

TOWN OF SALISBURY  
PLANNING AND ZONING COMMISSION

Number \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Town of Salisbury  
Address of Owner: 27 Main Street, Salisbury, CT 06068  
Property Location: Tax Map # 56 Lot# 5 & 6 Land Records: Vol. 134 Page 602  
Property Address: Undermountain Road after #22  
Acreage: 0.85 Zone: R-20 & Multi-Family Overlay  
Bounded generally on the North by: Donald Stevens, Maria McCabe  
(Full name of owner of record. East by: Undermountain Road (aka RT41)  
Attach addition pages if needed) South by: WYCT LLC, Holly Leibrock  
West by: Town of Salisbury  
Special Permit Use Requested: Multi-Family Housing - New Construction  
Section 405.3 of the Salisbury Zoning Regulations.  
Written statement of Proposed Use (4 copies): See attached  
Site Plan - 4 copies (See attached sheet)  
Soil Erosion and Sediment Control Plan: See Plans  
Approval from TAHD, WPCA, or BHC regarding sewer and water: See attached  
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: 11/10/24  
Applicant's Signature and Title: The Salisbury Housing Trust, Inc  
Applicant's Address and phone number: \_\_\_\_\_  
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.**



607

**SITE PLAN - GENERAL REQUIREMENTS**

The site plan shall be accurately drawn to a scale not to exceed 1" = 100' on sheets not to exceed 24" X 36" .

Site plans shall be certified correct to A-2 Survey Standards by a Connecticut Registered Land Surveyor (R.L.S.) Where it determines that A-2 level of accuracy is not necessary to determine compliance with these regulations the Commission may upon request of the applicant allow a less degree of accuracy for the location of certain improvements or certain property lines.

The design, layout and computations relating to the construction of facilities for storm drainage or improvements such as a new accessway, parking areas, etc. shall be prepared by a Connecticut registered engineer or where qualified to do so by a Connecticut registered landscape architect. where the regulations require a landscape buffer or such is required as a condition of approval of a Special Permit the landscape plan shall be prepared by a professional landscape architect or landscape designer.

A site plan shall contain the following information as applicable, as determined by the Commission or its authorized agent:

- a. Name of applicant and owner of property.
- b. Scale and North arrow.
- c. Property boundary, dimensions, angles, area, zoning classification, and zoning setback lines.
- d. Names of record owners of abutting properties.
- e. Locations and dimensions of all existing and proposed buildings, driveways, parking and loading areas, storage areas, drainage features. Location of fences and walls, natural and artificial water features, wetlands and exposed ledge rock. All statistical data to show that the requirements of the regulations have been met; adjacent properties, and how they relate to the proposed development and the neighborhood and, to the street pattern within 500 feet.
- f. Proposed signs showing locations, dimensions, and means of illumination and all other exterior listing fixtures.
- g. Locations and methods of water supply and sewage disposal facilities.
- h. Illustrations, elevations, and renderings of the proposed buildings and project area sufficient to show clearly what is proposed, as required by the Commission. A landscaping plan shall be submitted which shows existing and proposed landscaping, buffering and plantings including a table of sizes, types, and amounts of proposed materials.
- i. Certification, on the plan or separately, by the Health Officer concerning satisfactory conditions for sewage disposal, consistent with the State Health Code.
- j. Where grading is required, existing and proposed contours at two-foot intervals, based upon field survey.
- k. Existing and post construction surface drainage patterns. The Planning and Zoning Commission may modify the submission requirements of any site plan, if in the opinion of the Commission, the scope and circumstances of such a proposed development are such that certain information is not necessary to complete a review of the proposed project.

From: **Curtis Rand** <[crand@salisburyct.us](mailto:crand@salisburyct.us)>

Date: Fri, Apr 5, 2024 at 4:16 PM

Subject: Re: today? town permission to submit special permit for Grove St school site?

To: Jocelyn Ayer <[jocelyn@thehousingcollective.org](mailto:jocelyn@thehousingcollective.org)>

Cc: John Harney <[jharney@wpsir.com](mailto:jharney@wpsir.com)>, Pat Hackett <[prh@prhackett.com](mailto:prh@prhackett.com)>

Yes I think that's fine

Curtis

Sent from my iPhone

On Apr 5, 2024, at 3:03 PM, Jocelyn Ayer <[jocelyn@thehousingcollective.org](mailto:jocelyn@thehousingcollective.org)> wrote:

Hi Curtis- Could you send us an email (or just respond to this), giving the Salisbury Housing Trust permission to submit a special permit application for the Grove Street school site? I know you are on vacation next week and it's due next Wednesday. Since the town is the "Owner of Record" currently, we need your permission.

Best, Jocelyn

**Jocelyn Ayer** (She, Her, Hers)

Director

[Jocelyn@thehousingcollective.org](mailto:jocelyn@thehousingcollective.org) | O: 475-273-9808  
[cthousingopportunity.org](http://cthousingopportunity.org)

*LC-CHO is an initiative of:*



From: **Charles Humes** <[chumes@salisburyct.us](mailto:chumes@salisburyct.us)>

Date: Thu, Apr 11, 2024 at 12:55 PM

Subject: Grove St

To: John Harney <[jharney@wpsir.com](mailto:jharney@wpsir.com)>

Cc: donald mayland <[maycopres@gmail.com](mailto:maycopres@gmail.com)>

John,

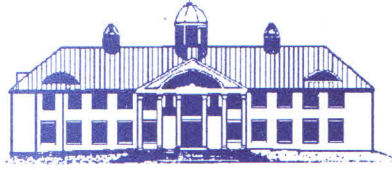
Don Mayland stopped by the sewer plant this morning. He brought with him an email from you asking about the property on Grove Street. I have attached a letter stating that the sewer system has capacity to accommodate the 2 houses. Regarding the hookup fees, it will depend on the current status of the line. If it has abandoned for an extended period, it may need full replacement. There is also a hookup fee. It is \$5000 for the main building and \$3500 for each additional building on the property. Whether these 2 houses can share a sewer lateral, the hookup price and the condition of the lateral are all questions I can answer when I obtain more information about the project.

Regards,

Charles Humes  
Superintendent  
860-435-5181



WATER POLLUTION  
CONTROL AUTHORITY



*Reply to*  
Salisbury Town Hall  
P.O. Box 548  
Salisbury, Connecticut 06068

TOWN OF SALISBURY  
SALISBURY, CONNECTICUT 06068

04/11/2024

John Harney  
19 Main St.  
Salisbury CT 06068

Dear John,

I have reviewed your request for the sewer to accommodate the flow from two proposed houses on Grove Street to be constructed by The Salisbury Housing Trust.

Using your estimate of 1,050 gallons per day, combined flow, of the two houses, we have the capacity in our collection system and treatment plant to accommodate this request.

The Salisbury Housing Trust will be responsible for all construction work, costs and fees to hook into the sewer main on Grove Street.

Regards,

Charles Humes

WPCA Superintendent

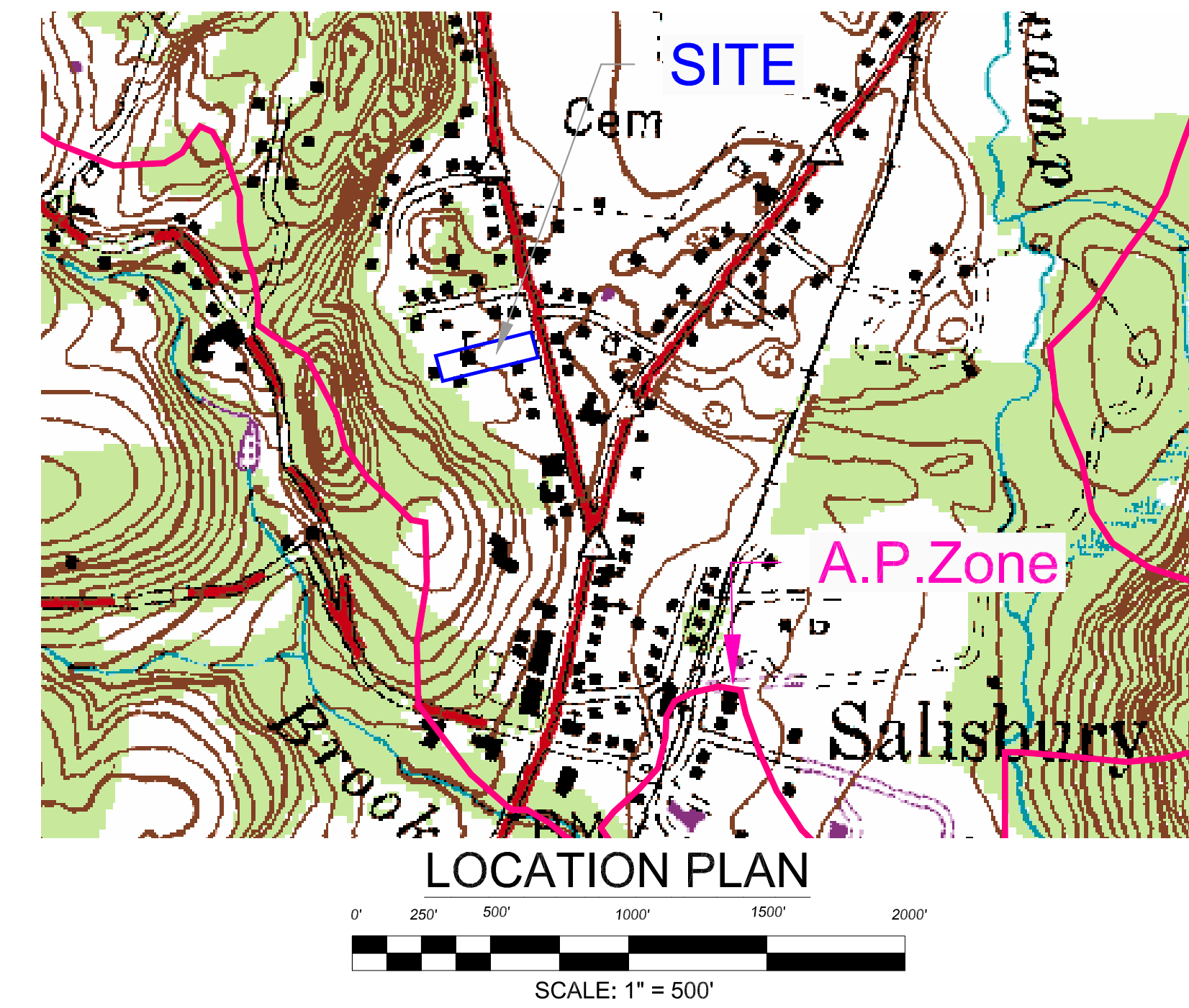
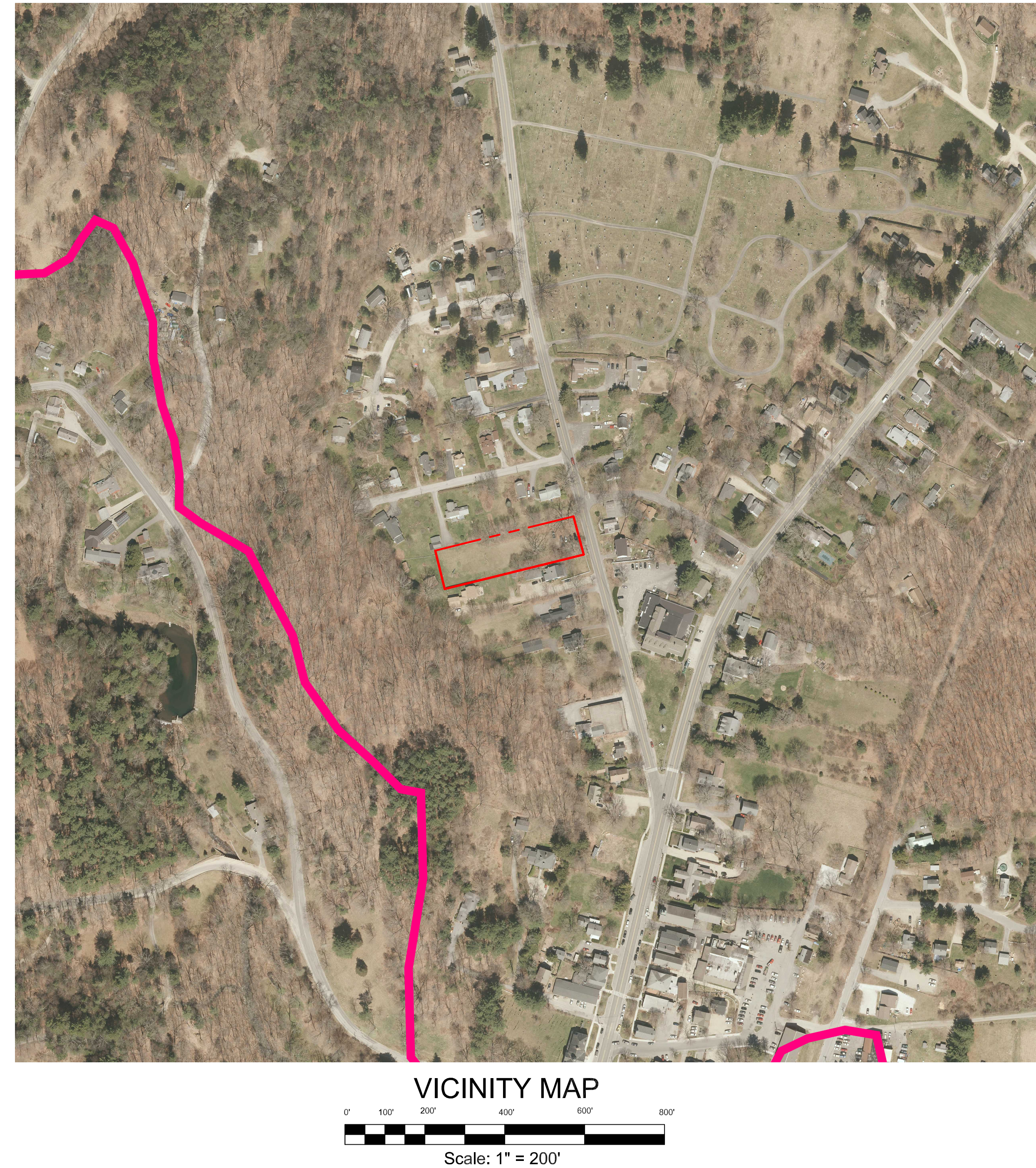
860-435-5181

chumes@salisburyct.us



### GENERAL NOTES

- Town-owned property
- MBL 56-5, 56-6
- Total parcel 0.813 acres
- Zone:R-20, MFH-Overlay
- Front Yard - 40'
- Side Yard - 20'
- Rear Yard - 30'
- Number of Units - Two Houses
- Soils - Sand and gravel
- Property within aquifer protection Zone. Proposed percent impervious values found on sheets 1 and 2.
- Average Land Slope West to East - 2%
- Option - 1
  - Public parking front
  - Two houses centered
  - Public space back
- Option - 2
  - No public parking
  - Two houses
  - Public space back
- See sheets 1 and 2 for Multi-Family calculation sheets and 2016 Ortho showing area.
- See sheet 4 for erosion and sediment control
- See sheet 3 for erosion and sediment control notes and details.
- See sheets 1 and 2 for general Option Layout.



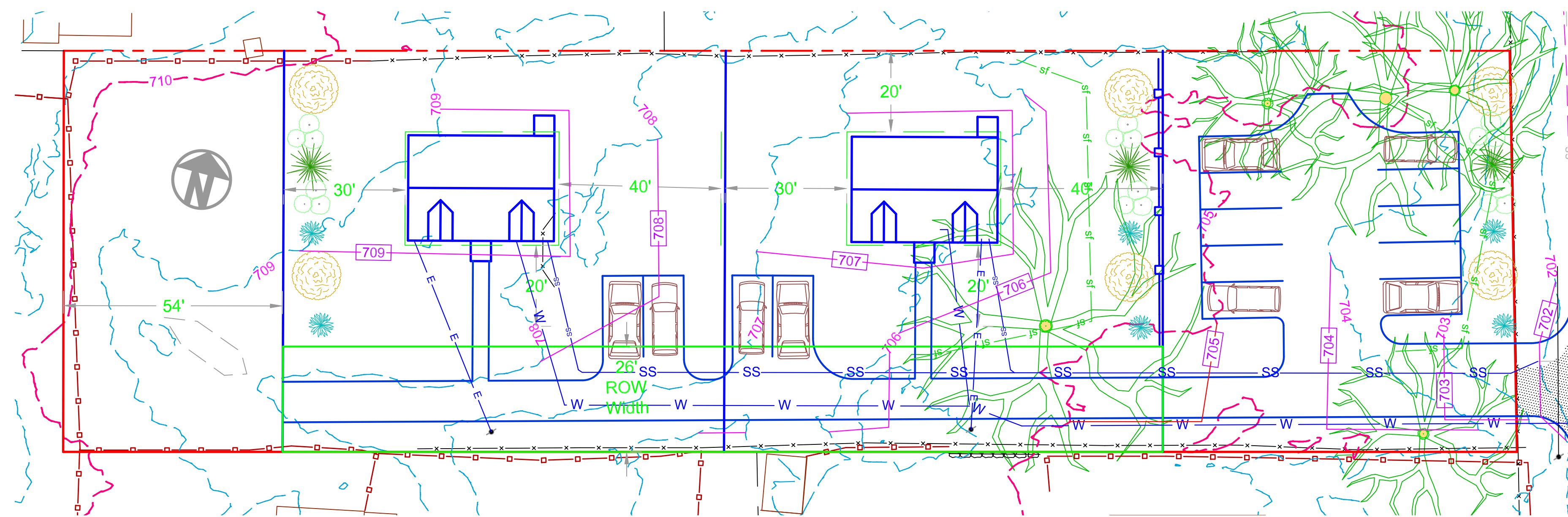
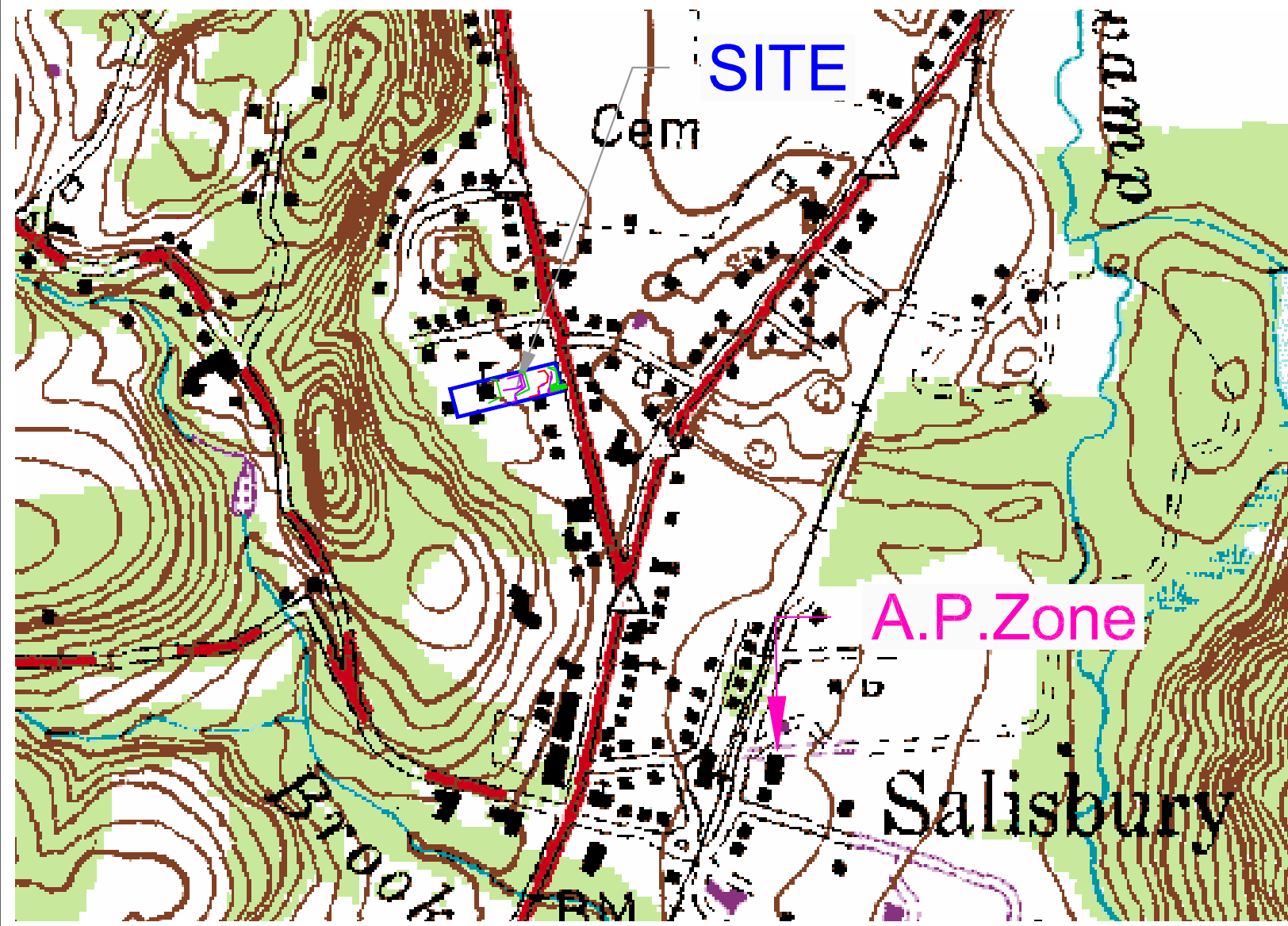
Engineer:  
Patrick R. Hackett, P.E.  
16 East Street  
Lakeville, Connecticut 06039  
Surveyor:  
Lamb-Kiefer Land Surveyors  
55 Selleck Hill Road  
Salisbury, Connecticut 06068

Date: April 10, 2024  
Revisions:

SALISBURY HOUSING TRUST  
UNDERMOUNTAIN ROAD  
SALISBURY, CONNECTICUT

TITLE SHEET



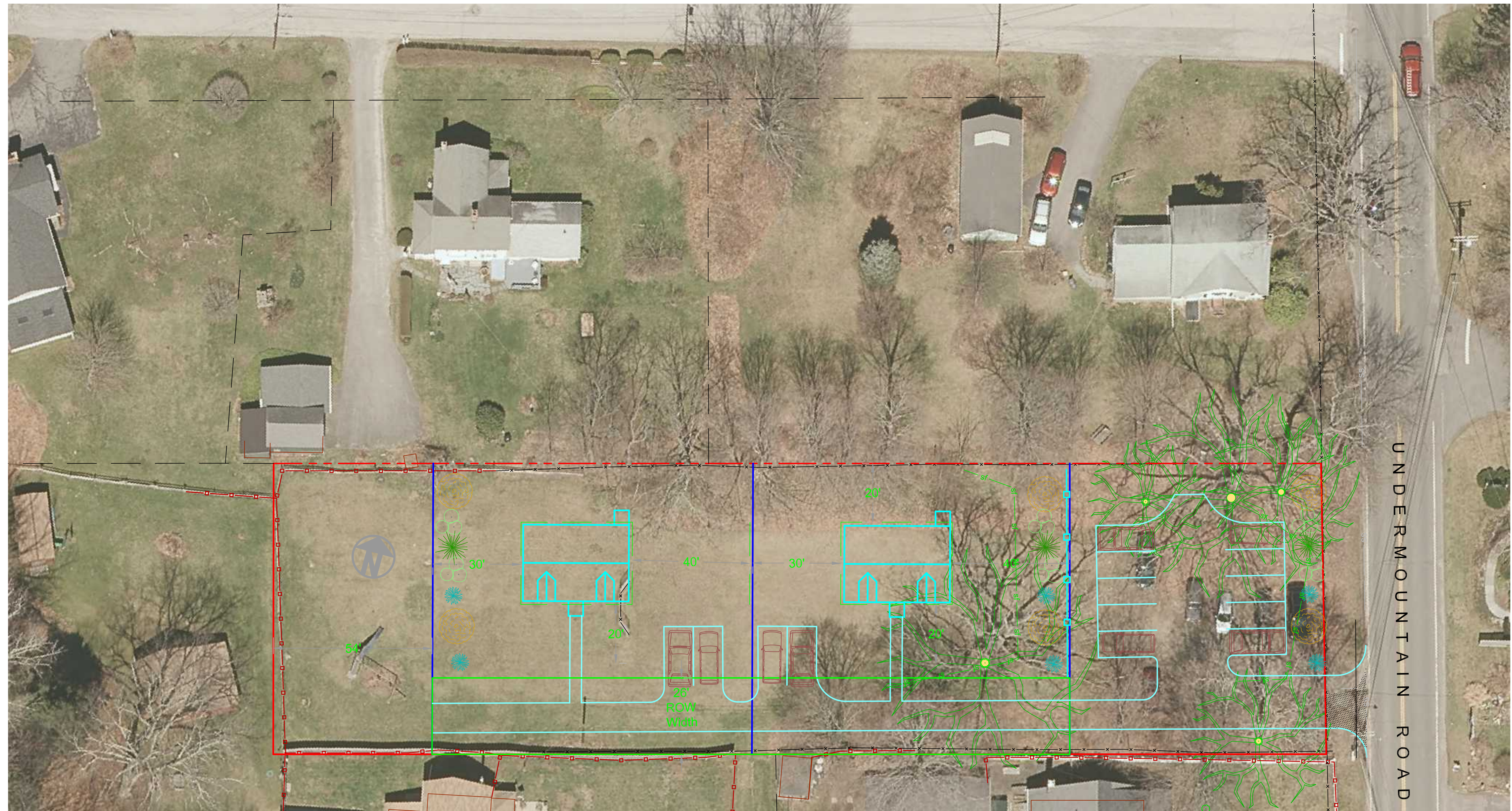


UNDERMOUNTAIN ROAD

Engineer:  
Patrick R. Hackett, P.E.  
16 East Street  
Lakeville, Connecticut 06039  
Surveyor:  
Lamb-Kiefer Land Surveyors  
55 Selleck Hill Road  
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Date: April 10, 2024  
Revisions:

- NOTES:**
- Town-owned property
  - MBL 56-5, 56-6
  - Zone: R-20, MFH-Overlay
  - Front Yard - 40'
  - Side Yard - 20'
  - Rear Yard - 30'
  - Layout shows - Two Houses
  - Soils - Sand and gravel
  - Average Land Slope
  - West to East - 2%
- Option - 1**
- Public parking front
  - Two houses centered
  - Public space back
  - Proposed Impervious = 10.3%



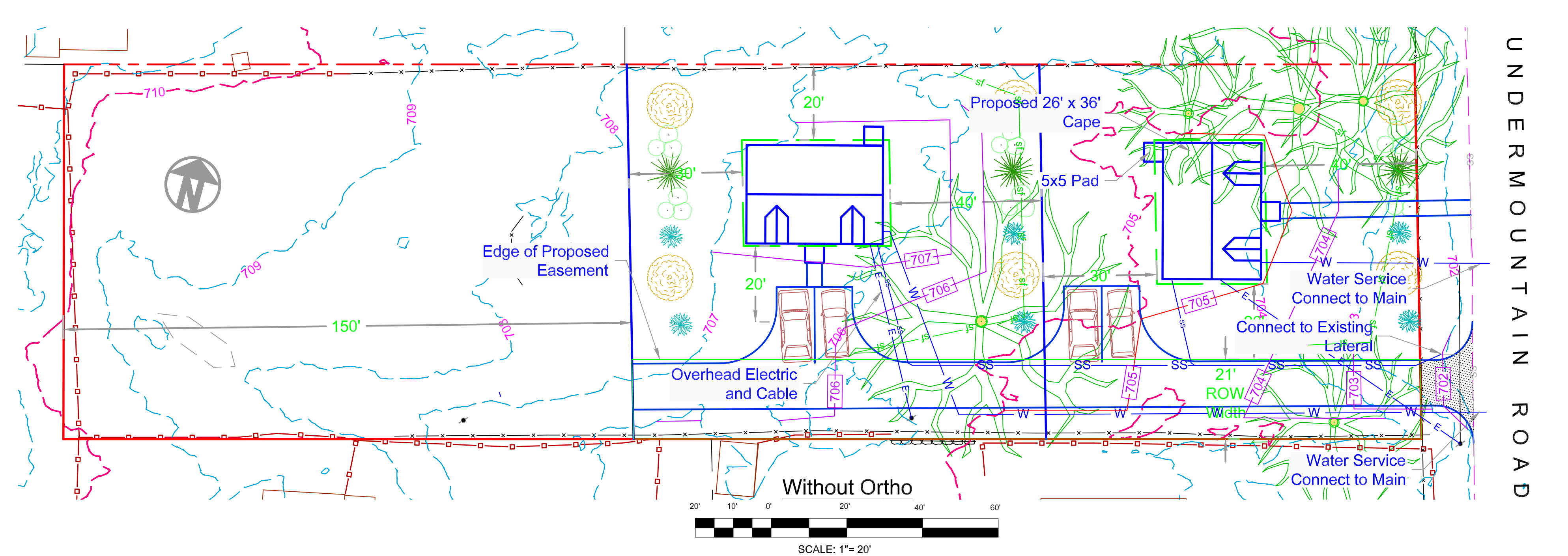
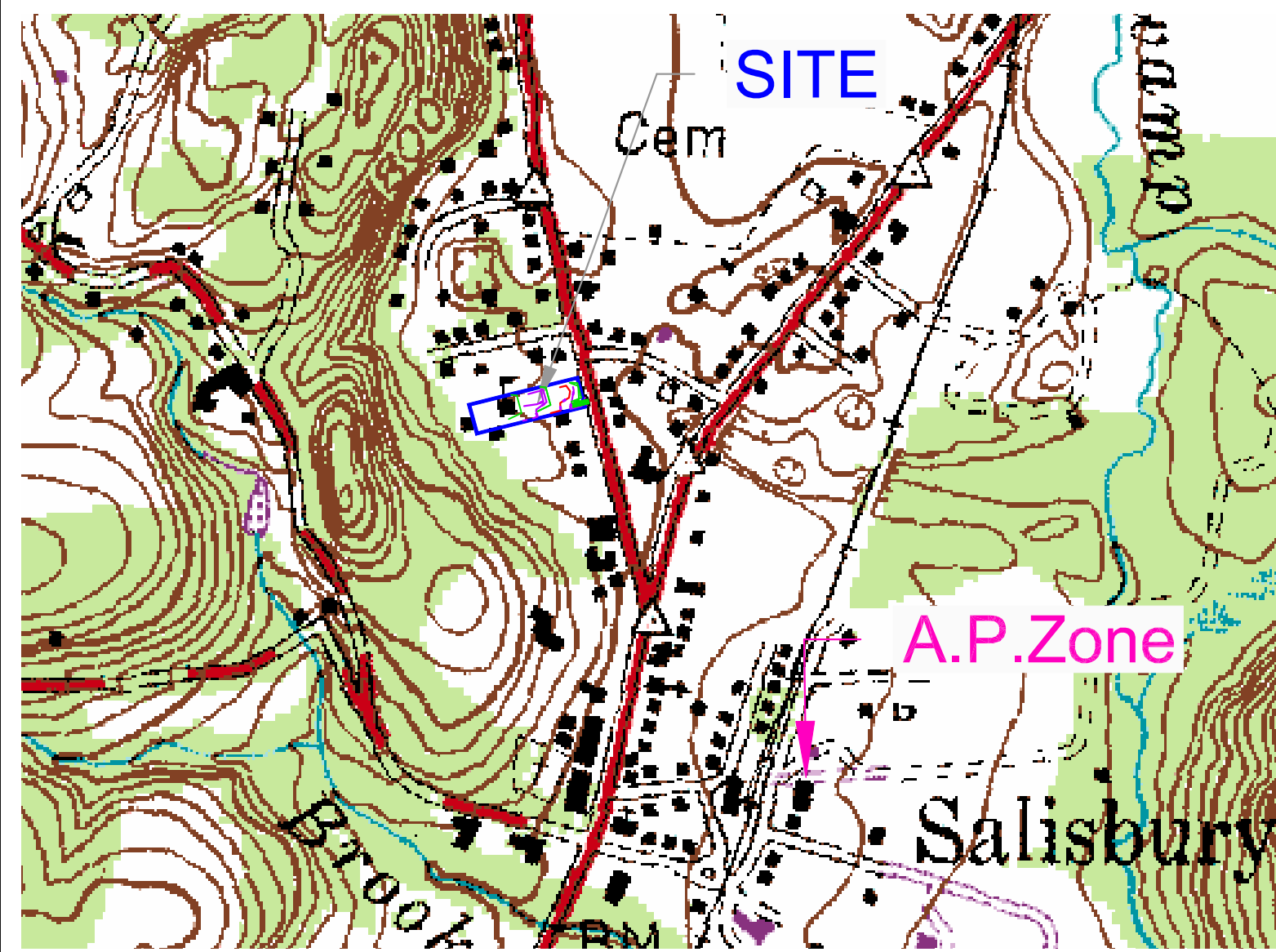
UNDERMOUNTAIN ROAD

**OPTION 1 HOUSING, PARKING, OPENSACE**

b	1	Gross site area as determined by actual on-site survey	0.493 acres
	2	Subtract land constituting roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access and land with deed restrictions prohibiting building or development	0.130 acres
	3	Equals Base Site Area	0.363 acres
c	1	Lakes, ponds and watercourses	0.000 acres
	2	Wetlands	0.000 acres
	3	Floodplains	0.000 acres
	4	Moderate Slopes (15% to 25%)	0.000 acres
	5	Steep Slopes (25% or greater)	0.000 acres
	6	Total land in Resource	0.000 acres
d	1	Total base site area	0.493 acres
	2	Subtract total land in resource	0.000 acres
	3	Equals net building area	0.493 acres
	4	Multiply by maximum density factor	4
	5	Multiply by density bonus factor (if provided)	1
	6	Equals number of dwellings (round off)	2
e	1	MFH	4

SALISBURY HOUSING TRUST  
UNDERMOUNTAIN ROAD  
SALISBURY, CONNECTICUT  
SITE PLAN OPTION 1





UNDERMOUNTAIN ROAD

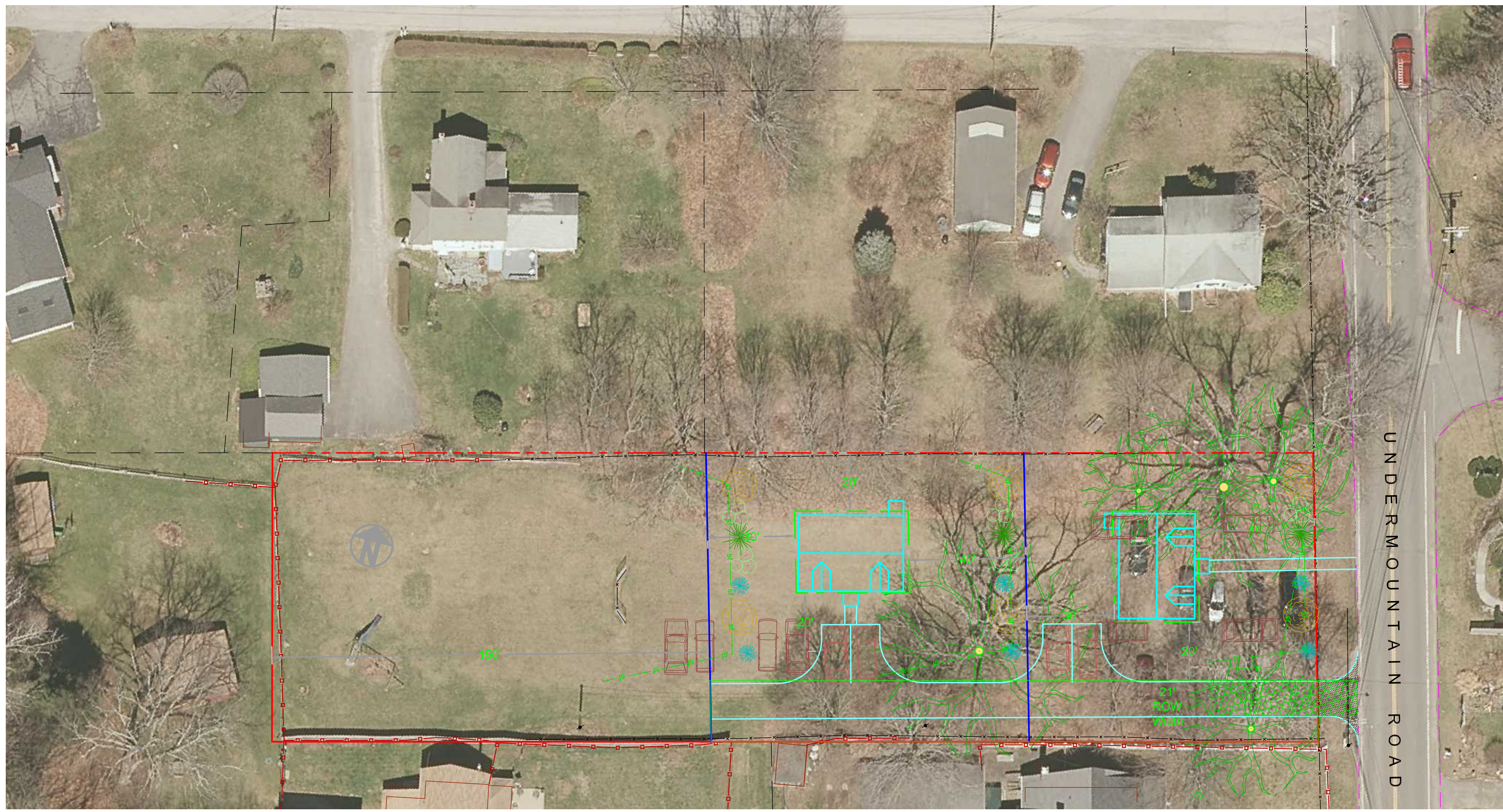
Engineer:  
Patrick R. Hackett, P.E.  
16 East Street  
Lakeville, Connecticut 06039  
Surveyor:  
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55 Selleck Hill Road  
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Date: April 10, 2024  
Revisions:

- NOTES:**
- Town-owned property
  - MBL 56-5, 56-6
  - Zone: R-20, MFH-Overlay
  - Front Yard - 40'
  - Side Yard - 20'
  - Rear Yard - 30'
  - Layout shows - Two Houses
  - Soils - Sand and gravel
  - Average Land Slope - West to East - 2%
- Option - 2**
- No public parking
  - Two houses front
  - Public space back
  - Proposed Impervious = 10.4%

**OPTION 2 HOUSING, OPENSACE**

b 1	Gross site area as determined by a	0.473 acres
	Subtract land constituting roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access and land with deed restrictions prohibiting building or development	0.100 acres
3	Equals Base Site Area	0.372 acres
c 1	Lakes, ponds and watercourses	0.000 acres
2	Wetlands	0.000 acres
3	Floodplains	0.000 acres
4	Moderate Slopes (15% to 25%)	0.000 acres
5	Steep Slopes (25% or greater)	0.000 acres
6	Total land in Resource	0.000 acres
d 1	Total base site area	0.473 acres
2	Subtract total land in resource	0.000 acres
3	Equals net building area	0.473 acres
4	Multiply by maximum density factor	4
5	Multiply bby density bonus factor (if provided)	1
6	Equals number of dwellings (round off)	2
e 1	MFH	4



UNDERMOUNTAIN ROAD

SALISBURY HOUSING TRUST  
UNDERMOUNTAIN ROAD  
SALISBURY, CONNECTICUT  
SITE PLAN OPTION 2



## EROSION CONTROL NOTES

### Project Description

A two-house residential project is proposed on a 0.85± acre parcel of land in Salisbury, Connecticut. The land has frontage on the west side of Undermountain Road (aka RT41) about xxx± feet north of the intersection with Route 44. Both proposed houses will be served by public water and sewer.

Erosion and sediment control measures shall consist of hay bales, non-woven filter fabric material with a wire mesh backing, woven fabric (silt fence), or silt sock (erosion control tubes). All material shall be new and free from defects that would compromise the effectiveness of the control measures. After completion, all material will be disposed of properly. Location of erosion and sediment control structures can be seen on the site plan (see legend for control structure symbol). Note all water control measures are located down-gradient from disturbed areas. If topsoil is to be stored in an area not shown on the site plan, due to unforeseen events, prior to storing, the down-gradient perimeter of the storage area shall be properly protected to the specifications detailed on this plan.

### Wind Erosion Control Measures

During dry weather conditions, disturbed areas shall be protected against wind erosion. Dusty areas shall be sprayed with water to prevent wind-borne particles.

### Construction Litter Control

During building construction, all wrapping, boxes, scraps of building material, and other litter items shall be disposed of properly by use of a dumpster or carted away. The site shall be inspected and cleaned daily during construction.

### Typical Building Lot Construction Sequence

Prior to the development of the lot, erosion and sediment control structures shall be installed as shown on plan. A typical sequence of development is:

1. Obtain appropriate permits, notify town officials of construction commencement, and submit construction timetable.
2. On-site construction sequence shall start with the minimum amount of clearing required to install erosion control measures as shown on plan. This includes siltation fencing, anti-track pads, hay bales and other measures noted on the plan. No work shall take place until the engineer and wetland enforcement officer have inspected and approved installed measures.

After erosion control measures are installed the typical sequence shall be as follows:

- A. Remove vegetation from proposed disturbed area. All stumps and wood shall be taken from site and brought to a Town and State approved location.
- B. Remove and stockpile topsoil after erosion and sediment control measures have been installed. The topsoil shall be seeded immediately after stock piling in order to stabilize the slope and limit sediment runoff. Stockpiled topsoil shall be seeded and mulched when used more than 30 days from time of stockpiling. The site can now be reformed to proposed final elevations (less topsoil depth).
- C. All disturbed areas shall be prepared with topsoil and seeded and mulched according to this plan (see seeding section).
- D. Remove all erosion and sediment structures after the final graded disturbed area has stabilized. The estimated time to completion is 150 days.

During this time all erosion and sediment structures shall be maintained in proper working order. Disturbed areas shall be kept to a minimum and shall only take place where required to further construction. It is desirable from an erosion prevention concern to minimize disturbed areas and prevent the concentration of water runoff on any area that is disturbed. Final grading and seeding shall take place as soon as practical.

A rain gauge shall be placed at the project in a workable location and monitored during rainfall periods until all disturbed areas are stabilized. This gauge can be the same used for a culvert crossing. In the event there is a rainfall greater than 1/2" in a 12 hour period, all erosion control measures shall be checked and repaired as required. If no rain gauge is used, all erosion control measures shall be checked after all rainfall events.

Check list provided by the engineer shall be filled out every week or after each rainfall event of 1/2" or greater.

### Typical Culvert Installation Notes

Prior to the installation of the driveway culvert, erosion and sediment control structures shall be installed as shown on plan. A typical sequence of development is:

1. Obtain appropriate permits, notify town officials of construction commencement, and submit construction timetable.
2. On-site construction sequence shall start with the minimum amount of clearing required to install erosion control measures as shown on plan. This includes siltation fencing, anti-track pads, hay bales and other measures noted on the plan. No work shall take place until the engineer and wetland enforcement officer have inspected and approved installed measures.

After erosion control measures are installed the typical sequence shall be as follows:

- A. Remove vegetation and stone from proposed disturbed area. All stumps and woods shall be taken from site and brought to a Town and State approved location.
- B. Remove and stockpile topsoil after erosion and sediment control measures have been installed. The topsoil shall be seeded immediately after stock piling in order to stabilize the slope and limit sediment runoff. Stockpiled topsoil shall be seeded and mulched

when it is to be used more than 30 days from time of stockpiling.

C. As mentioned before all work must be performed and finished in as short a time span as possible. No work shall take place if rain is predicted within 2 days of installation. All material required to install the pipe shall be placed on minimum 12" of bedding material (see detail). Water shall flow through pipe immediately after installation. No diversion measures are required if the pipe is backfilled immediately (i.e. same day). Backfill shall be compacted in 4" - 6" lifts. All deposited material shall be free of toxic and/or vegetative material. The crossing can now be filled to proposed final elevations (see driveway cross section detail).

D. All disturbed areas off the drive shall be prepared with topsoil and seeded and mulched according to this plan (see seeding plan).

E. Remove all erosion and sediment structures after the final graded area has stabilized. The estimated time to completion is 150 days.

During this time all erosion and sediment structures shall be maintained in proper working order. Disturbed areas shall be kept to a minimum and shall only take place where immediately required to further construction. It is desirable from an erosion prevention concern to minimize disturbed areas. Final grading and seeding shall take place as soon as practical.

A rain gauge shall be placed at the project in a workable location and monitored during rainfall periods until all disturbed areas are stabilized. This gauge can be the same as used for typical building construction. In the event that there is a rainfall greater than 1/2" in a 12 hour period, all erosion control measures shall be checked and repaired as required. If no rain gauge is used, all erosion control measures shall be checked after all rainfall events.

Check list provided by the engineer shall be filled out every week or after each rainfall event of 1/2" or greater.

### Seeding

All disturbed areas shall be restored with a vegetative stabilization material (grass). The soil should be brought up to a pH of 5.7 or higher. This can be done by using the appropriate amount of ground limestone or fertilizer, as required by a soil test. If a test is not performed, the area shall be fertilized with 10-10-10 or equal at a rate of 300 pounds per acre (11 pounds per 1000 square feet). The lime or fertilizer should be worked into the soil a minimum of 4 inches. All stone two inches or larger in diameter shall be removed along with all deleterious material (such as building material waste, stumps, etc). The seed shall be applied by either hand, cyclone seeder, a cultipacker type seeder or hydroseeder (slurry including both seed and fertilizer). Hydroseedings, which are mulched, may be left on soil surface. Seed mix shall consist of 20 pounds of Kentucky Bluegrass, 20 pounds of Creeping Red Fescue, and 5 pounds of Perennial Ryegrass, for a total of 45 pounds of seed per acre. Recommended seeding dates are April 1 through June 1 and August 15 through September 1. All seeded areas shall be maintained to ensure proper growth and to minimize erosion.

### Mulch

Mulch shall consist of straw or hay. It shall be applied at a rate of 1.5 - 2.0 tons per acre, or 70 - 90 pounds (1-1/2-2 bales) per 1000 square feet (31.6' x 31.6'). All mulch material shall be free from weeds and coarse matter. All required grading shall be complete prior to placement of mulch. Application of mulch material shall be by hand or machine and in uniform thickness. Mulch material shall be anchored immediately after application to minimize windblown disturbance. Anchoring shall be by mechanical device or liquid mulch binder during mulch application.

### General Notes

All erosion and sediment control measures shall be performed in accordance with the "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" by the Connecticut Council on Soil and Water Conservation, 2024. The 2024 version takes effect March 30, 2024 and can be found on-line at CT DEEP.

All disturbed areas shall be kept to a minimum. Final grading and restoration shall be accomplished as soon as practical.

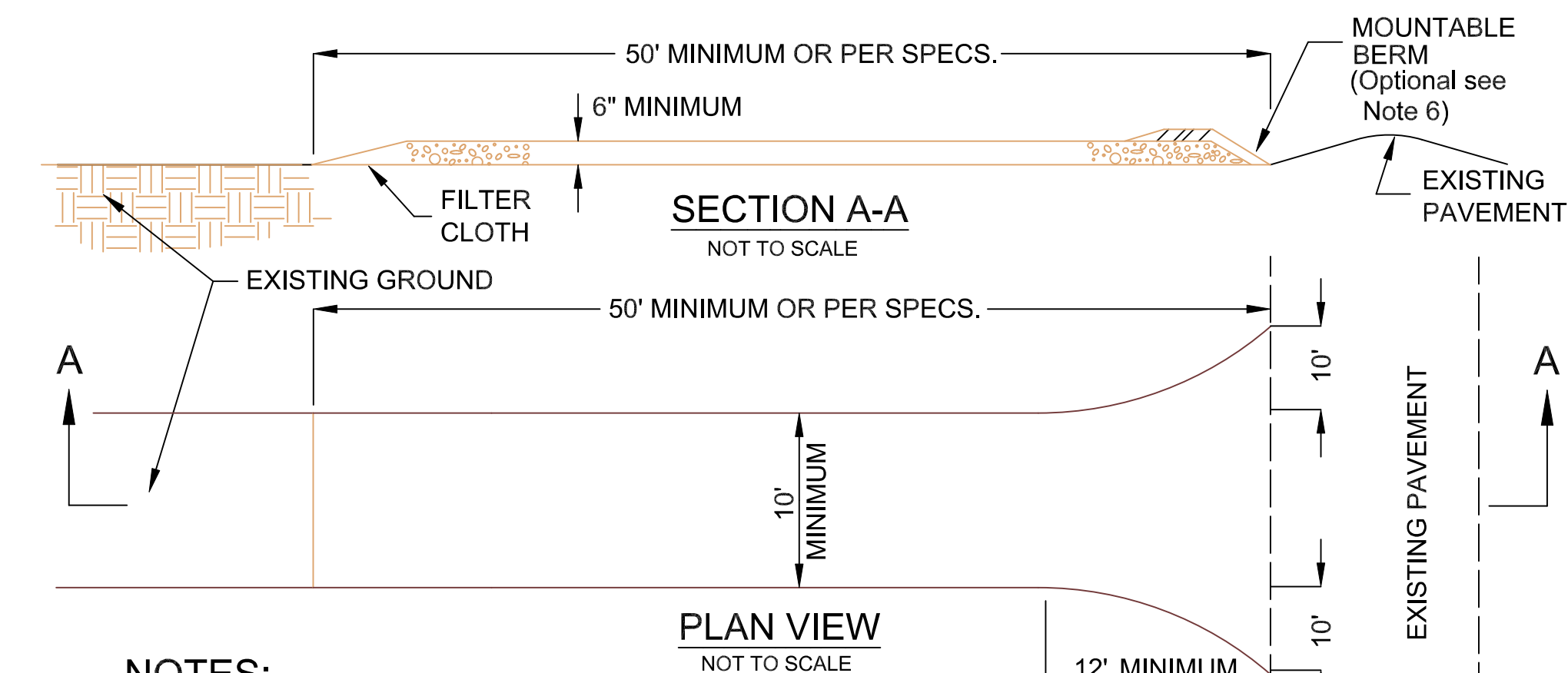
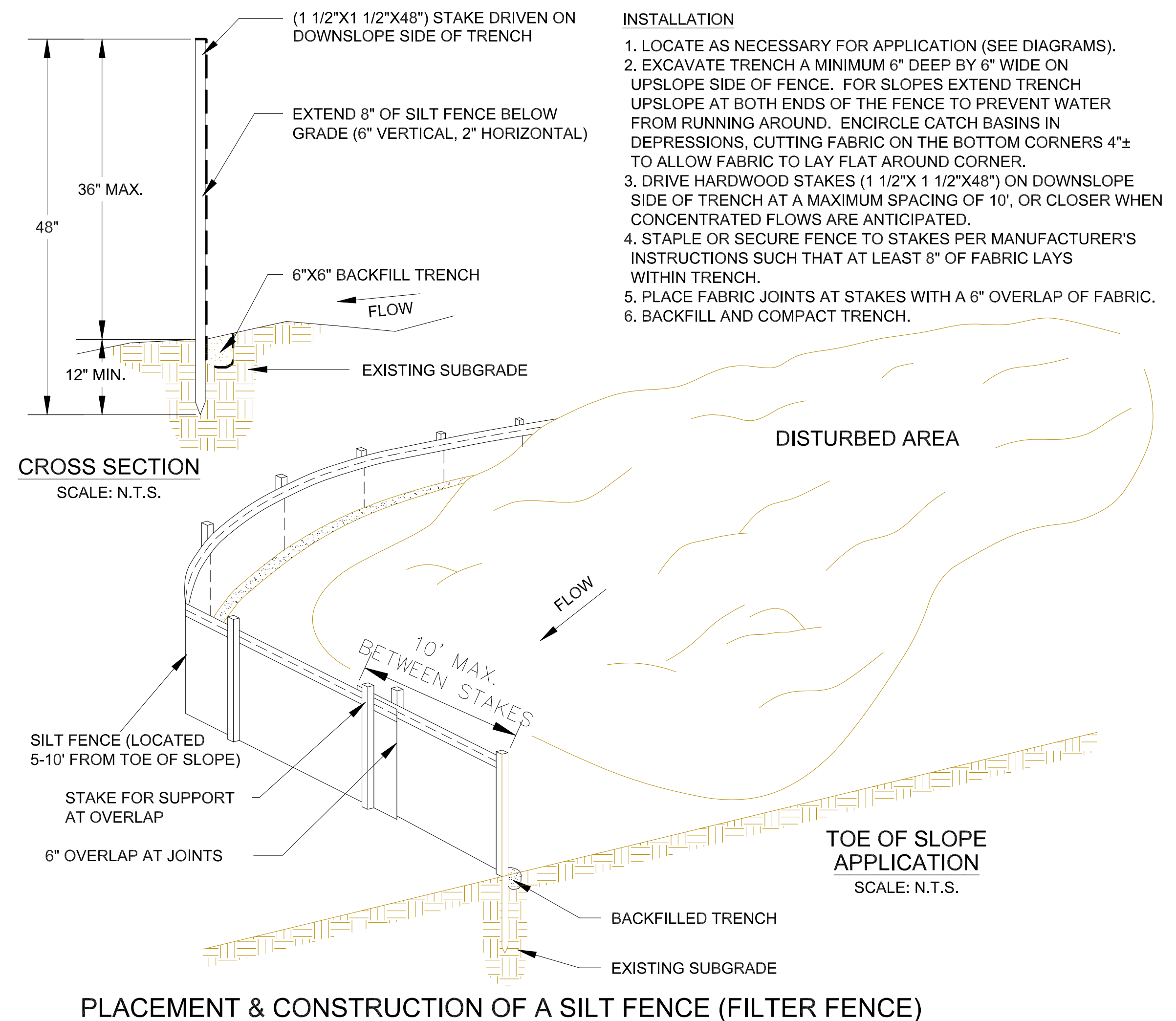
Erosion and sediment control structures shall be installed prior to site work. If it is not possible to do so, the engineer shall be notified in order to maintain the integrity of design.

All control structures shall be maintained throughout construction and removed when stabilization has been attained. If the proposed control measures are not satisfactory, additional control measures shall be taken.

All runoff from the disturbed area shall be controlled and filtered. Non-woven synthetic fiber filter fabric, hay bales or siltation fence shall be used in the areas shown on the site plan and installed as shown on this plan.

John Harney (860 921-7910) of the Salisbury Housing Trust, Inc (SHT) shall be responsible for the implementation of the sediment and erosion control measures. This responsibility includes the acquisition of materials, installation, and maintenance of erosion and sediment structures, the communication and the detailed explanation to all people involved in the site work of the requirements and objective of the erosion and sediment control measures. In the event the SHT is not the owner of the property, the current owner shall have all the responsibilities listed in this paragraph and shall submit a working phone number for contact at time of application permits. Any change in engineer shall be noted at this time.

The engineer Patrick Hackett (203 788-9959), 16 East Street, Lakeville, CT 06039 shall be notified of any proposed alteration to the erosion and sediment control plan, prior to altering, in order to ensure the feasibility of the addition, subtraction, or change in the plan.



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

Surveyor:  
Lamb-Kiefer Land Surveyors  
55 Selleck Hill Road  
Salisbury, Connecticut 06068

Date: April 10, 2024  
Revisions:

SALISBURY HOUSING TRUST  
UNDERMOUNTAIN ROAD  
SALISBURY, CONNECTICUT

EROSION & SEDIMENT CONTROL PLAN



