

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

JUNE 2, 2022 – 10:00AM (VIA ZOOM)

1 1. Call to Order. Present: Vivian Garfein, Tim Sinclair, Ray McGuire, Abeth Slotnick, and Lisa
2 McAuliffe. Attending: Chris Williams, Selectman. To Design/FHI: Phil Barlow. QAM Architects:
3 Tom Arcari and Rocco Petitto.

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5 2. **Approval of Agenda. So Moved** by V. Garfein, seconded by A. Slotnick and unanimously
6 **Approved.**

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8 3. **Approval of the Minutes of May 12, 2022. So Moved** by V. Garfein, seconded by A. Slotnick and
9 unanimously **Approved.**

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11 4. To Design/FHI Presentation – Revised Concepts 2, 4 & 6
12 Phil Barlow reviewed the minor changes made to the concept plans.

- 13 • Concept 2 features a mix of single-family and multi-family housing, for a total of 56
14 units. The single entrance to the site splits off into separate driveways for housing and
15 recreation needs. The multi-family units would have a common green area looking
16 toward the existing rail trail.
- 17 • Concept 4 features 2 entrances, including a separate driveway to the recreation areas.
18 There would be 64 duplex units of multi-family housing on the site.
- 19 • Concept 6 features a “village” concept with a mix of duplexes and 6-unit buildings, for
20 a total of 69 units of housing. The common green area would front on the rail trail.
21 There would be a separate residential entrance located just south of the existing pump
22 station.

23 Public Comment: George Massey expressed his opinion that none of these plans prioritized
24 affordable housing or the village concept.

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26 5. Discussion: Next Steps
27 • R. McGuire asked if the Committee was ready to recommend these 3 concepts to the
28 Board of Selectmen (BOS), as representing different options for discussion, without
29 preference. There was general agreement. Mr. Barlow and Mr. Williams indicated that
30 the next step is for the BOS to receive the 3 concepts and a brief report about them.
31 The BOS will discuss and move the plans along to other Commissions, such as Planning &
32 Zoning, Inland Wetlands & Watercourses and any others. Mr. Barlow suggested that
33 those Commissions would probably make comments as to feasibility, red flags,

34 obstacles, etc. Mr. Williams suggested that the BOS would set up any informational
35 meetings, along with the Affordable Housing Commission and Recreation Department,
36 to answer questions about the plans. A Town meeting will be held sometime in the
37 future. After the various Commissions review the concepts, there could be small focus
38 group meetings, also. R. McGuire suggested that George Massey and any others should
39 present their ideas to the BOS, as well. He will draft an explanation of this Committee's
40 work, to go along with the 3 selected concept plans, to the BOS.

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42 6. **Public Comment:**

43 George Massey offered his comments about his concerns, ideas and plans that he has
44 submitted. He likes a unified village concept and a green area with community access. He
45 would like his plan to be considered with the others.

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- 47 • There was brief discussion about the importance of the rail trail in the development of the site.
48 First Selectman, Curtis Rand, joined the meeting. He suggested that the 3 selected concept
49 plans and summary report should go to the BOS, PZC, IWWC and Conservation Commissions,
50 before any group meeting is arranged by the BOS. The group meeting would be remote,
51 possibly later in July, depending on scheduling. He added that putting the plans up for public
52 view could be perhaps sometime in late summer.

53 There was a lengthy discussion about how notifications would be made to adjoining property
54 owners and others in the immediate area. Mr. Barlow and Mr. Arcari offered different ways to
55 handle that, including one-on-one approaches and eventually a public information session.
56 They also talked about the traffic issue and possibly getting an early assessment involving data
57 collection. Mr. Rand indicated that he would want guidance from the land use commissions
58 first, as there could be other issues besides traffic to consider. Possible phasing of the plans was
59 briefly discussed. Further consideration was given to when and how to inform neighboring
60 property owners, informally, that these development concepts are being discussed. Mr. Rand
61 and Mr. Williams will think about how and when this will be done. The 3 selected concept plans
62 will be given to the other Commissions in late summer or early fall for their review and
63 comments.

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65 7. **Adjournment. So Moved** by A. Slotnick, seconded by V. Garfein and unanimously **Approved.**