

POPE LAND DESIGN COMMITTEE

SPECIAL MEETING

APRIL 16, 2024 – 10:00AM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 10:06am. Present: Ray McGuire, Abeth Slotnick, Tim Sinclair, Vivian Garfein, Lisa McAuliffe and Curtis Rand.
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by V. Garfein and unanimously **Approved**.
3. **Approval of Minutes of February 1, 2024. So Moved** by A. Slotnick, seconded by L. McAuliffe and unanimously **Approved**.
4. Discussion: Next Steps / Possible Date for Public Information Meeting
R. McGuire and A. Slotnick suggested that the next step is the public information meeting and figuring out the logistics of it. R. McGuire referred to a comment from Sally Spillane, regarding having an open meeting with a mediator. R. McGuire pointed out that the mediator must be skillful, in order to have a good meeting. A. Slotnick noted that there was a mediator at a public forum regarding Affordable Housing (AH) about 5 years ago and it was successful. C. Rand indicated he would support that idea, if that's what is decided; V. Garfein commented that it's an excellent idea. The mediator at the AH forum was Glenn Chalder, who will be contacted and possibly another person. There was considerable discussion about the logistics of holding both a site walk and a hybrid meeting (In-person at Town Hall and on Zoom). A decision was reached to have the site visit at 5:00pm, with large printouts of the Concept Design available to see. FHI Consultant, Phil Barlow, will attend. The special Hybrid meeting will then take place at 6:30pm at Town Hall; the Zoom link will be available on the agenda which will be posted in advance on the Town website: <https://www.salisburyct.us/agendas/> The tentative date for the site visit and special meeting is Thursday, June 6, 2024. A possible back-up date would be June 13, 2024. Notice of the site visit and meeting will be on the Town website, Town newsletter, the SAHC newsletter and in the Lakeville Journal, when finalized.
5. Public Comment
 - Nicola Bonham asked if it would be possible to have a video of the site visit; C. Rand will look into it.
 - George Massey wants his plan to be shown and considered at the site visit. He outlined some of his concept plan ideas. Both A. Slotnick and V. Garfein responded that his ideas had already been heard and considered by the Committee; the Committee is going forward with the plan they have chosen, Concept Design 6, available at:

https://www.salisburyct.us/wp-content/uploads/2024/02/Pope-Land-Design-6412-Concept-6_L-1.0-Final-Draft.pdf

Mr. Massey continued to talk about some details of his plan.

- Loch Johnson asked a procedural question about the difference between a Chairperson and a mediator; what is the purpose of the mediator? Second, he asked about the Historic District area and the line shown on the map. A. Slotnick responded that the designation was noted in the original Pope Land Report: https://www.salisburyct.us/wp-content/uploads/2021/02/PLC2.0-POPE_Land_Committee_Report_FINAL12.2020.pdf The area was designated to safeguard a portion of land that is closest to the village, so that whatever is built there will get approval from the Historic District Commission (HDC). The HDC has seen the presentation, but there is no application yet to consider; architectural images were shown, just for examples. V. Garfein noted that building is not prohibited, but will be looked at to see how it fits in with the village. Mr. Johnson thinks that is an important issue; R. McGuire agreed. As to Mr. Johnson's first point, R. McGuire commented that there are some significant differences in approaches, so a mediator would be appropriate. R. McGuire described the current process as being in the earliest stages; this Committee is not coming up with the final design, but will engage the regulatory agencies that have responsibility for this and make people aware of what is being proposed; the process have a long way to go to get final schematics. The mediator would make sure that everyone has a chance to speak and hear reactions. V. Garfein pointed out that there was good feedback for the Commissions that were shown preliminary concepts.
- Hilary Peck asked if the rail trail would be preserved as it is in proximity to the project and wanted to know about a possible parallel road that she had heard about. V. Garfein pointed out that was in George Massey's proposal and this Committee does not want a road along the rail trail; A. Slotnick agreed. Ms. Peck mentioned that she had heard some other ideas about a road being proposed, at other meetings.
- George Massey commented that his proposal does have a street parallel to the rail trail which he suggests is safe and has a big buffer area.
- Nicola Bonham asked if this is the correct forum to ask about the Pickleball courts and considering the noise from them; V. Garfein commented that it has been discussed and still remains open; these open meetings are the time to express concerns.

Committee Discussion continued:

Regarding George Massey's proposed plan, both A. Slotnick and V. Garfein noted that his plan was considered, but the Committee has a plan that they support.

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