

June 10, 2026

To: Abby Conroy - Salisbury Land Use Office

From: Karl Anoushian 69 Rocky Lane

Re: Impact of proposed redevelopment of 62 Rocky Lane on surrounding areas

Dear Ms. Conroy,

Thank you for the time you spent with us on Monday. We appreciate the information you were able to share. As we discussed, I am sending you our bullet points / concerns regarding the past & current conditions affecting us in advance of the July 6th meeting so that the appropriate individuals have ample time to review the information.

We welcome new neighbors to our beautiful section of Twin Lakes and wish them the best as they join the Rocky Lane community. I had mentioned in casual conversation that water conditions do exist and that I would be pleased to go into greater detail with them. We had not heard back and have now been told that there is an upcoming meeting and preliminary plans prepared. Based on this info, we would like to bring to their attention, the design team and the Town's attention of the conditions that we have had to endure for quite some time so that they are aware and can incorporate remediation into their design.

Major areas of concern:

1. Uncontrolled water from 62RL significantly impacts Rocky Lane and the properties on east side of road and the Park Reserve.
2. Careless & unchecked work by previous owners and recent clear cutting of trees has added to the runoff.
3. Silt fence was added only when requested vs silt fence and hay bales being installed across the entire frontage prior to clear cutting.
4. Water flows down driveway uncontrolled, impacting Rocky Lane, the garages across the road & parking areas. Stormwater has washed out Rocky Lane in the past and would overflow parking areas and flow down under our house and flood the cellar of 69RL, undermining structural posts as well as washing out the stone patio joints and grade. This necessitated the construction of berms, swales and french drains along the parking area and house to help manage the uncontrolled storm water as well as regrading & resetting the undermined patio stones and joints. We also try to crown the road as much as possible to slow the flow of water over the road.
5. The flow of water from runoff across the road & the catch basin and outflow pipe under the road & onto our property, would run over our septic field causing erosion and potentially impacting it's integrity. We needed to control this volume, so in addition to the work noted above we had to create a stone lined swale that runs from the catch basin that outflows onto our property around

our septic field and down the property line between the Park Reserve and 69 Rocky Lane in order to manage the severe volume of water from 62 RL.

6. Seasonal rains washed out this swale requiring a complete rebuild in 2024. This rebuild was shared by 69 RL and the Park Reserve both of whom are most impacted by this volume of water from above.
7. I attached a few videos that shows the conditions endured. Please reference videos: IMG 1515, IMG 1516, IMG 1519, IMG 1521 dated 7/29/23.
8. Recent costs expended to date: 7-29-20 \$8200-, 10-7-20 \$5400-, 5-23-24 \$3400-
9. The water from this reconstructed swale goes down into the property of 69 RL adjacent to the Park Reserve. This volume of water has turned the area into a wetlands of sorts, impacting tree roots, creating a bog area that also impacts the Park Reserve right of way and their area at the lakefront. We lost a tree this winter in this area at 69 RL damaging the Drucker's dock at a significant cost and impacting the Park Reserve ROW.
10. We cannot take any more water through the catch basins and pipe under RL onto our property.
11. In looking at the documents provided on-line, a few items for consideration / discussion follow:
12. Retention / Leaching wells should be included in the site plan along the entire property line bordering Rocky Lane as well as at the base of the driveway. This would allow for the significant retention of water before any manageable excess would then run over the road or through the outflow pipe thereby reducing the impact downstream.
13. Site should be graded to control and retain water for slower leaching into the ground vs just running off impacting all the surrounding downstream properties. Select retention / leaching / holding wells within the property should also be addressed.
14. The current design of the septic field along RL (per section A-A) increases the elevation by 3' to 4' then running off towards RL in a severe 2:1 slope adding to the speed of ground water running onto and most likely across RL onto adjacent properties uncontrolled. Retention basins would help mitigate this condition.
15. During construction, haybales in addition to the silt fence should be installed and maintained along the entire length of the roadway.

16. Possibly the septic field could be located further to the south of the large house further up the property to allow more graded area to control the water.
17. Where are the roof drains and floor drains discharge being held ? They appear to just run out, away from the two houses adding to the ground water volume.
18. Two homes, two parking areas and a longer driveway will add more impervious area higher uphill, sending more water downhill if not retained through grading and retention wells.
19. Geomatrix Detail B-B states, “Finished grade shall be pitched to sheet flow stormwater away from system” Away to where ? No retainage shown. Just send it downhill ?
20. Three (3) pages of seeding details and nothing about any site grading in such a way to mitigate and control water flow from the volume of water coming from a 4-acre site.
21. Trying to understand how a stand-alone home of 2,000 sf conditioned space plus an additional amount of unconditioned space is considered an “Apartment in an Accessory Building” ?

I am more than happy to meet with the owners, their architect, their engineer (who is aware of the downhill conditions), the Town or whoever needs a bit more info on what’s occurring out there. As I stated earlier, we welcome our new neighbors to the neighborhood, wish them the best and are available to meet anytime.

Respectfully submitted:

Karl Anoushian

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