

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

AUGUST 3, 2023 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Lisa McAuliffe, Tim Sinclair, Ray McGuire, Abeth Slotnick and Vivian Garfein. Attending: Curtis Rand (First Selectman) and Phil Barlow (Consultant)
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by V. Garfein and unanimously **Approved.**
3. **Approval of the Minutes of July 6, 2023. So Moved** by A. Slotnick, seconded by L. McAuliffe and unanimously **Approved.**
4. Discussion:

Site visits -- C. Rand commented on the site visits with members and on the hedgerow. Generally, the hedgerow can remain, but there are some dying ash trees and brush; none need to be removed now. There is no historic stone wall; any remaining stones can't be seen. Modifications to Concept Plan 6 – R. McGuire and C. Rand spoke to Mr. Barlow about moving 2 of the housing units shown on the plan to a different area. Mr. Barlow indicated that was possible by extending the housing on the other side, near the entrance, away from the hedgerow. C. Rand pointed out that there is already a gap in the hedgerow where the road would go in and that there are some nice trees near the bike path. He noted that the conclusion is that Recreation and Housing each get space, one area of the property for each side; he suggested considering them separately. A. Slotnick suggested waiting until there is a final design and Town meeting. C. Rand indicated that Recreation wants to get the basketball court in place sooner than later on. V. Garfein suggested that Recreation should go forward with upgrades to existing uses; tell Recreation and Housing what space they get. R. McGuire suggested going forward with Concept 6, as modified, with the 2 housing units moved and telling the Housing groups to do the allocation of units. A. Slotnick hesitates to proceed without Town meeting & vote and asked if the vote could just be that there will be 2 uses and areas. R. McGuire noted that the basic plan is just showing 2 areas of uses; C. Rand and A. Slotnick expressed that the uses for both Recreation and Housing are being accommodated by the PLDC, as charged. L. McAuliffe agrees that there are some things that need to get done within time constraints; if it is agreed that the Recreation use is kept on the Salmon Kill Road side of the hedgerow and Housing on the back side, then Recreation could move forward with some of its plans. She noted that the smaller field would be in a wooded area that could be cleared in the future; if the road cut is slightly changed, the small soccer field could also go in the front area. Mr. Barlow will look at it and determine if it is possible. T. Sinclair concurs with L. McAuliffe, in the interest of moving forward, Recreation space and Housing space have been determined. C. Rand

suggested discussing the new suggested modifications at the next meeting in September. He also pointed out that the new road cut is going to be across from houses on Salmon Kill Road and to aim the entrance between 2 of the houses, to reduce the impacts of headlights. Mr. Barlow will show the existing houses on the modified Concept 6 plan. R. McGuire recognized George Massey and asked for his comments. Mr. Massey will send his new ideas to G. Petry for distribution to the PLDC. A. Slotnick mentioned the upcoming Affordable Housing exhibit at the Salisbury Association this fall and asked what could be shown; V. Garfein suggested using the modified Concept 6, once the PLDC agrees upon it, as a preliminary design proposal. L. McAuliffe agrees with the division, but noted that this Recreation layout shown is probably not going to be how it will end up, though additional elements will not be added. R. McGuire suggested that this is just presenting the concept to people who want to know where things are going and how they will be affected. C. Rand offered a summary of what will be needed in Town approvals: Historic District Commission (HDC), Inland Wetlands and Watercourse Commission (IWWC) and Planning & Zoning Commission (PZC) to approve the location of the Housing and the new road. The arrangements of the Housing, rental and ownership, will have to be approved by Town Meeting. Any Town funding will need approval by Town Meeting, as well. V. Garfein expressed concern that direct presentations haven't been made yet to the HDC and IWWC, which could potentially change the design plan; she wants to have their input before decisions are made on the land splits. Mr. Barlow suggested that the wetlands had been delineated and the lines could be made clear; he pointed out that these would be presentations, not seeking approvals, so that those Commissions could weigh in on the concepts. C. Rand suggested that the HDC would be looking for much more detail than the PLDC has now, but to present them with the broad Concept Plan #6. A. Slotnick suggested the façade elevations from Tom Arcari could be shown, as examples. V. Garfein wants the presentations included, as part of this process. R. McGuire will work out possible dates for the presentations; Mr. Barlow will emphasize the elements that are important to each Commission. Mr. Barlow will work on the slight adjustments to the plans, including moving 2 of the housing units, the road cut and the small soccer field. Plans will be sent to the PLDC members.

5. Next step: Meet with the AH groups at the SAHC meeting September 21, 2023 at 5:30pm.
6. Public Comment – George Massey asked the PLDC to look at his proposal again. That proposal will be circulated to the PLDC.
7. Adjournment. **A Motion to Adjourn** the meeting was made by A. Slotnick and unanimously **Approved.**

Next Meeting: September 7, 2023.