

To: Salisbury Planning and Zoning Commission

Re: Recommendations regarding Zoning Application for Barn Structure on Route 7

Dear Members of the Salisbury Planning and Zoning Commission,

The Housatonic River Commission met to review the zoning application presented by Patrick Mulberry for the proposed barn-style structure on Route 7 in Salisbury. While we appreciate the applicant's efforts to design within the classic barn aesthetic, situated 150 feet from the riverbank and outside the 100-year floodplain, the Commission wishes to submit the following comments and recommendations to preserve the visual and environmental integrity of our Wild and Scenic Housatonic River corridor:

We are very grateful for the diligent work of the Salisbury Inland Wetland Commission with thorough steps taken to mitigate damage done to the forest on the property prior to permitting. It is troubling whenever our Wild and Scenic River Inner Corridor is impacted unnecessarily and we encourage the Commission to share the [National Park Services guidelines](#) for property owners in Wild and Scenic Waterways. Moving forward we ask the following to be taken into account when considering this application.

1) Vegetation Preservation and Buffer Protection

There should be no clearing of existing vegetation down to the riverbank. Maintaining native vegetative buffers is essential to protecting river views and maintaining bank stability. Any supplemental plantings associated with the project should consist strictly of native species, with priority given to robust erosion control measures both during and after construction. These are already laid out in the Inland Wetlands permit but should be emphasized.

2) As the intent of the structure is to house an antique car collection, repair and maintenance of such vehicles must be done with appropriate precautions to ensure oil and fuel are not spilled, dumped on site or otherwise released into the River and its watershed. These are steps every property owner must take, but particular attention must be paid when a location is adjacent to waterways and the scale of vehicular maintenance operations has the potential to be large.

3) Impact on Wild and Scenic Outstanding Remarkable Values (ORVs)

The Housatonic was recognized by NPS for its scenic beauty. To maintain this, any construction should be done to minimize impact on the viewshed by users of the River. To that end we recommend that both the primary building structure and the roof deck be finished in colors that are as dark as possible to ensure the structure blends subtly into the surrounding natural landscape. Secondly, glass surfaces

reflect light and can create significant visual impact along the river corridor. We ask that exterior glass be minimized on the river-facing elevation, as presented in the current architectural plans.

Given that the Salisbury Wetlands Commission has approved the application with monitoring requirements, the Housatonic River Commission respectfully requests copies of all final stipulations and conditions of approval regarding landscape clearing, planting, and erosion control.

Thank you for your consideration of these recommendations as you review this application. Please let us know if you require any further information.

Sincerely,

Jesse Klingebiel, Chair

Housatonic River Commission