

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

MAY 1, 2025 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Ray McGuire, Lisa McAuliffe, Tim Sinclair and Abeth Slotnick. Attending: Curtis Rand.
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by T. Sinclair, **With All in Favor**.
3. **Approval of Minutes of March 6, 2025. So Moved** by A. Slotnick, seconded by T. Sinclair, **With All in Favor**.
4. Presentation by Jocelyn Ayer, Director, Litchfield County Center for Housing Opportunity (LCCHO)
Ms. Ayer talked about the possible timeline and next steps. The Vernal Pool and Wood Turtle Study is underway; it may be completed by the end of June and should result in zone mapping for the 3 proposed uses of the property. After reviewing the study, the PLDC could make more specific recommendations to the Board of Selectmen (BOS) in the summer. Considerations may include a Wood Turtle habitat management plan and forms of site control for housing uses. The BOS would discuss the recommendations, in order to be able to send the proposal for the property uses to Planning & Zoning (P&Z) for an 8-24 review. The 8-24 review process is required whenever uses of or changes to Town-owned property are involved. Following that review, the BOS would take the next steps, which would ultimately include holding a Town meeting to vote on the uses of the property and possibly provide an option for the lease or purchase of a portion of the property for the purpose of Affordable Housing. Additional detailed studies, such as traffic and utilities, based on the proposed number of housing units, will be needed also, for any specific proposals later. There will be more opportunities for community engagement and public input in the process leading up to and following the Town vote.
5. Next Steps
R. McGuire asked about the Wood Turtle study; Ms. Ayer responded that the LCCHO had commissioned it and will receive the report. A. Slotnick mentioned separating out the Recreation use portion of the property before the Town vote, since it does not involve site control. T. Sinclair asked about potential impacts to the existing recreation fields; Ms. Ayer suggested there would be best management practice recommendations in the Wood Turtle study results that Recreation could take under consideration. R. McGuire asked how specific the proposal for the 8-24 review needs to be; Ms. Ayer answered it is just about the proposed uses being consistent with the Plan of Conservation & Development (POCD). Ms. Ayer pointed out that whether there would be a recommended lease or sale of a portion of the property for

housing still needs to be figured out, before the Town vote; the logistics need to be worked out. R. McGuire asked Curtis Rand to talk about who should prepare for the 8-24 review; Mr. Rand suggested waiting for the results of the Wood Turtle study and then think about what sort of vote will be needed. Mr. Rand wants to talk to the other Selectmen about what may be needed to do beyond this Committee. Ms. Ayer pointed out that recreation uses will need to go to P&Z, but not a Town vote. When there are specific proposals for applications, those will go through the regular review process, which includes the Inland Wetlands & Watercourse Commission and P&Z. R. McGuire suggested that when the Wood Turtle study results are known, that the PLDC prepare the proposal for the 8-24 review, then refer it back to the BOS. Ms. Ayer will inform the PLDC when the study results become available. A. Slotnick suggested that afterwards might be a good time to start informing the community about those results and the process. R. McGuire asked about the formats for community engagement; Ms. Ayer is open to ideas, once goals have been defined, the details can be worked out. Mr. Rand will bring the BOS members up to date and talk with them over the summer. A. Slotnick would like Michael Klemens to come to explain the results of the study. Ms. Ayer will send her slides to the BOS.

6. Public Comment – None

7. **Adjournment. So Moved** by A. Slotnick, seconded by T. Sinclair, **With All in Favor.**