

POPE LAND DESIGN COMMITTEE

SPECIAL MEETING

MARCH 3, 2023 – 9:00AM (VIA ZOOM)

1. Call to Order. Present: Ray McGuire, Lisa McAuliffe, Vivian Garfein, Abeth Slotnick, Tim Sinclair, Chris Williams (Selectman), Phil Barlow (FHI/Consultant) and Georgia Petry (Secretary).
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by V. Garfein and unanimously **Approved**.
3. **Approval of Minutes of January 5, 2023. Approved with one abstention**; A. Slotnick did not attend meeting.
4. **Approval of the Minutes of February 2, 2023.** Following the line, “Ms. Ayer suggested that the mix of rental housing and home ownership would be more complicated”; A. Slotnick asked to add the sentence: “I suggested grouping together the home ownership units in one area that could be easily delineated as a long-term lease to the Housing Trust; the site plan layouts can accommodate that.” The **Minutes of February 2, 2023 were Approved, as amended**.
5. Correspondence – R. McGuire indicated that C. Rand had notified him about the process the Town is using to receive, maintain and file all written correspondence from the public. G. Petry asked that all correspondence be forwarded to her to add to the file and maintain for the Committee; email addresses will be kept separately.
6. Discussion: Review of the 2/21/23 Presentation to PZC / Suggestions / Comments
 - Location of curb cut – P. Barlow will move it to the south, as suggested; preference is for one, but 2 may be needed.
 - Any NDDDB concerns will be addressed further along in the process, when a biologist/botanist will need to determine what is on the property, at that time.
 - Possible phasing plans; first plan all in one design concept, then show how development could be phased in.
 - Overlay showing Trotta Field and overlay showing Historic District.

Objections:

- L. McAuliffe objects to Concept #6 because the road bisects the recreation areas, which is a safety concern. She would like aspects of Concept #2 added to #6.
- T. Sinclair agrees that Concept #6 needs modifications.

7. Next Steps:

- A. Slotnick prepared a new version of Concept #6, re-arranging the recreation areas, which she will send to P. Barlow. She suggested a goal of settling on one concept to present to neighbors and then in a public forum.
- R. McGuire reminded everyone that the Historic District Commission needs to see the Concepts; their input will be needed on any proposed design in the Historic District.
- V. Garfein suggested getting more active with the neighbors; R. McGuire mentioned a possible informal gathering.
- When one design is modified and preferred, P. Barlow may go forward with actual design elements of the proposed buildings. T. Sinclair suggested that the Committee present all 3 Concepts, but have a preference for one of them, when modified.

8. Public Comment

- There was a question about whether there will be home ownership units in the housing mix; R. McGuire referred to the 2018 Affordable Housing Plan recommendations for this site. He added that the Housing Trust would like to have some units on the property.
- There was a question about the Town's demographics, regarding recreation needs and usage; L. McAuliffe referred to the original Pope Report which identified recreation as a use on the property (https://www.salisburyct.us/wp-content/uploads/2021/02/PLC2.0-POPE_Land_Committee_Report_FINAL12.2020.pdf) She is working with the Colliers Group on a full recreation inventory and report; Community Field is part of the study. P. Barlow asked if the Colliers study includes a needs assessment; L. McAuliffe didn't know. R. McGuire suggested that the information could be used, when it becomes available.

Chairman's Comments: R. McGuire has composed a "Letter to the Editor" which will be circulated for edits. He will follow-up on the idea of having informal meetings with the neighbors. (R. McGuire left the meeting; V. Garfein became Acting Chair.)

Other Comments:

- Patrick Sullivan (Lakeville Journal) suggested going with an "Op-Ed" piece for more space.
- P. Barlow expressed the need to have the pump station located on the survey; it needs to be done by a surveyor. He will review the plans, if the curb cut is being moved.
- L. McAuliffe asked if the housing "visuals" could be changed on Concept #2 to resemble the others; P. Barlow explained that the graphics represented larger multi-family units needed to offset the smaller units proposed, in order to get the desired number of units.
- Chris Williams suggested letting the Historic District Commission know that this Committee is not ready to present any plans yet.

Public Comment continued:

- There was a question about who the neighbors are; V. Garfein answered they are usually contiguous, but that would be discussed further.
- It was asked if the Conservation Commission has a role in this project; V. Garfein answered no, not at this time.
- There were comments about the look of the mix of housing types; the details of possible homeownership and associated issues; and the possibilities of funding. A. Slotnick suggested that a defined area could be leased to the Housing Trust.

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