

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

NOVEMBER 2, 2023 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Ray McGuire, Tim Sinclair, Vivian Garfein, Abeth Slotnick, Lisa McAuliffe and Curtis Rand.
2. **Approval of the Agenda. So Moved** by V. Garfein, seconded by A. Slotnick and unanimously **Approved**.
3. **Approval of the Minutes of September 7, 2023. So Moved** by T. Sinclair, seconded by R. McGuire and unanimously **Approved**.
4. Discussion: Report on the presentation to the SHDC 10/3/2023  
C. Rand mentioned that there is no significant stone wall on the property. A. Slotnick commented that the HDC appreciated the efforts of the PLDC. R. McGuire noted that they liked Phil Barlow's design, as presented.  
C. Rand pointed out that there are 3 items that will be in all deliberations coming up:
  - 1) More organized opposition from the neighbors. There is a FOIA request from an Attorney Casagrande, regarding any proposed applications; C. Rand and Abby Conroy have responded that there are no applications currently.
  - 2) Bridges in town, including the one from Library Street onto the Pope property, have been reviewed; the one from Library Street will have to be replaced, at some point and will need a complete upgrade in the future.
  - 3) There are more details on the sewer plant capacity; maybe 250 more bedrooms can be served by the existing sewer plant. The Town will be working on this issue over the next year.R. McGuire asked about the FOIA request; C. Rand indicated that the clients are not identified.
5. Discussion: Report on the Presentation to the SAHC meeting 9/21/2023  
V. Garfein and T. Sinclair agreed that the presentation was well received.
6. Plan presentation to the IWWC – Update on the revised date  
V. Garfein will check with Abby Conroy about having the presentation first on the agenda; C. Rand asked the members to attend the IWWC meeting on Nov. 13<sup>th</sup>.  
A. Slotnick asked C. Rand about the housing units leasing arrangements; he answered that the SAHC should sort out the details in the future, not this Committee. C. Rand added that the layout would not be affected. A. Slotnick asked about Habitat houses; C. Rand answered that

would have to be determined down the road, especially if in the Historic District, and they can't separate from this plan.

7. Update from A. Slotnick on Recent Meeting Attended – The update was on the Litchfield County Center for Housing Opportunity Forum. The message from the CT HUD/DOH was to be creative with proposals; they like larger numbers of units proposed, so phasing might not work. The SHC and SHT may need to work together under one application; V. Garfein suggested putting that discussion on the next SAHC agenda. R. McGuire mentioned that the AH program in NY State has expired, so nothing is being built now because of opposition by the building trades.

8. Next Steps –

R. McGuire indicated that the PLDC work will be done when the final site plan is completed, according to C. Rand; he added that the PLDC will need a cheerleader, going forward. V. Garfein noted that this is all preliminary and asked who would be actually putting together an application; A. Slotnick indicated those responsibilities would go Housing and Recreation. L. McAuliffe mentioned that some P&Z approvals will be required, but they won't be complex or permanent. She pointed out that the recreation in the Historic District part will be open playing fields and no structures.

Phil Barlow joined the meeting; he suggested that the PLDC work would be over after the presentation to the IWWC. Logistics, funding and timelines would need to be figured out, if going forward. Actual designs would be needed to take to each Commission for Land Use approvals. He mentioned having David Berto as a consultant to look at funding sources. He noted that the concept design issues are settled. A. Slotnick would like to see the final concept revisions made, including small changes like additional parking. L. McAuliffe will send her revised plans to P. Barlow to address that issue. Mr. Barlow pointed out that on-street parking is shown now; the alternative of more traditional parking in front of the units may need more discussion. L. McAuliffe asked if the PLDC should discuss the possibility of a bridge on the Library St. side. A. Slotnick thought they didn't want vehicular access over the bridge, just pedestrians and bicycles. L. McAuliffe suggested looking at it and not ruling it out; A. Slotnick indicated no, she doesn't want it to be a roadway. R. McGuire suggested that compromising the rail trail was not a good idea; he asked L. McAuliffe what she has been hearing. L. McAuliffe mentioned there are some supporters and others not in support; there is concern with the traffic on Salmon Kill Road; that 64 units is too many to consider; and that people in the area would be disconnected.

R. McGuire asked A. Slotnick to repeat for P. Barlow how larger scale projects are better for State funding; P. Barlow agreed yes, big projects, but built out in phases. He asked everyone to take a look at the revisions he will be sending around.

Next meeting December 7, 2023.

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