

POPE LAND DESIGN COMMITTEE

SPECIAL MEETING

JANUARY 26, 2023 – 6:00PM (VIA ZOOM)

Presentation of Concept Designs for the Pope Property/Salmon Kill Site

First Selectman Curtis Rand welcomed everyone attending, including 24 panelists and staff, as well as 23 members of the public. He briefly explained the purpose and format of the meeting. He described the feasibility study that was done by the original Pope Land Committee (2018-2020) and the report that was issued by them. He introduced Tom Callahan, who was the Chair of the original Pope Land Committee, and is presently the Vice-Chair of the Historic District Commission. Mr. Callahan talked about the history of that Committee, the meetings that were held and the charge to look at possible uses of the land. The original 6 Committee members all provided input; Mr. Callahan provided information on the portion of the land that is within the Historic District. All of the studies, surveys and maps that were done are included in the final report: https://www.salisburyct.us/wp-content/uploads/2021/02/PLC2.0-POPE_Land_Committee_Report_FINAL12.2020.pdf

Ray McGuire, Chair, Pope Land Design Committee, introduced the members:

Tim Sinclair, Director of Athletics, Salisbury School and Vice-Chair of the Salisbury Recreation Commission

Lisa McAuliffe, Director of Salisbury Recreation Commission and Director of Senior Services

Abeth Slotnick, Architect, Member of the Salisbury Affordable Housing Commission

Vivian Garfein, Member of the Salisbury Affordable Housing Commission and Alternate Member of the Inland Wetlands and Watercourses Commission

Mr. McGuire described the charge from the Selectmen as to how to best accommodate the aspirations of both housing and residential advocates in developing the Pope property. Consulting firm proposals were solicited and reviewed; the resource selected was ToDesign (now part of FHI Studio). The lead Consultant for this project is Phil Barlow, Landscape Architect and Land Use Planner. Eventually, 6 design concepts were provided, based on many discussions with the Committee and a site visit. Of those, 3 design concepts were selected and are being presented by Phil Barlow tonight.

Mr. Barlow's agenda included: a description of FHI Studio; the background /need for housing and recreation; the site overview; zoning overview; and site plan review (3). The preliminary program elements included equal parts recreation (10 items) and residential housing (64 units maximum). He talked about 5 decisions that were arrived at, over the course of meeting monthly for a year. He described the project area, including:

- Different features of the site
- Applied wetlands setbacks
- Soil science/detailed report
- Protected open space

- Connected wetlands areas
- Soils in the developable area
- Property not in aquifer protection zone
- Areas in Natural Diversity Database (NDDDB) include 7 species
- Property is in R-20 zone which allows multi-family housing

Mr. Barlow then presented the 3 design concepts, including the pros and cons of each. Mr. McGuire asked for questions and comments from the attending Commissioners. Those included:

- Parking spaces
- First aid station & public restrooms
- Connections /paths/trails/walkways
- The location of the Historic District land / Concerns
- Scale of housing units
- The # of people visiting the recreation area daily
- The # of people visiting the residential area daily
- Vehicle traffic
- Environmental impacts / Lands vital to the ecology

Commissioners and Selectman Chris Williams thanked the Committee for the information; Mr. McGuire noted that the Pope Land Design Committee had put in long hours and were able to compromise. The meeting concluded at 7:03pm.

The Zoom recording of the Presentation will be available on the Town website:

<https://www.salisburyct.us/>