

# DRESSER WOODS 37 RAILROAD STREET

February 20, 2024

Town of Salisbury

Planning & Zoning Public Hearing

# INTRODUCTION

The Salisbury Housing Committee, Inc. is proposing to develop 20 rental homes in a cluster of 9 buildings surrounded by trees and landscaping.

Walking distance to LaBonne's and Salisbury's village center.

Affordable and accessible to residents with a mix of incomes below 80% of the area median income including many people who work in the village center or who have retired from jobs in our community.





# SALISBURY HOUSING COMMITTEE, INC.



*Home Is Where The Heart Is*

- Private, non-profit, all volunteer organization
- Been building and managing affordable rental housing since the 1970's
- Currently own 39 units
  - 10 new units at Sarum Village are under construction
- Contract with professional rental management company (CREM)

## **Board of Directors**

- |                     |                  |
|---------------------|------------------|
| • Jocelyn Ayer      | • George Massey  |
| • Lisa Brennan      | • Carol Magowan  |
| • Carole Dmytryshak | • Pam Patterson  |
| • Jim Dresser       | • David Rich     |
| • Al Ginouves       | • Abeth Slotnick |
| • Peter Halle       | • Sean White     |
| • Claire Held       | • Joe Woodard    |
| • Anne Kremer       | • Michelle Wurm  |

# PROJECT TEAM

## Salisbury Housing Committee, Inc.:

Jocelyn Ayer, Vice-President

## Architecture Firm:

Erin Benken, QA+M

## Civil Engineer Firm:

Todd Parsons, Haley Ward

## Mechanical Engineer Firm:

Acorn Engineering

## Traffic Engineer:

Scott Hesketh, FA Hesketh & Associates

## Wetlands Assessment:

Sigrun Gadwa, REMA Ecological Services

## Housing Consultant:

David Berto, Housing Enterprises

## Project Management:

Litchfield County Center for Housing Opportunity



# SITE ENGINEERING

Todd Parsons, P.E.  
Haley Ward, Inc.

Submitted to Commission:

EXISTING CONDITIONS

SITE PLAN

UTILITY PLAN

LAYOUT PLAN

PLANTING PLAN

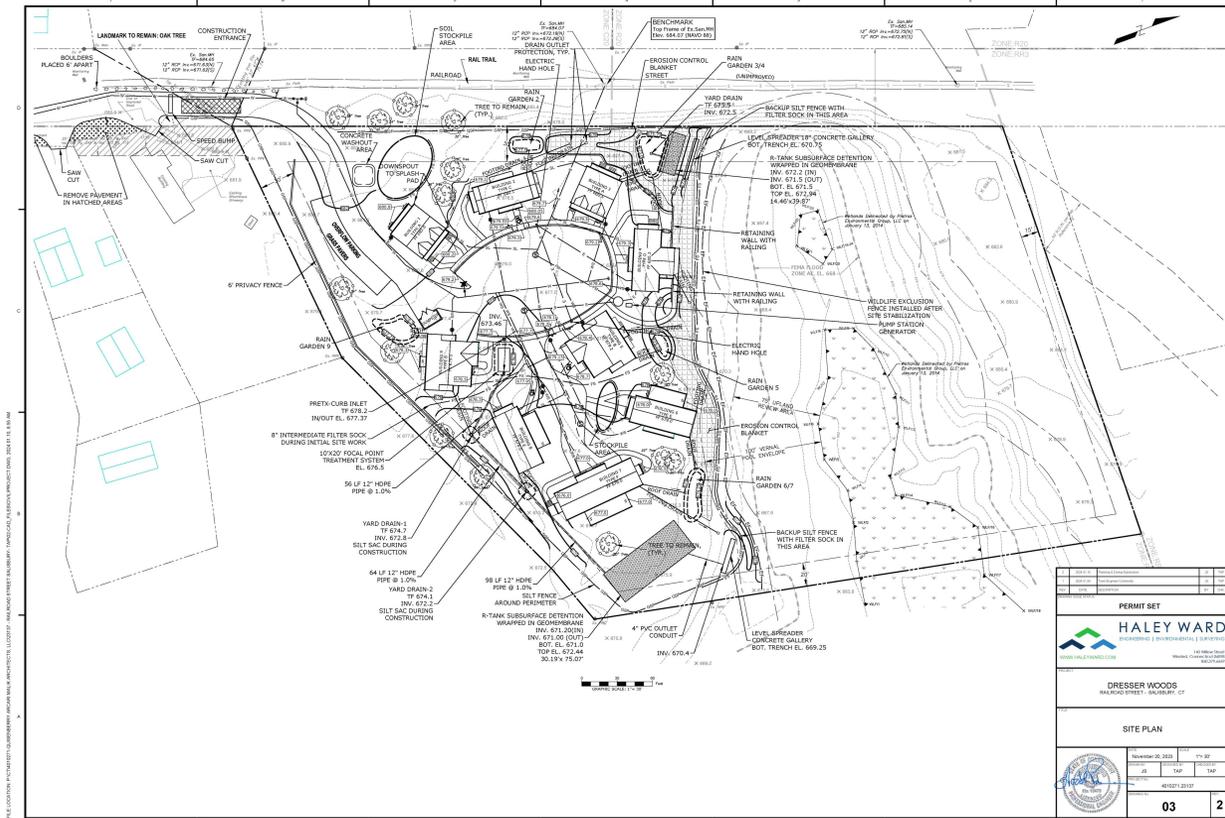
FOUNDATION PLANTING PLAN

EROSION CONTROL PLAN NARRATIVE AND  
DETAILS

SITE DETAILS

STORMWATER PROFILES AND DETAILS

DETAILED STORMWATER REPORT



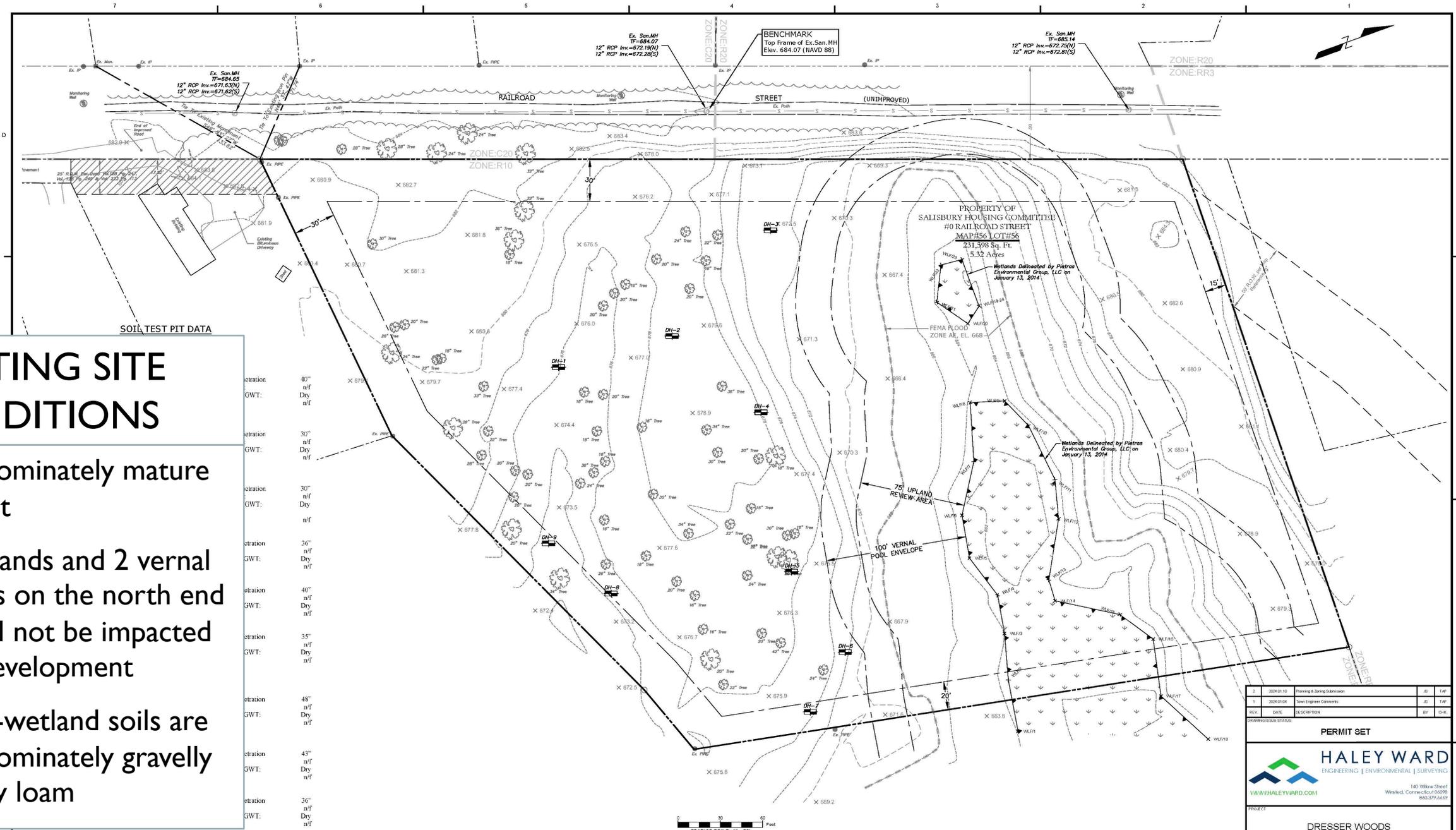
# ZONING REGULATIONS

- R-10 Residence Zone with the Multi-Family Housing (MFH) Overlay Zone
- Applying under the Multi-Family Housing Overlay Zone
- Density calculation worksheet shows we could propose up to 60 units on this parcel; we are proposing only 20 units
- Proposal complies with all applicable zoning regulation requirements including buffering, setbacks, impervious surface, emergency access, parking, etc.
- Project was approved by Salisbury’s Inland Wetlands & Watercourses Commission on January 8, 2024.
  - Detailed wetlands and vernal pool study by professional wetlands scientists

DENSITY WORKSHEET			
<b>Step One: Establish Existing Site Information</b>			
<i>Based on a site survey, determine the existing acreage for each of the following.</i>			
Gross Site Area:			<u>5.317</u> 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"):			<u>0</u> acres
Lakes, ponds and watercourses:			<u>0</u> acres
Wetlands:	All wetlands are within the flood plain		<u>0</u> acres
Floodplains:			<u>1.118</u> acres
Moderate slopes (15% to 25%):			<u>0.403</u> acres
Steep slopes (25% or greater):			<u>0.193</u> acres
<b>Step Two: Calculate the "Base Site Area"</b>			
<u>5.317</u>	-	<u>0</u>	= <u>5.317</u>
Gross Site Area (acres)		ROW land (acres)	= Base Site Area (acres)
<b>Step Three: Calculate the "Total Land in Resource"</b>			
Lakes, ponds and watercourses (acres)	x	1.0	= <u>0</u> acres
Wetlands (acres)	x	1.0	= <u>0</u> acres
Floodplains (acres)	x	1.0	= <u>1.118</u> acres
Moderate slopes (15% to 25%)	x	0.5	= <u>0.202</u> acres
Steep slopes (25% or greater)	x	1.0	= <u>0.193</u> acres
Total Land in Resource (sum of the above)			= <u>1.513</u> acres
<b>Step Four: Determine Net Building Site Area</b>			
<u>5.317</u>	-	<u>1.513</u>	= <u>3.804</u>
Total Base Site Area (acres)		Total Land in Resource (acres)	= Equals Net Building Site Area (acres)
<b>Step Five: Determine Number of Dwellings</b>			
<u>3.804</u>	x	<u>4</u>	x
Net Building Site Area	x	Maximum Density Factor	x
			= <u>60</u>
		Density Bonus Factor	= Number of Dwellings (round off)
<b>Density Factors:</b>			
<b>District</b>	<b>Maximum Density Factor</b>		
MFH	4		
<b>Development Provision</b>		<b>Density Bonus Factor</b>	
Provision of Affordable Housing		4	

# EXISTING SITE CONDITIONS

- Predominately mature forest
- Wetlands and 2 vernal pools on the north end – will not be impacted by development
- Non-wetland soils are predominately gravelly sandy loam



SOIL TEST PIT DATA

etration	40"	n/f	Dry	n/f
GWT:				
etration	30"	n/f	Dry	n/f
GWT:				
etration	30"	n/f	Dry	n/f
GWT:				
etration	36"	n/f	Dry	n/f
GWT:				
etration	40"	n/f	Dry	n/f
GWT:				
etration	35"	n/f	Dry	n/f
GWT:				
etration	48"	n/f	Dry	n/f
GWT:				
etration	43"	n/f	Dry	n/f
GWT:				
etration	36"	n/f	Dry	n/f
GWT:				

2	2024.01.10	Planning & Zoning Submission	JW	TWP
1	2024.01.04	Final Engineer Comments	JW	TWP
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

**PERMIT SET**

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING

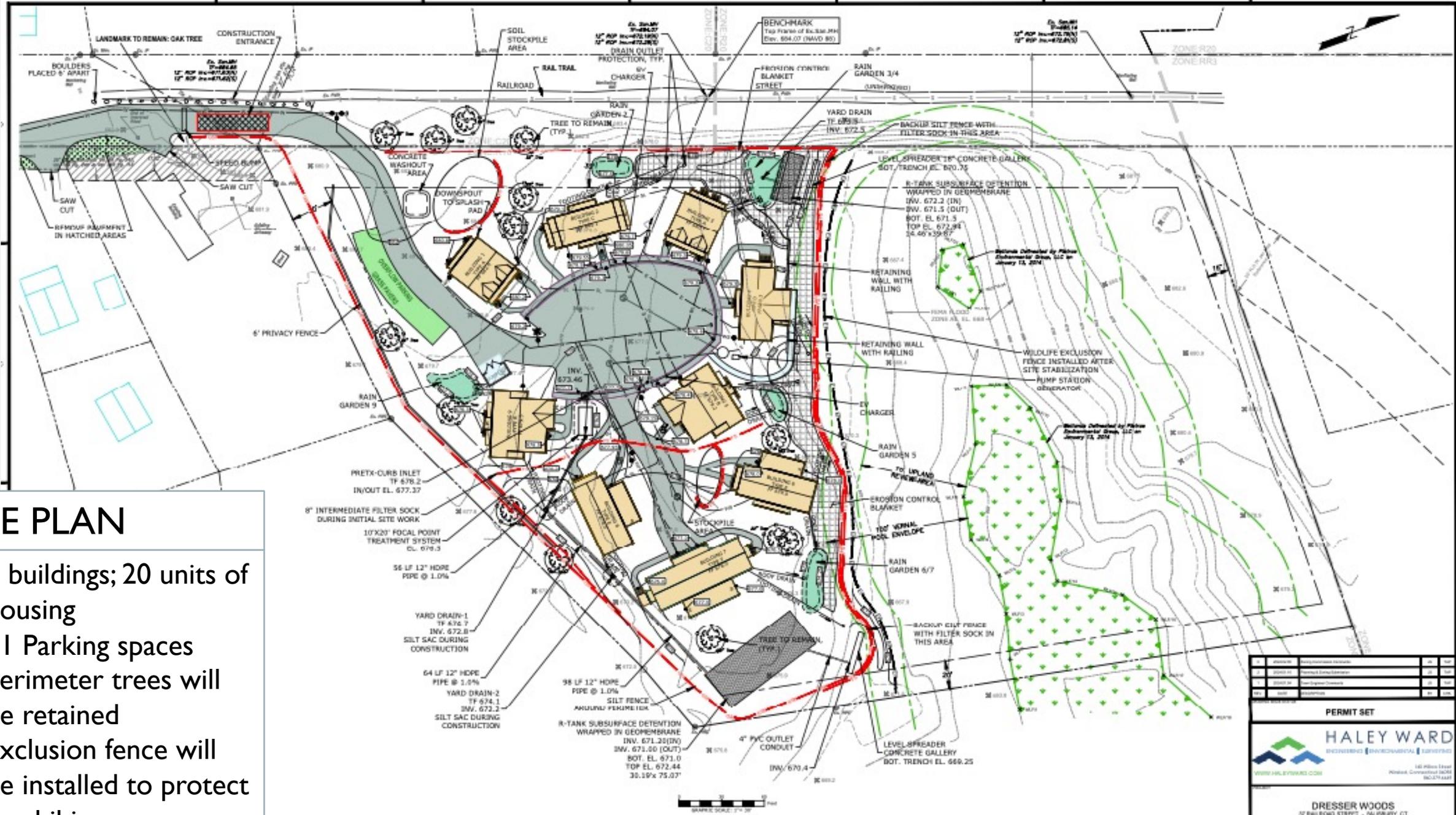
140 Willow Street  
Windsor, Connecticut 06095  
860.379.6609

PROJECT: **DRESSER WOODS**  
RAILROAD STREET - SALISBURY, CT

TITLE: **EXISTING CONDITIONS**

# SITE PLAN

- 9 buildings; 20 units of housing
- 31 Parking spaces
- Perimeter trees will be retained
- Exclusion fence will be installed to protect amphibians



PERMIT SET

**HALEY WARD**  
 INCORPORATED | ENVIRONMENTAL | CONSULTING

180 Wilson Street  
 Waterbury, Connecticut 06705  
 WWW.HALEYWARD.COM

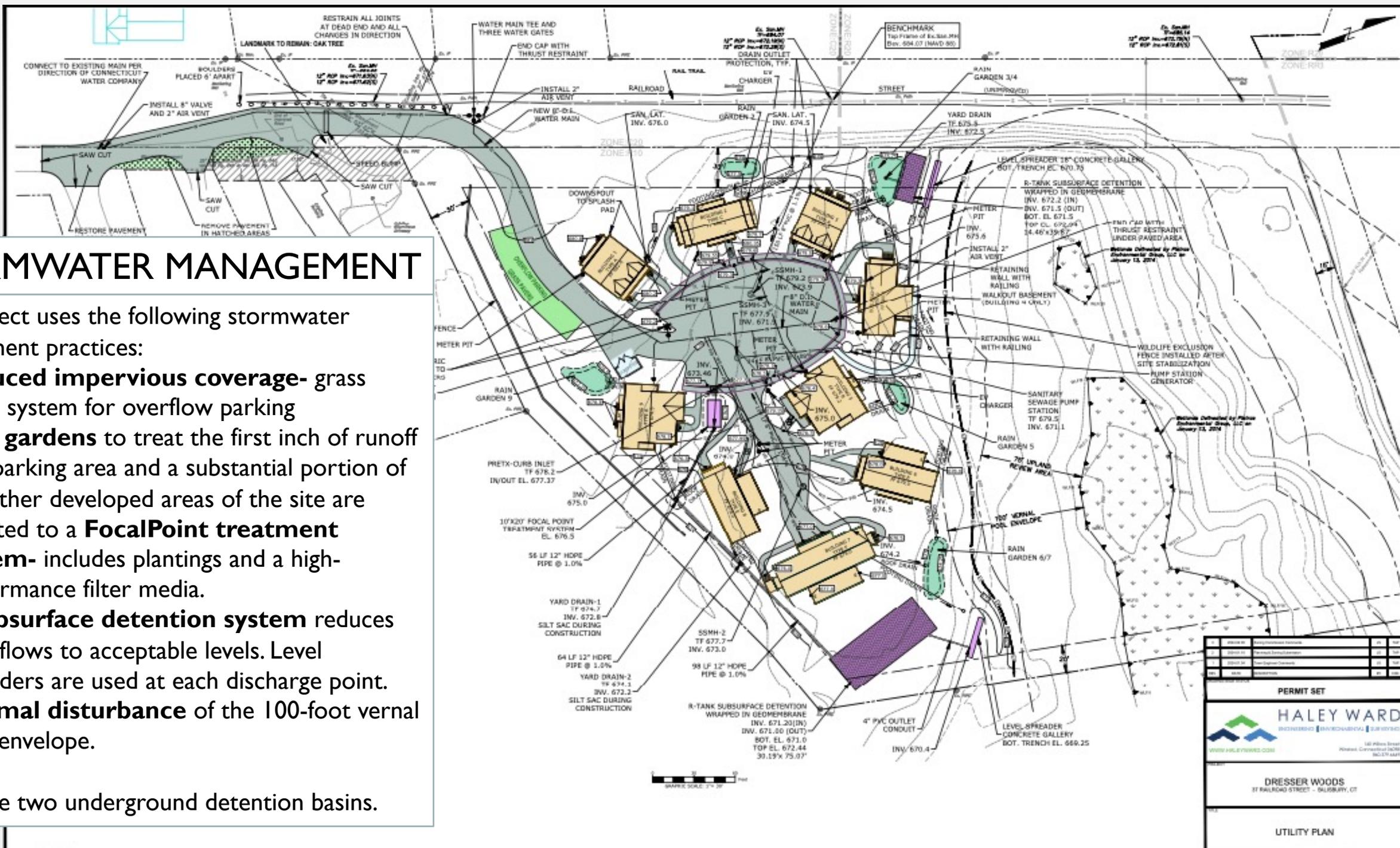
DRESSER WOODS  
 37 RAILROAD STREET - WATERBURY, CT

# STORMWATER MANAGEMENT

The project uses the following stormwater management practices:

- **Reduced impervious coverage-** grass paver system for overflow parking
- **Rain gardens** to treat the first inch of runoff
- The parking area and a substantial portion of the other developed areas of the site are directed to a **FocalPoint treatment system-** includes plantings and a high-performance filter media.
- A **subsurface detention system** reduces peak flows to acceptable levels. Level spreaders are used at each discharge point.
- **Minimal disturbance** of the 100-foot vernal pool envelope.

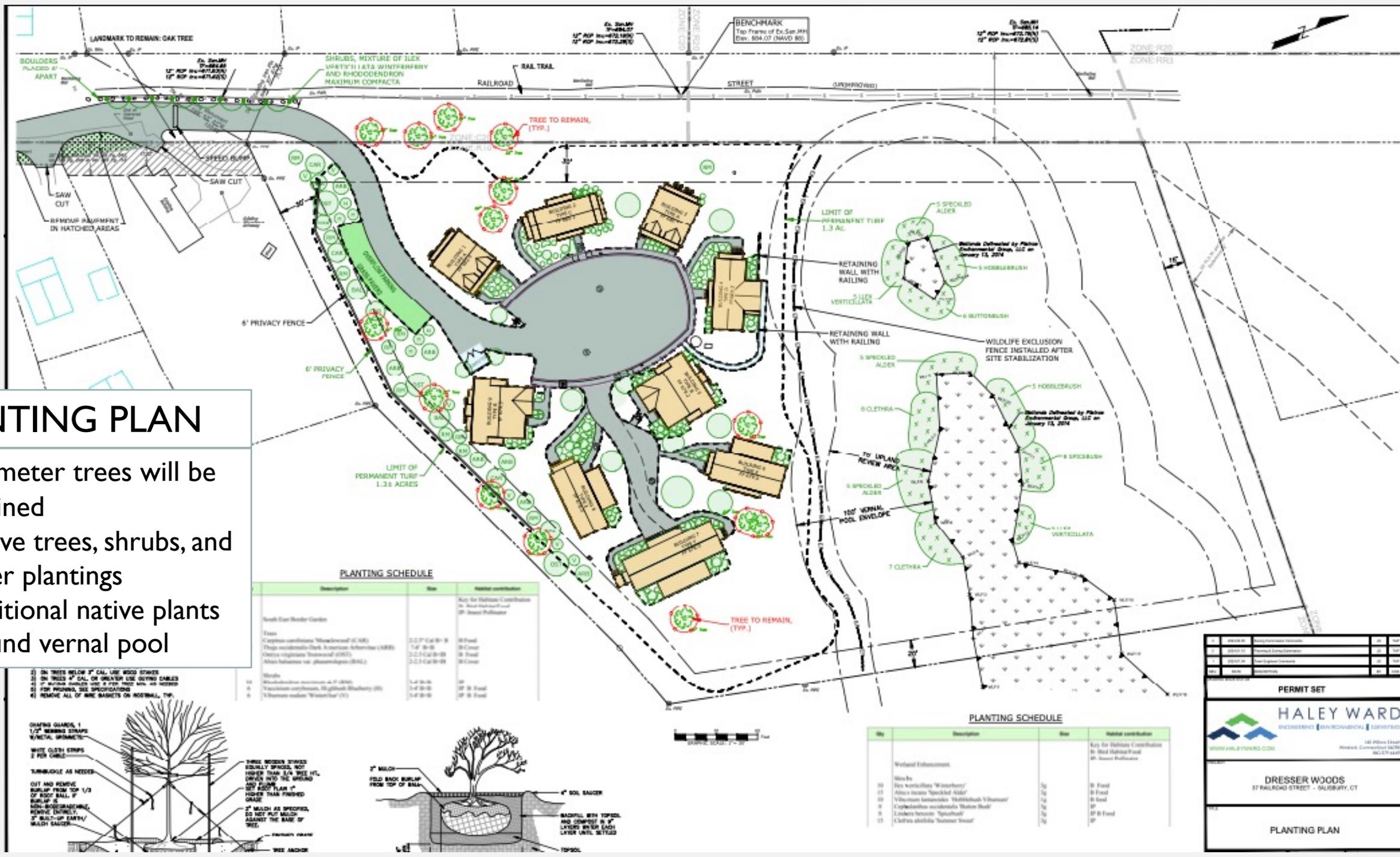
There are two underground detention basins.





# PLANTING PLAN

- Perimeter trees will be retained
- Native trees, shrubs, and other plantings
- Additional native plants around vernal pool

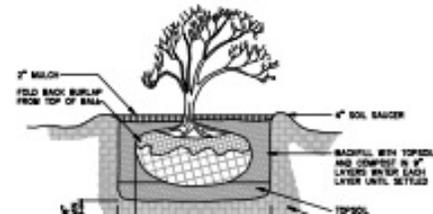
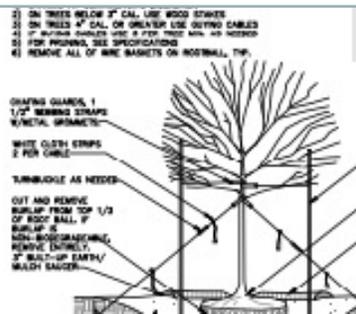


PLANTING SCHEDULE

Description	Size	Material contribution
South East Border Garden		Buy for Habitat 4 Contribution Buy from Habitat 4 Buy from Habitat 4
Trees		
1) 2.5" Cal 8-9	2.5" Cal 8-9	0 0 0
2) 2.5" Cal 8-9	2.5" Cal 8-9	0 0 0
3) 2.5" Cal 8-9	2.5" Cal 8-9	0 0 0
4) 2.5" Cal 8-9	2.5" Cal 8-9	0 0 0
Shrubs		
1) 1.5" Cal 8-9	1.5" Cal 8-9	0 0 0
2) 1.5" Cal 8-9	1.5" Cal 8-9	0 0 0
3) 1.5" Cal 8-9	1.5" Cal 8-9	0 0 0

PLANTING SCHEDULE

No.	Description	Size	Material contribution
Wetland Enhancement			
10	Buy from Habitat 4 Contribution	0	0 0 0
11	Buy from Habitat 4 Contribution	0	0 0 0
12	Buy from Habitat 4 Contribution	0	0 0 0
13	Buy from Habitat 4 Contribution	0	0 0 0
14	Buy from Habitat 4 Contribution	0	0 0 0
15	Buy from Habitat 4 Contribution	0	0 0 0



1	2024-01-15	Permit Set	0	0	0
2	2024-01-15	Permit Set	0	0	0
3	2024-01-15	Permit Set	0	0	0
4	2024-01-15	Permit Set	0	0	0
5	2024-01-15	Permit Set	0	0	0

**PERMIT SET**

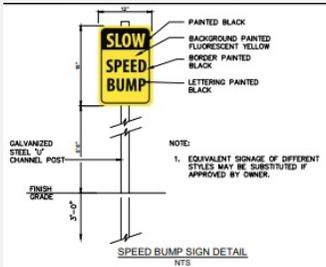
**HALEY WARD**  
DESIGNING ENVIRONMENTAL LANDSCAPES  
140 Wilson Street  
Westport, Connecticut 06880  
961.571.5447  
WWW.HALEYWARD.COM

**DRESSER WOODS**  
27 RAILROAD STREET - GALEBRARY, CT

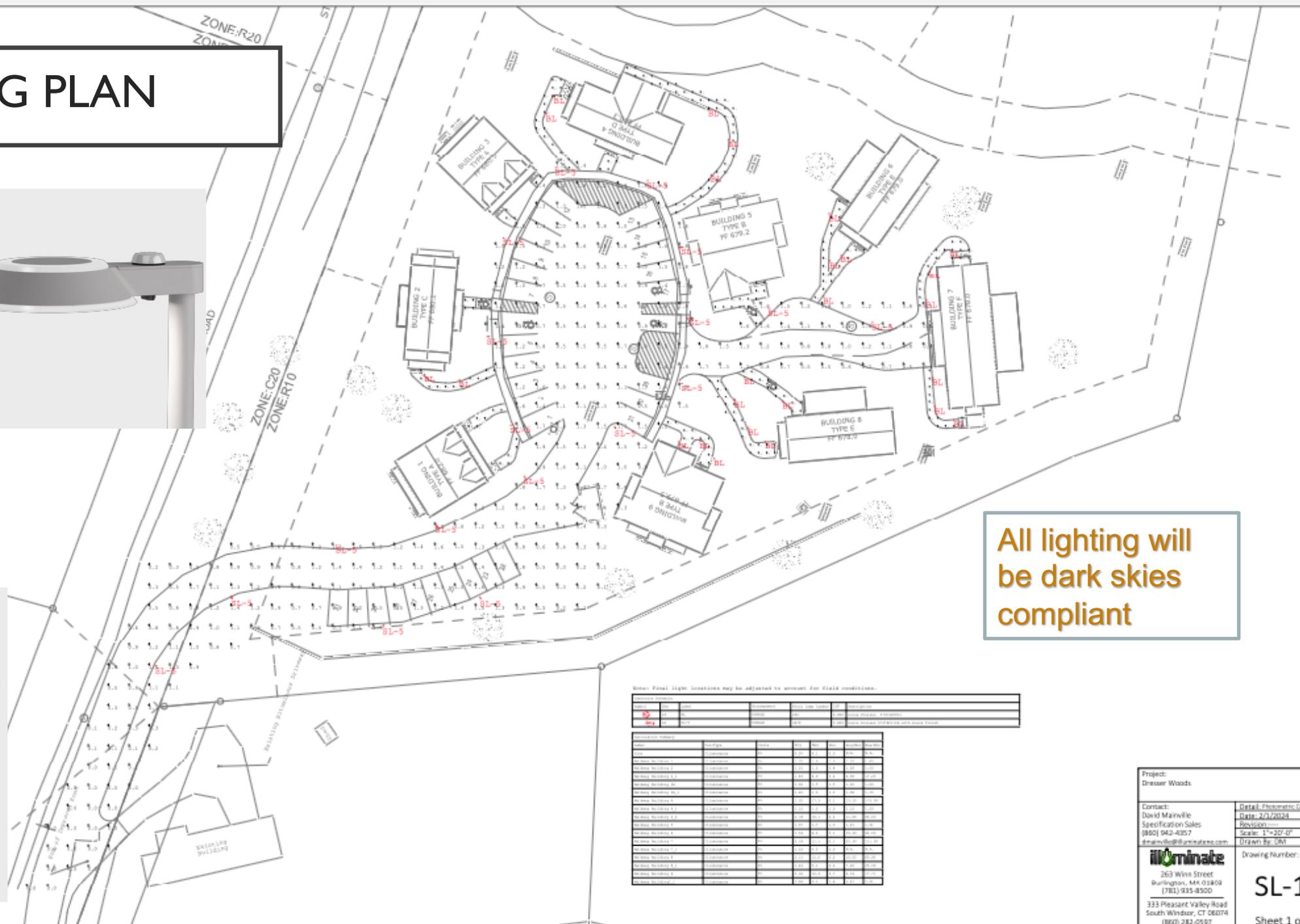
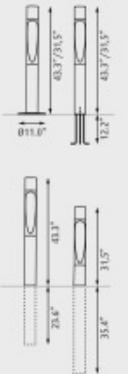
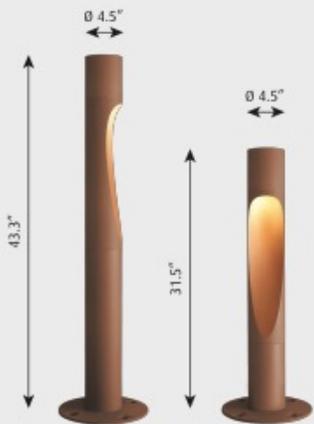
**PLANTING PLAN**

# ACCESS PARALLEL TO RAIL TRAIL

- Accessway will run parallel to rail trail for 150 feet
- Boulders and plantings will create a barrier between trail and accessway
- Speed bump proposed



# LIGHTING PLAN



All lighting will be dark skies compliant

Note: Final light locations may be adjusted to account for field conditions.

Fixture	Type	Quantity	Notes
SL-1	SL-1	1	See Schedule
SL-2	SL-2	1	See Schedule

Fixture	Type	Quantity	Notes
SL-3	SL-3	1	See Schedule
SL-4	SL-4	1	See Schedule
SL-5	SL-5	1	See Schedule
SL-6	SL-6	1	See Schedule
SL-7	SL-7	1	See Schedule
SL-8	SL-8	1	See Schedule

Project:  
Dresser Woods

Contact:  
David Mainville  
Specification Sales  
(800) 942-4357  
dmainville@illuminatex.com

illuminatex  
263 Wine Street  
Burlington, MA 01803  
(781) 935-8500

333 Pleasant Valley Road  
South Windsor, CT 06074  
(860) 282-0597

Detail: Photometric Calculation  
Date: 7/1/2024  
Revision:  
Scale: 1"=20'-0"  
Drawn By: DM

Drawing Number:  
**SL-1**  
Sheet 1 of 1

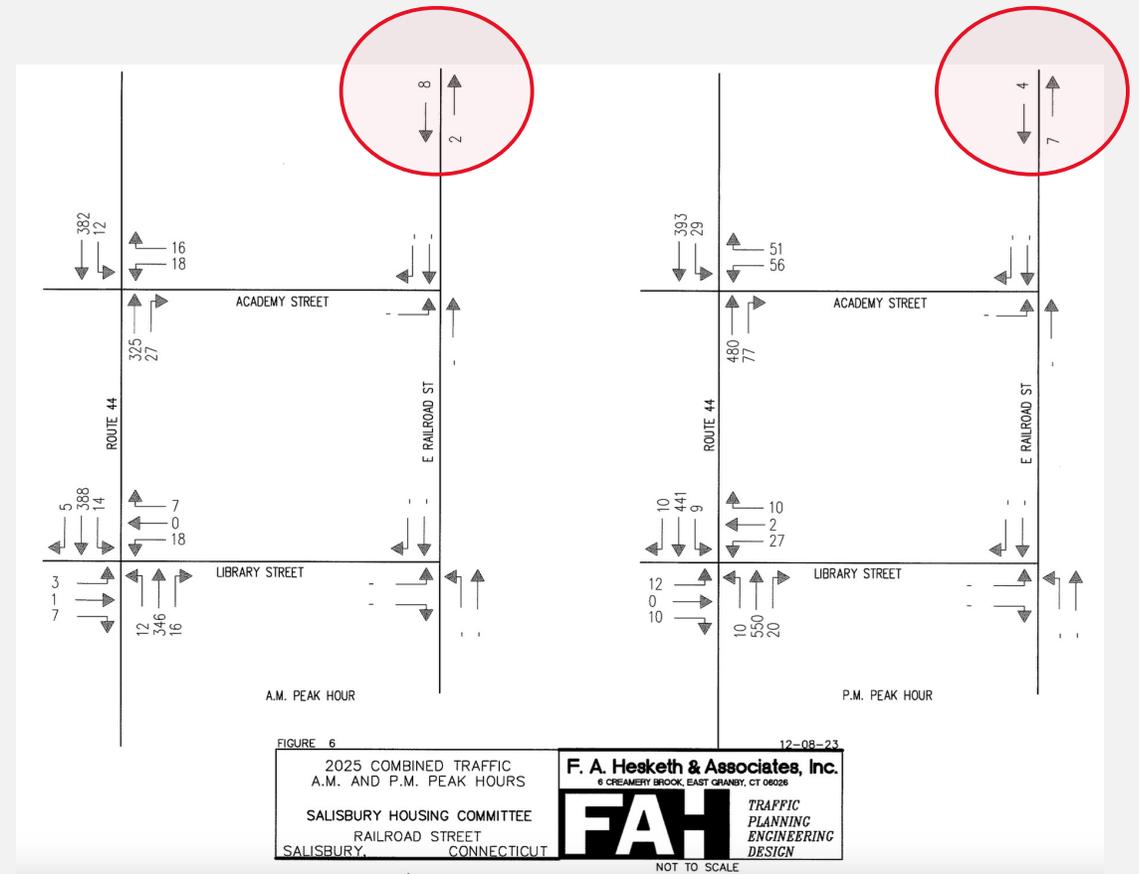
# TRAFFIC STUDY

Scott Hesketh, P.E.  
Manager of Transportation  
Engineering  
FA Hesketh & Associates

Submitted to Commission:  
TRAFFIC STUDY



Existing roadway network can  
accommodate proposed development  
without significant impact



# SUMMARY

Report Dated December 13, 2023

DOT Counts on Route 44 south of Route 41	September 2021	October 2009	2009 / Manuals
Average Daily Volume (ADT)	5,300 veh	7,700 veh	
A.M. Peak Hour	538 veh	606 veh	(13%)
P.M. Peak Hour	534 veh	698 veh	(26%)

Manual Turning Movement Counts November 16, 2023

Route 44 at Library Street / Factory Street

Route 44 at Academy Street

Counts increased to reflect 2009 volumes, and 1% /year to 2025 Design year.

2025 background Traffic Volumes in Figure 3.

# SUMMARY

ITE Trip Generation – LUC 215: Single Family Detached Housing	ADT	144 trips
	A.M. Peak Hour	10 trips
	P.M. Peak Hour	11 trips

## Directional Distribution

60% to/from South on Rt 44

40% to /from North on Rt 44

85% use Library Street

15% use Academy Street

**Table 3**  
**Level of Service Summary**  
**Salisbury Housing Committee**  
**Railroad Street**  
**Salisbury, CT**

<u>Time Per</u>	A.M. Peak Hour								P.M. Peak Hour							
	Background Traffic				Combined Traffic				Background Traffic				Combined Traffic			
	<u>LOS</u>	<u>delay</u>	<u>v/c</u>	<u>Queue</u>	<u>LOS</u>	<u>delay</u>	<u>v/c</u>	<u>Queue</u>	<u>LOS</u>	<u>delay</u>	<u>v/c</u>	<u>Queue</u>	<u>LOS</u>	<u>delay</u>	<u>v/c</u>	<u>Queue</u>
<b>Route 44 at Library Street / Factory Street</b>																
EB	B	13.4	0.03	2	B	13.5	0.03	2	C	19.8	0.09	7	C	20.1	0.09	7
WB	C	17.1	0.06	5	C	17.0	0.08	6	C	24.6	0.16	14	D	25.1	0.19	17
NB	A	0.4	0.01	1	A	0.4	0.01	1	A	0.3	0.01	1	A	0.3	0.01	1
SB	A	0.4	0.01	1	A	0.4	0.01	1	A	0.2	0.01	1	A	0.3	0.01	1
<b>Route 44 at Academy Street</b>																
WB	B	13.6	0.08	6	B	13.6	0.08	6	C	21.4	0.34	37	C	21.6	0.35	38
NB	A	0.0	0.22	0	A	0.0	0.22	0	A	0.0	0.35	0	A	0.0	0.35	0
SB	A	0.4	0.01	1	A	0.4	0.01	1	A	0.9	0.03	2	A	0.9	0.03	2

# ANALYSIS OF PARKING NEEDS

- There is an average of **1.35 cars per unit** across the following affordable housing developments:
  - Sharon Ridge/Sharon Ridge Expansion (Sharon, CT)
  - Sarum Village I & II (Salisbury, CT)
  - Kugeman Village (Cornwall, CT)
- The proposal for **1.5 parking space per unit** (31 total) at Dresser Woods is reasonable to accommodate tenants in 20 units.
- Exceeds zoning regulation requirements of **1 space/unit**



# ARCHITECTURAL DESIGN

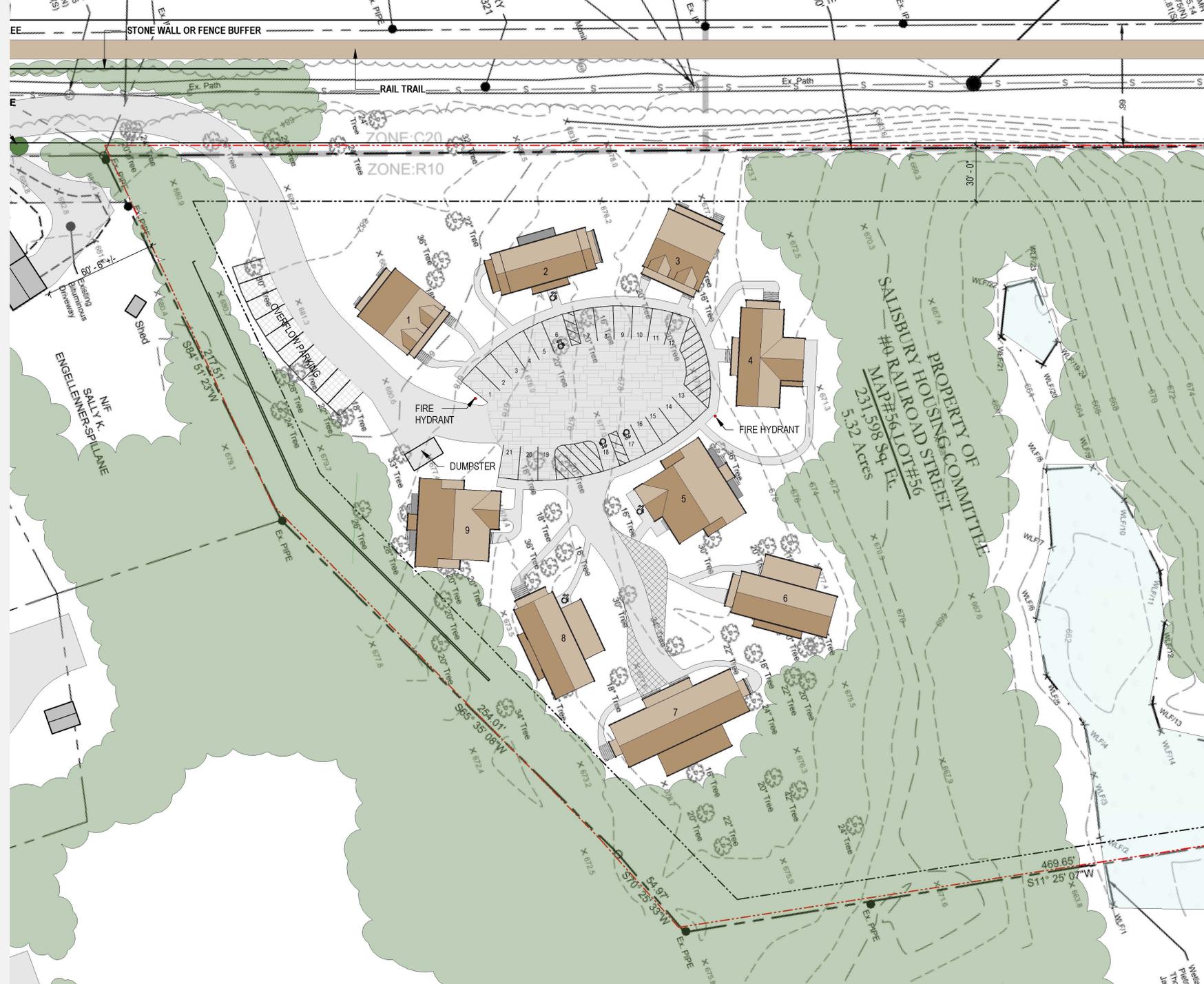
**Erin Benken, AIA**

QuisenberryArcariMalik, LLC



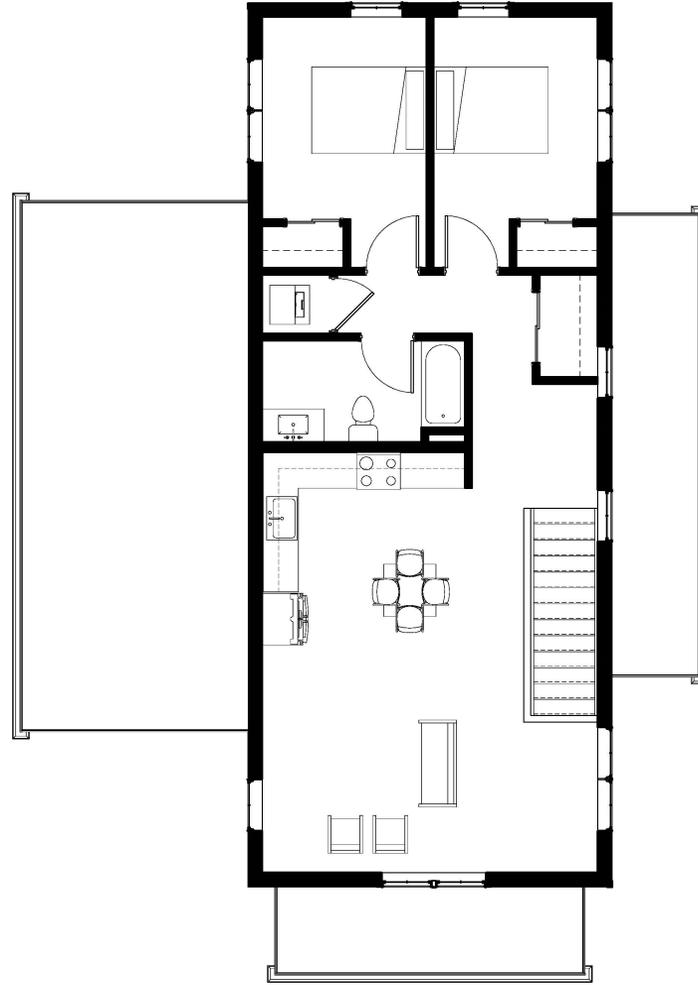
# SITE CONCEPT

- Centralized Parking
- 9 buildings
- 20 units total
  - (6) 1-bedroom units
  - (10) 2-bedroom units
  - (4) 3-bedroom units
- 3 ADA units
- Designated private outdoor space at each unit via covered porch

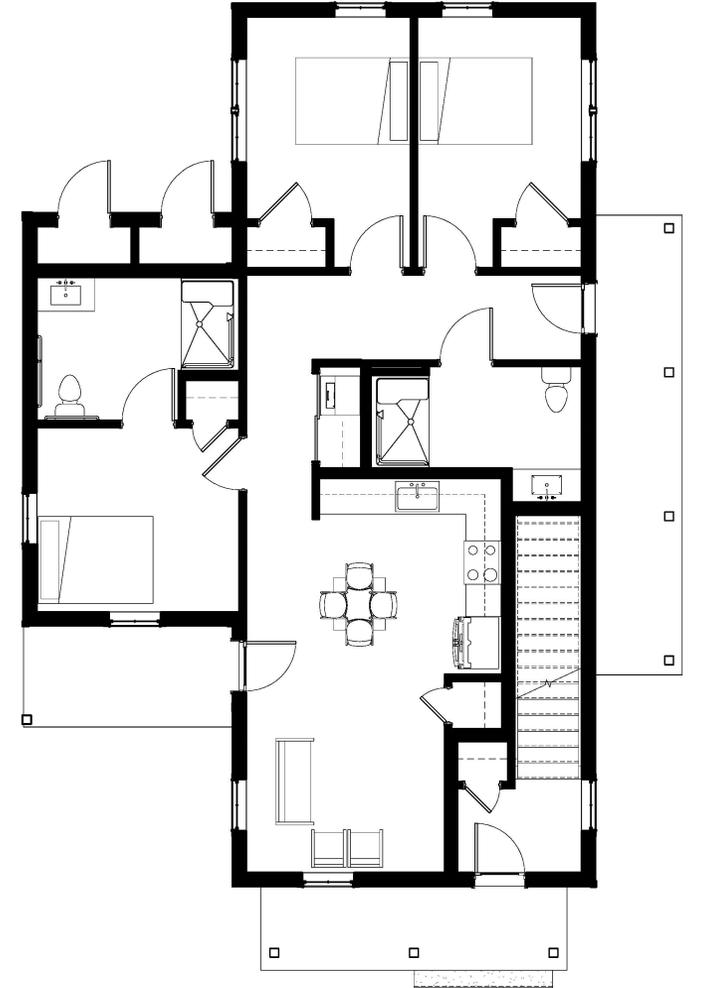


# UNIT FLOOR PLAN

- Flat-over-flat and Townhouse style units
- Laundry hook-ups in each unit
- Designated exterior storage closets provided for each unit
- Designated private outdoor space at each unit via covered porch



**SECOND FLOOR**  
(1) Two-bedroom unit



**FIRST FLOOR**  
(1) Three-bedroom unit

# 3D BUILDING MASSING



(2) 1-Bed Units  
(2) 2-bed Units



(2) 2-Bed Units



(2) 1-Bed Units



(2) 2-Bed Units



(2) 3-Bed Units



(1) 2-Bed Unit  
(1) 1-Bed Unit



Site View 1



Site View 2



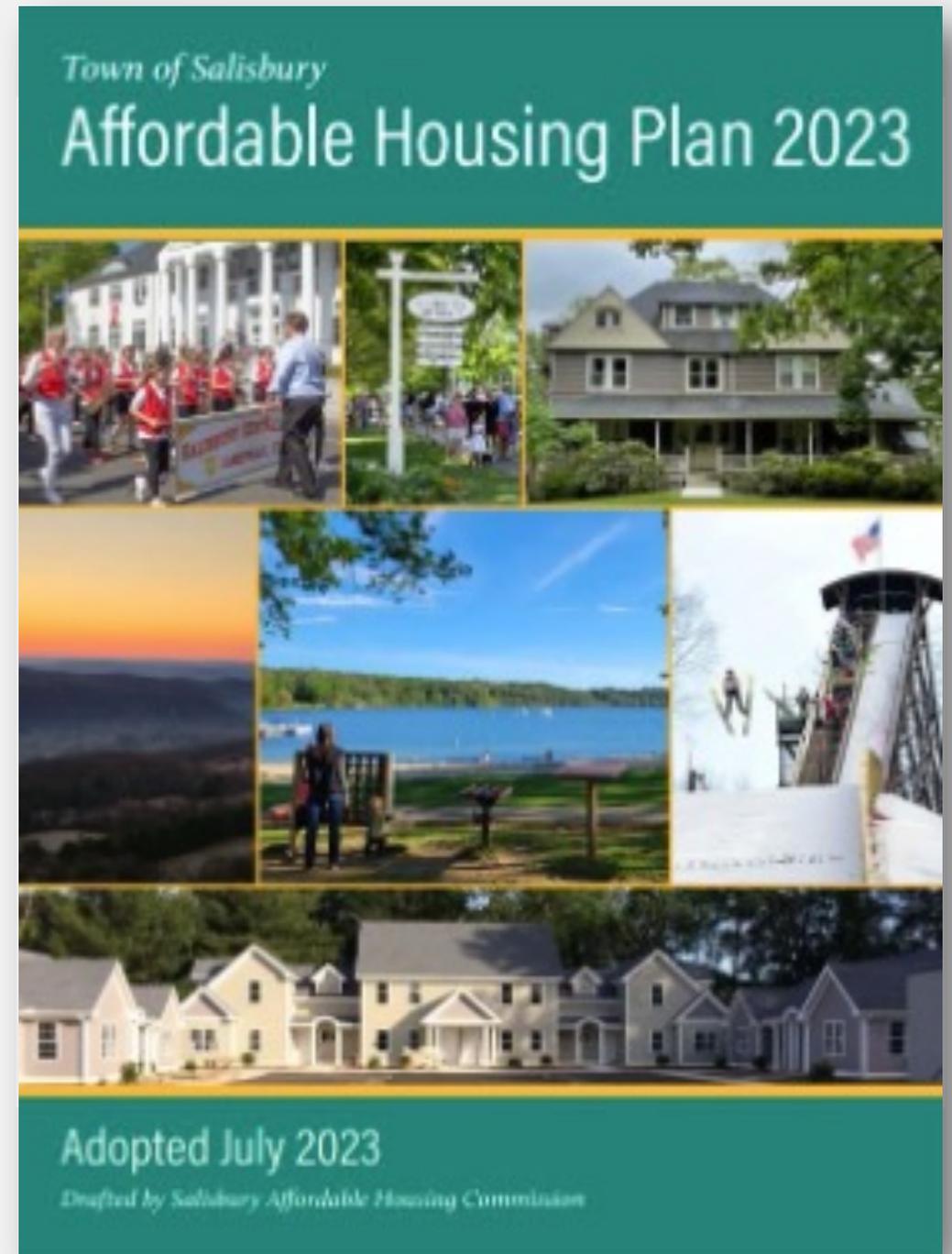
Site View 3

## AFFORDABILITY & TOWN GOALS

This proposal is supported in The Town of Salisbury's adopted 2018 **Affordable Housing Plan** and updated 2023 Affordable Housing Plan.

We have over 100 households on our waiting lists.

We hear frequently from employers in our town that these housing options are desperately needed. Affordable housing IS workforce housing.





## AFFORDABILITY CHALLENGE

- It would be less expensive (per unit) to construct one simple 30+ unit building surrounded by parking.
- Proposal addresses all wetland and zoning regulation requirements
- Regulation requirements and special permit conditions add complexity and cost
  - Example: EV chargers
- We have to do a cost/benefit analysis of everything we add
- At some point the per unit cost could get too high and effect the financial viability of the project