

September 20, 2026

To: Planning and Zoning Committee

Re: 62 Rocky Lane, Salisbury CT. Comments with respect to the proposed site plan and water control

From: Jacqueline Blombach, 99 Rocky Lane, Salisbury CT

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Dear Members of the Committee,

I have been a resident of 99 Rocky Lane since 1984. First, as a year-round weekender and now, as a full-time resident since 2017. As you know, Rocky Lane is a private road. Its residents share in the cost of keeping the road in good condition and safe. My husband, Michael Duca, and I have volunteered for over 20 years to oversee the yearly maintenance and snow plowing.

In the past 42 years we have seen an increase in development. These changes often adversely affect the road and ultimately the Twin Lakes watershed. Previously, 62 Rocky Lane was a wooded, natural site and was not a problem during heavy rains and snow melt. However, the previous owners took down many trees, cleared brush, and installed a driveway. All of these changes affected the road, Karl Anoushian's home and property, and the Park Preserve, which is used by all the residents that live on the uphill side of Rocky Lane who do not have direct waterfront access. I hope you have seen the video's that were submitted by Karl and Steve Callahan. The change has been dramatic.

Last year the new owners removed a large number of trees and have a plan to build two homes with two septic systems. I attended the site meeting and heard the plans for water control, which includes 3 rain gardens. Given the steepness of the lot and the location/engineering of the septic fields, I am still very concerned about the flow of water onto Rocky Lane and beyond. The 3 rain gardens and their locations do not appear to be adequate. Water will still run down the driveway. The topography/height changes proposed in the lower part of the property to accommodate the septic system will increase the speed and amount of the water flow and there is nothing shown on the plan to prevent that water from pouring onto and across the road, causing damage to the road and to the properties beyond. There should be some type of retention at the lower part of the property along Rocky Lane to prevent that from happening. The existing culvert should not be taking added excess water, sending it into Karl Anoushian's property and onto the Park Preserve.

If more is not done to control the water than what is currently proposed, I am very concerned there will be an increase in damage to the road resulting in costly repairs each year. I hope the engineer and the committee will take this under consideration before approving the site plan as proposed.

Sincerely,

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