

POPE LAND DESIGN COMMITTEE

SPECIAL MEETING

MARCH 24, 2022 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Vivian Garfein, Ray McGuire, Tim Sinclair, and Abeth Slotnick. Lisa McAuliffe arrived a few minutes later. In Attendance: Chris Williams, Selectman.
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by V. Garfein and unanimously **Approved.**
3. **Approval of Minutes of March 3, 2022. So Moved** by T. Sinclair, seconded by A. Slotnick and unanimously **Approved.**
4. To Design/FHI Presentation (Phil Barlow, Tom Arcari and Rory Jacobson)
 - Review Schemes C and D

Abeth Slotnick talked about the two new concepts presented, C and D, the types of housing shown and the number of units on each. R. McGuire asked George Massey (a member of the public) about designs he had submitted to the Committee. Those designs offered different ideas than the To Design concepts. L. McAuliffe thought it was hard to visualize what Mr. Massey was proposing, as drawn. V. Garfein suggested that some of Mr. Massey's ideas could be incorporated by To Design in another concept scheme, to be done by them. R. McGuire suggested that there could be complaints about increased traffic on Salmon Kill Road. A. Slotnick suggested looking at the traffic patterns proposed on the site; she thought these plans might be too suburban in design. R. McGuire asked about single-family housing on the site; V. Garfein mentioned that there could be issues involving land ownership. Questions were asked about any impacts from building in the Historic District area near the Rail Trail; Phil Barlow suggested that Tom Arcari could address architectural design issues about that issue. L. McAuliffe had concerns about traffic going through housing areas to get to recreational areas; other Committee members were concerned about traffic patterns and walkability issues, as well. V. Garfein would like to have a site visit soon; A. Slotnick suggested looking at the East Meadow housing area in Salisbury also. A. Slotnick suggested a town "green" concept was good, with some open space for town use. Tom Arcari, FHI, talked about Concept C, with the proposed housing near the street and having the recreation complex area near the Rail Trail, preserving some open field views. He did not like the idea of multi-family housing near the Rail Trail and preferred having direct access to the recreation areas from Salmon Kill Road. There was further discussion about the use and importance of the Rail Trail connection. Mr. Arcari and Mr. Barlow noted that recreation uses will drive more traffic to the site than housing; traffic engineering studies should support that concern. R. McGuire posed the question of who the intended occupants are of

these proposed units; Mr. Arcari mentioned that there has been no discussion yet of who, demographically, will occupy the housing. L. McAuliffe expressed a desire for senior housing on this site, since that is the greatest population in town. Mr. Arcari opined that the most successful developments, for the long term, are on the side on mixed sizes and types for different incomes; this would make the approach more successful. He further suggested that by carefully using the density (of the proposed housing), the recreation areas could be shown as a community asset, not just to the proposed housing development. He also suggested that future development be based on identifying the market demand and the need for a flexible approach. A. Slotnick pointed out that the basis for funding is for "Affordable Housing", which is deed-restricted. Mr. Arcari noted that there are many different types of "AH", based in the "Area Medium Income" (AMI), which is high in Litchfield County. Mr. Barlow noted that there will be no market-rate housing in this plan. Ms. Jacobson asked if enhancement to the trail was desired; A. Slotnick asked that she attend the site visit. Chris Williams supported the idea of moving the traffic to the sports areas, away from the neighborhood.

- The following are To Design's minutes from the meeting:

2.1 Question: should we be using sewerred land for recreational fields?

1 An updated wish list shall be obtained from the housing groups

2 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

3 A "Village "concept should be explored

4 A substantial green space is desired

5 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

6 A preferred concept will be developed that can be talked to a public meeting in late march / April

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

8 Mixing the MF and SF might be desirable

9 A large apartment building is not desirable

2.2 George Massey spoke about a fifth concept

- Should have a walkable village feel

-Will only have soccer fields as a rec component. Fields to be at the front of

site

- Eliminates Pickleball
- Should not have to drive through housing to get to recreation
- Site should accommodate a range of the population and housing types, but should all be “affordable” (80% of median income for town)
- Single Family should not be included
- Site cannot be subdivided for Habitat or Housing trust
- A large public “green” is needed
- Design team to study and provide scheme 5

2.3 Lisa does not feel that a restroom building is needed, port a pottys are adequate

2.4 The East Meadow development could be a model

5. Discussion: Correspondence -- Not discussed at this time.

6. Discussion: Next Steps

The Committee determined that they would have a site visit, weather dependent, on Thursday, April 7, 2022 at 10:00am (the regular meeting date). This will be coordinated with the Chairman, in advance. The Committee asked when Mat Kiefer’s survey of the pump station will be done; the date is not known. The discussion continued over possible uses; L. McAuliffe expressed that athletic fields have to be maintained, they are not good for multi-use. R. McGuire suggested that a “community feel” is desired; Mr. Arcari suggested that there is a whole level of design elements, workability, privacy and spacing of structures so it’s a little village feel. There was discussion, but no general support for a community center (structure) on the site.

7. Public Comment – None

8. Adjournment: So Moved by V. Garfein, seconded by T. Sinclair and unanimously **Approved**.