

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

MARCH 3, 2022 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Lisa McAuliffe, Tim Sinclair, Vivian Garfein, Abeth Slotnick, Ray McGuire, Curtis Rand and Chris Williams.
2. **Approval of the Minutes of February 3, 2022. So Moved** by A. Slotnick, seconded by T. Sinclair and unanimously **Approved**.
3. To Design – Progress & Updates
Phil Barlow, To Design, gave a PowerPoint presentation; site analysis and research, coordination with the project team, survey coordination, initial contacts with Abby Conroy (Land Use Administrator) and the sewer commission were mentioned. Two preliminary concept sketches were discussed in detail. Tom Arcari, Architect, QA&M Architecture, offered comments and answered questions about the housing elements. According to meeting minutes submitted by To Design, discussion included the following points:
 - 1) Need common area / green / pavilion space
 - 2) Need community garden
 - 3) Separate cars from green space
 - 4) Single family houses separate from the apartment building
 - 5) Housing to the front
 - 6) Fields to the back
 - 7) Could lose a soccer field or consolidate soccer fields
 - 8) Maybe a village of single family and duplex/triplexes
 - 9) Historic district against the rail trail
 - 10) No structures should be against the woodland
 - 11) Site walk to be in April
 - 12) Plan should include a buffer along the rail trail
 - 13) An updated wish list shall be obtained from the housing groups
 - 14) Salisbury School has constructed duplexes that have been very successful. Tim Sinclair to send footprints
 - 15) Recreation
 - a. Field overlap is not preferred but acceptable
 - b. Should have at least one standalone youth soccer
 - c. Paddle tennis and Pickleball can use the same courts
 - d. Paddle tennis can be reduced in size or eliminated
 - e. Existing Ball fields are in good condition
 - 16) A “Village “concept should be explored

17) A substantial green space is desired

18) Trail

a. A study is underway to add crosswalk signals / flashing beacons at rail trail crossing

b. Trail upgrade to be minor. The existing informality is desired

c. Salmon Kill Road to the Village center is the focus

19) A preferred concept will be developed that can be taken to a public meeting

20) Some residents want the front portion of the site to remain open while others prefer the back section to remain open

21) Mixing the MF and SF might be desirable

22) A large apartment building is not desirable

Curtis Rand suggested that an updated version of needs from the Housing Committee and Housing Trust be obtained. Phil Barlow indicated that he needs to do an overlay of the wetlands map on the sketches.

4. Next Steps

To Design will keep working with this Committee; materials will be sent for comment, as available. The Committee will meet on March 24, 2022 at 10:00am to discuss new sketches, incorporating ideas from today's meeting. At that meeting, a possible date for a site walk will be discussed.

5. Adjournment. The meeting was adjourned at 11:07 am.