

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

JULY 6, 2023 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Lisa McAuliffe, Vivian Garfein, Tim Sinclair, Ray McGuire, and Abeth Slotnick. Attending: Curtis Rand and Chris Williams
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by V. Garfein and unanimously **Approved.**
3. **Approval of Minutes of June 1, 2023. So Moved** by I. McAuliffe, seconded by V. Garfein and unanimously **Approved.**
4. Discussion: Recap of PLDC Presentation to Neighbors
All members agreed the meeting went well. R. McGuire listed some of the concerns that were raised, including: the size of the project; the portion going to recreation; the Pickleball courts; preserving the hedgerow. V. Garfein mentioned that a concern raised was “bringing in outsiders”; C. Rand suggested that sentiment may be deeper than known and that this is an opportunity to make people aware of the benefits of having Affordable Housing here. C. Williams mentioned that there was a concern raised about garbage at the site. T. Sinclair mentioned that the total number of units proposed is a concern; A. Slotnick indicated that the designs show the maximum number possible. R. McGuire suggested a modest reduction in the number of units might be better received; C. Rand suggested showing a phasing plan. A. Slotnick pointed out that phasing would depend on financing. T. Sinclair mentioned that people don’t understand what 64 units really means. V. Garfein and A. Slotnick want to stay with 64 units in the designs. The preservation of the hedgerow was discussed; there were different ideas about how that might work. C. Rand will look at individual trees there and others that may need to be cut; some Committee members may go to the site with him. R. McGuire asked about how funding is handled; A. Slotnick indicated that each housing group would bring their own funding package. C. Rand noted that Town will have to lease the land; that must go to Town meeting. R. McGuire will reach out to the Chairs of the housing groups to plan a group meeting with them to discuss the concept designs and the specific number of units they would each like to have. The members of this Committee have different opinions on the total number of units to use. There will be further discussion about possible phasing plans. V. Garfein suggested that the Pickleball courts be removed from the plans. L. McAuliffe completely disagrees: she has not received any complaints about noise; the courts are a huge component of the proposed plan; the current courts are getting a lot of use now and people are waiting to use them. A. Slotnick asked if all courts could be located at Community Field; L. McAuliffe is not opposed, but that defeats the purpose of centrally locating the recreational activities. She will

be meeting with Aquarion (Water Co.) and Abby Conroy, Land Use Director; the tennis courts may have to be moved from Community Field.

5. Next Steps

R. McGuire will contact the housing group Chairs to arrange for a group meeting with them.

He will also be in touch with Phil Barlow, Design Consultant, to talk about possible modifications to the Concept 6 design that were discussed.

6. The next regular meeting will be August 3, 2023 at 10:00am.

7. Public Comment

George Massey commented that the hedgerow is important for the scenic road (Salmon Kill), on his proposals for the soccer fields and the importance of looking at the rear fields.

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