

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

OCTOBER 6, 2022 – 10:00 (VIA ZOOM)

1. Call to Order. Present: Lisa McAuliffe, Vivian Garfein, Ray McGuire, Tim Sinclair, Abeth Slotnick and Curtis Rand.
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by T. Sinclair and unanimously **Approved.**
3. **Approval of Minutes of June 2, 2022. So Moved** by V. Garfein, seconded by A. Slotnick and unanimously **Approved.**

4. Review Design Concepts

The 3 previously selected design concepts, #2, 4 and 6, were reviewed again. V. Garfein had questions about the separation of housing and recreation areas, the access road and suggested a decrease in density now, with the larger plan for the future. She also suggested having a “Phase 1” of the plans now. A. Slotnick wants to show the full build-out now, not less, and has no idea what the phases would be. It was pointed out that the 3 plans show different numbers of units, based on the layouts and alternative types of housing. C. Rand indicated that the recreation component would likely happen first.

5. Discussion: Next Steps

C. Rand suggested that these 3 rough concepts be presented to the Land Use Commissions: Planning & Zoning (PZC), Inland Wetlands & Watercourses (IWWC) and Historic District; they may have some different ideas. This next step will probably take all winter, with a first meeting later in November or December to show these plans. He added that the PZC has hired a consulting firm (Colliers) to do a study of downtown Lakeville; he would like the study expanded up to Salmon Kill Road (but not including this property). One element of the study is assessing pedestrian and bicycle safety and access issues; the bike path needs coordinated planning from both towns, including access from the Marketplace and the Pope property. The Pope property needs to be a broader coordinated plan (of recreation and housing). R. McGuire will schedule a call with Phil Barlow of ToDesign next week, to discuss having all plans showing the same number of units, the walking path and the fields. Another meeting of this Committee will be scheduled, possibly later this month. The presentation to the Land Use Commissions will include Phil Barlow and his team plus Committee members L. McAuliffe and A. Slotnick; all 3 concept plans will be presented, without preference. C. Rand pointed out that there will be other ideas and opinions to consider, so have alternatives. He noted that there will be Public

Hearings, at some point, when individuals can present their ideas. He added that he has begun speaking to some of the neighboring property owners, to inform them that initial planning is being discussed.

6. Public Comment – None

7. **Adjournment. So Moved** by A. Slotnick, seconded by T. Sinclair and unanimously **Approved**.