

POPE LAND DESIGN COMMITTEE

SPECIAL MEETING

OCTOBER 18, 2021 – 6:00PM (VIA ZOOM)

1. Call to Order. Present: Lisa McAuliffe, Vivian Garfein, Curtis Rand, Chris Williams, Tim Sinclair and Abeth Slotnick. (All Members have been appointed by the Board of Selectmen.)
2. **Approval of Agenda. So Moved** by V. Garfein, seconded by T. Sinclair and unanimously **Approved.**
3. Introduction of Committee Members:
 - Tim Sinclair – Director of Athletics, Salisbury School
 - Lisa McAuliffe – Salisbury Recreation Director and Senior Services Agent
 - Vivian Garfein – Salisbury Affordable Housing Commission (SAHC) Member and Inland Wetlands and Watercourses Commission (IWWC), Alternate Member
 - Abeth Slotnick – Salisbury Affordable Housing Commission (SAHC) Member
 - Chris Williams – Selectman, Salisbury Board of Selectmen (BOS)
 - Curtis Rand – First Selectman, Salisbury Board of Selectmen (BOS)
 - Ray McGuire, Salisbury Resident (arrived at 6:08pm)
 - Georgia Petry, Administration/Recording Secretary
 - Don Mayland, Selectman (BOS) Absent

4. Summarize Draft Charge:

“An advisory committee to work with residents, consultants, and volunteer members to advise the Salisbury Board of Selectmen and other commissions and committees to develop an integrated plan, based on recommendations from the Salisbury Affordable Housing Commission and the Salisbury Recreation Commission, for use of the developable land on the so-called Pope Property on Salmon Kill Road. In addition to input from above, this effort may involve Salisbury’s Planning and Zoning Commission, Inland Wetlands Commission, Conservation Commission, Historic District Commission, and Boards of Selectmen and Finance and the Economic Development Committee.”

C. Rand explained that the Selectmen would continue to be involved with this Committee and help manage the process of public discussion; this Committee will be advisory to the BOS. A. Slotnick agreed that the BOS should be involved, as well as having greater Town involvement. V. Garfein agreed that the planning process should include public input. There was discussion about how to select qualified planning firms; A. Slotnick would like to look at firms that are the most appropriate for this project, specifically tailored for Salisbury. R. McGuire suggested giving the planners a “charge,” citing interest groups with competing uses and how to accommodate

those uses. A. Slotnick proposed that the planner would be figuring out what the ideal mix of recreation use and housing would be on the site, by providing a design and a number of different options. R. McGuire expressed that the optimum choice of uses is a political choice, not a planner's choice. A. Slotnick suggested that the planner should say what is possible and then the Committee would look at options, as a starting point in the process. C. Rand suggested that both Affordable Housing and Recreation could summarize their list of goals and have internal discussions before planners are involved. He noted that the BOS does not have a definite plan for the exact uses, at this time. He also pointed out that conservation areas on the property are a public asset. C. Rand indicated that the planning stage will take time to create an overall plan for future development. Other issues discussed were: phased development, types of housing units and legal questions to be resolved. A. Slotnick put forward the idea of a "master plan" with locations for all land planning uses, basic designs for all buildings and the layout for the recreational landscape. C. Rand indicated that the housing groups and recreation, along with this Committee, need to organize a big picture, with the details to come later. C. Williams suggested starting with a plan, looking at it and then perhaps modifying it. C. Rand pointed out that this project might be used to unify the Villages of Lakeville and Salisbury; for example, with paths and trails, to integrate a connection plan. V. Garfein suggested that the first step is to get a planner; there was general agreement. C. Rand suggested that RFQ's (Request for Qualifications), not proposals, could go out. A. Slotnick suggested that none of the previously known planners were specifically for the design of the Pope property; she would like more recommendations. T. Sinclair asked if these firms would be working on the "big picture"; the answer was, yes. C. Rand offered that he would look into other referrals, perhaps from NWCOG, and suggested that this Committee should work on a "charge" to have out by the end of this year. He also mentioned that funding, for this phase, is possible. The process of interviewing planning firms was discussed; T. Sinclair will look into possible locations for meetings to be held. C. Rand offered that the first planning firm may not be the one 5 years from now; there could be unanticipated changes to the design. A. Slotnick suggested that this project is a big picture, not just a process. R. McGuire suggested that this is a "once in a generation" opportunity; it's very important to get it right.

5. Discussion of next steps

C. Rand will reach out to the NWCOG and PZC regarding planning firms; this Committee should come up with a "charge." He will explore ways to have in-person interviews with a short list of firms, in the meantime, Zoom meetings will continue.

6. Set Schedule of Regular Meeting Dates

C. Rand reminded the Committee that it is subject to FOIA rules; all meetings are public and transparent. All agendas will be posted at least 48 hours in advance and minutes will be taken. R. McGuire would also like to have a site visit. The next 2 meetings will be November 4 and 18 at 10:00am. A December meeting date will be determined as well as a schedule of regular meeting dates for 2022.

The Committee will work on writing a charge to planning firms to create an overall integrated plan. Ideas can be sent to: gpetry@salisburyct.us, for circulation.

7. Public Comment – None
8. Adjournment. The meeting was ended at 7:02pm.