

2024-0246

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: Town of Salisbury

Address of owner: 11 Holley Street, Salisbury CT

Property Location: Tax Map 45 Lot 2 Land Records: Vol. 94 Page 290

Acreage: 0.26 Zone: CG20
PKSQ

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: N/A - SEE #2021-0123

Conservation Commission Approval, if applicable: N/A

Historic District Commission Approval, if applicable: N/A

Approval From TAHD: N/A WPCA: SEE #2021-0123 BHC: SEE #2021-0123

If applicable, boundaries of flood plain, aquifer protection zone, Housatonic River District, or Historic District should be on Site Plan.

Additional Remarks: request for minor site plan modification

Owner's Signature: [Signature] Date: 4/30/24

Applicant's Signature and Title: [Signature] Jacelyn Anze, Vice-President

Applicant's address and phone number: Salisbury Housing Committee, Inc.

Filed at Planning and Zoning Commission Office: 4/30/2024, 2001

Date of next regular Commission meeting: 5/6/2024

Date of approval or denial of plan:

A decision on a site plan submitted as part of a zoning permit application shall be rendered within 65 days after receipt of the plan at a regular meeting of the Commission. The applicant may request extensions of the decision period, not to exceed two further 65-day periods.



P.O. Box 10
Salisbury, CT 06068
Salisburycthousing.org

Home Is Where The Heart Is

April 17, 2024

Town of Salisbury
Planning & Zoning Commission
c/o Abby Conroy
Director of Land Use
Sent via email: aconroy@salisburyct.us

Re: Holley Place site plan- request for minor modification
Application #2021-0123

Dear Chair Klemens and members of the Salisbury Planning & Zoning Commission,

The Salisbury Housing Committee (SHC) would like to request an interior modification to the Holley Place Site Plan that was approved by the Planning & Zoning Commission (PZC). We are requesting that the PZC find that this constitutes a minor modification to the approved Site Plan.

As you know this project was delayed for almost two years due to an appeal of the Planning & Zoning Commission's decision by some of the abutting property owners. In the end the judge upheld the Commission's decision but in the meantime as this case slowly progressed through the court system it cost both the Town and the SHC significant amounts of time and money. Also during this time, the cost of construction materials increased. Due to the significant increase in costs caused by this delay, we need to increase the number of units so that we can spread these higher costs over a larger number of units. However, we will retain the same total number of bedrooms as originally proposed (18) and therefore our parking requirements remain unchanged. When the CT Department of Housing and other funders consider funding requests they consider the cost per unit, and the total number of units created, as well as the total amount of funds requested.

We are requesting to reconfigure the interior of the building to convert a 3-bedroom unit into two 1-bedroom units and to convert the common space and conference room on the first floor into a 1-bedroom unit. The result will be the same total number of bedrooms as originally proposed (18 bedrooms) configured into 14 total units rather than 12. We do try to have 3-bedroom units in all our developments whenever possible, but since we have 3-bedroom units both at Dresser Woods and Sarum Village we feel we can still accommodate the needs of households of this size at our other developments. All changes are limited to the interior layout of the building.

Attached are the revised floor plans showing the reconfigured units. Please let us know if you have any questions about this request. We appreciate your consideration.

Sincerely,
Peter Halle

Peter Halle, President

NOT FOR
 CONSTRUCTION
 ISSUED FOR REVIEW
 ONLY

A NEW AFFORDABLE HOUSING
 APARTMENT BUILDING
HOLLEY PLACE
 SALISBURY, CONNECTICUT
 Project #: QAM1984

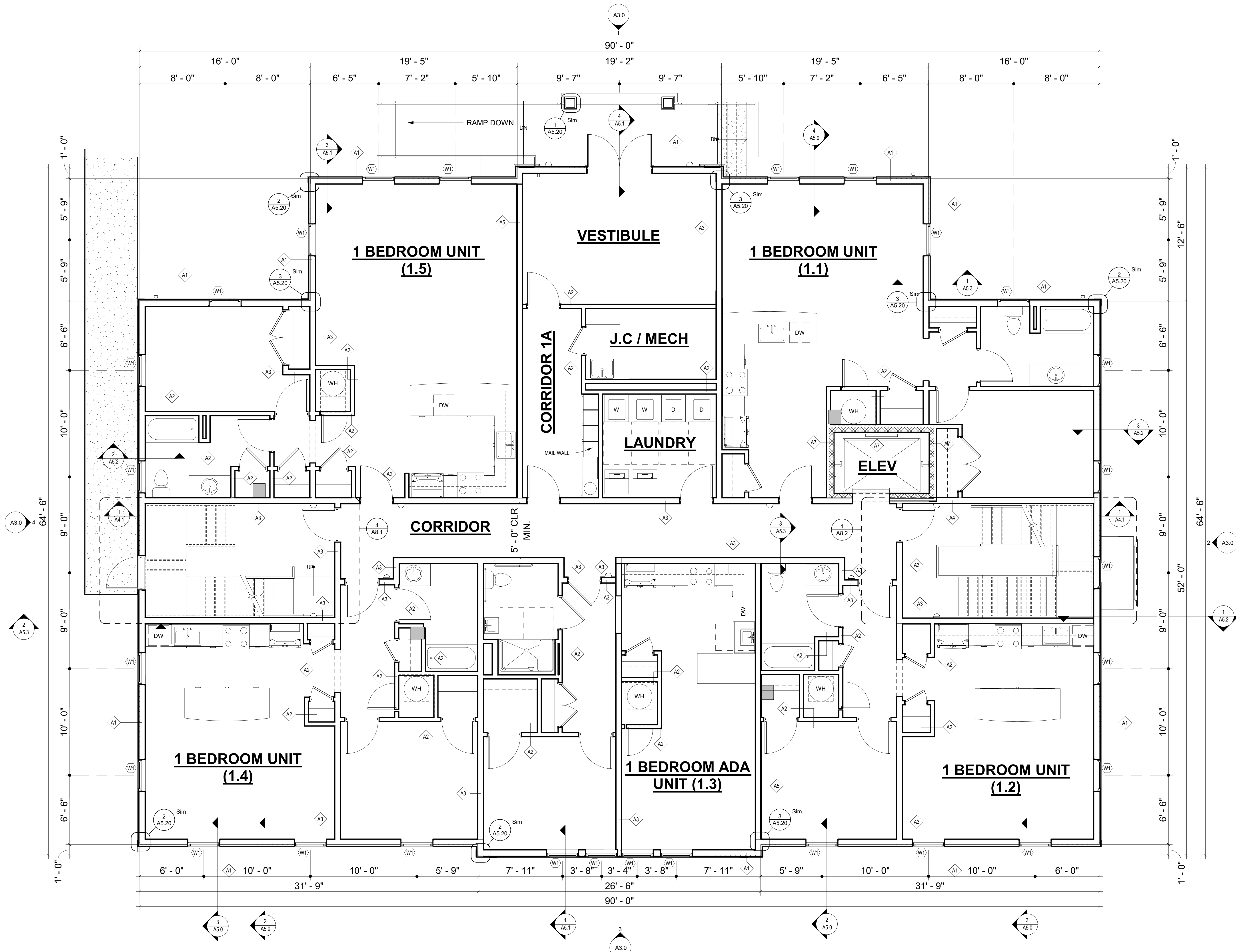
Revisions
 Issue Dates:

 BID REVIEW
 11.20.2023

MAIN FLOOR PLAN
 1/4" = 1'-0"

A1.1

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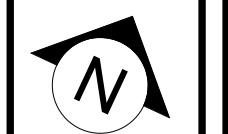
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APARTMENT BUILDING

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Issue Dates:



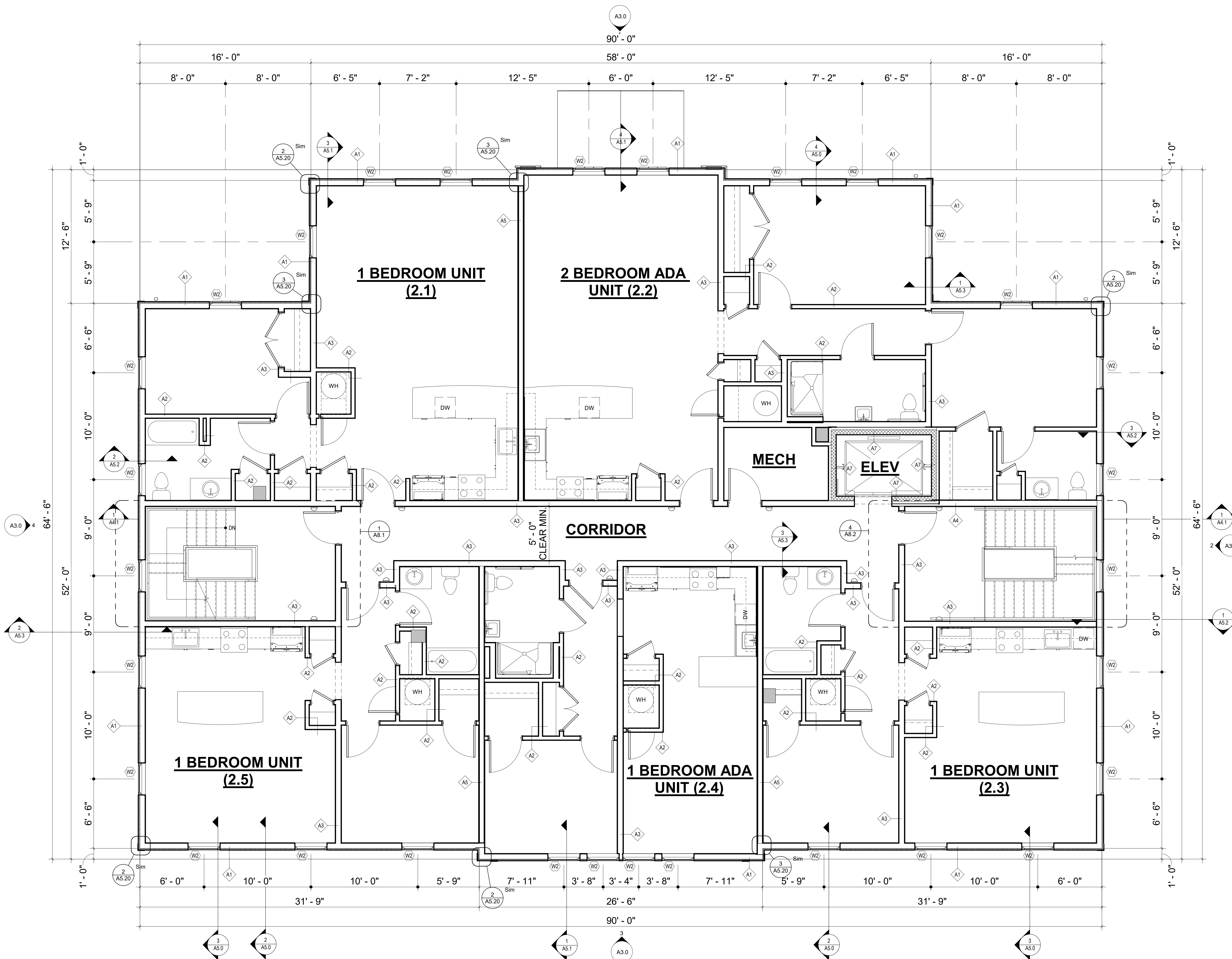
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SECOND FLOOR

1/4" = 1'-0"

A1.2

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**1 BEDROOM UNIT
(2.1)**

**2 BEDROOM ADA
UNIT (2.2)**

**1 BEDROOM UNIT
(2.5)**

**1 BEDROOM ADA
UNIT (2.4)**

**1 BEDROOM UNIT
(2.3)**

CORRIDOR

MECH

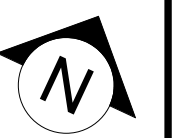
ELEV

5'-0"
CLEAR MIN.

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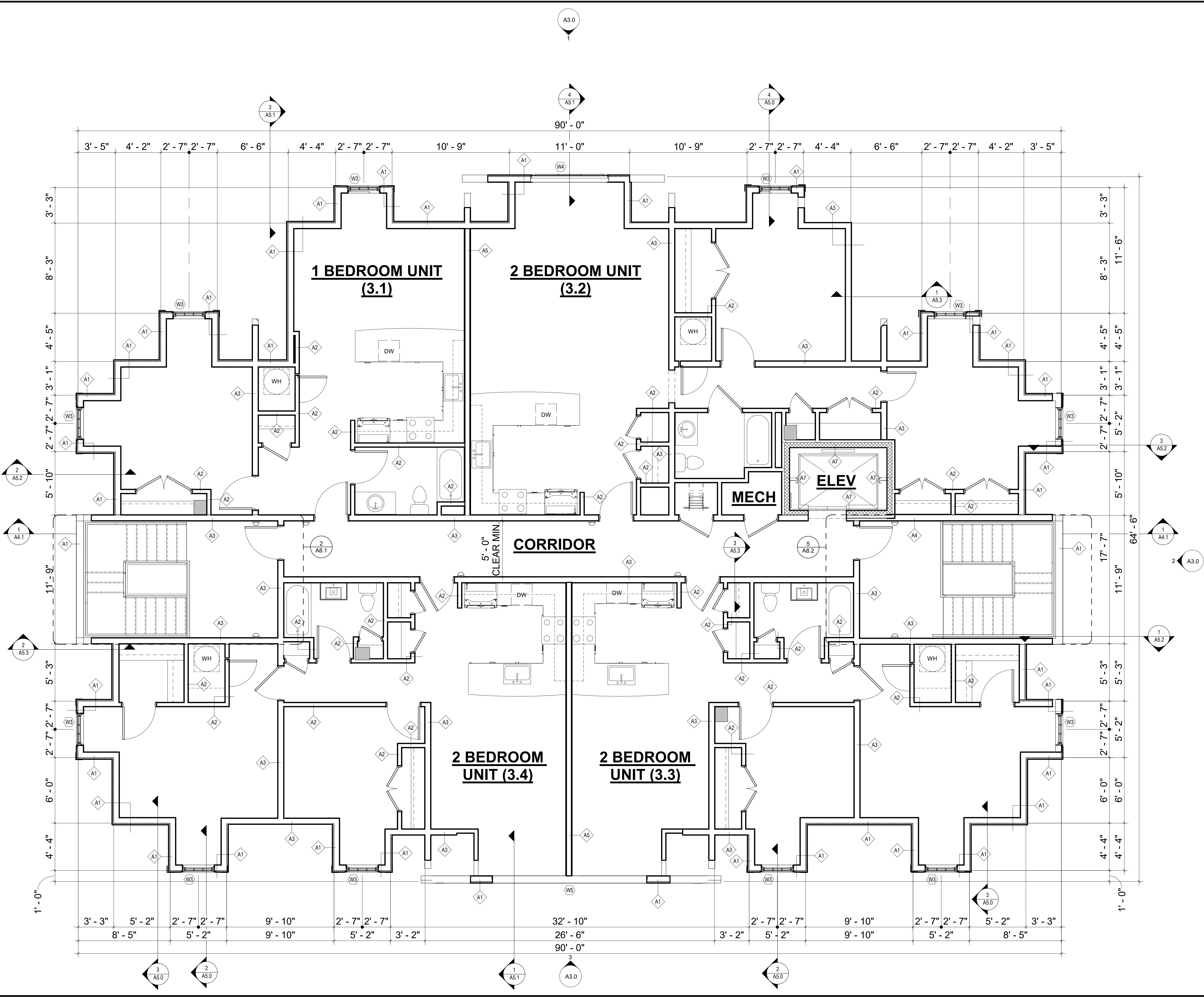
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THIRD FLOOR
 1/4" = 1'-0"

A1.3

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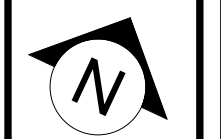
HOLLEY PLACE

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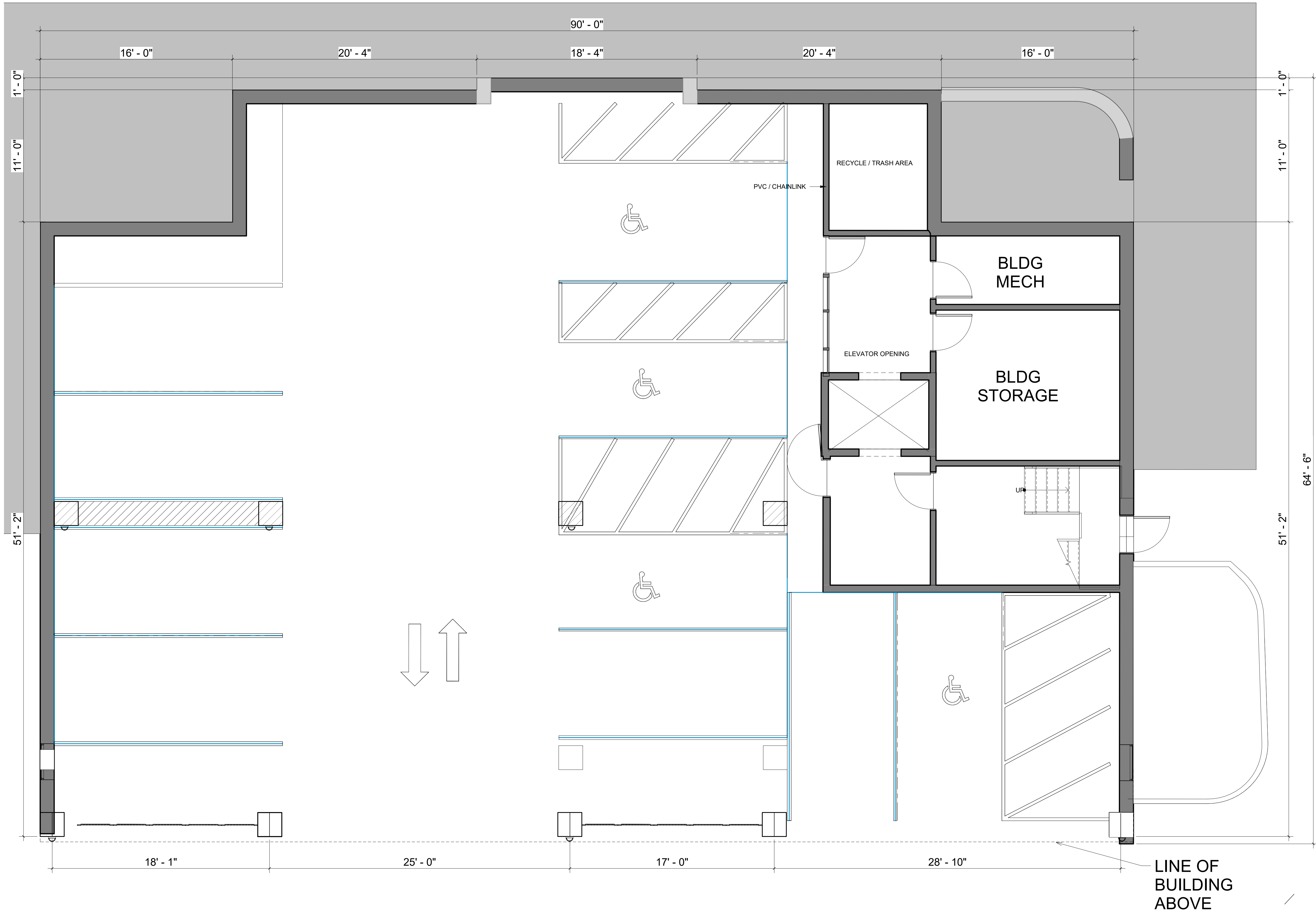


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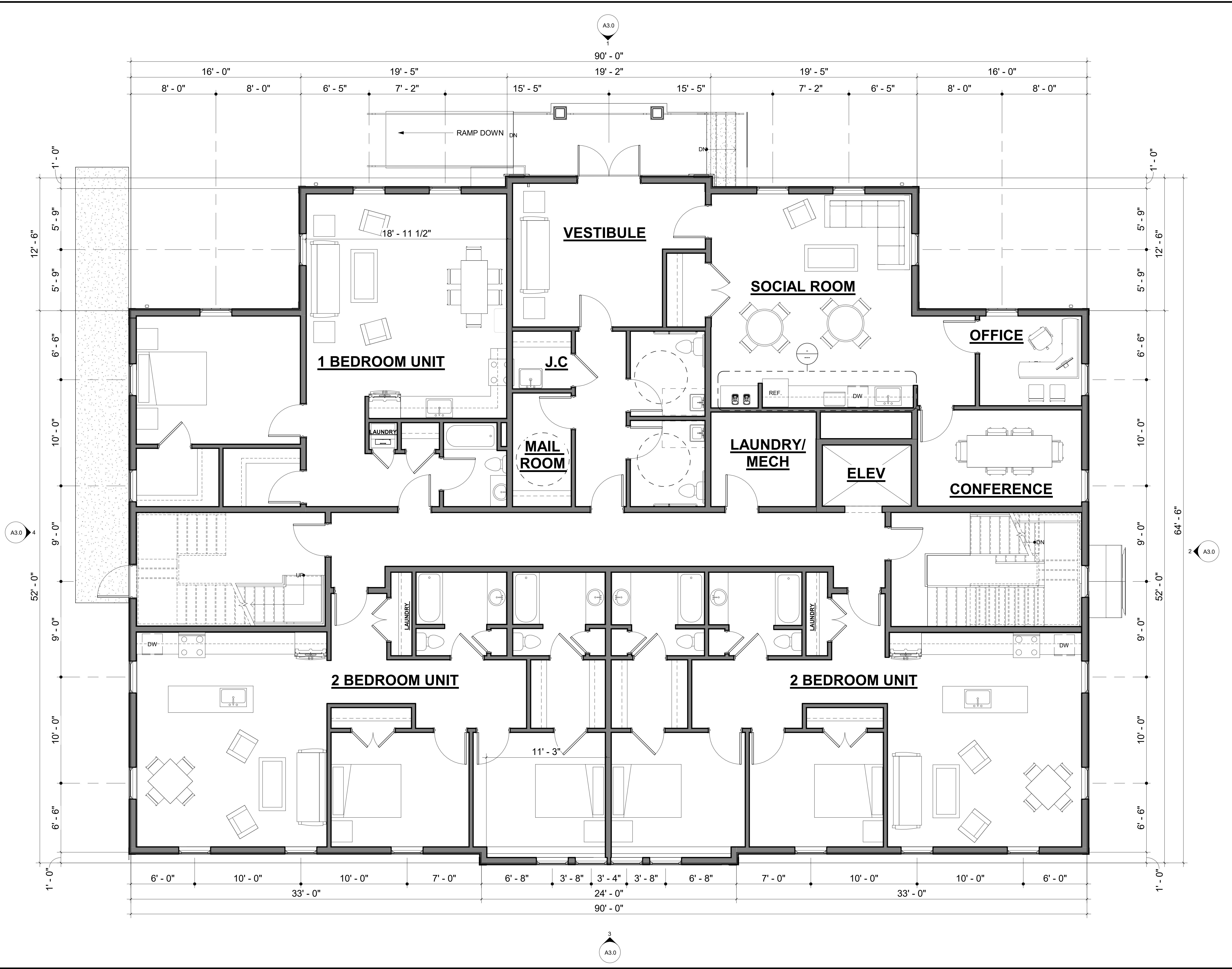
PARKING LEVEL FLOOR PLAN

A1.0

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QA+M

architecture

QuisenberryArcariMaik

195 Scott Swamp Road

Farmington, CT 06032

qamarch.com

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MAIN FLOOR PLAN

A1.1

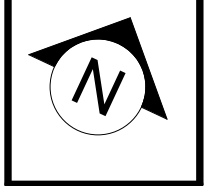
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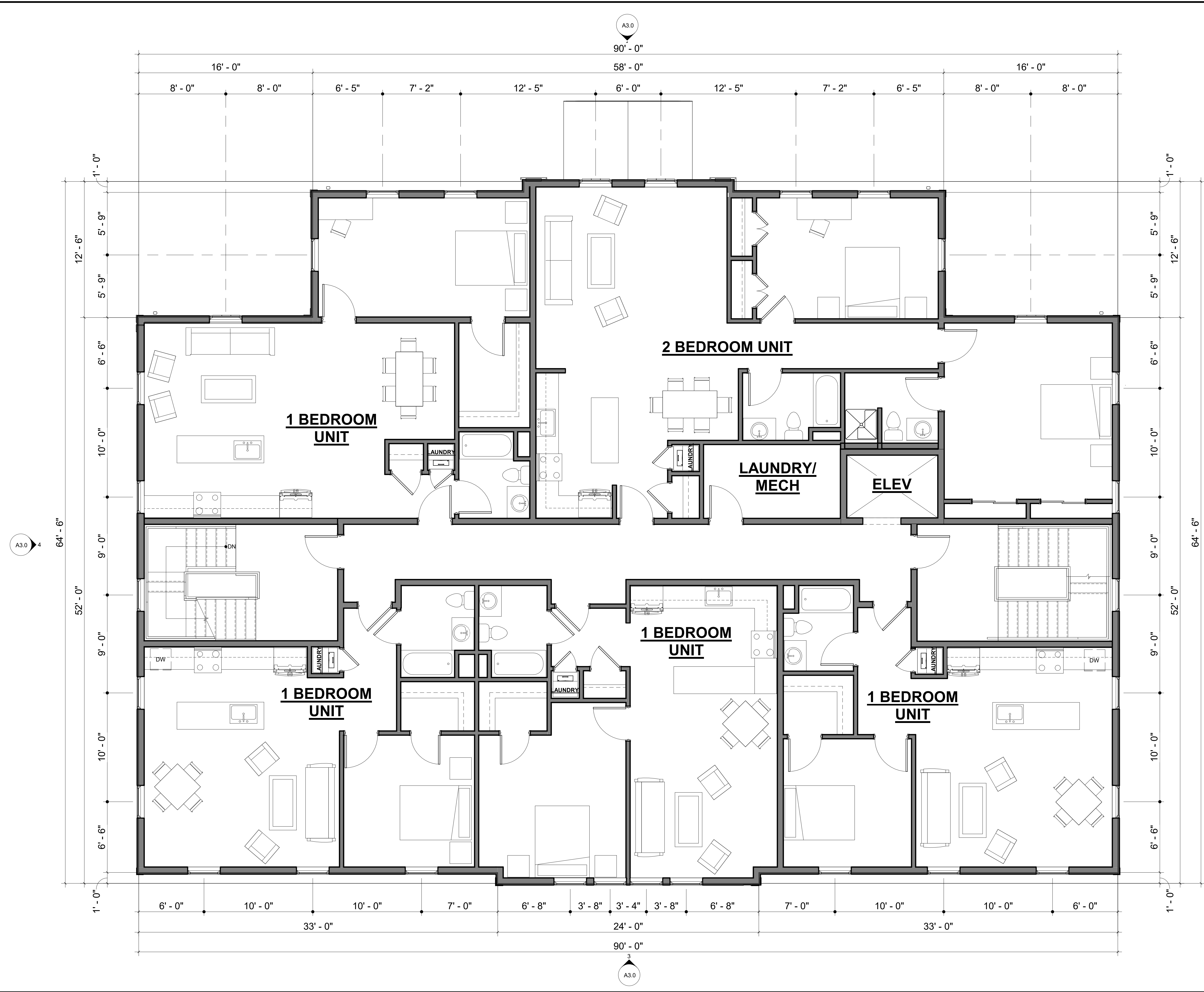
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SECOND FLOOR

A1.2



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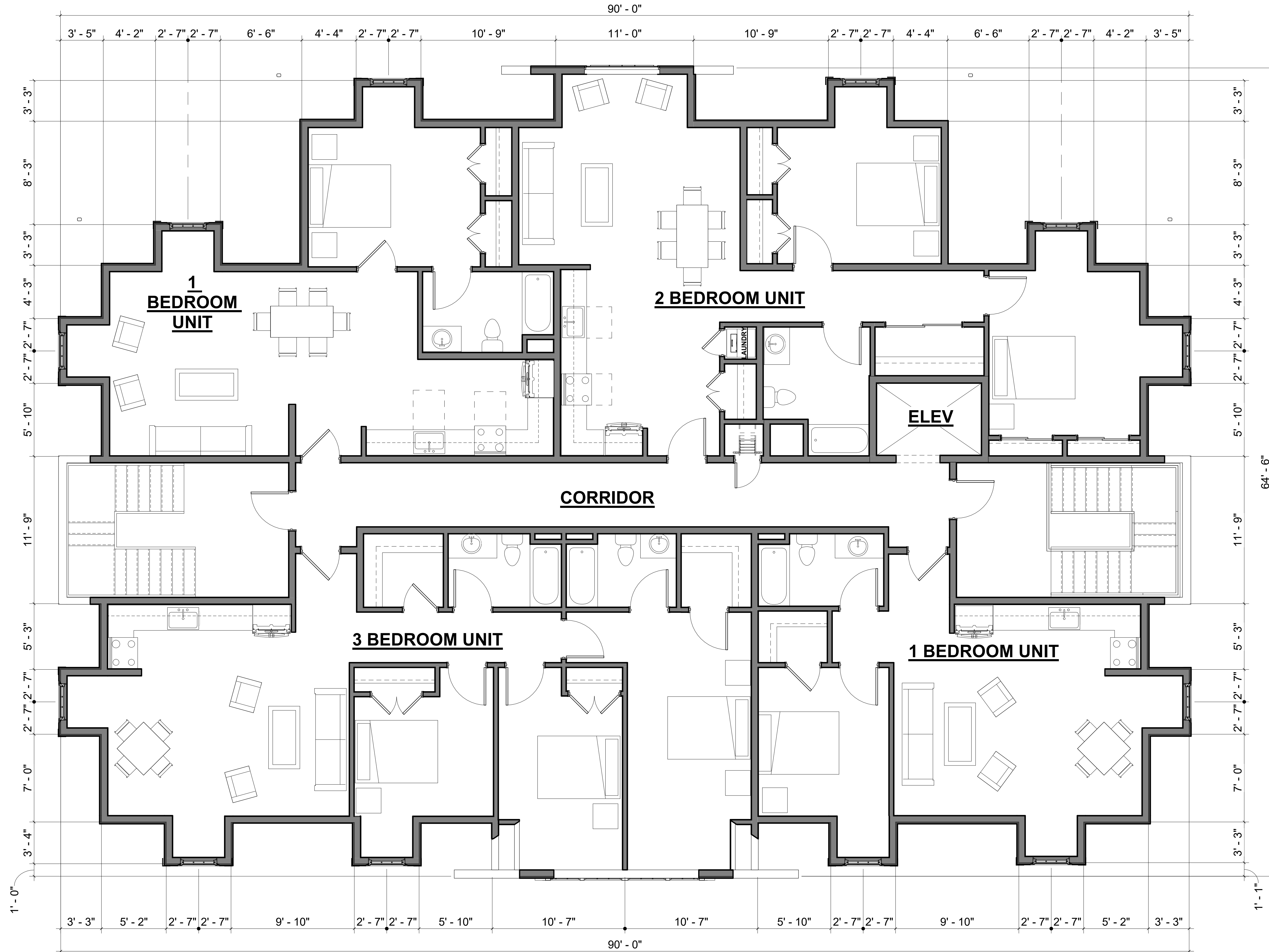
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THIRD FLOOR

A1.3



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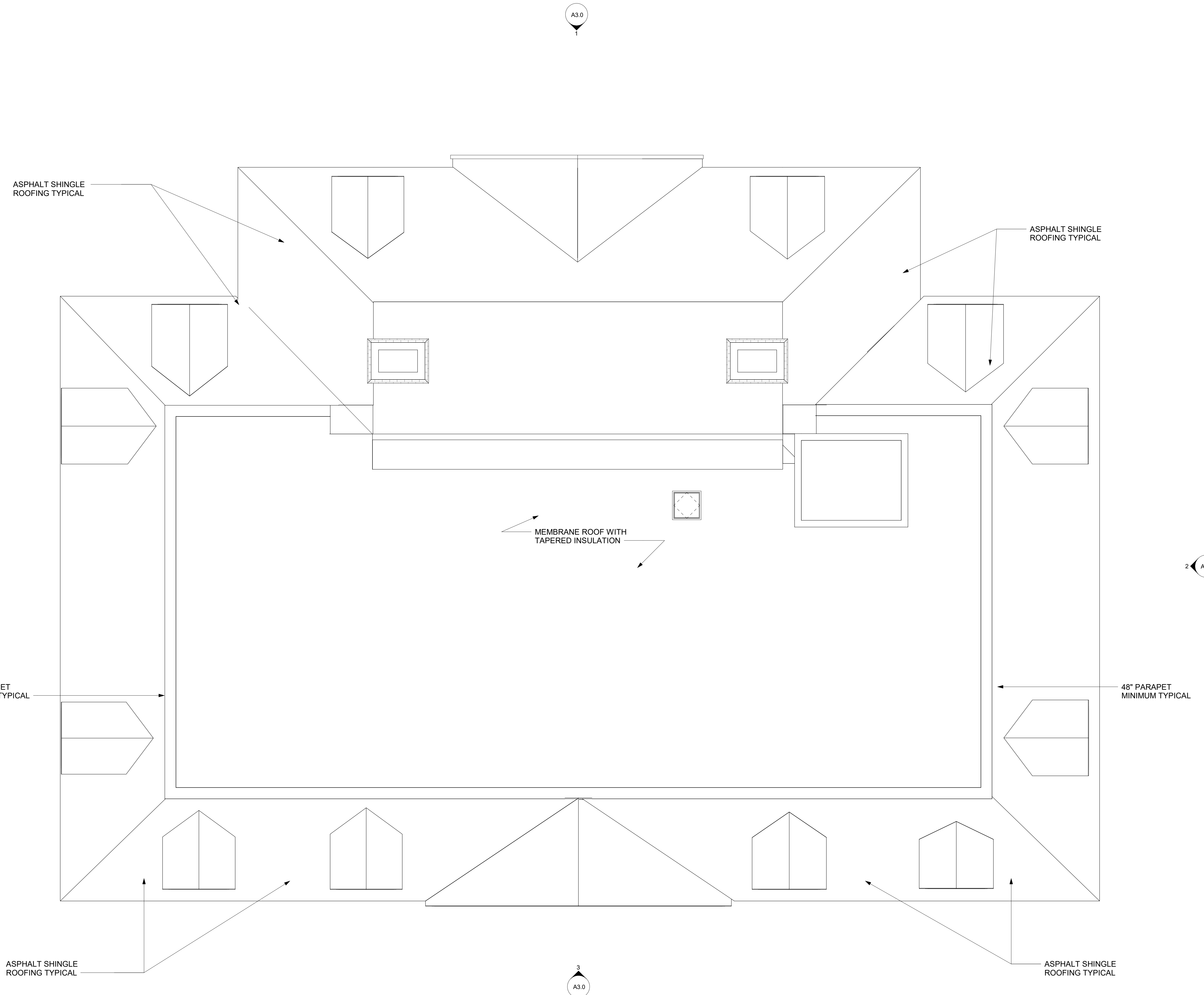
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ROOF PLAN

A1.4



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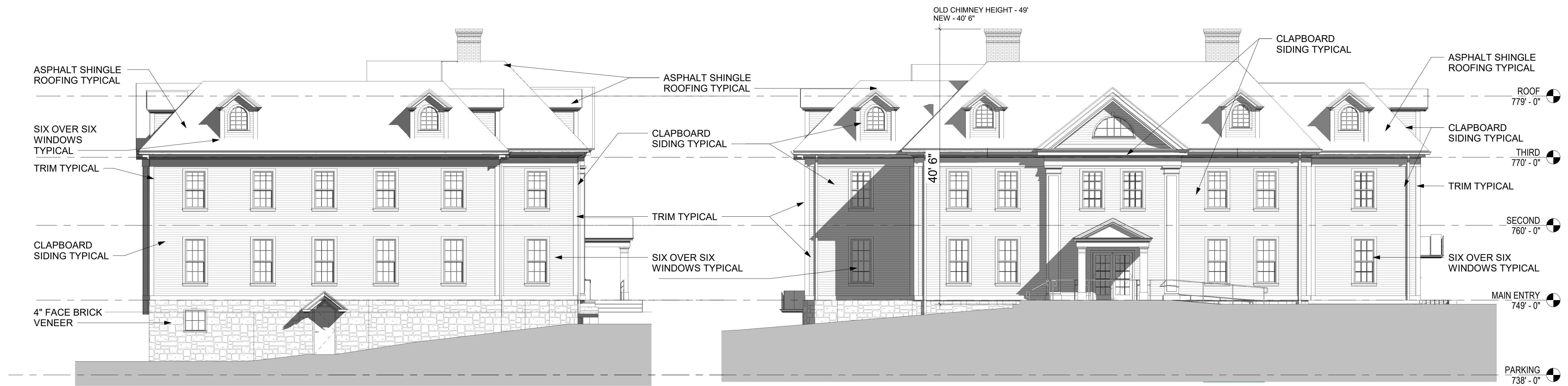
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EXTERIOR ELEVATIONS

A3.0



2 **HOLLEY STREET**
A3.0 1/8" = 1'-0"

1 **MAIN STREET**
A3.0 1/8" = 1'-0"



4 **WEST**
A3.0 1/8" = 1'-0"

3 **SOUTH**
A3.0 1/8" = 1'-0"

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