

To: Salisbury Planning & Zoning Commission  
From: Pope Land Design Committee  
Date: September 15, 2025  
Re: 8-24 Referral for Town-owned Pope and Trotta field site

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Section 8-24 of the Connecticut General Statutes\* requires that selling or leasing any municipally owned property be referred to the municipal Planning Commission (in this case the Salisbury Planning & Zoning Commission) for a report prior to final municipal approval of appropriation being effective. The Planning & Zoning Commission (PZC) is charged with evaluating referrals for their consistency with the Town's Plan of Conservation and Development (POCD) and reporting this back to the Board of Selectmen.

At its September 4, 2025 meeting, the Pope Land Design Committee recommended that the attached "Proposed Wood Turtle & Development Map Pope Property & Trotta Field" (wood turtle management map) that shows three main uses conservation, affordable housing, and recreation be sent to the PZC for its review in accordance with CGS Section 8-24.

In order to further evaluate the property for design feasibility, various entities including the Recreation Commission and Affordable Housing Commission must be granted site control. Doing so provides planning certainty and qualifies these entities for various funding opportunities to pursue design work.

At this point in the process of planning for the future uses of this municipally owned land, we are asking that the PZC limit its review of the attached map to the proposed uses' consistency with the town POCD. The PZC and other regulatory commissions' review of full detailed site plans for compliance under various municipal regulations will come later in this process.

The attached map proposes three main new uses of this site:

- +/-13.8 acres of proposed wood turtle restoration and management area
- +/-8.6 acres for affordable housing development
- +/-6.1 acres for additional recreational fields

This proposal is consistent with the town's POCD goal of "Providing for Housing Options" (p. 32) and more specifically:

- Supporting development of housing options where served by existing sewer lines (p. 33)
- Seek to provide for additional housing opportunities within the town of Salisbury, especially in the village centers (p.34)
- This proposal is also consistent with the Town of Salisbury Affordable Housing Plan. This site was specifically listed in the town's 2018 and 2023 housing plan.

This proposal is consistent with the town's POCD recommendations regarding Recreation and more specifically:

- Salisbury Recreation facilities are a major draw for visitors and residents alike. It is imperative that investments are made to sustain both recreation facilities as well as their programs. Many of the towns current recreation facilities are reaching their life expectancy. (p.64)

- Centralizing recreation facilities to provide more efficient program delivery, improved access and improved parking. (p.40)
- Identifying opportunities for new or expanded community gathering spaces on public as well as privately owned land in our village centers. (p.39)

PROPOSED MOTION:

We ask that the PZC move that use of this municipally-owned land for conservation, affordable housing, and recreation as shown on the attached map is consistent with the town's POCD.

Next steps: After the PZC provides its report as to whether these proposed uses are consistent with the POCD, the Recreation Commission will move forward to create more detailed plans for the recreation area and the Affordable Housing Commission will move forward to create more detailed plans for the housing area. Detailed plans for the management of the wood turtle management areas are also being drafted in coordination with the Connecticut Department of Energy and Environmental Protection.

Once the housing plans have been more fully developed including the potential number and type of housing units, proposed pedestrian and vehicular access, and capacity of utilities to serve the number of units proposed, the Affordable Housing Commission will request that the Board of Selectmen refer this to a Town Meeting for a vote on whether to transfer the site to the Salisbury Housing Committee, Inc.(SHC) and/or the Salisbury Housing Trust, Inc. (SHT) (similar to what happened at Perry Street and Undermountain Road). If the outcome of the town meeting is favorable the SHC/SHT would then come back to the PZC with a detailed site plan for the Commission's review to make sure that plan is consistent with the town's zoning regulations including setbacks, buffers, landscaping, etc.

**\*Sec. 8-24. Municipal improvements.** No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report.

Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.



## **Salisbury Affordable Housing Commission**

September 30, 2025

Dear Chairman Klemens,

At its Sept. 25 meeting, the Salisbury Affordable Housing Commission voted unanimously to support the request of the Pope Land Design Committee for an 8-24 Review of the planned uses of the town-owned parcels known as the Pope and Trotta parcels.

We commend the work done by the PLDC to explore the best uses of this property. The suggestion to use part of the land for recreational facilities, part for affordable housing, and to retain the remaining portion for environmental conservation, as depicted on the submitted map, is in agreement with Salisbury's Plan of Conservation and Development.

Thank you for your thoughtful consideration of this request.

Submitted on behalf of the SAHC,  
*Jennifer Kronholm Clark*  
Chair  
Salisbury Affordable Housing Commission



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October 2, 20025

Dear Chairman Klemens,

First, The Salisbury Recreation Commission would like to thank the PLDC for all of their efforts in exploring the best possible uses of the Pope Property.

At its September 9 meeting , The Salisbury Recreation Commission voted unanimously to support the request of the Pope Land Design Committee for an 8-24 review of the planned use of the town-owned parcels known as the Pope Property and Trotta Field.

The suggestion to use the land for recreation, affordable housing and conservation as shown on the submitted map, is in agreement with the POCD.

Thank you for your consideration of this request.

Submitted on behalf of the Salisbury Recreation Commission  
Lou Bucceri  
Chair  
Salisbury Recreation Commission