcari Architects, LLC
318 Main Street
Farmington 06032

Engineer:
Patrick R. Hackett, P.E.
16 East Street
Lakeville 06039

Date: April 13, 2018

Revisions: June 14, 2018

SARUM VILLAGE EXPANSION
34 COBBLE ROAD
SALISBURY, CONNECTICUT
PROPOSED SITE PLAN

40 Scale
Site Plan

SP-1

TOWN OF SALISBURY
GRANT OF VARIANCE, SPECIAL PERMIT, SPECIAL EXCEPTION

On the application of **Town of Salisbury**, the Planning and Zoning

Commission of the Town of Salisbury, Connecticut did grant a:

SPECIAL PERMIT

Effective on the 7th day of **June, 2018** in relation to the following property:

34 Cobble Road, Salisbury CT 06068

Located on the Westerly side of Ore Hill Road and being bounded:

NORTHERLY by:	Cobble Road
SOUTHERLY by:	Salisbury Cemetery Association
WESTERLY by:	Undermountain Road
EASTERLY by:	St. Mary's Roman Catholic Congregation Cemetery

Owner of Record: **Salisbury Housing Committee, Inc.**

Volume **140** Page **961-969** of the Salisbury Land Records. This Grant is made
in accordance with the provisions of **Section 205.1** of the regulations of the
Commission. The applicant was granted the right to:

Construct 10 new housing units

Certified this 22nd day of May, 2018

PLANNING & ZONING COMMISSION OF THE
TOWN OF SALISBURY

By: *Patricia Williams*
Zoning Administrator



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1 Pages
OTHER
Patricia Williams, Town Clerk
Town of Salisbury