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CONFIRMATION 02/09/24 1 CL

Salisbury; Town of
PO BOX 548
Salisbury, CT 06068

Phone: 860-435-5182

Your sales rep is: MICHELLE EISENMAN

Issue Dates	Description	Amount
Running in The Lakeville Journal and The Lakeville Journal Digital Ed.: 02/08/24 - 02/15/24	Legals - 46 Lines 2 insertions Legal Ad #655705	\$ 151.80

TOTAL CHARGES ----->		\$ 151.80

Heading: 999 — Legal Notice
Ad #655705
Scheduled for: 02/08/24, 02/15/24

<p>Legal Notice</p> <p>The Planning & Zoning Commission of the Town of Salisbury will hold a Public Hearing on Special Permit Application #2024-0238 by owner Salisbury Housing Committee for "Dresser Woods" 20-unit affordable multi-family housing in the Multi-Family Housing Overlay District at 37 Railroad Street, Salisbury, Map 56, Lot 56 per Section 405 of the Salisbury Zoning Regulations. The hearing will be held on Tuesday, February 20, 2024 at 5:45</p>	<p>PM. There is no physical location for this meeting. This meeting will be held virtually via Zoom where interested persons can listen to & speak on the matter. The application, agenda and meeting instructions will be listed at www.salisburyct.us. Written comments may be submitted to the Land Use Office, Salisbury Town Hall, 27 Main Street, P.O. Box 548, Salisbury, CT or via email to landuse@salisburyct.us. Paper copies may be reviewed Monday through</p>	<p>Thursday between the hours of 8:00 AM and 3:30 PM.</p> <p>Salisbury Planning & Zoning Commission</p> <p>Martin Whalen, Secretary</p> <p>02-08-24</p> <p>02-15-24</p>
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Dear Neighbor

The Salisbury Housing Committee has submitted an application to the Salisbury Planning & Zoning Commission for approval of a site plan and Special Permit for 20 units of affordable housing at 37 Railroad Street in Salisbury.

The Planning & Zoning Commission will hold a public hearing on February 20, 2024 at 5:45 PM. You may make comments at the meeting or submit written testimony to the Planning & Zoning office.

The public hearing will be a remote meeting by live internet video stream (via Zoom) and telephone as described below:

Remote Meeting by Live Internet Video Stream and Telephone in Accordance with Special Act No. 21-2 Sec. 149(b). Any member of the public may make a written request to be provided a physical location and the electronic equipment necessary to enable attendance in real-time and the opportunity to participate and comment as applicable. Written requests must be submitted not less than twenty-four (24) hours prior to the meeting to the attention of the Town Clerk, Patricia Williams at pwilliams@salisburyct.us or in the drop box on the Factory Street side of the Town Hall Building 27 Main Street Salisbury, CT 06068

The instructions to join the meeting are on the next page.

A copy of the application is also attached.

To Join the Public Hearing

Date and time of the hearing (February 20th, 2024 at 5:45pm).

The Zoom link/instructions to join the meeting (below)

When: Feb 20, 2024 05:30 PM Eastern Time (US and Canada)

Topic: Regular Meeting of the Salisbury Planning & Zoning Commission - Tuesday
2/20/2024 at 5:30pm

Please use link below to join the webinar:

https://us06web.zoom.us/j/86828236076?pwd=talW_7DpeL9GHzvKjIPpQO3MV_4XkQ.8cRKftSBGUvY5L1r

Passcode: 558327

Or One tap mobile :

+16465588656,,86828236076# US (New York)

+16469313860,,86828236076# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 689 278 1000 US

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

+1 253 205 0468 US

Webinar ID: 868 2823 6076

International numbers available: <https://us06web.zoom.us/j/kcS5cLMiT>

The link to join the meeting will also be available on the meeting agenda, which will be posted on the Town's website prior to the meeting.

27 Main Street
P.O. Box 0548
Salisbury, CT 06068

(860) 435-5190
FAX: (860) 435-5172



TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Salisbury Housing Committee
Address of Owner: P.O.Box 10 Salisbury, CT 06068
Property Location: Tax Map # 56 Lot# 56 Land Records: Vol. 268 Page 1080
Property Address: North end of Railroad Street
Acreage: 5.32 Zone: R-10 with MFH Overlay
Bounded generally on the North by: _____
(Full name of owner of record. East by: See attached list
Attach addition pages if needed) South by: _____
West by: _____
Special Permit Use Requested: Multi Family Housing
Section 405 of the Salisbury Zoning Regulations.
Written statement of Proposed Use (4 copies): See attached description
Site Plan - 4 copies (See attached sheet)
Soil Erosion and Sediment Control Plan: _____
Approval from TAHD, WPCA, or BHC regarding sewer and water: _____
Historic District Commission, if applicable: _____
Conservation District Commission, if applicable: _____
Preliminary Architectural Plans for Proposed structures & signs (2 copies) _____
Estimated Site Improvement Costs (other than buildings): _____
Written Assurance of Bond or Letter of Credit: _____
Additional Remarks: _____
Owner's Signature: [Signature] Date: 1/10/2024
Applicant's Signature and Title: [Signature] Peter Halle, President
Applicant's Address and phone number: 860-824-7272 Same as Owner

Filed at the Planning and Zoning Commission Office this _____ day of _____, 20____

Fee Paid: _____ Received By: _____
Title: _____

NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.

Introduction

The Salisbury Housing Committee intends to build a 20-unit affordable housing project on a 5.32 acre parcel of land at the north end of Railroad Street.

Existing Conditions

The property lies in the R-10 Residence Zone with the Multi-Family Housing (MFH) Overlay Zone and is predominately mature forest. There are wetlands and two vernal pools on the north side of the site. The property slopes to the east at varying grades of 3% to 20%. The development occurs in areas of moderate grades generally less than 12%. The underlying non-wetland soils are predominately gravelly sandy loam. The site lies within an aquifer protection area.

James Dresser acquired the property in 1997 and donated it to the Salisbury Housing Committee in 2022. At a Town meeting on July 28, 2022 the residents voted to grant access across the adjacent town-owned land.

Proposal

The project involves the construction of nine buildings housing 20 units of housing. Eight of the buildings have two units each and one has four units. The project will include 21 paved parking spaces and 10 overflow parking spaces on a grass paver system. There will be a network of bituminous sidewalks for pedestrian travel.

Trees along the perimeter of the site will be retained in addition to several large trees within the developed area. A selection of native trees, shrubs, and other plantings will be planted. The vernal pool will be enhanced with additional native plants to provide habitat benefits. An exclusion fence will be installed between the vernal pool and the development to inhibit amphibian access to areas where they may be harmed.

The driveway will run parallel to the existing rail trail. A row of boulders and shrubs will create both a visual and physical barrier between the driveway and rail trail. A speed bump will reduce the traffic speed.

Water Supply

Water service will be provided by connecting to the public water system at the intersection of Railroad Street and Fowler Street.

Sanitary Sewer

Sanitary sewer service will be provided by connecting to the public sewer line under the old railroad bed on the west side of the property. A pump is required for five of the nine buildings.

Stormwater Management

The stormwater treatment system uses several methods to manage runoff. These include rain gardens for the rooftops of seven out of the nine buildings. The remaining two buildings direct their downspouts to splashpads and flow overland. All of the buildings that direct runoff toward the vernal pools have rain gardens. The parking area and a substantial portion of the other developed areas of the site are directed to a FocalPoint treatment system. The FocalPoint is a modular treatment system that includes plantings and a high-performance filter media. A subsurface detention system reduces peak flows to acceptable levels. Level spreaders are used at each discharge point.

A stormwater management report is attached. See additional comments under the Alternatives section of this document. The stormwater management system has been reviewed by Thomas Grimaldi, the Town's engineering consultant. He has issued a letter indicating he is satisfied with the design.

Erosion Control

The plans include a comprehensive erosion control plan and narrative. Erosion control measures include:

- Filter sock perimeter controls including a double row at sensitive areas
- Intermediate filter sock across the middle of the site
- Erosion control blanket on steep slopes
- Construction entrance

Alternatives

A number of different options were evaluated for stormwater treatment. These include:

Permeable Pavement: While the underlying soils are largely suitable for infiltration, this method was rejected since the site is in an Aquifer Protection Area and Aquarion Water Co. objects to infiltration of untreated parking lot runoff.

Infiltration: The underlying soils appear to be acceptable for infiltration but Aquarion Water Co objects to infiltrating the parking lot runoff.

Surface Detention: Surface detention is an option to achieve the project goals but has been rejected due to the potential for the detention basin to act as a decoy wetlands for the wildlife dependent on the nearby vernal pool.

Subsurface Detention: Subsurface detention along with pretreatment was selected as the most viable alternative.

Impact to Wetlands & Watercourses

The project has no direct wetland impact. In addition, all activity is outside of the Town's 75-foot upland review area. The project was approved by the Salisbury Inland Wetlands & Watercourses Commission on January 8, 2024.

All structures, pavement, sidewalks, and drainage structures are outside of the 100-foot vernal pool envelope. Temporary grading adjacent to the buildings and stormwater discharge points will encroach a small distance of 15 feet into the envelope but these areas will be restored after construction.

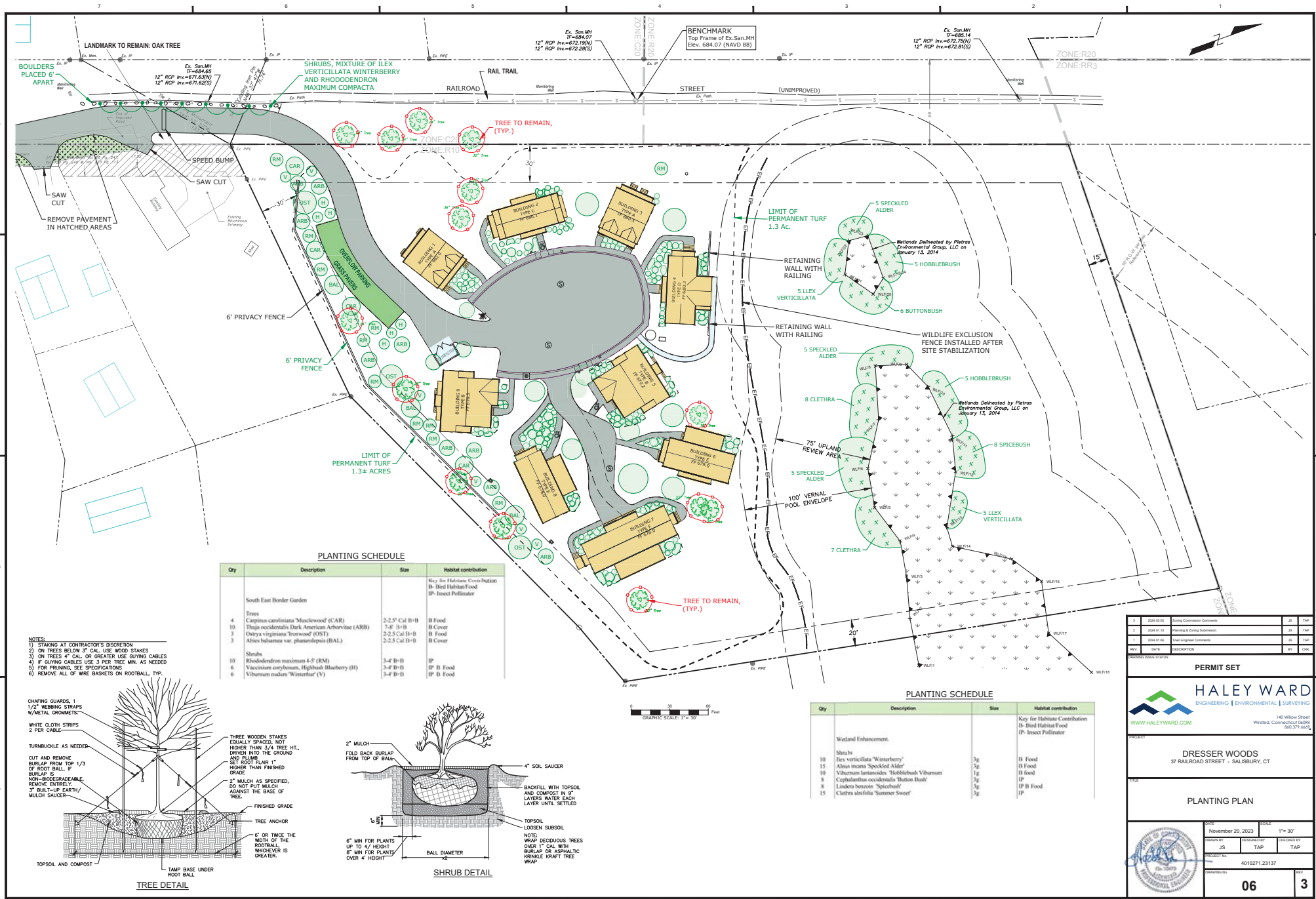
Wetlands Enhancement

Over 60 shrubs will be planted along the edges of the vernal pools to provide beneficial enhancement to the area. The shrubs include six different species that will improve the habitat and provide screening to reduce the likelihood that residents will intrude into the vernal pools. The benefits are presented in the table below:

Shrub Name	Quantity	Size	Benefit
Ilex verticillate 'Winterberry'	10	3 gal	Bird food
Alnus incana 'Speckled Alder'	15	3 gal	Bird food
Viburnum lantanoides 'Hobblebush Viburnum'	10	1 gal	Bird food
Cephalanthus occidentalis 'Button Bush'	8	3 gal	Insect pollinator
Lindera benzoin 'Spicebush'	8	3 gal	Insect pollinator and bird food
Clethra alnifolia 'Summer Sweet'	15	3 gal	Insect pollinator

Adjoining Property Owners

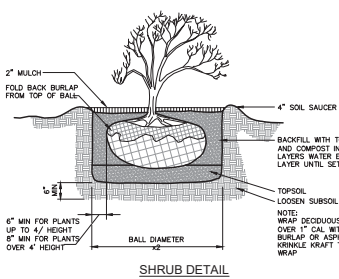
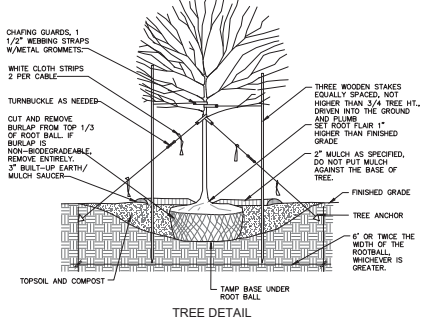
Map	Lot	Owner Name	Address
To the North			
56	45	PRIVATE TRUST CO TRUSTEE ETAL	P.O. BOX 1627, LAKEVILLE CT 06039
Across Railroad Bed			
56	46	MCGARRY, JANE L	P.O. BOX 176, SALISBURY CT 06068
56	53-1	HARNEY, ELYSE D TRUSTEE	P.O. BOX 628, SALISBURY CT 06068
56	54	HARNEY, ELYSE D TRUSTEE	P.O. BOX 628, SALISBURY CT 06068
56	55	HURLBUTT, DANIEL J & DAVID M	P.O. BOX 477, SALISBURY CT 06068
54	13	KONG, STEPHEN SURV & REBECCA SURV	200 MERCIER ST APT 1E, NEW YORK, NY 10012
To the South			
54	31	SPILLANE, SALLY K E	P.O. BOX 121, LAKEVILLE CT 06039
To the East			
54	35	SALISBURY VILLAGE OPEN SPACE ASN	P.O. BOX 17, SALISBURY CT 06068



PLANTING SCHEDULE

Qty	Description	Size	Habitat contribution
South East Border Garden			
Trees			
4	Carpinus caroliniana 'Macleod' (CAR)	2-2.5' Cal B-H	B Food
10	Thuja occidentalis Dark American Arborvitae (ARB)	7-8' B-H	B Cover
3	Ostrya virginiana Ironwood (OST)	2-2.5' Cal B-H	B Food
3	Alnus incana var. phanerophylla (BAL)	2-2.5' Cal B-H	B Cover
Shrubs			
10	Rhododendron maximum 4-5' (RM)	3-4' B-H	IP
6	Vaccinium corymbosum, Highbush Blueberry (H)	3-4' B-H	IP B Food
6	Viburnum nudum 'Winterthur' (V)	3-4' B-H	IP B Food

- NOTES:
- 1) SAWING AT CONTRACTOR'S DISCRETION
 - 2) ON TREES BELOW 3" CAL, USE WOOD STAKES
 - 3) ON TREES 4" CAL, OR GREATER USE CUTTING CABLES
 - 4) IF CUTTING CABLES USE 3 PER TREE MIN. AS NEEDED
 - 5) FOR PRUNING, SEE SPECIFICATIONS
 - 6) REMOVE ALL OF WIRE BASKETS ON ROOTBALL TYP.



PLANTING SCHEDULE

Qty	Description	Size	Habitat contribution
Wetland Enhancement			
Shrubs			
10	Ilex verticillata 'Winterberry'	3g	B Food
15	Alnus incana 'Speckled Alder'	3g	B Food
10	Viburnum lentago 'Hobblebush Viburnum'	1g	B Food
8	Cypripedium occidentale 'Butter Blue'	3g	IP
8	Lindera borealis 'Spicebush'	3g	IP B Food
15	Clethra alnifolia 'Summer Sweet'	3g	IP

PERMIT SET

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Winsted, Connecticut 06095
(860) 373-6600

WWW.HALEYWARD.COM

DRESSER WOODS
37 RAILROAD STREET • SALISBURY, CT

PLANTING PLAN

DATE	November 20, 2023	SCALE	1"= 30'
DRAWN BY	JS	CHECKED BY	TAP
PROJECT NO.	4010271.23137	DESIGNED BY	TAP
DRAWING NO.	06	SHEET	3

7005 2570 0002 2696 7912

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$8.97
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Certified Fee	\$3.65
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$8.97
Sent To	
Jane L. McGarry	
P.O. Box 176	
Salisbury, CT 06068	
PS Form 38	

7005 2570 0002 2696 7950

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Certified Fee	\$3.65
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$8.97
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Elyse D. Harney - Trustee	
P.O. Box 628	
Salisbury, CT 06068	
PS Form 38	

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Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.92
Total Postage & Fees	\$8.97

Sent To
Stephen & Rebecca Kong
200 Mercier Street – Apt. 1E
New York, NY 10012

PS Form 3849, October 2019

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Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.92
Total Postage & Fees	\$8.97

Sent To
Daniel J. & David M. Hurlbutt
P.O. Box 477
Salisbury, CT 06068

PS Form 3849, October 2019

7006 2760 0004 4772 5131

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Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.92
Total Postage & Fees	\$8.97

Sent To
Salisbury Village Open Space Assn.
P.O. Box 17
Salisbury, CT 06068

PS Form 3849, October 2019

7005 2570 0002 2696 7961

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Lakeville, CT 06039


Postage	\$3.65
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.92
Total Postage & Fees	\$8.97

Sent To
Sally K Spillane
P.O. Box 121
Lakeville, CT 06039

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<p style="text-align: center;"> 9590 9402 5689 9346 1140 17</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7005 2570 0002 2696 7967</p>	
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<p style="text-align: center;"> 9590 9402 5689 9346 1140 31</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7005 2570 0002 2696 7943</p>	
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<p style="text-align: center;"> 9590 9402 5689 9346 1140 24</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7005 2570 0002 2696 7950</p>	
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<p>1. Article Addressed to:</p> <p>Private Trust Co. - Trustee, Etc. P.O. Box 1627 Lakeville, CT 06039</p>		<p>B. Received by (Printed Name) <i>Robin Leech</i></p> <p>C. Date of Delivery <i>2/9/24</i></p>	
<p>2. Article Number (Transfer from service label) 7005 2570 0002 2696 7912</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p>Domestic Return Receipt</p>	

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<p>1. Article Addressed to:</p> <p>Salisbury Village Open Space Assn. P.O. Box 17 Salisbury, CT 06068</p>		<p>B. Received by (Printed Name) <i>Catherine Zies</i></p> <p>C. Date of Delivery <i>2.8.29</i></p>	
<p>2. Article Number (Transfer from service label) 7005 2570 0002 2696 7912</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p>Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sally K Spillane
P.O. Box 121
Lakeville, CT 06039



9590 9402 5689 9346 1139 97

2. Article Number (Transfer from service label)

7005 2570 0002 2696 7981

COMPLETE THIS SECTION ON DELIVERY

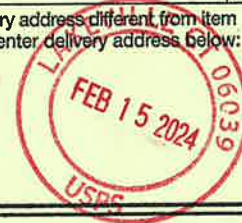
A. Signature

Sally K Spillane ☒ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No



3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery