

POPE LAND DESIGN COMMITTEE

REGULAR MEETING

DECEMBER 5, 2024 – 10:00AM (VIA ZOOM)

1. Call to Order. Present: Ray McGuire, Lisa McAuliffe, Abeth Slotnick, Tim Sinclair and Curtis Rand. Absent: Vivian Garfein
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by R. McGuire and unanimously **Approved.**
3. **Approval of Minutes of October 15, 2024. So Moved** by A. Slotnick, seconded by T. Sinclair and unanimously **Approved.**
4. Discussion: Updates & the Future
R. McGuire commented that he had not yet formally sent the draft letter to the BOS; A. Slotnick suggested amending it, according to the comments from the last meeting. R. McGuire will review the letter and circulate it to the members. C. Rand commented that they can't do much without Planning & Zoning (P&Z) involvement, specifically the wood turtles, and suggested turning it over to them and letting them figure it out. C. Rand added that they do not have funding now and more details are needed to do a traffic study. A. Slotnick commented on the need for the wood turtle study; C. Rand noted that they knew of 3 people, none of whom are available and there was no follow-through from one of the contacts; it is an obscure specialty. R. McGuire asked if Michael Klemens could do this; T. Sinclair suggested an external person would be better. C. Rand commented that P&Z needs to make some recommendations and that no matter who wants to build housing, when State and Federal funding is used, the DEEP will get involved regarding storm water and that's when the wood turtle issue will come up. C. Rand suggested that this Committee needs its own report on the wood turtles. R. McGuire suggested that he will review the draft letter to the BOS and he will draft a letter to Michael Klemens, regarding going forward and get his advice; he will ask him how he could help with the wood turtle problem. T. Sinclair suggested asking Jonathan Newcomb what his concerns are and asking him to share the wood turtle report they have. C. Rand mentioned that Jason Tesauro had suggested enhancing the habitat in the wooded area, rather than the developed area. L. McAuliffe mentioned issues the neighbors have, including using the wood turtles against the project and the density of the housing. A. Slotnick pointed out that the PLDC has concerns about the wood turtles and they need the study first, before trying to satisfy different people. C. Rand will contact DEEP to try to find people to do the study. L. McAuliffe asked why not use Michael Klemens; C. Rand suggested they start working together with Michael Klemens and P&Z. A. Slotnick commented that there will always be opposition; L. McAuliffe pointed out that there is already opposition to Concept 6 and the wood turtles come first. A. Slotnick suggested

getting Michael Klemens involved; L. McAuliffe noted the conflict of interest, but he is an expert. C. Rand pointed out that he can offer unpaid advice. R. McGuire will talk to Attorney Hollister and to V. Garfein about Michael Klemens involvement. C. Rand mentioned that Jon Newcomb's group had engaged a planner; R. McGuire will invite him to attend the PLDC. R. McGuire will also reach out to P&Z and the Historic District Commission to ask if they have a member interested in the PLDC work. L. McAuliffe suggested getting to the wood turtles first; delays will cause the facilities to continue to deteriorate. C. Rand commented that P&Z understands the time pressure and he wants to address concerns to safeguard the wood turtles, without a field study.

After brief discussion, the PLDC decided to stay with the same meeting schedule in 2025. They will meet on January 9, 2025 and then on the first Thursday of the month at 10:00am via Zoom. C. Rand indicated that the BOS will re-appoint the 5 current PLDC members.

5. Public Comment – None
6. **Adjournment. So Moved** by A. Slotnick, seconded by R. McGuire and unanimously **Approved**.