

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

FEBRUARY 1, 2024 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Ray McGuire, Tim Sinclair, Lisa McAuliffe, Abeth Slotnick and Curtis Rand. Absent: Vivian Garfein
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by T. Sinclair and unanimously **Approved.**
3. **Approval of Minutes of January 4, 2024.** A. Slotnick asked for an addition to Item 7: “The time for a public forum would be after the presentation to the Inland Wetlands & Watercourses Commission.” A **Motion to Approve the Minutes of January 4, 2024, as amended**, was made by A. Slotnick, seconded by T. Sinclair and unanimously **Approved.**
4. Discussion: Review of latest Concept Design 6
L. McAuliffe mentioned that the new parking area actually will have 80 spaces; the proposed 90 spaces near the daycare have been eliminated and the parking there will remain as it is now. A. Slotnick asked about the storage and maintenance shown ; L. McAuliffe pointed out that the storage and maintenance building exists now; the plan is to keep it and maybe expand it a little. The housing portion of the plan looks OK. L. McAuliffe commented to T. Sinclair about moving the playground closer to the Pickleball courts. C. Rand noted that there is a lot of disinformation going out on social media, such as falsehoods in a post about Community Field. He emphasized that these are concept designs, not final proposals. These concepts have not been vetted by Town agencies, other than being told what might be used in the concepts; no specificity has gone forward into the Town Land Use officials, Board of Finance or other various entities. Regarding have a public meeting, he suggested that it wait until after the winter, as many people are away now.
5. Discussion: Re-cap of Presentation to the IWWC
According to A. Slotnick, the IWWC was receptive and seemed to appreciate care that was taken to be aware of wetlands issues, such as moving some of the housing a little bit further away from the wetlands to minimize disturbance during construction. There were questions about traffic on Salmon Kill Rd and using native plantings; in general, the reaction was positive. R. McGuire re-iterated that the presentation was not for an approval; it was just informational and the reaction was positive.
6. RGM discussion on 1/29 with impacted neighbor -- R. McGuire talked about a meeting he had with Jonathon Newcomb. R. McGuire mentioned that Mr. Newcomb and a group of about 40

people generally endorse the idea of affordable housing on the Pope land, but their major concern is about the scale and density of the proposal. They are also concerned that there would be a compromise of the Rail Trail, if this proposal was put next to it. Mr. McGuire indicated the meeting had been productive and that they would stay in touch. Mr. McGuire added that it would not be possible to have a restricted meeting with a specific group; the general public would have to be invited; C. Rand agreed.

7. Next Steps

R. McGuire suggested having a meeting open to the public to present the design concept, perhaps in late March. A. Slotnick asked if Town Hall is set up for hybrid meetings; C. Rand answered yes, but suggested waiting until April or later, in case someone wants to go over to the Pope property. R. McGuire will circulate some proposed dates for a meeting to Committee members and Phil Barlow. A. Slotnick suggested that logistics would have to be figured out for a public meeting, to include as many people as are interested, and how a site visit might be included. C. Rand mentioned that the technology for hybrid meetings in the upstairs conference room is there, but hasn't been tested yet because most meetings are still held remotely, by choice. C. Rand re-emphasized that these concepts are not final versions; there have been no hearings yet. Hearings would include the Planning & Zoning, Historic District, and Inland Wetlands & Watercourses Commissions, as well as discussions about how to structure a possible lease of the land to the housing groups. C. Rand indicated there is a long way to go; T. Sinclair agreed that the concepts are just the beginning of the process. R. McGuire will draft a letter to the Lakeville Journal about these observations, to be reviewed by this Committee.

8. Public Comment

- Having an open meeting would be constructive and valuable for wider discussion
- Having more than one concept to present to the public; consider the impact on the town (R. McGuire acknowledged George Massey's contributions)
- Who is responsible for determining the number of bedrooms and bathrooms?
- How to guarantee that water ways won't be polluted (C. Rand responded that all of the septic will go into the new pump station on Salmon Kill Road which has the capacity now; there will be no pollution on-site; setbacks are in place for the brooks)
- Concern over the traffic, having an additional access point and where the roads are going to be located (A. Slotnick pointed out that there would be a second access point on Salmon Kill Road east of the pump station, shown in Concept 6)
- Concern over additional parking (C. Rand commented that there is already capacity for 80 cars; there are no plans to pave over the aquifer)
- Consideration of the Historic District, making sure development is integrated into the village.

9. **Adjournment. So Moved** by a. Slotnick, seconded by R. McGuire and unanimously **Approved**.