

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

SEPTEMBER 7, 2023 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Ray McGuire, Lisa McAuliffe, Tim Sinclair and Abeth Slotnick. Absent: Vivian Garfein. Attending: Curtis Rand

2. **Approval of the Agenda. So Moved** by A. Slotnick, seconded by T. Sinclair and unanimously **Approved.**

3. **Approval of the Minutes of August 3, 2023. So Moved** by A. Slotnick, seconded by T. Sinclair and unanimously **Approved.**

4. Discussion: Modifications to Concept Plan 6

It was pointed out by A. Slotnick that 2 units of housing need to be moved out of the hedgerow and put on the other side of the housing circle. C. Rand indicated that he likes the plan, if L. McAuliffe and T. Sinclair are OK with recreation in the front, housing in the back and having the hedgerow. L. McAuliffe expressed she is OK with the plan, if the houses are moved back behind the hedgerow; she also indicated that the second road cut makes sense, if the location is OK with P&Z. C. Rand and R. McGuire mentioned having the proposed exit aim between 2 houses, not directly at them. A. Slotnick asked about the 90 parking spaces; L. McAuliffe answered yes, they are needed and the parking needs to be organized for the Day Care Center. L. McAuliffe also wants it understood that some of the recreation may not end up where it is shown now. C. Rand suggested that this Committee can begin to wind off of the Recreation aspect of the plan and that Recreation can wind off of the Housing aspects of the plan.

5. Next Steps

Over the next month or so, this Committee, along with the Consultant, will be presenting the Design Concept 6 Plan to other Commissions: Affordable Housing (SAHC); Historic District (SHDC); and Inland Wetlands & Watercourses (IWWC). R. McGuire has drafted a letter to those Commissions, asking to get on their agendas. It was emphasized that the informal presentations will just be presenting the schematic configuration of recreation and housing areas on the property; they are tentative, not final designs.

R. McGuire allowed comment from a member of the public who asked about the housing design concepts, the number of units and number of people that would be there. A. Slotnick answered that the proposed 64 units would be of different sizes and configurations, but they are not designed yet. There was also a question about whether the recreational facilities are for the Town; A. Slotnick answered yes, they are, along with some proposed new trails and green space. C. Rand pointed out that these uses have been determined; over 40 acres will not be developed

and will be left as dedicated open space. R. McGuire asked for a **Motion to Approve Design Concept 6, with the Provisions that 2 units of Housing will be relocated behind the hedgerow and that the Recreational facilities shown are provisional. The Motion, as stated,** was made by A. Slotnick, seconded by T. Sinclair and unanimously **Approved**.

6. Public Comment

There was a question from Jonathan Newcomb about the financing of the development and the maintenance of the housing. C. Rand suggested that the Town might apply for infrastructure grants; housing would be built and maintained by Federal and State grants, with on-going maintenance from updated grants. A. Slotnick pointed out that on-going maintenance also comes out of the rental income. The revised Concept 6 Design will be posted on the town website, when it is available. There was comment from George Massey; he expressed his idea of a village concept and having a road along the rail trail. A. Slotnick noted that there will be a meeting with the SAHC on September 21, 2023; R. McGuire will coordinate with the consultant about the presentation. C. Rand suggested that the purpose of that meeting is to let the Housing Committee (SHC) and Housing Trust (SHT) see this Concept and decide on the allocations of rentals and ownership units. The type of ownership to be offered, such as condominiums or co-op units, needs to be determined also. R. McGuire suggested that this Committee will keep going to approve architectural designs, which are in progress. Mr. Massey had additional comments. C. Rand pointed out that this Committee had considered other concept plans and has decided to go with Design Concept 6; he added that this area to be developed is a logical extension of Salisbury's village. T. Sinclair and S. Slotnick indicated that this Committee had already discussed and considered other plans; they have decided to move forward with Design Concept 6. L. McAuliffe indicated that this Committee and the previous Pope Land Committee had determined the appropriate uses of this property and those have been accommodated; she suggested that the actual layout of the housing units might be up to Housing groups to determine. A. Slotnick feels that the location of the housing units has been carefully considered by this Committee and is reflected in Concept 6. R. McGuire will follow-up with the Committee.

7. **Adjournment. So Moved** by A. Slotnick, seconded by T. Sinclair and unanimously **Approved**.