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Home Is Where The Heart Is

To: Town of Salisbury Planning and Zoning Commission
From: Salisbury Housing Committee, Inc.
Date: January 9, 2024
Re: Parking spaces
Dresser Woods

Vehicle Counts at Comparable Residential Developments

Our property manager, Tammy Broderick of Connecticut Real Estate Management, also manages the affordable rental housing in Sharon, CT (Sharon Ridge) and in Cornwall, CT (Kugeman Village). She was able to tell us the number of parking spaces utilized by the residents in each unit in the three developments listed below. We used this information to be sure that the number of parking spaces we plan to provide at Dresser Woods would be sufficient. Here is the information Tammy provided to us:

Sharon Ridge & Sharon Ridge Expansion

Number of units:	32 (10 1-bedroom, 18 2-bedroom, 4 3-bedroom)
Number of resident vehicles:	50

Sarum Village I & II

Number of units:	24 (12 1-bedroom, 10 2-bedroom, 2 3-bedroom)
Number of resident vehicles:	27

Kugeman Village

Number of units:	18 (7 1-bedroom, 7 2-bedroom, 4 3-bedroom)
Number of resident vehicles:	23

There is an average of 1.35 cars per unit across the above 3 developments. Residents in one-bedroom units have an average of 1 car per unit, while two-bedroom units have an average of 1.5 cars, and three-bedroom units have an average of 2 cars. Typically, the leases note a maximum number of parking spaces that each unit is allowed to utilize. A recent point-in-time count carried out by committee members at the developments listed above in the evening showed even fewer cars than this.

Given the above, the Salisbury Housing Committee is confident that their allocation of 1.5 parking spots per unit (30 spaces) is reasonable to accommodate these 20 units [6 1-bedroom, 10 2-bedroom, and 4 3-bedroom). This ratio exceeds the applicable zoning regulation requirement of 1 space/unit.