

POPE LAND DESIGN COMMITTEE

SPECIAL MEETING

APRIL 20, 2023 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Ray McGuire, Lisa McAuliffe, Abeth Slotnick, Tim Sinclair, Vivian Garfein, Curtis Rand, Phil Barlow, Tom Arcari and Georgia Petry (Secretary).
2. **Approval of Agenda. So Moved** by V. Garfein, seconded by T. Sinclair and unanimously **Approved.**
3. **Approval of Minutes of January 5, 2023. So Moved** by V. Garfein, seconded by A. Slotnick and unanimously **Approved.**
4. **Approval of Minutes of February 2, 2023. So Moved** by V. Garfein, seconded by A. Slotnick and unanimously **Approved.**
5. **Approval of Minutes of March 3, 2023. So Moved** by V. Garfein, seconded by A. Slotnick and unanimously **Approved.**
6. Discussion: Correspondence to the PLDC
R. McGuire addressed a question from an email received from Barbara Douglas asking about the limit of 64 units of housing. A. Slotnick responded that the number came from the 2018 Affordable Housing Plan. V. Garfein pointed out that the Salisbury Housing Committee (SHC) and the Housing Trust (SHT) were asked about their needs also. C. Rand noted that 64 units was the high end of the recommendations. A. Slotnick added that the consultant was asked to design 64 units to see if they would fit on the property. C. Rand also pointed out the earlier Pope Committee issued a report of possible uses which included housing, recreation and conservation. The report can be found at: https://www.salisburyct.us/wp-content/uploads/2021/02/PLC2.0-POPE_Land_Committee_Report_FINAL12.2020.pdf
R. McGuire mentioned an email he had received from Leo Gafney, SHT, about having home-ownership units on the property; the issue had not been addressed by the PLDC. A. Slotnick suggested that Concept 6, if amended, could work. R. McGuire asked if this is an issue for this Committee and discussion followed. Phil Barlow suggested condominiums, instead of single family houses; C. Rand pointed out that was different from the current SHT model and the issue belongs to the Salisbury Affordable Housing Commission.
R. McGuire asked Tom Arcari (Architect, QA&M / FHI Studio) for his comments. Mr. Arcari explained that the units could be identical, with different structures of programming and financing. The specific funding available is the key. He suggested targeting a specific number of units as a goal, then hiring a housing specialist/consultant to get the calculations. C. Rand

pointed out that this Committee can't manage the demographic study. Mr. Arcari added that demands and funding changes over time; he noted that home ownership requires deep levels of subsidy and different levels of affordability. C. Rand added that flexibility is needed, as any plan that is chosen has to go to a Town meeting

7. Discussion:

a. Review Concept Plan Modifications / Design Concept 6

L. McAuliffe expressed concern over the additional parking area next to the day care center.

R. McGuire suggested that there was consensus on the modified Design Concept 6; Design Concept 2 would be reserved, also.

b. Review Architectural Concepts

Tom Arcari gave a presentation on different Unit Building Blocks, including 2, 4 and 6 unit blocks. They looked at structures in the Historic District and the neighboring structures. Different types of facades and skins were shown. V. Garfein asked about the number of smaller units needed for a total of 64; Mr. Barlow answered that they would need to be spread out further and use the open space. Mr. Arcari and Mr. Barlow offered suggestions for the locations of smaller units. Mr. Arcari added that the Historic District Commission will have a say on the impact of development to the Historic District and the Village.

8. Next Steps

- A general meeting with neighbors, the Housing groups, the daycare center and the visiting nurses to present the Design Concepts; R. McGuire and C. Rand will organize it
- A Special Meeting date of Thursday, June 8, 2023 at 6:00pm at the Town Hall for the presentation (with a possible site visit to the Pope property, weather permitting) was selected.
- P. Barlow will add the potential home-ownership area to the Concept Design map.

9. Public Comment

There were comments/concerns specifically about the possible addition of 90 parking spaces next to the Daycare Center.

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