



Pope Salmon Kill Site Design

PRESENTED TO:

Town of Salisbury

June 6, 2024

PRELIMINARY PROGRAM ELEMENTS:

RECREATION:

1. Walking paths
2. Multi-purpose athletic fields for soccer, lacrosse and other program uses;
3. One 90ft base path baseball field
4. Two 60ft base path baseball fields
5. Improved basketball court /outdoor skating rink
6. Pickle ball courts, 6-8
7. Playground
8. Small skateboard park
9. Pavilion
10. Designated recreational parking area

Can Reuse Trotta Field Facilities.

HOUSING:

64 residential units maximum

Decisions

- Smaller buildings preferred
- No driveways adjacent to the trail
- Soccer fields are a priority
- Driveways should not bisect recreation area
- Village concept around a green with community space is preferred











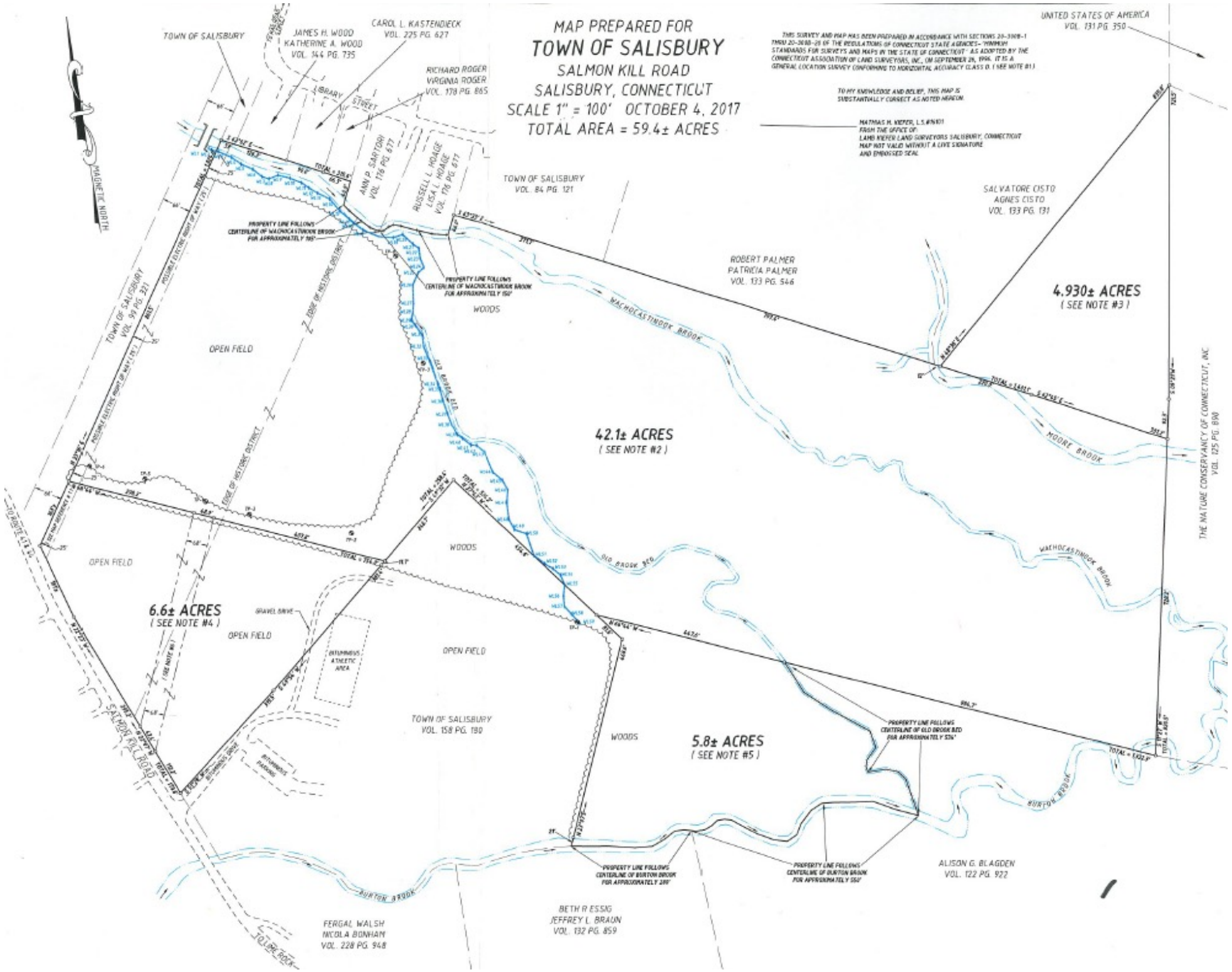
MAP PREPARED FOR
TOWN OF SALISBURY
 SALMON KILL ROAD
 SALISBURY, CONNECTICUT
 SCALE 1" = 100' OCTOBER 4, 2017
 TOTAL AREA = 59.4± ACRES

UNITED STATES OF AMERICA
 VOL. 131 PG. 350

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-30B-1
 20B-20-30B-25 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - TERRITORY
 STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT - AS ADOPTED BY THE
 CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1994. IT IS A
 GENERAL LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS D. (SEE NOTE #1)

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
 SUBSTANTIALLY CORRECT AS NOTED HEREON

MATIAS H. MOYER, L.S. #9101
 FROM THE OFFICE OF
 LAND REFERER LAND SURVEYORS SALISBURY, CONNECTICUT
 MAP NOT VALID WITHOUT A LIVE SIGNATURE
 AND EMBOSSED SEAL



6.6± ACRES
 (SEE NOTE #4)

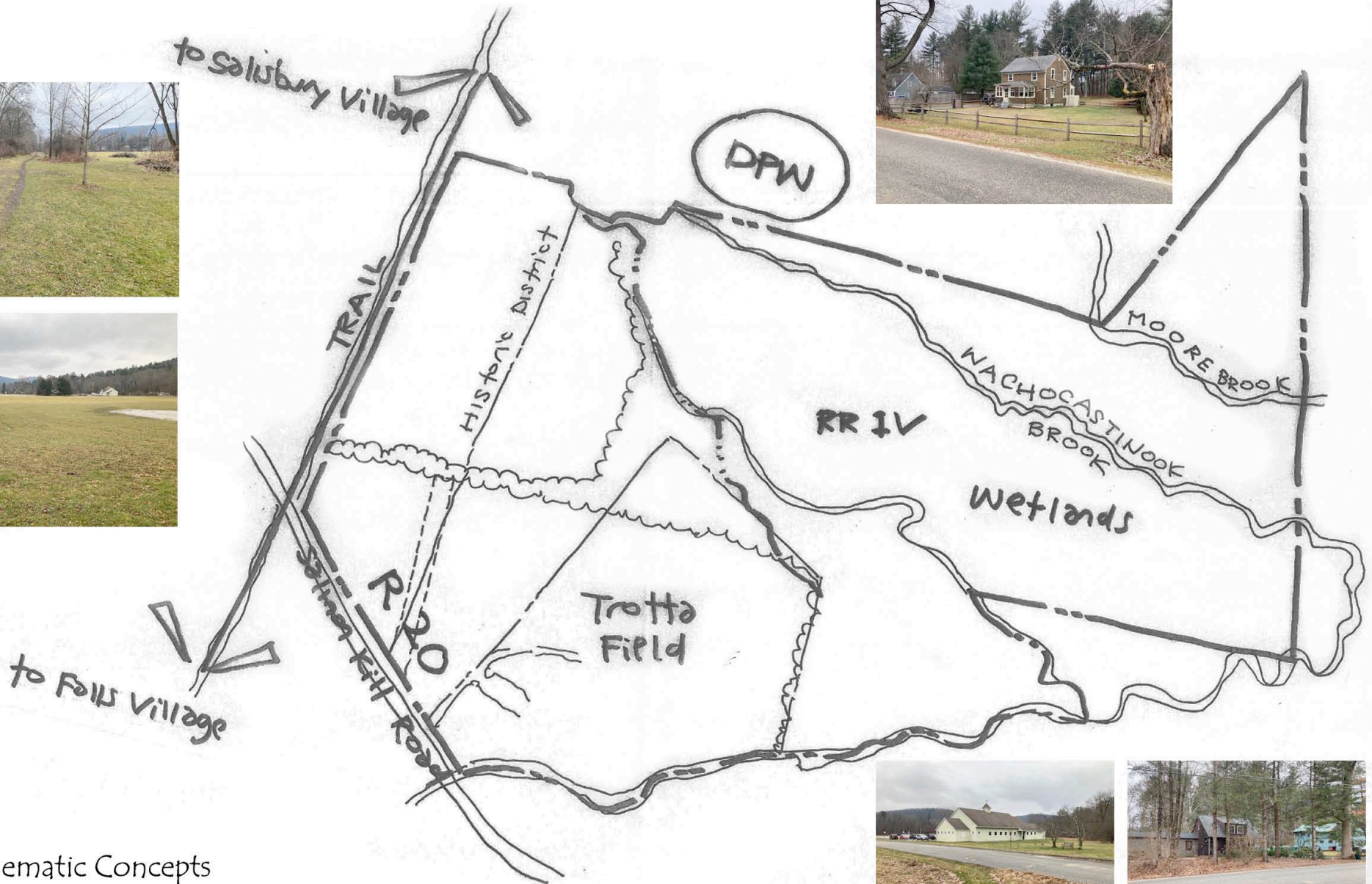
42.1± ACRES
 (SEE NOTE #2)

5.8± ACRES
 (SEE NOTE #5)

4.930± ACRES
 (SEE NOTE #3)

THE NATURE CONSERVANCY OF CONNECTICUT, INC.
 VOL. 125 PG. 890





Schematic Concepts
POPE SALMON KILL SITE

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

95 Silo Drive * Rocky Hill * Connecticut * 06067 * (203) 272-7837 * ssesinc@yahoo.com

WETLANDS/WATERCOURSES AND SOIL REPORT

Lamb Kiefer Land Surveyors
55 Sefleck Hill Road
Salisbury, CT 06068

SSES Job No: 2019-42-CT-SAL
Client Job No:
Site Inspection Date: May 2 & 7, 2019

PROJECT TITLE AND LOCATION: Area of concern at Pope Property, Salmon Kill Road,
Salisbury, CT +/- 30 Acres

IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

WETLANDS AND WATERCOURSES PRESENT ON PROPERTY: Yes XX No _____

Wetlands: Inland Wetlands XX Watercourses: Streams XX

Tidal Wetlands _____ Waterbodies _____

Remarks:

VEGETATION COMMUNITIES PRESENT IN WETLANDS

Forest XX Sapling/Shrub XX Wet Meadow _____ Marsh _____ Field/Lawn XX

SOIL MOISTURE CONDITION

Dry _____

Moist XX

Wet _____

WINTER CONDITIONS

Frost Depth: _____ inches

Snow Depth: _____ inches

The classification system of the National Cooperative Soil Survey, USDA, Natural Resources Conservation Service and the State Soil Legend were used in this investigation. The investigation was conducted by the undersigned Registered Soil Scientist. A sketch map showing wetland boundaries and the numbering sequence of wetland markers, watercourses and soil types in both wetland and non-wetlands are included with this report. After the wetland boundary and/or watercourse flags have been located/plotted by the surveyor, it is recommended that a copy of the survey map be sent to our firm for review. All wetland boundary lines established by the undersigned Registered Soil Scientist are subject to change until officially adopted by local, state or federal regulatory agencies.

Respectfully Submitted by

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Scott D. Stevens

Scott D. Stevens
Registered Professional Soil Scientist

Protected Open Space



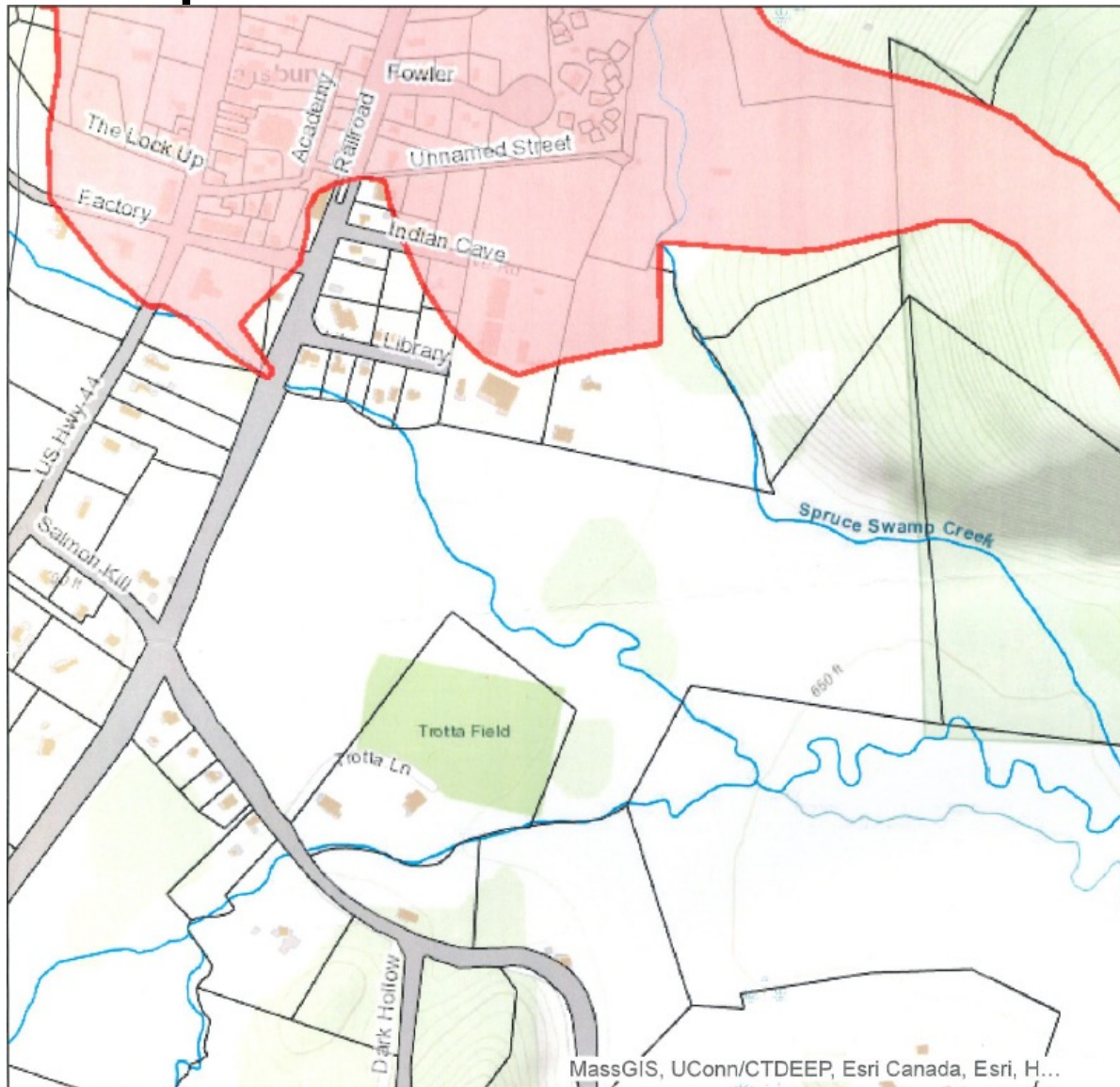
Wetlands



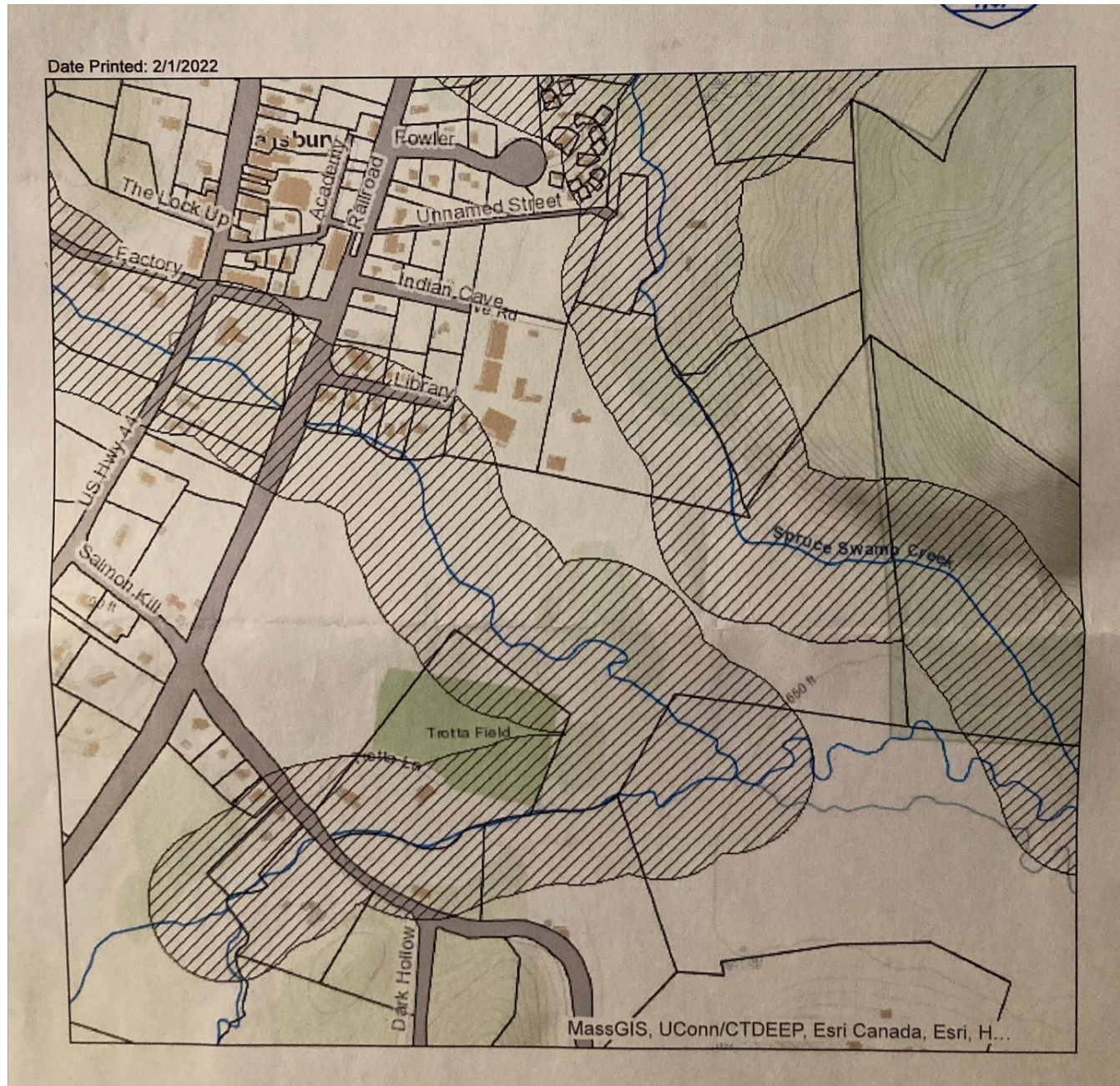
Soils



Aquifer Protection Areas



Natural Diversity Data Base



Density Calculation

Salisbury Planning and Zoning

DENSITY WORKSHEET

Step One: Establish Existing Site Information

Based on a site survey, determine the existing acreage for each of the following.

Gross Site Area: 59.4 acres

Roads and land within rights-of-way of existing roads, rights-of-way of utilities and easements of access and land with deed restrictions prohibiting building or development ("ROW land"): .57 acres

Lakes, ponds and watercourses: _____ acres

Wetlands: _____ acres

Floodplains: _____ acres

Moderate slopes (15% to 25%): _____ acres

Steep slopes (25% or greater): _____ acres

Step Two: Calculate the "Base Site Area"

<u>59.4</u>	-	<u>.57</u>	=	<u>58.8</u>
Gross Site Area (acres)		ROW land (acres)		Base Site Area (acres)

Step Three: Calculate the "Total Land in Resource"

Lakes, ponds and watercourses (acres)	x	1.0	=	_____	acres
Wetlands (acres)	x	1.0	=	<u>40</u>	acres
Floodplains (acres)	x	1.0	=	_____	acres
Moderate slopes (15% to 25%)	x	0.5	=	_____	acres
Steep slopes (25% or greater)	x	1.0	=	_____	acres
Total Land in Resource (sum of the above)				=	<u>40</u> acres

Step Four: Determine Net Building Site Area

<u>58.8</u>	-	<u>40</u>	=	<u>18.8</u>
Total Base Site Area (acres)		Total Land in Resource (acres)		Equals Net Building Site Area (acres)

Step Five: Determine Number of Dwellings

<u>18.8</u>	x	<u>4</u>	x	<u>4</u>	=	<u>301</u>
Net Building Site Area	x	Maximum Density Factor	x	Density Bonus Factor	=	Number of Dwellings (round off)

Density Factors:

District	Maximum Density Factor
MFH	<u>4</u>

Development Provision	Density Bonus Factor
Provision of Affordable Housing	<u>4</u>



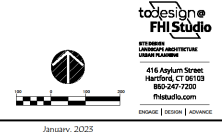
Schematic Concept 2
POPE SALMON KILL SALISBURY, CT

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 SITE DESIGN
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 URBAN PLANNING
 416 Asylum Street
 Hartford, CT 06103
 860-247-7200
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Schematic Concept 2
POPE SALMON KILL SALISBURY, CT



Pros

- One curb cut
- Mix of housing
- Generous Open Space

Cons

- Large Buildings
- Impact to existing residences on Salmon Kill Road
- Picnic and skate park isolated



Schematic Concept 4

POPE SALMON KILL SALISBURY, CT



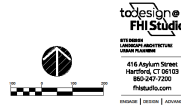
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January, 2025



Schematic Concept 4
 POPE SALMON KILL SALISBURY, CT



January, 2023

Pros

- Large Open Space
- Clustered housing
- Housing and recreation nicely separated

Cons

- Small Green
- No Housing mix
- Entrance to West parking area close to road curve



TRAIL CONNECTION

75 RESIDENT PARKING SPACES

22 RESIDENTIAL BUILDINGS (64 D.V.)

EX PUMP STATION

MULTI SPORT ATHLETIC FIELD

70 PARKING SPACES

SKATE PARK AREA

EXISTING VNA BUILDING

EXISTING DAYCARE BUILDING

GAZEBO/STAGE

HISTORIC DISTRICT LIMIT

VILLAGE GREEN

20 VISITOR PARKING SPACES

ALL AGES PLAYGROUND AREA WITH SHADE PAVILIONS

4 PICKLE BALL COURTS

2 REDESIGNED BASKETBALL COURTS

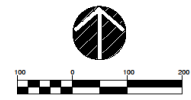
100 YEAR FLOOD PLAIN

EXISTING BUILDING

EXISTING LITTLE LEAGUE BASEBALL FIELDS

COMMUNITY GARDEN

Schematic Concept 6
POPE SALMON KILL SALISBURY, CT



to design
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February, 2024

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Pros

- Large town green that fronts rail trail
- No housing fronting Salmon Kill Road
- Neighborhood feel

Cons

- Some recreation features are isolated
- Residential driveway is close to roadway curve



- Thank You!



Schematic Concept 6
POPE SALMON KILL SALISBURY, CT

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February, 2024