

POPE LAND DESIGN COMMITTEE

SPECIAL MEETING – PRESENTATION

JUNE 8, 2023- 6:00PM (IN-PERSON AT TOWN HALL)

Presentation of Design Concepts for the Pope Property / Salmon Kill Road

Curtis Rand gave a brief history of the purchase of the Pope property and of the first Committee that studied the property from 2018-2020. That Committee produced a 91-page report which can be viewed at: https://www.salisburyct.us/wp-content/uploads/2021/02/PLC2.0-POPE_Land_Committee_Report_FINAL12.2020.pdf The suggested main uses, for the portion of the property that was studied, were housing and recreation.

Ray McGuire, Chair, explained the charge of the current Committee and introduced Phil Barlow, FHI Studio, the lead consultant on the project. Mr. McGuire mentioned that the Committee had selected the 3 Concept Designs being presented at this meeting, out of 6 that had been delivered.

Mr. Barlow described the 3 different Concepts and suggested that Concept 6 has a workable combination of housing and recreation uses. The 3 Concepts presented can be viewed at: <https://www.salisburyct.us/pope-land-design-committee/>

In response to a question, C. Rand explained that the suggested 64 units of housing came out of the 2018 Affordable Housing (AH) Plan, towards a goal of 5% AH; right now Salisbury is at 2% AH. Other questions and comments followed:

- Increase in local population
- What impact the Historic District would consider (P. Barlow answered, architecture)
- Reduction in the number of proposed housing units
- Protection of the streams from litter and garbage
- Who is expected to move into the new housing; what is the process
- Any expanded needs for the Day Care Center or the SVNA offices
- The need for additional recreational space (Lisa McAuliffe, Recreation Director, answered that there are needs right now and also for the planned new housing)
- Lighting and controlled hours of recreation use
- Noise from Pickleball courts
- Preservation of the hedgerow
- Keeping the Rail Trail natural (P. Barlow noted that a new trail system is also planned)
- Parking around the Day Care building is an issue
- Public restrooms (L. McAuliffe explained that public restrooms have problems and require maintenance; she suggested that porta potty rentals are a better solution)
- Concern over on-going construction noise

- The number/mix of smaller and family-size units
- Goal of 10% AH units suggested by State (Selectman Chris Williams pointed out that the Town bought the property to have control, instead of a private developer)

Further steps will be taken on this project and there will be other opportunities for public comment.