

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

JULY 11, 2024 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Ray McGuire, Lisa McAuliffe, Time Sinclair, Vivian Garfein and Abeth Slotnick. Attending: Phil Barlow (Consultant)
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by V. Garfein and unanimously **Approved.**
3. **Approval of Minutes of June 6, 2024.** A. Slotnick asked for a correction under Public Comment to read: “A. Slotnick responded to George Massey that we have used your ideas and we are grateful for them.” A **Motion to Approve the Minutes of June 6, 2024, as amended**, was made by V. Garfein, seconded by T. Sinclair and unanimously **Approved.**
4. Discussion: Next Steps (At the Request of the Chair, the order of the Agenda Items was changed) R. McGuire talked about a report that he is preparing about this Committee’s deliberations and accomplishments thus far; it will be circulated to the PLDC members. In the report, R. McGuire will suggest that the PLDC confer with the Selectmen to modify its mission and to increase its membership. He will suggest adding member of Land Use Commissions and interested members from the community. To give the Committee time to respond, there will be no meeting in August; meetings will resume in September. R. McGuire mentioned that additional funding will need to be found, to keep this effort going. V. Garfein commented that there should be someone talking about the water/sewer access and capacity. R. McGuire added that a traffic analysis study is needed also. R. McGuire asked where pre-development funding usually comes from; Phil Barlow answered that there could be funds available from CHFA and HUD, but they are difficult to get. A. Slotnick mentioned that a recent housing project got a loan for pre-development funds from the Litchfield County Center for Housing Opportunity (LCCHO) that would be repaid when they get construction funding; Jocelyn Ayer (LCCHO and SHC) and Peter Halle (SHC) would have drafted the proposal.
5. Review of Public Info Forum 6/6 and Site Walk 6/13
Comments: A. Slotnick mentioned that the forum went well and suggested that there be a more interactive forum in the future. L. McAuliffe had conducted the site visit with R. McGuire and thought it went well; people were generally supportive, but concerned that the proposed 64 units is too dense; happy that the tree line will be kept intact; and they want to protect the rail trail. R. McGuire commented the density is an issue, as well as who will live there, and the rail trail concerns. R. McGuire mentioned a public comment about the saving rail trail and

emphasized that there was no proposal by the PLDC to pave any part of the trail or have a road alongside of it; however, the view from the rail trail will change with development.

6. Discussion: Issue of the Wood Turtles on the Pope Property

R. McGuire mentioned that he had spoken with Curtis Rand about it; anything further remains to be determined. A. Slotnick commented that Mr. Rand had spoken to a herpetologist and is working on it.

7. Correspondence from George Massey

R. McGuire would like to email Mr. Massey that the PLDC has seriously considered the suggestions he has made; some were incorporated into Concept 6, some were rejected. R. McGuire added that further submissions will not be considered and the PLDC will not be modifying Concept 6 in response to proposals; Mr. Massey will have opportunities to make his proposals to other Land Use authorities that will have final approvals on the Pope Property. A **Motion to Approve R. McGuire's Correspondence with George Massey** was made by V. Garfein, seconded by T. Sinclair and unanimously **Approved**.

8. Public Comment – None

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