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Our Job # 1127

July 3, 2027

Dear Commission Members,

This letter is to review how this projects meets the regulations for a Special Permit as spelled out in the Regulations.

801.1 Preservation of Existing Landscape

The Site was designed to fit into the existing landscape as efficiently as possible. The entire Regulated Area for the wetlands at the North end of the property is being protected. There is an Existing Driveway on the property, and we are using as much of that as we can without creating a new driveway cut. Most of the trees in the Northwest corner will remain and there is also a buffer area to the South that will remain.

801.2 Relation of Buildings to Environment

The Proposed Buildings were situated on the property to fit in to the existing contours as well as possible. We were able to create a walkout in front without the use of retaining walls and using 3:1 slopes everywhere. The Proposed Main House and it's driveway encompass the area where the Existing Cabin is located. As stated above, there is an Existing Driveway that we are utilizing as much as possible.

801.3 Landscape and Buffer Areas

As stated above, we are maintaining the entire Regulated Area on the property as is. The Northwest Corner of the property and along the Western Side will remain largely untouched and will act as a wooded buffer. The South Side is basically open now. The owners have moved the Main House 25' North which may allow the Preservation of an existing pine tree. Other than connecting the water line and the creation of 2 rain gardens, the Western Side of the property will remain as is. The owners are planning on putting in Landscaping once the construction is complete. There is one new Septic System being installed to minimize disturbance on the property.

801.4 Circulation

The driveways have been designed to provide safe and adequate access to the homes.

801.5 Stormwater Drainage

We have designed a rain garden for each structure to take the water from the impervious roof areas and infiltrate it into the ground. The remainder of the Site has been designed to safely and adequately control the Stormwater Runoff. Silt fences have been shown on the plans and we have submitted two pages of Sedimentation and Erosion Control notes and details.

801.6 Preservation of Water Quality and Quantity

As stated, we have designed two rain gardens to help control runoff from the houses. The remainder of the property has been designed with shallow slopes to enable easy maintenance and to reduce velocity of runoff, which will protect water quality.

801.7 Utilities

The proposed utilities will be underground. There is an existing well on the property that will serve the Proposed Main House and a new well will be drilled for the Proposed Accessory Building. The Electric Service will be taken from the same pole that is serving the Existing Cabin now. It will be run underground, around the Proposed Septic System, while maintaining the adequate separations, and into the Main House. There will be a Subpanel to serve the Accessory Building.

801.8 Other Site Features

Both buildings have been designed with large enough garages to house cars and equipment adequately.

801.9 Safety

All areas will be designed to meet the Safety, and Required Fire and Electric, Requirements of the current regulations.

801.10 Natural and Historical Resources

The Site Plan has been designed to preserve the wetlands along the North Edge of the property and their associated regulated areas.

802 Special Permit Uses

We agree with what is spelled out in these sections.

803.1 General

The Site has been designed to meet the current regulations of the Town of Salisbury.

803.2 Relation of Buildings to Environment

The Site has been designed to fit into the existing property to provide minimum disturbance to the Site and the neighborhood.

803.3 Neighboring Properties

The Site has been designed with consideration of the properties in the area. As previously spelled out, buffer areas have been maintained around the property.

803.4 Adequacy of Proposed Method, Measures and Plans

The plans have been designed to meet the requirements of Salisbury Regulations, and pertinent State Regulations.

803.5 Amendments or Modifications

No Amendments or Modifications are being proposed.

Sincerely Yours,

George Johannesen P.E.