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## *Pope Salmon Kill Site Design*

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PRESENTED TO:

Town of Salisbury  
**Land Use Commissions**  
January 26, 2023

# Agenda

- Introduction FHI Studio
- Background / need for housing and recreation
- Site overview
- Zoning overview
- Site Plan review (3)

## **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

### **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























THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1  
THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM  
STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT - AS ADOPTED BY THE  
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 29, 1996. 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.

MATHIAS H. KEEFER, L.S.#N101  
FROM THE OFFICE OF:  
LAND KEEFER LAND SURVEYORS SALISBURY, CONNECTICUT  
MAP NOT VALID WITHOUT A LIVE SIGNATURE  
AND EMBOSSED SEAL

UNITED STATES OF AMERICA  
VOL. 131 PG. 350

SALVATORE CISTO  
AGNES CISTO  
VOL. 133 PG. 131

4.930± ACRES  
(SEE NOTE #3)

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

42.1± ACRES  
( SEE NOTE #2 )

5.8± ACRES  
(SEE NOTE #5)

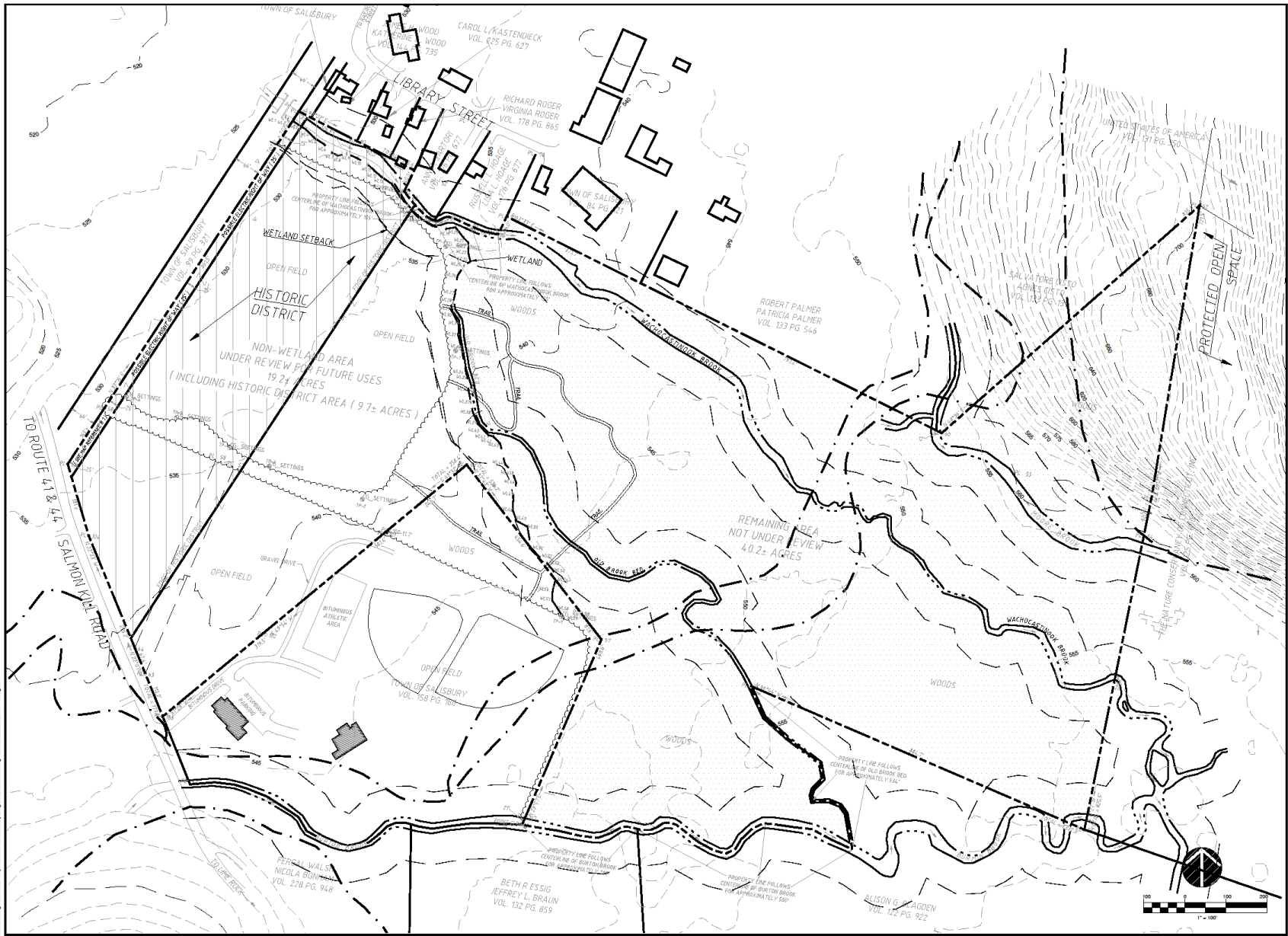
6.6± ACRES  
(SEE NOTE #4)

ALISON G. BLAGDEN  
VOL. 122 PG. 922

FERGAL WALSH  
NICOLA BONHAM  
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**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



Schematic Concepts  
**POPE SALMON KILL SITE**



# Protected Open Space



# Wetlands

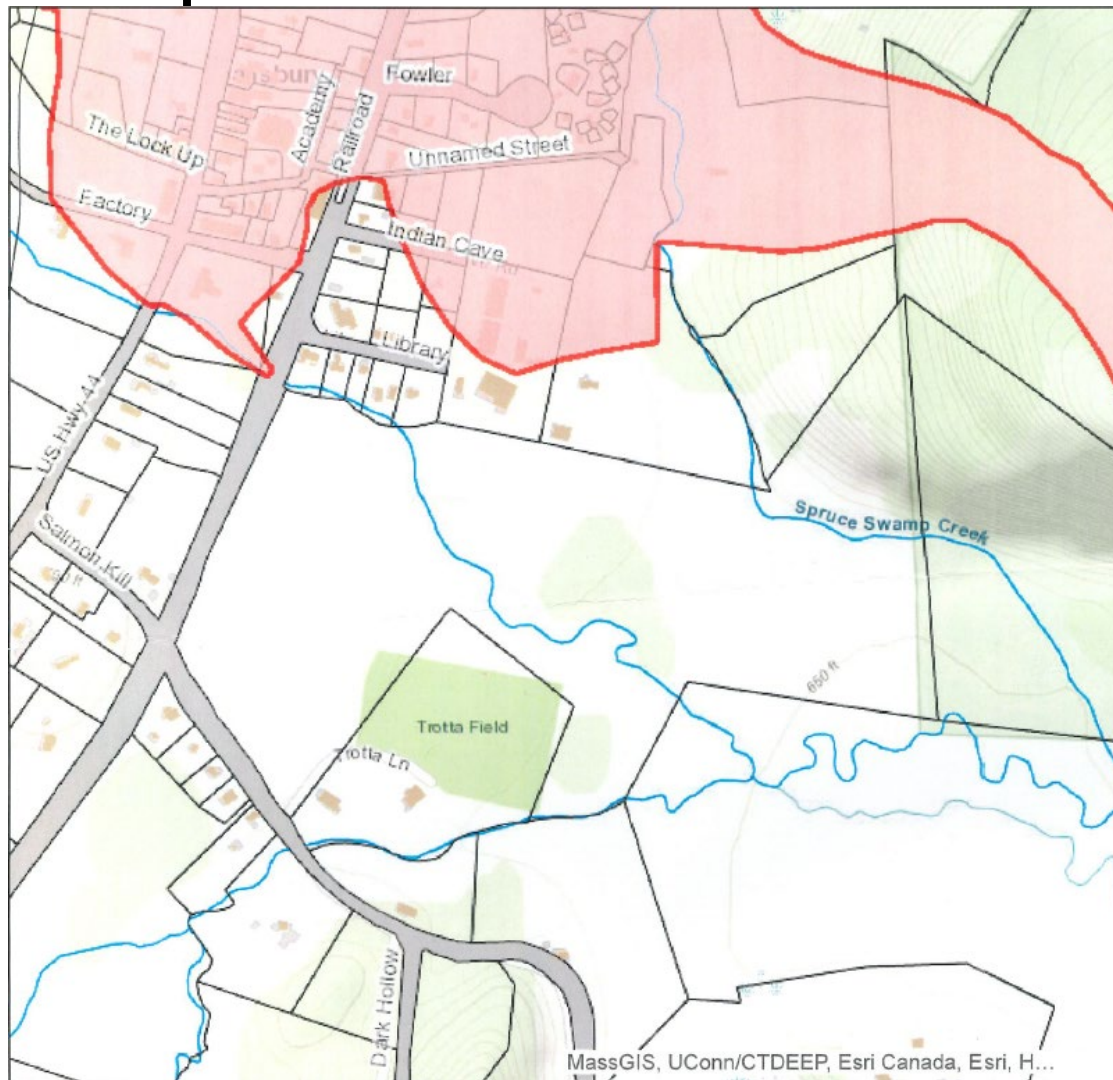




# Soils

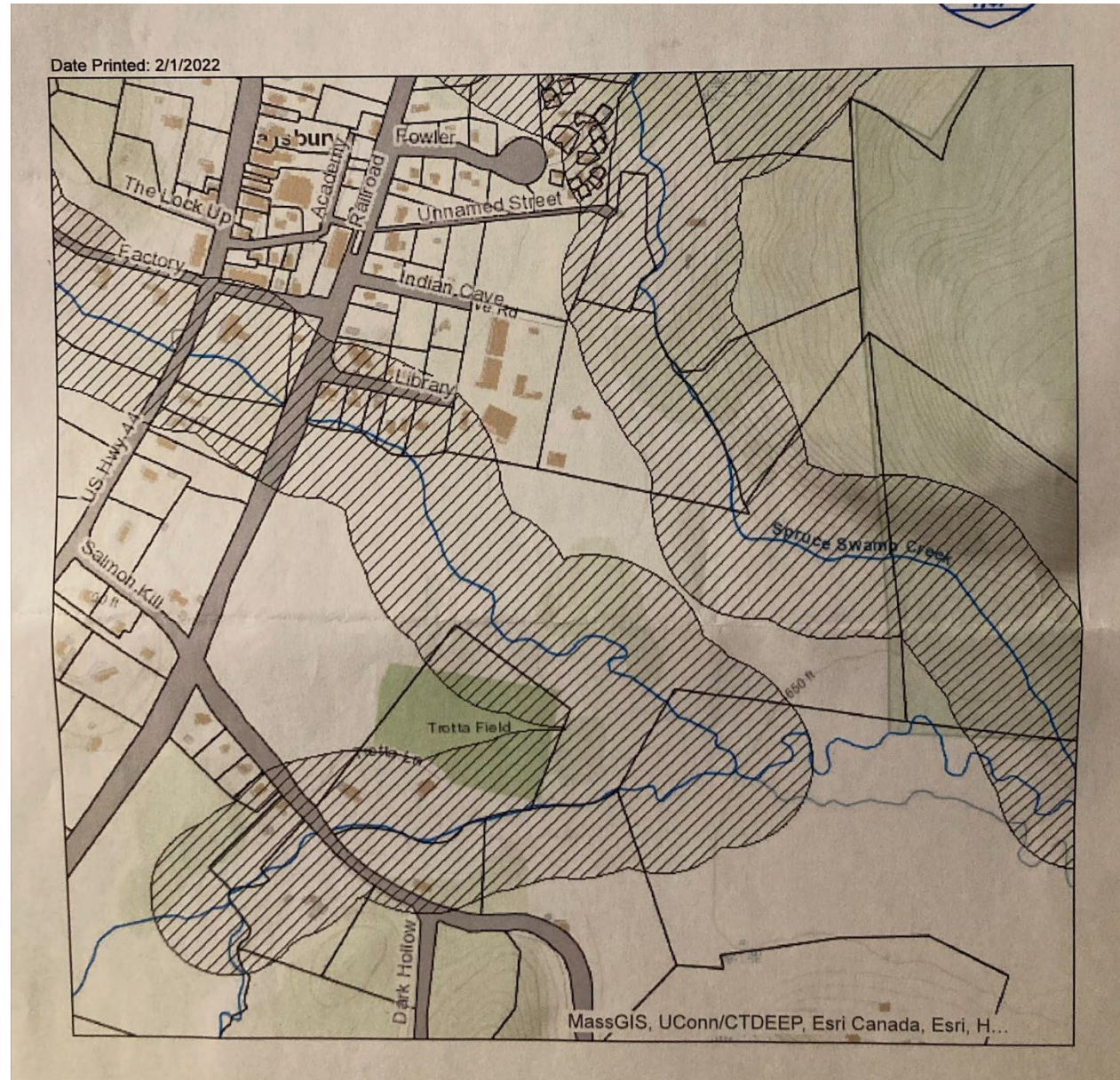


# Aquifer Protection Areas





# Natural Diversity Data Base



The map displays the City of San Diego with various zoning districts. A red-outlined area is located in the center, encompassing parts of the C-20, CG-20, and R-20 districts. The map includes major roads such as I-15, I-805, and I-805, and landmarks like the San Diego River and San Diego Bay. A north arrow is in the top left corner.





Schematic Concept 2

# POPE SALMON KILL SALISBURY, CT

to design  
FHI Studio

SITE DESIGN  
LANDSCAPE ARCHITECTURE  
URBAN PLANNING

416 Asylum Street  
Hartford, CT 06103  
860-247-7200  
fhi.studio.com

ENGAGE | DESIGN | ADVANCE

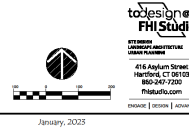


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Schematic Concept 2

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



todesign®  
FHI Studio

SITE DESIGN

LANDSCAPE ARCHITECTURE

URBAN PLANNING

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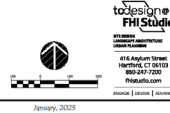
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Schematic Concept 4  
POPE SALMON KILL SALISBURY, CT



## Pros

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

## Cons

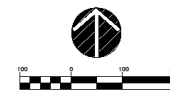
- Small Green
- No Housing mix
- Entrance to West parking area close to road curve





Schematic Concept 6

# POPE SALMON KILL SALISBURY, CT



**todesign**  
**FHStudio**  
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URBAN PLANNING  
416 Asylum Street  
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860-247-7200  
fhstudio.com

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January, 2023



## Pros

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

## Cons

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



- Thank You!

