



## Town of Dover

### Springdale Study Committee Report

2016

## Table of Contents

<b>INTRODUCTION</b>	<b>3</b>
<b>BACKGROUND</b>	<b>4</b>
<b>RECOMMENDATION</b>	<b>5</b>
<b>WORK PLAN</b>	<b>16</b>
<b>POTENTIAL USES</b>	<b>25</b>
<b>COMMITTEE DUE DILIGENCE</b>	<b>26</b>
<b>SURVEY RESULTS</b>	<b>28</b>
<b>MEADOW MANAGEMENT</b>	<b>44</b>
<b>APPENDIX: ATTACHMENTS 1-13</b>	<b>47</b>
<b>COMMITTEE MEMBERS</b>	<b>123</b>

## Introduction

Appointed Dec. 19, 2014, the Ad-hoc Committee to Study 46 Springdale, also known as the “Springdale Study Committee” (Committee) has over the course of the relatively short time given endeavored to fulfill its charge to thoroughly study and make a recommendation regarding the future use of 46 Springdale Avenue. It is worth noting that this required a significant investment of time, dedication, and work intensity on the part of Committee members.

The Committee concluded that it could best serve our Town by making a two-part recommendation addressing:

- Future use of the site consistent with the Dover plans, values, and needs.
- Vulnerability of Dover to future unfriendly 40B development, which prompted the emergency purchase of the site.

The following report contains our recommendation to the Board of Selectmen together with a compendium of materials which reflect key aspects of our study and deliberation process. More detailed information is reported in the committee’s minutes.

The Committee wishes to acknowledge the assistance and input given by Dover Town officials, and representatives of boards, commissions and community groups as well as other sources including Town of Lincoln and Mass Audubon, among others.

For the Committee,

Catherine Friend White, Chair

## Background

On April 4, 2014 the Board of Selectmen received a Notice pursuant to MGL Ch.61A that a 27.2-acre parcel located at 46 Springdale Avenue (the “Property”) and owned by James F. Snyder, was under a Purchase and Sale Agreement to Northland Residential Corp. for a Ch.40B (affordable housing) project consisting of 40+ townhouse units. Twenty-four of the 27.2 acres are classified as Ch.61A agricultural land which receives a tax abatement from local real estate taxes. The remaining acreage is a house lot with a house, pool, caretaker’s cottage, garage, and barn. Because of the tax abatement the Town was entitled to a right-of-first refusal. In accordance with State law which specifies the timing of this process and provides little if any flexibility in purchase negotiations, the Town had 120 days to notify the owner whether or not it intended to exercise its right-of-first refusal and acquire the Property.

The Board of Selectmen voted at its July 21, 2014 meeting to exercise this right contingent upon Town Meeting and Town Election approval. During the 120-day period, due diligence (appraisal, title, survey, environmental review, wetland delineation, and ecological inventory) was performed by the Board of Selectmen, Planning Board, Conservation Commission, Board of Health, and the Open Space Committee. After all of the committees presented their findings the Selectmen decided to call for a vote at Town Meeting. At the Special Town Meeting on September 15, 2014 the Town voted to purchase the property for \$5,500,000. The Selectmen then selected a committee to evaluate any and all possible uses of the land and make a presentation to the Selectmen. The report contains the findings and activities of the Springdale Study Committee. Additional information is available at: <http://www.doverma.org/46-springdale/>.

## **Recommendation**

### **Presentation to the Board of Selectmen**

James Dawley, Robin Hunter, and Candace McCarn

November 6, 2015

*By Nancy Kostakos and Catherine Friend White*





## Committee Due Diligence

### ☞ Studied All Potential Uses

- Active Recreation
- Passive Recreation
- Senior Use (Housing + Senior Center)
- Minimal to Dense Development
- Conservation Development
- Sale to Single Owner

### ☞ Conducted Town Survey

- Over 500 Responses



## Committee Due Diligence

### ↪ Met with Experts+Other Town Officials

- Planning Board
- Conservation Commission
- 
- Open Space Committee
- Parks + Recreation Commission
- Audubon Society
- Paul McManus, Ecotec
- *Town Manager and Assistant Manager*
- *Town Building Inspector*
- *Town Superintendent*
- *Town of Lincoln Housing Authority*
- *Lincoln/Sudbury, Weston (Town Pools)*



## Unfriendly 40B

### 🔗 **Ultimate Reason for Committee's Existence**

- Ongoing threat of unfriendly 40B development resulting from lack of affordable housing
- Committee felt need to address this as core issue



## Sensitivity to Environment

### ❧ Preservation of Open Space Highly Valued

Survey results clearly favored preservation of open space

Sensitive to ecological value of property

Meadow, vernal pool, historical spring

Development could cause “severe degradation”  
(Audubon)



## Proposal

✎ Retain town ownership of entire property

Rent existing facilities to pay for maintenance of property and to reduce outstanding debt

Create access to open space for passive recreational use

Revive Dover Housing Partnership Committee to develop a housing plan and conduct a comprehensive town-wide education campaign

## Proposal To-Dos (Property)

- Prepare existing house(s) and barn/paddocks for rental use
- Create a new paved driveway with curb cut to west
- Convert existing driveway to a crushed stone drive with termination and approximately five parking spaces where meadow commences
- Rent/lease facilities and use income to maintain entire property and reduce debt
- Maintain field; hay annually in August or later
- Mow a path along the right (westerly) side of property back to Wylde Woods



## Proposal To-Dos (Other)

- ✧ Revive Dover Housing Partnership Committee (DHPC), responsible for proposing long-term solution to affordable housing shortage, including possible revival of Open Space Bylaw
- ✧ Establish Long Range Plan Education Subcommittee, responsible for town-wide education focused on raising awareness of threat of unfriendly 40B development going forward, and solutions for preserving as much open space as possible



## Proposal Finances\*

### Income

- Mainhouse possible  
\$6,000/mo.
- Caretakerhouse possible  
\$2,500/mo.
- Barn/stalls?
- **\$102,000 annually**

### Additional Income

- Sale of easement  
between 46 and 50  
Springdale

### Expenses

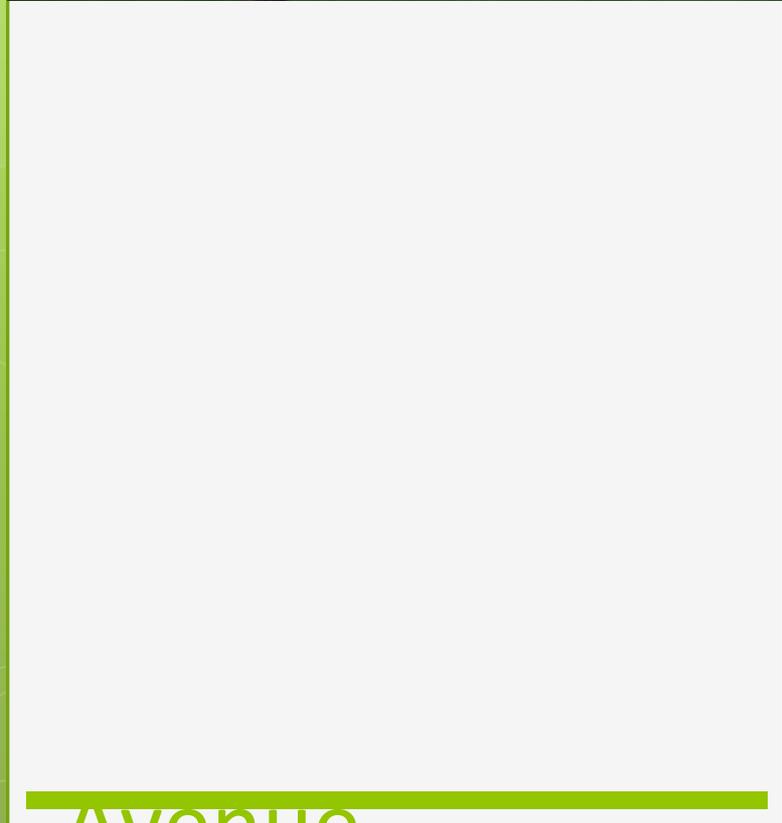
- Remove debris (Snyder  
responsibility?)
- Remediate possible lead paint and asbestos:  
\$40,000
- Repair barn (possible donation)
- Create new driveway: \$85,000
- Create gravel drive: \$75,000
- Hayfield and mow path: \$1,000  
annually
- General maintenance: \$9,000  
annually
- Interest on loan: \$165,000 annually
- **\$200,000 startup; \$175,000 annually**

\* *preliminary estimates*



## RegulatorySteps

- ✎ Creation of new driveway requires **curb-cut permit** from Superintendent of Streets
- ✎ Would also require Conservation Committee review and permission
- ✎ Conversion of existing driveway to a public gravel road with limited parking requires formal subdivision application, complete with engineered plans
- ✎ Waivers could be requested, and may be granted, given there would be no on-site development associated with the road
- ✎ Would need to issue RFP(s) for rent/lease of facilities and possibly for remediation and facilities improvement services



46Springdale

Avenue

## Work Plan

We began by reviewing the possible uses subject to zoning bylaws under Chapter 185, Article III, 185-9. Basic requirements.

2/2/2015

Town of Dover, MA

Town of Dover, MA  
Monday, February 2, 2015

### Chapter 185. ZONING BYLAWS

#### Article III. Use Regulations

##### § 185-9. Basic requirements.

[Amended ATM 5-5-1998 by Art. 18]

No land shall be used or building or other structures erected or modified in any district for any use not set forth in § 185-10, Schedule of Use Regulations, and denoted either with the letter "A" or by the letters "SP" (Special Permit), except for allowable accessory uses and nonconforming uses as provided in Article IV. It is the intent of this chapter to prohibit in any district any use which is not specifically permitted as well as any use which is denoted in § 185-10 by the letter "X."

A — Allowed use listed in § 185-10 is permitted in any district under which it is denoted by the letter "A."

P — The use listed in § 185-10 is permitted only if the special permit granting authority grants a Special Permit and makes specific findings as may be required by this chapter in respect of such use. The special permit granting authority shall be the Zoning Board of Appeals unless noted otherwise.

X — The use listed in § 185-10 is specifically prohibited.

Site Plan Approval — The use listed in § 185-10 where the letter "R" appears in the chart, requires site plan approval by the Planning Board; where the letters "NR" appear in the chart, site plan approval is not required; where the letters "SP" appear, site plan approval is part of the Special Permit process; where the letter "S" appears, site plan approval is by the Board of Selectmen.

##### § 185-10. Schedule of Use Regulations.

The Schedule of Use Regulations shall read as follows:

R:	Single-Family, 1/2 acre
R-1:	Single-Family, 1 acre
R-2:	Single-Family, 2 acre
C:	Conservancy
O:	Official or Open Space
B:	Business

M: Manufacturing  
 M-P: Medical-Professional  
 R-M: Multifamily Residential

Use	R	R-1	R-2	C	O	B	M	M-P	R-M	Site Plan*
* [Added ATM 5-4-1998 by Art. 18]										
1. Detached one-family dwelling	A	A	A	X	X	A	A	A	A	NR
2. Club when not conducted for profit and containing no overnight facilities	A	A	A	X	X	A	A	A	A	R
3. Church or religious purpose	A	A	A	X	A	A	A	A	A	R
4. Educational use	A	A	A	X	A	A	A	A	A	R
5. Farm and garden	A	A	A	A	A	A	A	A	A	NR
6. Municipal recreational	A	A	A	A	A	A	A	A	A	R
7. Customary home occupation	A	A	A	X	X	A	A	A	A	NR
8. Reconstruction or enlargement of a dwelling for use for a customary home occupation	A	A	A	X	X	A	A	A	A	NR
9. Accessory use not detrimental to a residential neighborhood(1)	A	A	A	X	X	A	A	A	A	R
10. Cemetery	P	P	P	X	P	P	P	P	P	SP
11. Greenhouse or nursery(2)	P	P	P	X	X	P	P	P	P	SP
12. Use of premises to keep thereon more than one commercial vehicle when all the commercial vehicles are kept thereon as a strictly accessory use	P	P	P	X	X	P	P	P	P	SP
13. Hospital, sanitarium, nonprofit institution or philanthropic use	P	P	P	X	P	P	P	P	P	SP
14. Municipal use	P	P	P	X	A	P	P	P	P	SP
15. Telephone exchange, not including a service station or outside storage of supplies	P	P	P	X	X	P	P	P	P	SP
16. Automobile trailer or other vehicle for dwelling purposes	P	P	P	X	X	P	P	P	P	SP
17. Kennel for boarding dogs or other small animals or for breeding or raising dogs or other small	P	P	P	P	X	P	P	P	P	SP

2/2/2015

Town of Dover, MA

18.	animals for purposes of sale Commercial stable for boarding, hiring or selling horses	P	P	P	X	P	P	P	P	
19.	Veterinarian establishment	P	P	X	X	P	P	P	P	SP
20.	Home occupation not otherwise permitted under this chapter, provided that such use is clearly incidental and secondary to the use of the premises for residential purposes	P	P	X	X	P	P	P	P	SP
21.	Retail store or service establishment or public utility not involving manufacture on the premises except of products, the major portion of which are to be sold at retail by the manufacturer to the consumer, provided that not more than 4 operatives shall be employed in such manufacture	X	X	X	X	A	A	X	X	R
22.	Business or professional office or bank	X	X	X	X	A	A	X	X	R
23.	Restaurant or other place for serving food, provided that no mechanical or live entertainment is regularly furnished	X	X	X	X	A	A	X	X	R
24.	Shop of carpenter, painter, printer or similar craftsman, provided that no more than 5 persons are employed	X	X	X	X	A	A	X	X	R
25.	Filling station, garage or repair shop for appliances and other light equipment	X	X	X	X	P	P	X	X	SP
26.	Parking and loading areas off the street or traveled way for the use of employees, customers or visit- ors, subject to the provisions of §§ 185-34, 185-36, 185-37 and 185-42E	X	X	X	X	A	A	A	A	R
27.	Offices for persons engaged in	X	X	X	X	A	A	A	X	R

the following professional pursuits only: doctors, dentists, lawyers, architects, engineers and accountants, and uses accessory thereto, subject to the provisions of §§ 185-17, 185-34, 185-35, 185-36 and 185-37

28.	Airport or landing field	P	P	P	P	P	P	P	P	P	SP
29.	Multifamily residence	X	X	X	X	X	X	X	X	P	SP
30.	Windmills as otherwise permitted in this chapter, provided that such use is clearly for the primary purpose of converting wind energy to pumping, heating or electricity uses on the premises or the distribution of excess electrical energy to a regulated public utility as prescribed by law. [Added ATM 5-10-1982]	P	P	P	P	P	P	P	P	P	SP
31.	Accessory apartments [Added ATM 5-5-1986 by Art. 16]	P	P	X	X	P	P	P	P	P	SP
32.	Privately owned wastewater treatment facility, subject to the provisions of § 185-45 [Added ATM 5-4-1992 by Art. 35]	P	P	X	X	P	P	P	P	P	SP
33.	Wireless communications facilities (See § 185-46.) [Amended ATM 5-5-1997 by Art. 27; STM 10-27-1997 by Art. 1]	P	P	P	P	P	P	P	P	P	SP
34.	Recreational parking in Residential Zoning District [Added ATM 5-3-1999 by Art. 19]	P	P	X	X	X	X	X	X	X	
35.	Medical marijuana treatment center(3) [Added ATM 5-6-2013 by Art. 18; amended ATM 5-12-2014 by Art. 17]	X	X	X	X	X	P	X	P	X	SP

NOTES:

(1) Site plan review is for already approved uses.

- (2) Greenhouse or nursery uses where the sale of products is limited solely to those grown on the site and where the site is more than 5 acres do not require Special Permit; however, site plan review is required in all cases.

### § 185-10.1. (Reserved)

- [1]: *Editor's Note: Former § 185-10.1, Temporary moratorium on medical marijuana treatment centers, added ATM 5-6-2013 by Art. 18, was repealed ATM 5-12-2014 by Art. 17. See now § 185-46.2, Special requirements for medical marijuana facilities.*

## Activity plan

Date	Event	Topic/Task
Wed. Feb. 5, 7:30pm	SCC mtg.	<ul style="list-style-type: none"> <li>• PB overview of Dover zoning</li> <li>• Work on list of uses</li> <li>• Discuss fact-finding</li> <li>• Discuss public input mtgs.</li> </ul>
Thurs. Feb. 19, 7:30pm	SCC mtg.	<ul style="list-style-type: none"> <li>• ?Organize for community input workshops – see notes</li> <li>• Subcommittee formation</li> <li>• Prep for fact finding &amp; analysis – see notes</li> </ul>
<b>Dates:</b>	<b>Public input workshops at Dover Library</b>	<b>Collect public input on potential uses.</b>
<p><b>March – May:</b></p> <ul style="list-style-type: none"> <li>• <b>Consider key needs and values articulated in existing Town plans.</b></li> <li>• <b>Develop understanding of zoning, conservation, water, other applic. regs.</b></li> <li>• <b>Develop common procedures, profile, templates for fact finding.</b></li> <li>• <b>Work out and submit information requests to supporting Town boards.</b></li> <li>• <b>Review public workshop input.</b></li> <li>• <b>Research, fact-finding, analysis of approx 20 potential uses.</b></li> <li>• <b>Subcommittee formation, work, and reporting results back to SCC.</b></li> <li>• <b>Compile and organize results.</b></li> </ul>		
Thurs. Mar. 5, 7:30pm	SCC mtg.	<ul style="list-style-type: none"> <li>• Discuss public workshop inputs</li> </ul>
Thurs. Mar. 19, 7:30pm	SCC mtg.	<ul style="list-style-type: none"> <li>•</li> </ul>

Date	Event	Topic/Task
Mon. Mar. 30, 7:30pm	SCC mtg. •	
<b>By Mar. 31</b>		Quarterly report to BOS
April	SCC mtg.	
April	SCC mtg.	
May	SCC mtg.	
May	SCC mtg.	
<b>June – July:</b>		
<ul style="list-style-type: none"> <li>• Review compilation of uses.</li> <li>• Surface best use(s) and best futures for site and Town.</li> <li>• Conduct facilitated visioning process.</li> <li>• Develop recommendations as to preferred use(s).</li> </ul>		
June	SSC mtg	Facilitated visioning -- identify and agree on top potential uses
June	SSC mtg	
<b>By June 30</b>	SSC mtg	Quarterly report to BOS
July	SSC mtg	Survey Town
July	SSC mtg	
<b>August – November:</b>		
<ul style="list-style-type: none"> <li>• Outline draft SCC report to BOS.</li> <li>• Determine distribution and production requirements.</li> <li>• Prepare draft SCC report.</li> </ul>		

Date	Event	Topic/Task
		<ul style="list-style-type: none"> <li>• Review and finalize draft and executive summary.</li> <li>• Discuss draft w/ BOS.</li> <li>• Produce final report for delivery to BOS.</li> <li>• Consider next steps, including prep for Town meeting.</li> </ul>
Aug.	SSC mtg	Outline & draft various SSC reports
Sept.	SSC mtg	Review draft and prepare for discussion with BOS
Sept.	SSC mtg	Meet with BOS to discuss draft SCC report
<b>BY Sept. 30</b>	SSC mtg	Quarterly report to BOS
Oct.	SSC mtg	Finalize report for delivery to BOS
Oct.	SSC mtg	
<b>By Thurs. Oct. 15</b>	SSC mtg	Deliver final SSC recommendation to BOS
Nov.	SSC mtg	Discuss next steps
Nov.	SSC mtg	Develop work plan for period to May 2016
<b>Dec.</b>	SSC mtg.	Committee wrap-up

**NOTES:**

**Prep for fact-finding and analysis of potential uses:**

- Standardize fact-gathering – create profile
- Standardize analysis – create template
- Incorporate pros, cons, costs, benefits, etc.
- Learn how to do concept pro-formas

**Prep for community input workshops :**

- Describe purpose and goals of workshops
- Figure out dates and reserve hp accessible room
- Communicate advance notice to public
- Prepare workshop context information handouts – maps, data, charts, info excerpts, etc.
- Display boards?
- Record attendance; sign ins, etc.
- Describe participation procedure
- Materials for active use by attendees
- Designate SCC member(s) to setup, moderate activity, and take down
- Refreshments?

## Potential Uses

The committee initially considered the zoning constraints on uses and determined that either a sale of the property or Town use were the very broad alternatives. The Planning Board gave an overview of zoning rules and potential development options. They also reviewed the proposed Open Space Bylaw previously presented to Town Meeting. The Conservation Commission presented detailed ecological setback considerations for changes to the land. Park and Recreation discussed their view of the Town's current and future needs.

The SSC (Springdale Study Committee) came up with a list for further investigation:

- a. Aquifer: new water source for the town –
- b. Community farming
- c. Community garden
- d. Equestrian center – Mr. Strauss volunteered to explore potential market value of an equestrian center similar to Sage Farm in Westwood with local realtor Mary Crane.
- e. Hold for future use
- f. Open space: maintain 24 acres of 61A land as open space for passive recreation
- g. Recreation – other
- h. Recreation: Town Community Center similar to Weston Recreation Center with pool and sports fields (and possibly leased to YMCA).
- i. Sell existing home and 61A acreage
- j. Sell with use restrictions
- k. Senior Center (existing house)

- l. Senior housing
- m. Affordable housing (with preference given to long-term Dover residents)
- n. Solar farm
- o. Subdivision: sell all or part of the property for alternate development.

Five subcommittees did further detailed research into the options. Detailed findings available in SSC minutes.

1. Subdivision: Mr. Aborjaily, Ms. Reitmayer, Mr. Straus
2. Open Space and/or Solar Farm: Ms. Reitmayer, Ms. Kostakos
3. Recreation: Ms. Kostakos, Mr. Novitch
4. Senior Uses: Mr. Schmid and Mr. Aborjaily
5. Combined Use: Mr. Alksnitis

## **Committee Due Diligence**

### **Studied All Potential Uses**

- Active Recreation
- Passive Recreation
- Senior Use (Housing + Senior Center)
- Minimal to Dense Development

- Conservation Development
- Sale to Single Owner

### **Conducted Town Survey**

- Over 500 Responses

### **Met with Experts + Other Town Officials**

- Planning Board
- Conservation Commission
- Open Space Committee
- Parks + Recreation Commission
- Audubon Society
- Paul McManus, Ecotec
- Town Manager and Assistant Manager
- Town Building Inspector
- Town Superintendent
- Town of Lincoln Housing Authority
- Lincoln/Sudbury, Weston (Town Pools)

## **Town-wide Survey**

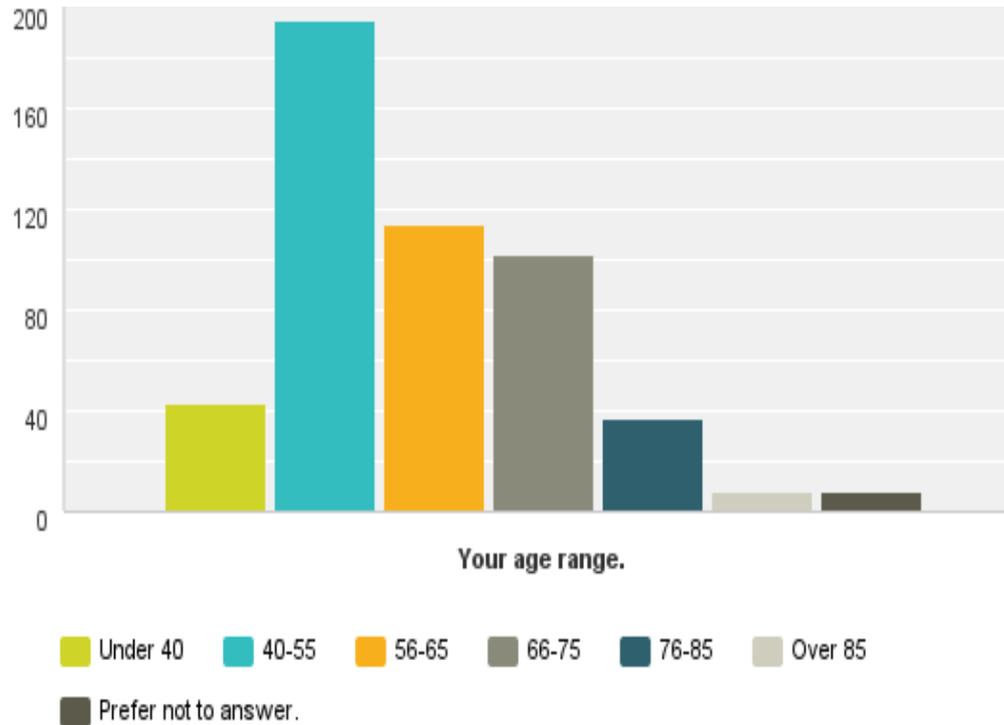
**The SSC** wanted to evaluate The Town's preferences from among the various possible uses, and created this survey. It was mailed to all households in Dover, allowing over two months for all responses. Townspeople could alternatively answer the survey online. The Committee received 510 responses, consolidated here.

# Springdale Study Committee Survey

Sunday, September 20, 2015

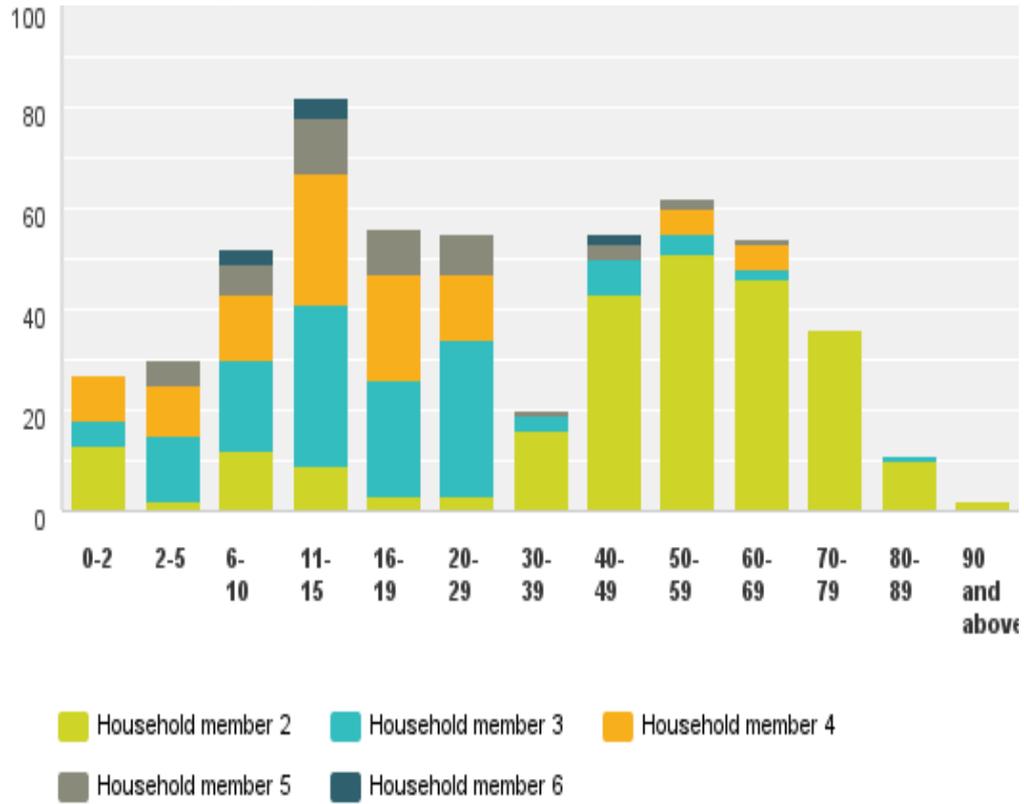
Powered by  SurveyMonkey

1). Please tell us a little about yourself.



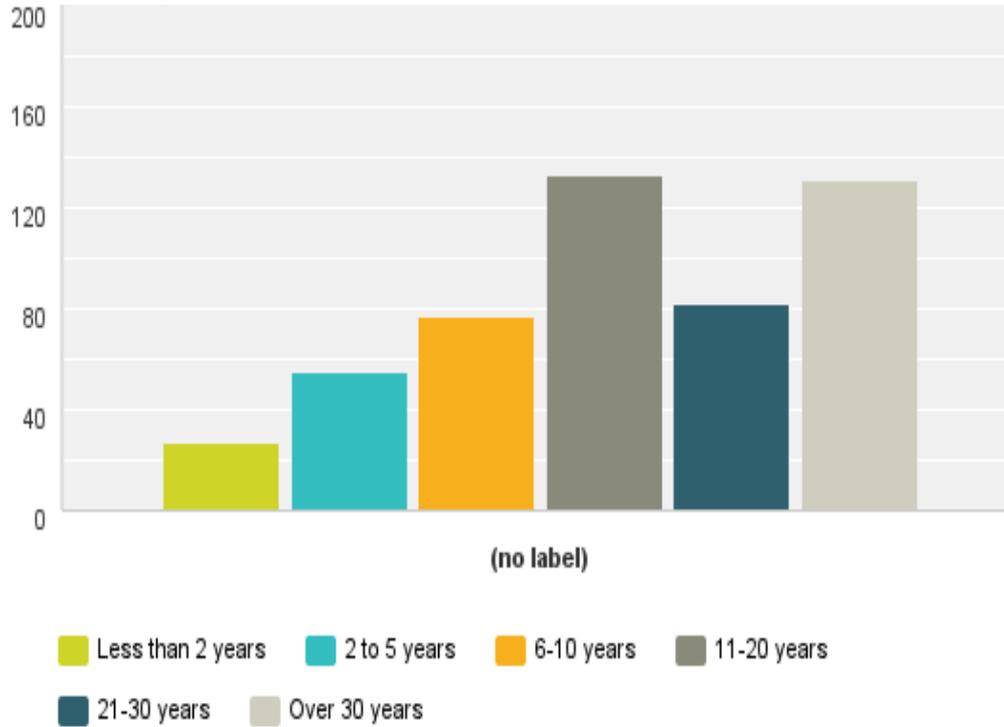
	<b>Under 40</b>	<b>40-55</b>	<b>56-65</b>	<b>66-75</b>	<b>76-85</b>	<b>Over 85</b>	<b>Prefer not to answer.</b>	<b>Total</b>
Your age range.	<b>8.48%</b> 43	<b>38.46%</b> 195	<b>22.49%</b> 114	<b>20.12%</b> 102	<b>7.30%</b> 37	<b>1.58%</b> 8	<b>1.58%</b> 8	507

2). Please indicate the age range of other members of your household.

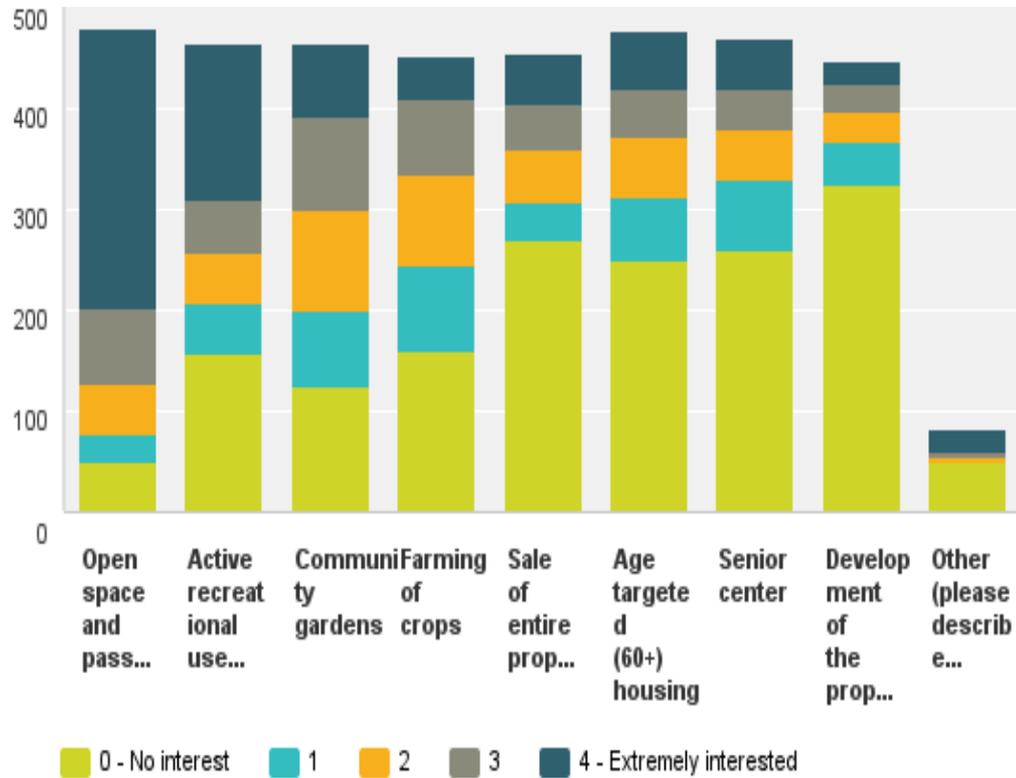


	Household member 2	Household member 3	Household member 4	Household member 5	Household member 6	Total Respondents
0-2	<b>52.00%</b> 13	<b>20.00%</b> 5	<b>36.00%</b> 9	<b>0.00%</b> 0	<b>0.00%</b> 0	25
2-5	<b>8.70%</b> 2	<b>56.52%</b> 13	<b>43.48%</b> 10	<b>21.74%</b> 5	<b>0.00%</b> 0	23
6-10	<b>32.43%</b> 12	<b>48.65%</b> 18	<b>35.14%</b> 13	<b>16.22%</b> 6	<b>8.11%</b> 3	37
11-15	<b>15.79%</b> 9	<b>56.14%</b> 32	<b>45.61%</b> 26	<b>19.30%</b> 11	<b>7.02%</b> 4	57
16-19	<b>7.50%</b> 3	<b>57.50%</b> 23	<b>52.50%</b> 21	<b>22.50%</b> 9	<b>0.00%</b> 0	40
20-29	<b>7.69%</b> 3	<b>79.49%</b> 31	<b>33.33%</b> 13	<b>20.51%</b> 8	<b>0.00%</b> 0	39
30-39	<b>84.21%</b> 16	<b>15.79%</b> 3	<b>0.00%</b> 0	<b>5.26%</b> 1	<b>0.00%</b> 0	19
40-49	<b>79.63%</b> 43	<b>12.96%</b> 7	<b>0.00%</b> 0	<b>5.56%</b> 3	<b>3.70%</b> 2	54
50-59	<b>82.26%</b> 51	<b>6.45%</b> 4	<b>8.06%</b> 5	<b>3.23%</b> 2	<b>0.00%</b> 0	62
60-69	<b>86.79%</b> 46	<b>3.77%</b> 2	<b>9.43%</b> 5	<b>1.89%</b> 1	<b>0.00%</b> 0	53
70-79	<b>100.00%</b> 36	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	36
80-89	<b>90.91%</b> 10	<b>9.09%</b> 1	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	11
90 and above	<b>100.00%</b> 2	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	<b>0.00%</b> 0	2

3). How long have you lived in Dover?



4). Please indicate your level of interest in the following broad potential uses of 46 Springdale Avenue



	<b>0 - No interest</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4 - Extremely interested</b>	<b>Total</b>
Open space and passive recreational use (walking paths + trail access)	<b>10.40%</b> 50	<b>5.61%</b> 27	<b>10.60%</b> 51	<b>15.38%</b> 74	<b>58.00%</b> 279	481
Active recreational use (sports fields, recreation center, swim center, etc.)	<b>33.69%</b> 157	<b>10.73%</b> 50	<b>10.94%</b> 51	<b>10.94%</b> 51	<b>33.69%</b> 157	466
Community gardens	<b>26.94%</b> 125	<b>16.16%</b> 75	<b>21.55%</b> 100	<b>20.04%</b> 93	<b>15.30%</b> 71	464
Farming of crops	<b>35.32%</b> 160	<b>18.54%</b> 84	<b>19.87%</b> 90	<b>16.78%</b> 76	<b>9.49%</b> 43	453
Sale of entire property to up to two new residential owners with conservation use restrictions	<b>59.25%</b> 269	<b>8.59%</b> 39	<b>11.67%</b> 53	<b>9.47%</b> 43	<b>11.01%</b> 50	454
Age targeted (60+) housing	<b>52.51%</b> 251	<b>12.76%</b> 61	<b>12.76%</b> 61	<b>10.04%</b> 48	<b>11.92%</b> 57	478
Senior center	<b>55.22%</b> 259	<b>14.93%</b> 70	<b>10.87%</b> 51	<b>8.74%</b> 41	<b>10.23%</b> 48	469
Development of the property for alternate residential use	<b>72.93%</b> 326	<b>9.17%</b> 41	<b>6.94%</b> 31	<b>5.82%</b> 26	<b>5.15%</b> 23	447
Other (please describe below)	<b>62.20%</b> 51	<b>0.00%</b> 0	<b>3.66%</b> 3	<b>6.10%</b> 5	<b>28.05%</b> 23	82

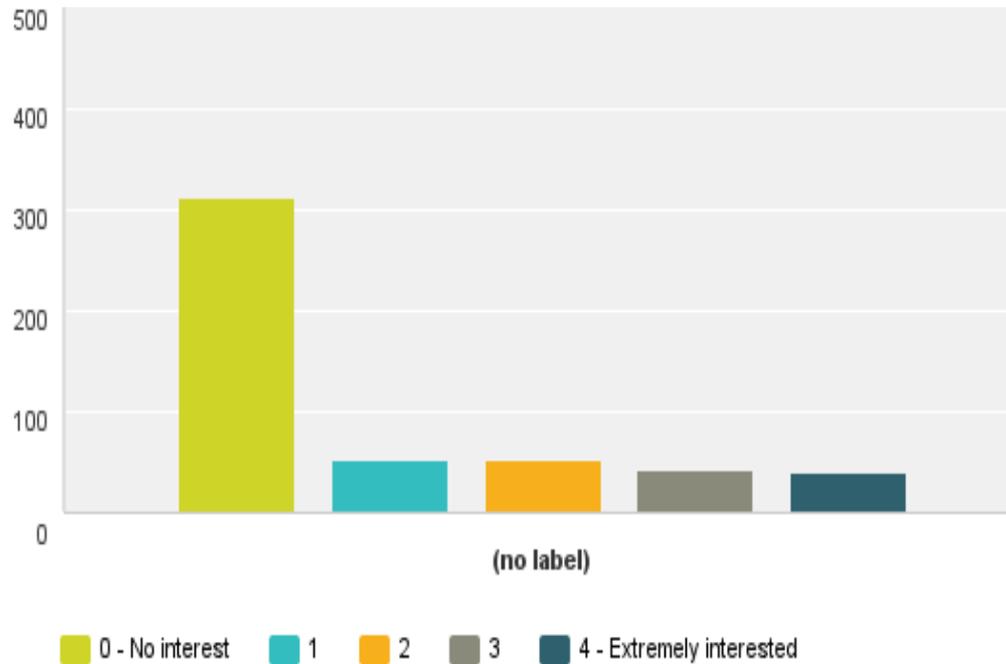
**Q5: Please select uses in each column that you would like to see combined on the property (if any).**

Left of line = times this combination mentioned in some way  
 Right of line = additional uses to combine with left of line (subclass of previous item)

Open/Passive	+ Active	+ Gardens	+ Farming	+ Sen Ctr
	98	22	3	2
		+ Sen Ctr	+ Age House	
		19	7	
		+ Age House		
		9		
		+ Sale Part		
		4		
	+ Gardens	+ Farming	+ Sen Ctr	+ Alt Dev
	92	27	4	1
		+ Age House	+ Sen Ctr	
		6	2	
		+ Sen Ctr		
		2		
		+ Alt Dev		
		1		
	+ Farming	+ Age House	+ Sen Ctr	
	56	3	3	
		+ Sale Part		
		1		
	+ Age House	+ Sen Ctr		
	48	5		
	+ Sen Ctr			
	46			
	+ Sale Part			
	23			
	+ Alt Dev			
	10			
	+ Other			
	1			

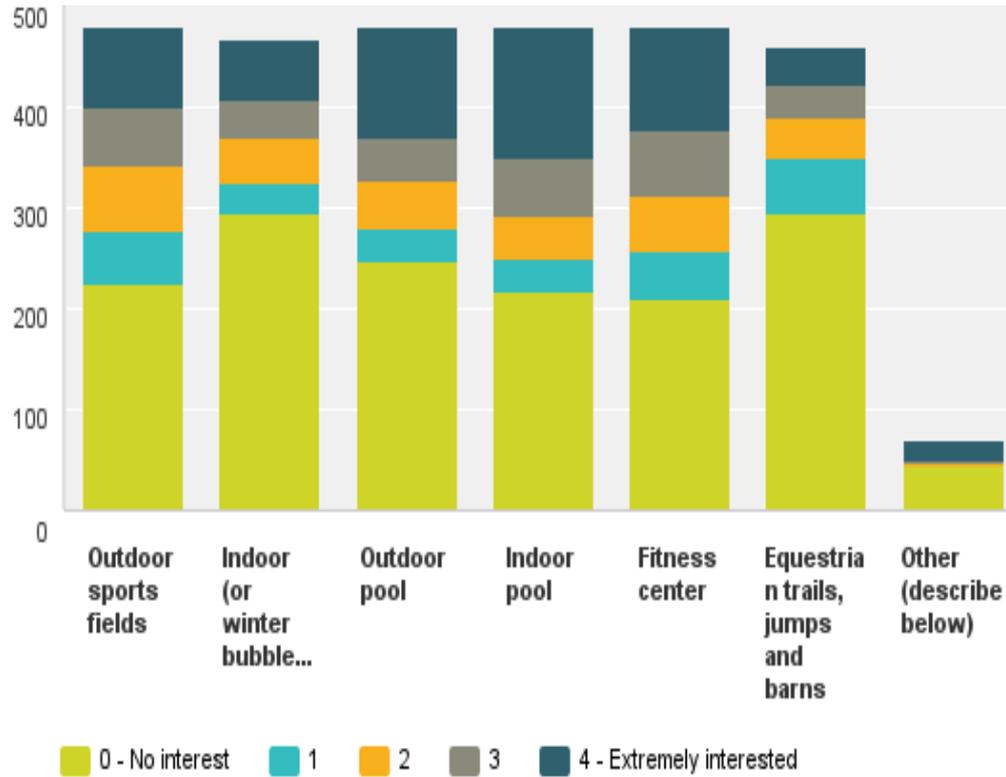
Active	+ Gardens	+ Farming	+ Sale Part
	13	5	2
	+ Sale Part		
	8		
	+ Sen Ctr		
	7		
	+ Farming		
	5		
	+ Age House		
	5		
	+ Alt Dev		
	3		
	+ Golf		
	1		
	+ Commercial		
	1		
Gardens	+ Farming		
	7		
	+ Age House		
	2		
	+ Sen Ctr		
	1		
Sale Part	+ Age House		
	1		
	+ Alt Dev		
	1		
Age House	+ Sen Ctr		
	7		

Q6: Please indicate your level of interest in living in market rate senior housing.



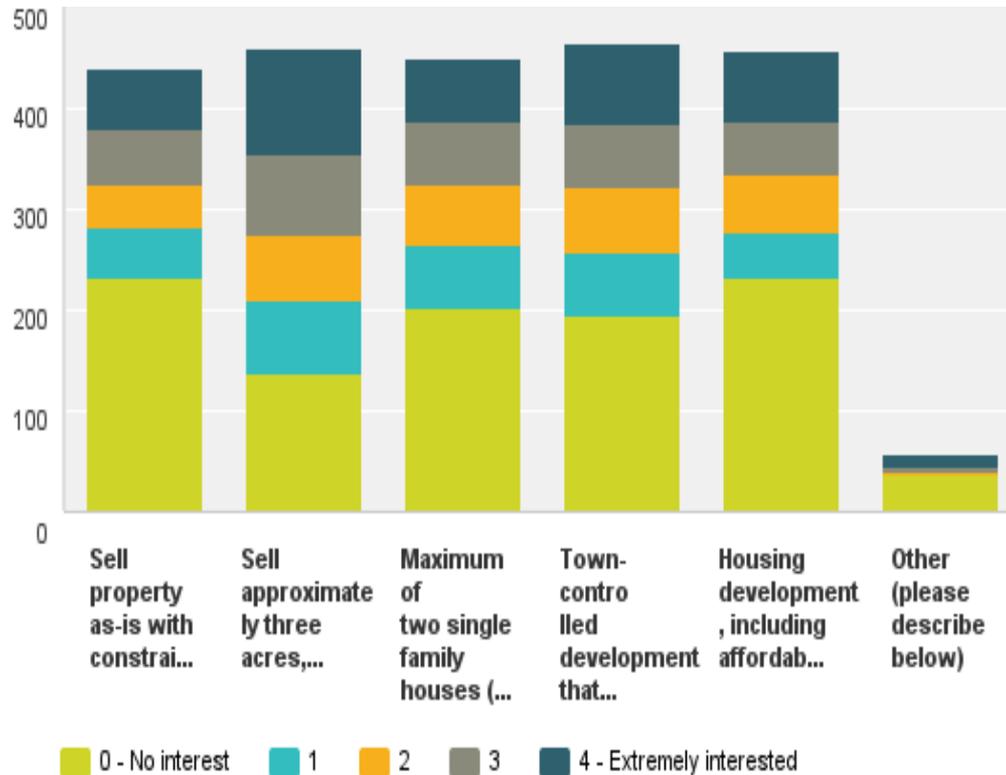
	0 - No interest	1	2	3	4 - Extremely interested	Total	Weighted Average
(no label)	62.73% 313	10.42% 52	10.62% 53	8.42% 42	7.82% 39	499	1.88

Q7: Please indicate your level of interest in the following active recreational uses.



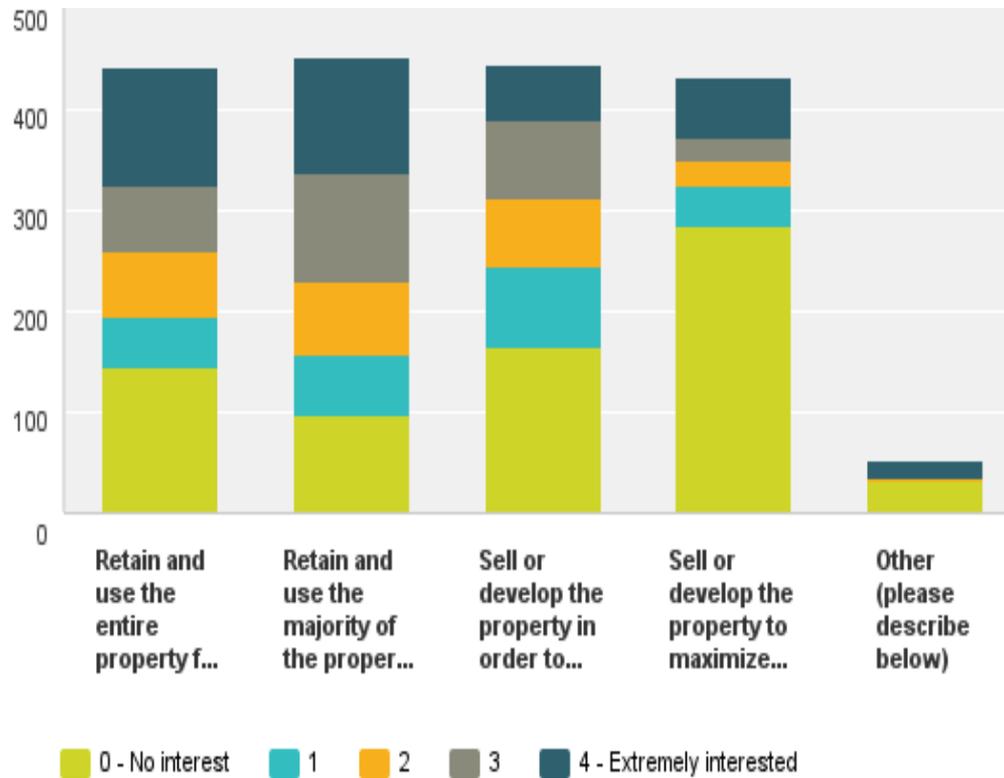
	<b>0 - No interest</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4 - Extremely interested</b>	<b>Total</b>
Outdoor sports fields	<b>46.88%</b> 225	<b>11.04%</b> 53	<b>13.33%</b> 64	<b>11.88%</b> 57	<b>16.88%</b> 81	480
Indoor (or winter bubble) turf field	<b>62.96%</b> 294	<b>6.85%</b> 32	<b>9.64%</b> 45	<b>7.92%</b> 37	<b>12.63%</b> 59	467
Outdoor pool	<b>51.56%</b> 248	<b>6.86%</b> 33	<b>9.56%</b> 46	<b>8.73%</b> 42	<b>23.28%</b> 112	481
Indoor pool	<b>45.32%</b> 218	<b>6.65%</b> 32	<b>8.94%</b> 43	<b>12.06%</b> 58	<b>27.03%</b> 130	481
Fitness center	<b>43.96%</b> 211	<b>9.58%</b> 46	<b>11.67%</b> 56	<b>13.54%</b> 65	<b>21.25%</b> 102	480
Equestrian trails, jumps and barns	<b>64.13%</b> 295	<b>11.74%</b> 54	<b>8.70%</b> 40	<b>7.17%</b> 33	<b>8.26%</b> 38	460
Other (describe below)	<b>64.29%</b> 45	<b>1.43%</b> 1	<b>1.43%</b> 1	<b>5.71%</b> 4	<b>27.14%</b> 19	70

Q8: Dover currently has less than 1% of its housing units considered to be affordable, which is less than all surrounding communities, and well below the 10% required by state statute. As a result, Dover is vulnerable to unfriendly 40B development, and will remain vulnerable until the Town addresses this important concern. Please indicate your level of interest in the following types of residential development at 46 Springdale Avenue:



	<b>0 - No interest</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4 - Extremely interested</b>	<b>Total</b>
Sell property as-is with constraint of permanent conservation restriction.	<b>52.85%</b> 232	<b>11.62%</b> 51	<b>9.34%</b> 41	<b>12.76%</b> 56	<b>13.44%</b> 59	439
Sell approximately three acres, including current house and outbuildings, and keep remainder for town open space or passive recreation use.	<b>29.93%</b> 138	<b>15.40%</b> 71	<b>14.53%</b> 67	<b>17.35%</b> 80	<b>22.78%</b> 105	461
Maximum of two single family houses (all that is allowed under current zoning) with conservation use restriction.	<b>45.01%</b> 203	<b>13.53%</b> 61	<b>13.53%</b> 61	<b>13.75%</b> 62	<b>14.19%</b> 64	451
Town-controlled development that designates number and type of units, including affordable units, with open space preservation.	<b>41.85%</b> 195	<b>13.30%</b> 62	<b>14.16%</b> 66	<b>13.09%</b> 61	<b>17.60%</b> 82	466
Housing development, including affordable units, on limited land area, with considerable open space preservation (could require enactment of new zoning bylaw).	<b>50.77%</b> 232	<b>9.85%</b> 45	<b>12.69%</b> 58	<b>11.60%</b> 53	<b>15.10%</b> 69	457
Other (please describe below)	<b>63.79%</b> 37	<b>1.72%</b> 1	<b>3.45%</b> 2	<b>8.62%</b> 5	<b>22.41%</b> 13	58

Q9: Please indicate your level of interest in the following scenarios as they relate to offsetting the \$5.5 million purchase price of the property. As an example, if the Town recouped \$2 million and financed \$3.5 million at today's rates, the median property tax bill would increase 1-2% per year (debt service scenarios are detailed here: <http://www.doverma.org/wp-content/uploads/2014/04/Debt-Service-Schedules-EP-6-20-14-61A.pdf>).



	<b>0 - No interest</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4 - Extremely interested</b>	<b>Total</b>
Retain and use the entire property for open space or recreation and pay for it with a tax increase.	<b>32.73%</b> 145	<b>11.06%</b> 49	<b>15.12%</b> 67	<b>14.67%</b> 65	<b>26.41%</b> 117	443
Retain and use the majority of the property for open space, but sell the existing house with limited acreage subject to constraint of permanent conservation restriction. Pay for the unrecovered cost of the remaining land with a tax increase.	<b>21.63%</b> 98	<b>13.02%</b> 59	<b>15.89%</b> 72	<b>24.06%</b> 109	<b>25.39%</b> 115	453
Sell or develop the property in order to recover more of the cost, but still keep some of the land for community use. Pay for the unrecovered cost with a tax increase.	<b>36.77%</b> 164	<b>18.39%</b> 82	<b>15.02%</b> 67	<b>17.04%</b> 76	<b>12.78%</b> 57	446
Sell or develop the property to maximize financial return.	<b>65.97%</b> 285	<b>9.26%</b> 40	<b>6.02%</b> 26	<b>5.09%</b> 22	<b>13.66%</b> 59	432
Other (please describe below)	<b>60.38%</b> 32	<b>0.00%</b> 0	<b>3.77%</b> 2	<b>1.89%</b> 1	<b>33.96%</b> 18	53



## **Management of Grasslands on Conservation Lands**

### **Mowing Large Grasslands**

Hayfields and meadows support a rich diversity of grasses, wildflowers, and invertebrates that are important for breeding grassland birds. Old hayfields, not replanted for at least eight years, are favored by some birds (such as bobolinks) because of the developed ground cover and a greater variety of grasses and other plants. Mow every one to three years to maintain fields in grasses and prevent growth of woody vegetation.

Timing of mowing is crucial to the survival of nesting grassland birds. Early and frequent mowing destroys nests and young. Therefore, mowing after August 1 is recommended if increasing grassland bird habitat is a management goal.

Recently, many grasses native to the Northeast have been replaced by fast-growing grasses that can be harvested several times during the summer to provide high-quality hay for livestock. This increased production, plus the use of fertilizers and modern machinery, has created grasslands with little diversity. Switching grass varieties or altering mowing practices can benefit breeding grassland birds.

### **Recommendations**

*Avoid mowing areas with ground-nesting birds before August 1.* It is common to see young birds in fields by late June, but cutting should be avoided because some species, such as eastern meadowlarks and grasshopper sparrows, raise a second brood later in the season, and the young fledge in late July.

*Be aware of where grassland birds are nesting in fields.* If mowing is essential prior to August 1 (such as in fields leased to farmers for hay), try to avoid areas where birds are frequently seen or leave small patches such as edges or strips unmowed as nesting areas. Even when young birds appear to have left the nest, small unmowed patches are still needed to provide cover and feeding areas for the remainder of the summer until they migrate south.

*Limit mowing to every one to three years in fields not harvested for high-quality hay.* It is not necessary to mow every year for grassland birds. Not mowing a field in a given year or delaying mowing until late August will allow development of late-blooming wildflowers and will benefit butterflies.

*Maintain some areas of fields with patches of bare ground.* Killdeers and horned larks, for example, require patches of bare ground for nesting and feeding. This can simply be in areas where grass growth is poor due to soil conditions, or in small areas with intensive grazing. Bare ground can also be exposed by removing hay from fields where thatch (compressed dead grass) becomes thicker than two inches.

*Choose fields that are not used for hay production for wildlife habitat.* Mowing high-quality hayfields in early June will discourage birds from nesting in those areas. Birds that do attempt to nest in these fields will probably fail due to mowing activities. In time, birds are not likely to return to fields where their nests were destroyed. However, if adjacent unmowed fields are available, birds can shift from high production hayfields to those areas and reneest. Fields mowed frequently can still provide important feeding areas for upland sandpipers and other birds that nest in adjacent unmowed fields.

*Use conservative mowing practices where possible.* These may include practices such as raising mower blades to six inches or more (may prevent the destruction of some nests and young in early mowing); avoiding night mowing because this often kills or injures roosting birds and young; using flushing bars on haying equipment to move birds hiding in the grass.

*Manage multiple contiguous fields for conservation.* Four adjacent fields are better than four isolated fields. Multiple adjacent small fields can provide the "look" of a large grassland, especially if hedgerows are removed and planted in grasses. This continuous landscape is necessary for grasshopper sparrows and

upland sandpipers, which require large grasslands. Multiple contiguous fields can be managed through rotational mowing and/or burning to provide a mosaic of grassland types and, therefore, to attract a greater diversity and abundance of grassland birds.

## **Losing Ground**

From April 2005 through April 2014 Massachusetts saw 50,000 acres of forest cleared and 38,000 acres converted to development, a rate of 13 acres lost/day. That is the rough equivalent of the entire Town of Dover being developed in six months.

## **APPENDIX**

**Attachment 1 – Planning Board Presentation**

**Attachment 2 – Presentation by Paul McManus of Ecotec**

**Attachment 3 – Conservation Committee Presentation**

**Attachment 4 – Community Pool and Recreation Center Information**

**Attachment 5 – The History of Affordable Housing in Dover**

**Attachment 6 – Letter from Heidi Ricci, Sr. Policy Analyst, Mass Audubon**

**Attachment 7 – Reports to Board of Selectmen**

**Attachment 8 – Properties in Town**

**Attachment 9 – Proposals and Presentations by Study Committee Members**

- A. Matt Schmid,
- B. Eric Aborjaily,
- C. Nancy Kostakos
- D. Catherine Friend White
- E. Juris Alksnītis
- F. Anne Reitmayer

**Attachment 10 -- MGL C 40B Affordable Housing Guidelines**

**Attachment 11 – Real Estate Sales in Dover and Concord**

**Attachment 12 – Map with links to trails in DLCT land and Wylde Woods**

## Attachment 13 – Study Committee Members

### Attachment 1

#### Planning Board Presentation

Jane Remsen provided an informative overview of zoning rules and potential development options for 46 Springdale Avenue. Ms. Remsen reviewed the options for subdividing the property, which is zoned R-1. R-1 zoning requires 1 acre lots and 150 feet of frontage on a road.

Under ANR (approval not required), two lots can be created with a maximum of one house per lot, each with one driveway (unless a variance is received from ZBA for a shared driveway). The lots do not have to be developed.

Under conventional subdivision, a new loop road/oxbow road could be created that might enable development of up to 10 lots on the property. The existing house likely would have to be removed to create the road. The Conservation Commission would also have to approve the loop road because it would encroach on wetlands. Current zoning does not allow dead-end/cul-de-sac roads, however waivers may be granted if creating the cul-de-sac creates benefits to the town. In this case, a cul-de-sac could preserve the existing house, and more open space.

Ms. Remsen also reviewed an Open Space zoning bylaw such as the Planning Board proposed in 2006, 2007, 2008 that could allow the Planning Board to condition or waive conventional zoning requirements in exchange for placing at least 50% of total acreage into permanent conservation as open space. Such a bylaw could enable construction of the same number of houses as a conventional subdivision but, for example, on smaller lots in order to preserve more open space.

Ms. Remsen also provided copies of the Schedule of Use regulations in the Town Code which lists what types of uses are allowed, require permit, and are not allowed in the R-1 zone.

The Committee also briefly discussed the Long-term Planning Committee's current exploration of the Green Communities Act Certification and the impact that could have on potential uses for 46 Springdale.

**Reduction of Potential Uses List:** The committee discussed the initial list of potential uses developed at the last meeting, and eliminated the following options:

Acquisition: Charles River School (purchase): Ms. White stated that Charles River had been consulted and they have no interest in purchasing the property.

Acquisition: Mass Audubon or Trustees of the Reservation (donation/fundraise): The Committee concluded that given the size of the parcel, acquisition by either of these organizations is highly unlikely.

Inn/restaurant similar to Sherborn Inn: Not allowed under current zoning and highly unlikely to be approved by 2/3 vote at Town Meeting.

Relocation of historic houses to property: No demand for historic house relocation at this time.

## Attachment 2

### Presentation by Paul McManus, of Ecotec

- Mr. McManus provided a background of his work in Dover and how he became involved in the 46 Springdale Avenue parcel to help delineate and define wetland and other ecological aspects of the parcel.
- In Mr. McManus's opinion, there're three aspects of the parcel that have ecological significance: the wetlands including the vernal pool, the spring, and more significantly, the open meadow. Mr. McManus described the vernal pool as being very productive. Most pools of this nature dry up in the summer. However, this one typically stays wet but not with enough water to support a fish population. As a result there is a strong amphibian habitat with lots of fairy shrimp and a variety of amphibians.

He described the large meadow as being the more significant ecological feature. Meadows of this nature and size are not prevalent and without regular maintenance quickly become overgrown.

- The meeting was then opened to questions from the Committee and guests directed to Mr. McManus.
  - Q – What would the impact of developing the site have on the field or the vernal pool?
  - A – To sustain the vernal pool the hydrology would have to be maintained. He believes that a "Substantial" project could be developed in the front of the property while preserving the vernal pool. In his mind, the open meadow is more important than the vernal pool. The value of this meadow ecologically is related to its overall size. It is not large enough for some nesting birds but adequate for many others. In valuing fields of this nature, contiguous size matters. Taking bites out of the field impacts it. Peripheral development is less impactful than development occurring in the middle.

- Q – What is the relationship of surface water, the aquifer, streams and other water resources as impacted by the use of water by humans?
- A – Since most of the site is predominantly flat, most precipitation will permeate into the site without much run-off. There's a vigorous spring, a perennial open water source. It is believed the vernal pool roughly intersects the groundwater level. At any time of year, the level of the pool probably represents the water table. The ecological significance of the water resources of the site would be maintained at any scale of development that he could envision the town would consider or approve on this site.
  
- Q – Does the use of water by people draw down the water table?
- A – It is not possible for me to give a good answer to this question. The stream on the left side of the property (looking in from Springdale Avenue) is recorded as perennial from the front to rear of property. However, a portion of the stream to the South is probably now intermittent. He does not believe the water table draw off is the sole cause of the stream changing from perennial to intermittent.
  
- Q – Do the Colonial wells on the other side of the tracks have an impact?
- A – There might be some effect but on a hydrological scale he doesn't think it has a major effect on the local water table.
  
- Q – Is it safe to say we don't know what the effect of development is on multiple areas? Is it fair to say a hydrological study should be conducted to determine the impact on the water resources?
- A – It is perfectly reasonable for consideration and concern as it relates to the scale of potential water use. However, he doesn't know what size development would warrant the study.
  
- Q – Please clarify your comments regarding the size of the meadow and its contiguous nature.
- A – The size of the meadow only relates to the specific property. Breaking up the field in the middle would have much more substantial impact than if the fringes were developed. Meadows of this size are unusual and therefore valuable.

- Q – What is the impact of human activity on the habitat?
  - A – As it relates to ground nesting birds, human and related activity (humans, pets etc.) are of the greatest concern as ground birds are very susceptible to habitat disturbances.
- 
- Q – Is the meadow large enough to attract ground nesting birds?
  - A – Yes, for some but not large enough for all. However he has seen instances where species are occupying areas that were "too small" for them.
- 
- Q – In considering the vernal pool or the field, what is more important?
  - A – Due to its contiguous size, the meadow is more ecologically significant and more rare than the vernal pool.
- 
- Q – With 83% of Dover's land in a natural state, is the Springdale Field, just down the street, useful habitat?
  - A – It would be but Springdale Field is used more frequently, which affects its significance as a habitat. Any meadow, as a habitat, requires maintenance to preserve it.
- 
- Q – In addition to the poor soils at Springdale Field, what other considerations diminishes its value as a habitat?
  - A – The water in the field is disconnected from the topsoil due to its location in a deep trench.
- 
- Q – Ms. Ricci of the Audubon identified the area as a wildlife corridor. What would be the impact of development around the periphery of the property?
  - A – Development along the periphery prevents fragmentation of the meadow and should not impact the wildlife corridor. The forested woodland, contiguous to the meadow, is more significant as the corridor. However, maintenance of the forest corridor also relies on the adjoining properties, particularly the railroad ROW, Wylde Woods and the Power's property to the West.

- Q – Has the property been identified as a priority habitat?
- A – The property is not identified as one through the State of Massachusetts programs. However, this does not mean that species of concern, in priority habitats, aren't here. It only means they haven't been mapped. If not mapped, then assumptions are that State listed species aren't there.
  
- Q – Is it unusual for private property to be included in the State's priority habitats?
- A – Yes. Typically private property wouldn't be listed. During permitting, species might be identified.
  
- Q – What is the process to have a complete census of the property completed?
- A – A study would have to be conducted, taking up to a year. It would involve observations over different times of the year using a variety of observation and wildlife identification methods.
  
- Q – What is the significance of the spring on the property?
- A – The spring is perennial and since it flows at a relatively constant temperature of 55°, it is a significant source of open water year-round. It is an important habitat feature.
  
- Q – Is there value in the intermittent stream?
- A – Yes, there clearly is. In terms of constraints, the outer portion of the buffer zone would be developable.
  
- Q – Is there discretion for the Conservation Commission to determine a perennial versus intermittent stream?
- A – No, determination is non-discretionary. There are regulatory requirements to designate through analysis. If the stream is listed as perennial, there is a process to show it is intermittent by demonstration of no-flow periods.

- Q – The wetland delineation shows the stream running from the front of the property to the rear on the left side, as being perennial. Is this the case?
- A – In his opinion, he believes the stream should be classified as intermittent for the portion south of the spring running towards the rear of property.
  
- Q – Can you comment on the portion of the lot that abuts Springdale Avenue?
- A – Most of the area North of the barn towards Springdale Avenue is in a riparian stream area. Almost the entire frontage area is affected. There are provisions where strict compliance could prohibit development and therefore allow for consideration and dispensation by the various Authorities and Commissions.
  
- Q – Did you look at the site as it might relate to use as a municipal well field?
- A – Did not review the property for potential as a well field. Did look at it for possible impact on other wells. If the site were developed as public wells, the wells would require protected zones.
  
- Q – Are we correct in assuming that all of the area in front of the house is in a riparian area?
- A – Almost the entire frontage is within the 200-foot buffer. However, moving towards the western property line is the best option for driveway relocation. However, it would require threading it between two wetland areas.
  
- Q – Would State wetlands policy 88–2 for access roadways apply?
- A – If strict compliance with regulations prevents access to a buildable portion of the site, it might be applicable. However, it could also be challenged. It could be a fight on both sides.
  
- Q – Does this mean that, in effect, the entire Wetlands Protection Act could be overridden?
- A - No, but with mitigation and dispensation, options exist.
  
- Q – Would this be a highly litigious process for a limited development?

- A – It certainly could be. There is plenty of room for disagreement and therefore plenty of room for litigation.
- Q – If the property were to be developed and the meadow used as a leaching field what would the impact be?
- A – Probably not much, if any long-term, as it has been successfully done and believes it is doable. Initially there's habitat disturbance but long-term a leaching field and wildlife could cohabitate.
- .
- Q – What is the impact of a leaching field/waste treatment facility on the spring and stream?
- A – If the system has been well designed, constructed and maintained it will produce clean water and therefore should not be an impact.
- Q – Is this parcel a consideration of the ACEC (Area of Critical Environmental Concerns.)?
- A – The parcel at 46 Springdale Avenue is not within an ACEC. However that doesn't mean that species of concern aren't there.

## Attachment 3

### Conservation Committee Presentation

- Mr. Holiner addressed the Committee and highlighted two areas on the property: a possible intermittent stream in the back portion of the property, and a perennial stream and wetlands in the front of the property. He further explained to the Committee that the Conservation Committee would not be able to approve a loop road for large lot development on the property because of limited space. Large lot development requires 80 feet of setback on either side of a road, which would total 160 feet, plus 22 feet for entering and exiting portions of the loop road (44 feet total), plus 50 feet between the enter/exit roads, which adds up to a total of 254 feet needed. There is only 175 feet of non-wetland land available. Therefore, the Conservation Committee would not approve a loop road, and without approval of loop road, a waiver to create a cul-de-sac cannot be obtained. Mr. Holiner also pointed out that even a single road would not fit in the 175 feet (80+80 setback, plus 22 = 182) but that the 7 extra feet would likely not be an issue.
- 
- There was further discussion of ways to override local zoning to enable development of the property. 40B is the easiest. Mr. Sullivan (who is also a developer) brought up state regulation 81R as another alternative. Mr. Sullivan also pointed out that if there is a precedent for numerous cul-de-sac waivers in a town, a developer could be in a strong position to win if he/she sued the town for right to create a cul-de-sac. However, Dover does not have strong precedence for cul-de-sac waivers – there are some, but not many. The summary conclusion from the Conservation Committee was that a single family home would not be an issue, but that in order to put multiple homes on the property, waivers from several boards/committees would be required.
- 
- Mr. Novitch inquired as to whether non-residential development would encounter the same restrictions, and Mr. Holiner and Mr. Sullivan clarified that non-residential development could take place with a driveway versus a road, which would not be problematic. They also stated that there is a provision for multi-family housing served off of a driveway versus a road, but that this has to be approved at town meeting. Ms. Lisbon pointed out that the recommendations of the SSC must be approved at town meeting, regardless of what the Committee recommends.

## Attachment 4

### Community Pool and Recreation Center Information

Discussion with Jim Marotta, Sudbury Chairman of Park and Recreation:

- Sudbury is currently considering the redevelopment of the existing Atkinson Pool into a community pool and recreation center. The existing recreation center consists of a 25,000 SF building that houses a pool, P&R offices and a seniors center.

#### DESCRIPTION OF SERVICES

The Atkinson Pool is a Town owned year round indoor aquatic facility, which opened in January 1988. There is an eight-lane 25-yard pool and a separate dive well with two one-meter boards. The pool offers a variety of aquatic programs and events throughout the year. Programs include swim lessons (ages 3 through adult), parent and child classes, spring board diving lessons, aquatic exercise, deep water workout, masters swimming, family swimming, lap swimming, adult and youth SCUBA lessons, first aid and CPR, Lifeguard Training and Water Safety Instructor classes. The pool also hosts a number of swim teams, including the Sudbury Youth Swim Team, The Lincoln Sudbury Regional High School Swim Team, and several area high schools swimming and diving teams.

#### STAFFING

The department consists of a full-time aquatic director two full-time aquatic supervisor's, a head lifeguard and many aquatic staff, mostly part-time, who are paid out of enterprise fund.

- The proposed redevelopment project cost is estimated to be \$20-25MM for a 50,000 SF center (\$400 - \$500/SF). Operating costs are estimated to be \$33/SF or \$1,650,000 per year. This estimate is considered on the low end of the scale that is typically \$30-60/SF.

The operating expense for the pool operation subsidized by the town is about \$600,000 per year.

- The goal for the proposed redevelopment project is to recover 60% of the annual operating expenses with usage fees. The current fee program charges a range of fees to residence and non-residence with a flexible range of fees for daily, monthly, and annual charges. The fees are also scaled by user (i.e. family, adult, youth, seniors, and couples). Annual fees range from \$250 - \$580. This fee is substantially less than the Beede Swim & Fitness Center (Concord, MA) annual fee of ~ \$730-\$1,890.
- Consensus in Sudbury from senior residence is strong support for the community pool and rec center but no fees.
- Marotta strongly recommended engaging an advisor. An example is a company called Sports Facilities Advisors located in Clearwater, FL ([www.sportsadvisors.com](http://www.sportsadvisors.com), 727-474-3845). The company specializes in guiding communities through the design and development process.

#### Beede Swim and Fitness Center, Concord, MA:

- A 35,000 SF aquatic and fitness center that was completed in February 2007 at a cost of \$10.8 million (\$308/SF). The project was conceived in March 1996 with the donation of the land. A non-profit organization was created in March 2000 to develop the project. Private funds were raised for the project that was gifted to the Town of Concord.
- Architect: The Office of Michael Rosenfeld, West Acton, MA
- Design Engineer: Northeast Aquatic Design

## **Attachment 5**

### **The History of Affordable Housing in Dover**

The first affordable project was County Court of which 56 units were approved, 17 were to be affordable units.

The Meadows consisted of 24 units of which 6 were designated as affordable units and conveyed as such.

Dover Farm consisted of 20 units of which 5 were designated as affordable units. 3 have conveyed, 1 is under agreement and an application was just submitted for a building permit for the 5<sup>th</sup> unit.

Dover Village consists of 4 units with 1 affordable unit. Construction has just begun and there is no information available. There is no age restriction.

Both the Meadows and Dover Farm were originally approved as age restricted sales, 55 or older, but both developments re-petitioned the Zoning Board of Appeals to remove the age restriction due to slumped sales and granted the modification to the Comprehensive Permits.

As to "Doverites" meeting the age criteria there is no way to evaluate this request. I do not believe any one keeps such records. Certainly not the Building Department.

## Attachment 6

### Letter from Heidi Ricci, Senior Policy Analyst, following her presentation to the Town and evaluating the property at 46 Springdale Avenue.



#### Advocacy Department

208 South Great Road, Lincoln, Massachusetts 01773 tel 781-259-2172 ▲ email [hricci@massaudubon.org](mailto:hricci@massaudubon.org)

October 22, 2015

Catherine White, Chair  
Springdale Study Committee  
Dover Town House  
5 Springdale Avenue  
P.O. Box 250  
Dover, MA 02030

Dear Ms. White and Members of the Springdale Study Committee:

Thank you for all your work studying the 46 Springdale property, and for inviting me to speak at your meeting this past May. As you are developing recommendations to the town for future use of this property, I know that you are weighing many considerations and public interests, including housing, finance, water supply, open space, and recreation. Within that context, I offer some comments on habitat and ecological values.

As documented in the ecological inventory of the site conducted by Paul MacManus from Ecotec, Inc., the site contains a variety of habitat and water resources. Wetlands and water features include a natural spring flowing into a perennial brook toward the north, and on the westerly side a vernal pool that feeds into wetlands to the west of the site. These water systems both eventually flow into Trout Brook and from there to the Charles River. Upland habitat includes woodlands as well as an open field. This field is of particular interest as habitat for birds, pollinators, and a variety of other wildlife. Bobolinks have been observed breeding in the field and numerous other bird species have been observed utilizing the property. In addition to the on-site natural

resources, the property is part of contiguous habitat connections in the area linking to nearby protected lands. The site also contains some existing development in the portion of the property closest to the road, comprising a relatively small part of the overall site.

The field/meadow habitat is of particular interest because of the decline in this habitat type and birds associated with it, both in Massachusetts and across the Northeast Region. More information is available on Mass Audubon's Grassland Bird Program webpage at [www.massaudubon.org/our-conservation-work/wildlife-research-conservation/grassland-bird-program](http://www.massaudubon.org/our-conservation-work/wildlife-research-conservation/grassland-bird-program).

In considering potential development on this site, it is important to take into account the full ecological effects beyond just the footprint of buildings and roads. Development of wells and/or septic systems would affect additional habitat areas. If, for example, the field were to be utilized as a site for a shared septic system, the effects need to be considered. Even if the area were replanted as a meadow, there is no guarantee that the bobolinks and other species presently utilizing it would return. There would also likely be legal and management barriers to designating the field as open space under the care and control of the conservation commission if it is used as a wastewater leaching area.

It is also important to distinguish between what may be permissible, e.g. under the Wetlands Protection Act, vs. maintaining the functionality of the diverse habitats on the site. The wetlands regulations will not protect upland habitat of species that require a mix of both wetlands and upland habitat. The field would not enjoy any protection unless the town chooses to designate it as protected open space lands managed for conservation purposes.

Mass Audubon's report, *Losing Ground: Beyond the Footprint* (enclosed, and available at [www.massaudubon.org/losingground](http://www.massaudubon.org/losingground)), contains more information about the habitat fragmentation and degradation effects of development and how those impacts extend beyond the limits of structures, roads, and yards.

I hope these comments are helpful as you weigh the options and develop recommendations to the town.

Sincerely,

E. Heidi Ricci

Senior Policy Analyst

*Mass Audubon works to protect the nature of Massachusetts for people and wildlife. Together with more than 100,000 members, we care for 35,000 acres of conservation land, provide school, camp, and other educational programs for 225,000 children and adults annually, and advocate for sound environmental policies at local, state, and federal levels. Founded in 1896 by two inspirational women who were committed to the protection of birds, Mass Audubon is now one of the largest and most prominent conservation organizations in New England. Today we are respected for our sound science, successful advocacy, and innovative approaches to connecting people and nature. Each year, our statewide network of wildlife sanctuaries welcomes nearly half a million visitors of all ages, abilities, and backgrounds and serves as the base for our work. To support these important efforts, call 800-AUDUBON (800-283-8266) or visit [www.massaudubon](http://www.massaudubon).*

## **Attachment 7**

### ***Reports to Board of Selectmen***

#### ***Report - August 13, 2015***

Agenda: activities, preliminary survey results,

Activities

Mass Audubon presentation

Road trips to Concord and Lincoln: visited housing there “quads” and reviewed the Town’s proactive approach to planning around 40B. Housing Production Plan

2 Tours of property and buildings. With town engineer to determine viability of public use.

P&R came to meeting to discuss recreation needs.

Survey:

Two professionals on committee

Of potential use to other town planning efforts, e.g. LRPC 40B, senior housing.

Early returns from survey:

Private/public Fundraising: Could be sizable or targeting sub projects like place and some structure for a community garden. Maintenance could be funded by annual fee collected by P&R.

## **Report - October 8, 2015**

Agenda:, final survey results, activities, status

### **Survey**

- 1) 50% of respondents at or near (four years) from senior status (age 60+)
- 2) Lived in Dover: 42% 21 years or more, 68% 11 years or more
- 3) Broad Uses: 58% open space and passive recreation, 34% active recreation
- 4) 4) 7% senior housing, 43% of eligible and nearly eligible not interested
- 5) Affordable housing: 15% (discussion of term" affordable"
- 6) Retain entire space for open space or recreation 26% sell house + limited acres with deed restriction 26% ( but include very interested 40% retain entire and 50% sell off existing buildings.

### **Activities**

Letter from MA Audubon "significant degradation"

Wildlife: Threatened species: northern harrier and northern parula

Special concern: blackpoll warbler, mourning warbler, sharp-shinned hawk,

5 species of ducks (black, merganser, wood, ring-necked, mallards)

Meeting with Dave Ramsey, Greer Putatch, and Carl

Getting public building inspector to evaluate for rental or sale (lead paint, asbestos, railings, etc.) No trespassing.

Driveway needs to be redone or turned into road for two-lot access.

40 B Affordable housing seminar; wanted to consider this option. (poor location ecological sensitivity, lack of demand evidenced by prior projects, survey results.

## Attachment 8

### Properties in Town

(as of July 1, 2015):

1. There are approximately 1,710 acres of land (18% of the town) currently owned in fee by charitable (exempt) conservation organizations.
2. There are 564 acres (almost 6% of the town) restricted to conservation purposes in perpetuity.
3. Approximately 684 acres (7% of the town) are restricted under the provisions of Chapters 61, 61A, and 61B. You may be aware that the owner of 67 Farm Street is in the process of removing 10 acres from classification under Chapter 61A, §12, which would reduce the total restricted acreage to 674.
4. There are 81 parcels containing approximately 195 acres (2%) that are either developable or potentially developable. Although some of these lots are located in new developments (Dancer Farm, Kirby Farm Estates, Dover Farms, or on Haven Terrace) and already have building permits, no construction had actually commenced by July 1, 2015.
5. Forty-nine improved parcels contain ten or more acres and total 919 acres (almost 10% of the total acreage of the town).
6. Currently 23 properties are considered affordable - in County Court (12), The Meadows (6), and Dover Farms (5). County Court originally had 17 condos available in the HOP program, but four of the units were released because qualified buyers could not be found after significant improvements were made by the original owners. A fourth unit has been a market rate rental for years and consequently is not considered to be affordable. There will be another 40B property on County Street on the former Maider gas station site if that development ever gets off the ground.

## Attachment 9

### Proposals and Presentations by Study Committee Members

#### *A. Matt Schmid*

Concept: The Springdale Study Committee recommends to the selectmen the combination of the following three concepts:

1. That for the foreseeable future, the Town of Dover maintains the 46 Springdale Avenue property in its current state, separating, if the Selectmen deem necessary, the residential acreage (c.3ac) for rental at current market rates with an annual lease, until an alternative is approved at town meeting. (Public access through the residential portion will remain). The balance of the property made available for public passive recreational activity.
2. That the Selectmen appoint as soon as possible a Master Plan Implementation Committee, to study the feasibility of establishing housing and services on properties owned or controlled by the town, including 46 Springdale Avenue, approved by its residents, with the initial express purpose of discouraging or preventing 40B development controlled by any entity other than the Town of Dover. The committee shall do diligence in researching and proposing locations, types of residences & services, and a phased in approach based upon the needs of the town, and the goal of ensuring a vibrant and prosperous community for all its residents, current and future.
3. As the guiding principle to any decision relating to the property, the governing bodies of the town recognize the desire of its residents to retain in Town control, as much as is reasonably possible, the current “field” portion of the 24-acre segment as contiguous open space, as well as control of the balance of the land area, and determination of its access and uses.

Background: Dover has benefited over the last century from generous landowners and dedicated residents who have bequeathed or encouraged other residents to purchase large tracts of property to be conserved or confined to limited development. The ‘rural nature of the town, its proximity to Boston and sources of income drew subsequent generations who have continued to further the attraction of the community by ensuring the quality of schools, roads and services.

A prosperous community attracts more residents, and faces developmental pressures. While residents try to preserve the rural character of a community, and stem development, the very reason for its attraction continues to be challenged and possibly destroyed while options to mitigate against the forces decline.

The desperate purchase of 46 Springdale is a short term and temporary solution to a problem which can only re-emerge. Is the the town willing to research and adopt a viable long term plan to deal with reality and prepare an infrastructure to preserve the community for current and future generations?

A Bit of history: Large properties have come on the market or been offered by landowners over the last 60 or more years. Chickering and Whiting are just names of streets or places to most people, and Amelia Peabody is fading to that category, yet the generosity of these individuals account for much of the school and conservation land in town. As the 1960's arrived, land values increased with demand, and developers descended gobbling up large tracts of forest and fields. The Donnelly 500-acre parcel of woodland became 100 new homes, access roads and services, reasonable by today's standards, but shocking at the time. A few wealthy landowners banded together and purchased the Valley Farm Dairy and land on Springdale Ave, both destined for major housing developments.

The town formed conservation organizations to encourage and fund purchases of undeveloped property. Thus, what had been a purely private endeavour evolved into a public/private enterprise. The result is that Dover today has 3500 acres, over a third of its territory, in conservation. The "Private" partner, however, appears to be less reliable as open space becomes scarcer and more expensive, leaving the town's residents holding the bag while the 40B threat looms large.

The town has evolved from an agricultural parish to a "bedroom community". All along its residents have fashioned its viability and character. A burgeoning senior population, environmental issues and logistical changes are altering lifestyle and the need to control growth and character of the town continues to challenge Dover.

A Critical Decision: The town has the opportunity to address the issue, or to continue to ignore the inevitable, and hope for another opportunity to be addressed by a future advisory committee.

To "kick the can down the road" would squander the chance to finally address the issues in a comprehensive way, and would leave the town open to untold developmental threats which could kill the golden goose, the very reason so many of us choose to live here.

Does the committee follow the mandate of the townwide survey, which overwhelmingly favors keeping the property “as is”, allowing passive recreation, and keeping or selling the residence in its current state? Or does the committee decide to recommend a more global solution, while it still has some internal control and flexibility, by making a decision to address the very threats that could undo the hard fought achievements of our forebears?

We increasingly appear to be withdrawing from the very tenets that have made Dover what it is. Voting down the CPA which could have aided the conservation coffers, discouraging the review of the rail bed to be considered for a trail because of the protests of a vociferous few, fearful that outsiders would overrun the town. In his 1917 “History of Dover”, Frank Smith wrote “It is a self-evident fact that where a community exists sufficient unto itself and with no contact with the outside world there humanity sours, grows morbid and wrong.” Are we in danger of becoming too insular and apathetic? Symptoms of community erosion have been surfacing, such as lack of interest and participation at town meeting, and increasing difficulty in populating volunteer, even elected positions on town boards. Did you know that 14 out of 26 key governing administrative positions are held by residents from other communities?

Options: Proposals are on the table, and from these come various conceptual scenarios:

- Follow the survey “mandate”, and recommend that the property be retained by the town for mostly passive recreational use, and sell off the three acre lot to recoup some of the purchase price
- Develop a portion of the property, while retaining much of the field and woods as conservation land

Why wait?: It is tempting to propose a simple solution which would deal permanently with the residential portion of the property while setting rules for the conservation area, and be done with it. Selling the three acres and residence would rid the town of the hassle of dealing with a potential white elephant. Furthermore, we could recoup \$1.5mil, perhaps even \$2mil. with a sale.

Here are a few scenarios if such a sale were to happen:

- the new owner could build a McMansion on the property cutting off any view from Springdale of the attractive field beyond the lot.
- The new owner could possibly subdivide at some future date
- The public would lose access to the conservation area through the current 3-acre lot.
- Access options by the town for maintenance, or a farmer to potential fields or gardens would be curtailed

- Abutters in future may decide to subdivide or impact the aesthetic value of the conservation land, and the Town would regret the loss of the 3-acre road frontage

These are not empty scare tactics. Witness such scenarios that are happening in Lexington, for example.

A familiar cliché comes to mind, “this town closes the barn door after the horse is out”. That quote, in reference to government decisions, was actually uttered to me in the eighties by the Medfield town moderator in reference to the residents’ reluctance to adopt “Cluster Zoning”, which would have aided the conservation of contiguous open space. Sound familiar? Seems like we share that reluctance to adopt the “C-word”, as one could call it. (In a similar vein, one is reluctant to deal with the “A-word”, “Affordable Housing”).

Add the Community Preservation Act to a growing list of questionable decisions, similar to failure to adopt the above, at heated town meetings. The Valley Farm property, for example had actually been sold to a developer before a consortium of private citizens bought it from him at a 40% profit, without even a bulldozer mark. The field on the corner of Farm St. and Springdale Ave had been slated by the owner to hold eleven new homes, before 10 residents banded together to purchase the land. How quickly one forgets!

*One clear fact that has emerged from the SSC process, is that there is currently no clear way forward. We need time to sort out the priorities and develop visionary strategy.*

Dover has an opportunity to deal with the reality of the shift, and to institute a program to retain longtime residents who have not only contributed time, money and talent, but to expand on that contribution across the spectrum of ages and residents in town.

Alternative development on any property could possibly pay for itself over time through rental and property taxes. Senior residents would have far less impact on environment, roads, schools and services generally than younger members of the community.

Time will allow a committee to thoroughly research the subject matter, study environmentally sensitive methods of development, access possibilities, working models in other communities, while continuously observing and taking the pulse of Dover’s residents.

### It is Time to Implement the Dover Master Plan

The most recent Dover Master Plan, a carefully researched and thoughtfully conceived document, “is designed to *inspire* implementation of its goals and objectives through a series of specific recommendations...” It goes

on to urge the town governing bodies to “*proactively* implement the recommendations of (the) Master Plan.” The authors caution that “the community’s future includes the continuation of significant citizen participation in the Town’s governance.”

In the course of study by the SSC this year, every subject and concern stated in the Master Plan has been addressed in one form or another. From that exercise one thing is clear: Dover continues to avoid facing an official, disciplined, methodical discussion resulting in the “implementation” called for in the Master Plan.

Failure to address the issues in a formal capacity sets Dover up for the following:

1. Continuing “unfriendly” 40B development
2. Loss of retirees and empty nesters who wish to downsize, or who find that other communities service their needs and/or their tax burden includes far less than 70% school support
3. Continuing apathy due to lack of involvement by the majority of residents in town affairs, guaranteeing a transient nature of the population.
4. The town may lose a healthy cross section of vital age groups, vocations, backgrounds and income levels, thus becoming a narrower population defined by wealth.

(Anecdotally, Dover has had two instances in my lifetime of hubris which resulted in alarming development in the wake of the property owner’s departure: Donnelly in the early 60’s and Koch in the 90’s, both resulting in character-changing development in the face of a helpless citizenry)

Meeting the issues head on, by contrast, the Town could benefit immediately.

1. Residents would participate across the entire spectrum of age groups (just as they are with the 46 Springdale issue).
2. Every detail of the current Master Plan would be discussed *and acted upon*.

The result would be a healthy vibrant Community.

( M.F.Schmid, 10/20/2015)

## B. Proposal by Eric Aborjaily

In consideration of the options for the property, attention was given to the situation that brought the Town to owning the parcel. The very character of the Town and ecological environment was threatened by a dense development proposal, close to the Town center. The lack of affordable housing in Town, or a housing production plan, provided this developer the means to propose the development through the State's Chapter 40b provisions. This same process has been used by other developers recently for other controversial and hostile developments. None of these have been in the best interest or character of the Town.

It is my recommendation that the BOS review options for, and charter, a new commission to investigate the affordable housing issue, and in particular, proactively gain control of the 40b process through the creation of a housing plan. This would allow the Town to control, rather than fall victim to, the process and eliminate the opportunity for other hostile 40b developments that provide the Town few options and little time but to react in a hurried and costly manner. By failing to take action on this matter, the Town will certainly find itself in a similar position in the future, or worse, be in a position where it can't stop a proposed hostile 40b development. An effective education process should be developed for Dover's citizens on all the options, opportunities and challenges inherent in acting or failing to act. A more informed population is paramount to making informed decisions about how to prevent similar events from occurring in the future or at least being in a better position to react.

The following three options could be considered for the disposition of the property. The options take into consideration the Town's character, the ecological value of the property, and the issue that brought us here, while trying to recoup some of the Town's investment.

- 1) Using a conscientiously and ecologically designed site plan, explore the option of replacing the existing footprints of the buildings with several multi-unit, farmhouse/barn style dwellings designed for 1<sup>st</sup> floor living with minimal 2<sup>nd</sup> floor spaces. The existing footprints would serve as guidelines as to how many units could be designed. At most, this would total somewhere between twelve and twenty-two

units. The site plan should factor in the existing layout and sight lines from Springdale Avenue so visually the views into the property would be nearly indistinguishable from what they are today. The development should not encroach into the meadow, but should hug the tree line, tucked in behind the front structure, where the existing homestead is. Hidden behind the front structure and the tree line of the property to the West, the view into the property would only mildly change and the meadow, and other areas of ecological value would not be impacted. (see attached site plan sketch for concept)

The remainder of the land would be protected by conservation easement and hopefully open to passive recreation and access to the Rail Trail etc. Although development of the property was judged to be unpopular based on Survey results, this option gives the Town the first piece of the tools it needs to proactively address the Chapter 40b Statute. It would require a very well developed and presented proposal at Town meeting, and although an uphill battle, one worth waging if the Town wants to control future developments without being forced to act in a hurried and costly defensive manner.

2) Sell the house with limited acreage and retain the remaining acreage for possible later use or disposition by the Town. This would keep future options open for the remaining land. It would also give the BOS (or the Commission chartered to address the Affordable Housing Issue) the time to develop a plan to address the lack of affordable housing, better educate the Town's citizens on Ecological developments or other conscientious development options. At the very least, the ecologically significant portions of the parcel would still be under Town control.

3) Protect the entire parcel with a conservation easement, limit the size and scope of any new building and sell off the entire parcel to a single owner.

Respectfully submitted by Eric Aborjaily

**C. Proposal for Use of 46 Springdale Avenue  
by Nancy Kostakos**



After our Committee's careful study and consideration of a wide variety of potential uses for 46 Springdale Avenue, and assessment of town-wide interest in various potential uses, I propose that we:

- 1) Create a road where the existing driveway is with a curb-cut to access the existing house and outbuildings; and termination and a turnaround area where the open field commences;
- 2) Sell or rent\* the existing house and other buildings, plus approximately 3 acres of surrounding land; and
- 3) Retain and maintain the remaining acreage as open space for passive recreational use until further town-wide education and development of an actionable town-wide housing plan can be completed.

In conjunction with this recommendation for the use of the site, I highly recommend that the Town establish a Housing Authority as soon as possible to address the ongoing very real threat of further unfriendly and unwanted 40B development due to a lack of affordable housing in our Town.

While I happen to find the type of conservation development presented to us by the Audubon Society and proposed by other members of our Committee to be a particularly appealing potential solution to our housing issues, I do not feel we are in a good position to recommend this type of development at this particular site, at this particular time. I feel strongly that an education campaign and thoughtful development of a town-wide housing plan must come first.

The reason I propose retaining and maintaining the open acreage, and potentially only renting the existing house and surrounding facilities, is so that this site can remain on the table as part of the longer-term solution.

Respectfully submitted, Nancy Kostakos, October 29, 2015

***D. Proposal by Catherine Friend White***

Ask Planning Board to allow construction of a new driveway to the west. Move garage to end of driveway (see map).

Remove existing driveway and create a stone dust drive. Extend it from the end of the currently paved area around to the right (in back of the right-hand paddock) with space for a turn-around and parking for five cars.

Sell the buildings and a few acres surrounding them with a deed restriction (if warranted) keeping property to a single family owner. Discuss reusing guesthouse for other purpose, perhaps equipment if we have a community garden there.

Town would periodically mow a path from parking area to far corner to connect to the trailhead at Wylde Woods, avoiding meadow to extent practicable. Once a year at the end of July or later we would have a farmer mow the entire field.

Other recommendations

Ask Selectmen to restore the Housing Committee to create a housing plan for the Town.

Muster a committee to investigate community gardens that would be charged with determining interest and the best location on town-owned properties.

Ask the Planning Board to pursue an Open Space Bylaw at the 2016 Town Meeting

Other recommendations

Ask Selectmen to restore the Housing Committee to create a housing plan for the Town.

Muster a committee to investigate community gardens that would be charged with determining interest and the best location on town-owned properties.

Ask the Planning Board to pursue an Open Space Bylaw at the 2016 Town Meeting

*E. Presentation and proposal by Juris Alksnitis*

**Development approach:** conservation-sensitive site design seeks a beneficial outcome for both natural environment and man-built environment while meeting community needs. “Big idea” presented by Mass Audubon is “conservation working together with development.”

In her most recent e-mail Heidi Ricci, Mass Audubon Sr. Policy Analyst, wrote: “There are trade-offs in the choices between competing interests such as affordable housing and habitat protection, both of which are valid public concerns.”

**Combined use concept:** *Open space; conservation-sensitive housing development for families and seniors including housing affordable to those with modest and middle incomes; passive recreation; related amenities.*

Environmental Comment	Answer
Need to increase protected open space.	Dover currently has approx. 36% protected open space, one of highest in Mass. Anticipated large preserved portions of site will further increase the amount of protected open space.
Possible impacts on spring, brook, wetlands, vernal pool.	Governed by Mass statutes/local by-laws. Vernal pool in process of certification. Will work with ConCom in site design process.
Site is so special that it ought to be left alone.	<i>Ecological Inventory Report</i> notes that the site is not located within or near an ACEC (Area of Critical Environmental Concern). 27acre site is sufficiently large to accommodate modest development.
Site is needed for natural corridor.	A major natural corridor comprised of multiple parcels currently exists along Trout Brook. Anticipated large preserved portions of site will further contribute to the corridor.

Environmental Comment	Answer
Fragmentation, degradation of habitat.	Wherever development happens, whether on small or large sites, some alteration of habitat occurs. Goal is to reasonably accommodate habitat issues with sensitive site design.
Impact on birds, esp. on Bobolinks, dependent on open meadow areas.	<i>Ecological Inventory Report</i> notes that none of the species here are specifically protected with rare, threatened, or special concern status by NHESP. In addition, there are significant fields nearby such as the DLTC-owned Springdale Field. Sensitive site design would aim to preserve a significant portion of the field and to restore disturbed areas, utilizing habitat appropriate plantings.
Siting and design of wastewater treatment.	To be investigated, with goal of using a site-appropriate design.
Impact of water wells on aquifer and current available water supply at Knollwood wells.	Board of Health noted that the additional water usage by the larger previously proposed 40B development (40+ du) was unlikely to affect the Col. Water water supply as a whole. Prior owner noted the availability of existing high output well. Several water supply scenarios may be possible – to be investigated.

Affordable Housing Comment	Answer
Need to increase housing affordable to persons of modest means, including family members of current residents.	Real estate market has priced Dover properties and homes well beyond the reach of many individuals and families earning up through middle incomes, excluding them from living in Dover.
Need to meet Mass. statutory requirement to build affordable housing inventory to 10% of housing.	Dover currently has approx. 0.9% affordable housing, considerably less than nearby communities. Dover has not intentionally addressed this situation for some time.
Need to better manage unfriendly 40B development, which caused emergency purchase of 46 Springdale site.	Low 0.9% affordable housing rate holds Dover “captive” to interests of aggressive developers submitting adverse 40B plans. Such developments are not controllable by Dover and often yield housing developments out of character with the Town.
We’re so far behind, why bother developing a relatively few affordable units as part of the combined use concept?	The Dover Master Plan states: “..the Town must remain willing to contribute its resources, land and money, to make small, sensitively-designed, affordable housing projects a reality.” Every additional affordable unit increases the supply of affordable housing for the good of the Town and will help move our inventory toward the 10% goal.
46 Springdale was a wake-up call - there are many parcels of various sizes which could become targets for unfriendly 40B development. How can the Town better address the 40B challenge ahead?	With a DCHD approved Dover Housing Production Plan seeking to produce .05% affordable housing a year (i.e. 10du) and certifiable progress, the ZBA may deny 40B developments without risk of appeal.

Affordable Housing Comment	Answer
The Town hasn't done so well in affordable housing and developing this kind of housing is too complicated.	While complicated, other towns such as Lincoln and Carlyle, among others, have figured out how to do this. They use tools such as local affordable housing trusts, inclusionary zoning, CPA funding, friendly locally-controlled 40B projects, housing commissions, and housing partnerships in various configurations. They also have DHCD approvable local Housing Production Plans.
How do we know small scale affordable housing development is financially feasible?	Financial packaging varies from project to project. In cases where town-owned property is involved, we can charge full price for market rate units, while writing down the cost of affordable units. Typically various configurations of public, private, and trust fund resources would need to be applied.

**Excerpt from the *current* Dover Master Plan**

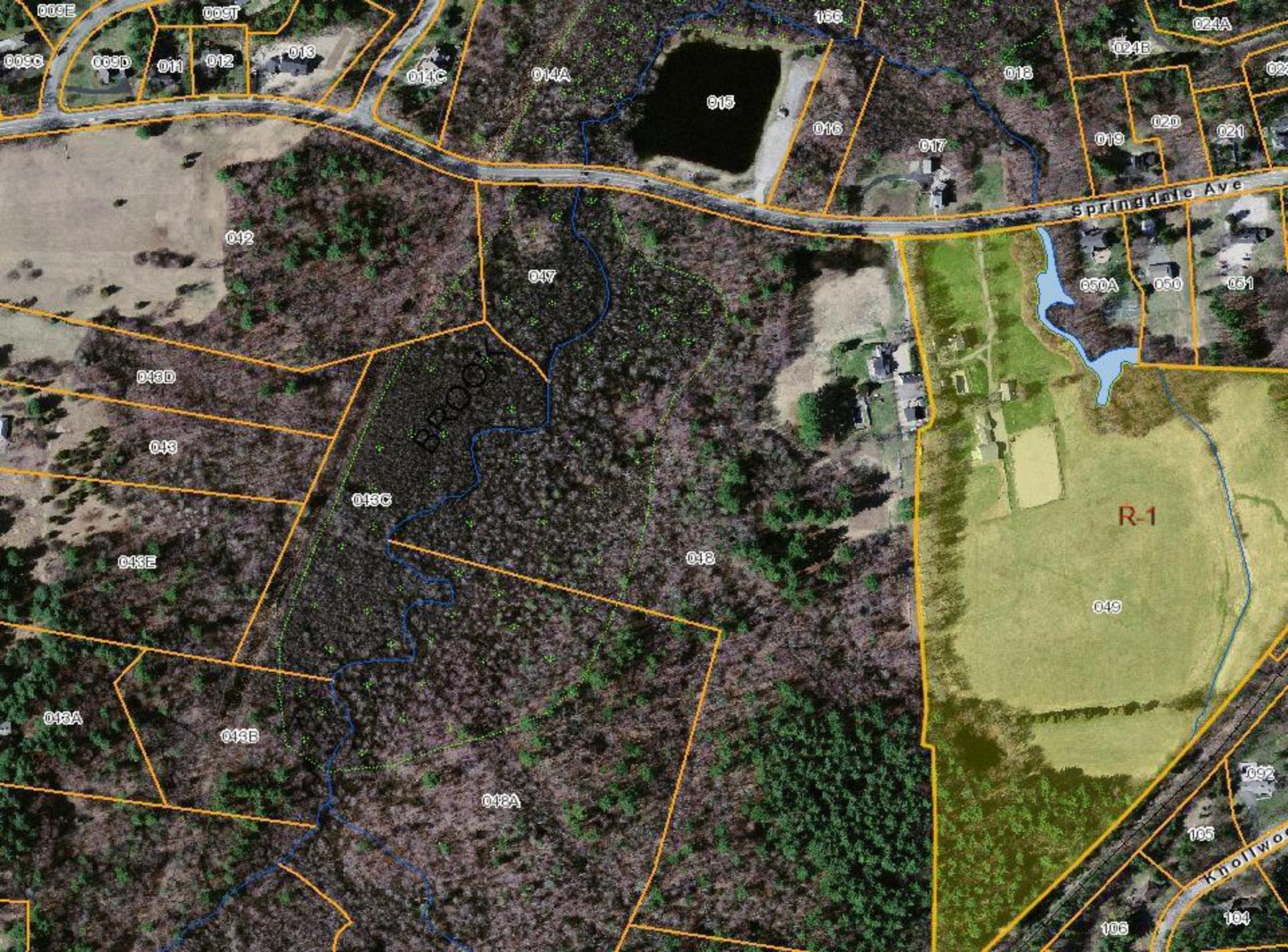
The Dover Master Plan strongly advocates that, whenever possible, the Town create affordable housing and subsidize those projects through the Local Initiative Program. Local initiative projects, supported by local funding, permit the creation of affordable housing without significant development of market rate units. In the short term, it may cost more. In the long term, the Town will be spared the costs associated with dense development (i.e., higher taxes).

A locally-initiated project differs from a developer-initiated project in several respects. First, with Town financial and/or political participation, all (or most) of the units can be designed to be affordable. This results in less dense development of the Town and more efficiently achieves Chapter 40B's 10 percent threshold. Second, because the Town sponsors the project, its design is more likely to take into account the project's impact on the natural environment and aesthetics of a particular site. Third, a substantial vote in favor of contributing financial support, land or other assistance to this type of local initiative development is required. This process is healthy for a community and supports the view that most residents were satisfied with the political process. Fourth, the project will be designed for and driven by the Town's needs, rather than a developer's profit.

Dover's desire to have affordable housing is not inconsistent with its goals to maintain a rural character. It is also not inconsistent with its goal of assuring neighboring landowners that their wells will be kept safe and that their property values will not be adversely affected by higher density projects. In order to achieve these goals, however, the Town must remain willing to contribute its resources, land and money, to make small, sensitively-designed, affordable housing projects a reality.

**Springdale Site**  
**Combined Use Option**

*By Juris Alksnitis*



## Charge to Study Committee

*“This committee is charged by the Dover Board of Selectmen to study any and all possible uses of the 46 Springdale property recently acquired by the Town of Dover. This study should include an in-depth analysis of the potential uses identified during the review process as well as any additional uses that result from the committee’s activities.”*

## Existing Conditions in Dover

### Protected Open Space in Dover

- About 36+ %.
- About 3540 of 9876 acres.
- Higher than most communities.

### Affordable housing in Dover

- 0.9% (17 units).
- Lower than all adjacent communities.
- Lower than most Mass. communities.
- Mass. statute requires 10%.

## Dover agencies and plans

### For natural resource concerns

- Conservation Commission
- Dover Land Conservation Trust
- Park and Recreation Dept.
- Open Space Committee
- Open Space and Recreation Plan

### For housing concerns

- None
- Defunct housing Partnership
- No Housing Production Plan
- Various failed attempts to modify zoning by-law
- Many current residents would be priced out of buying a home here today.

## As a Town,

- Are we caring well for our entire community?
- Preserving natural assets and rural quality -- yes.
- Fostering housing affordable to people of modest means and middle incomes – not so much.

## What we learned from the survey:

- Strongest level of interest was for open space and passive recreation use.
- “3 acre carve-out” with remainder for town open space or passive recreation had relatively stronger interest.
- Town controlled development with affordable housing and open space preservation garnered next (but lower) level of interest.

## Where do we go from here?

- We could do the “carve-out”, and head for the exits.
- Problem is, this popular option would keep Dover stuck in our decades old imbalance – of adding to our bountiful natural resources, yet still largely ignoring community housing needs.
- *“The Dover Master Plan strongly advocates that, whenever possible, the Town create affordable housing ...”*
- We all know the Town was compelled to buy the site due to the threat of adverse development brought on by Dover’s lack of affordable housing.
- At present we have over 700 acres of c.61, 61A, B lands and various other land holdings vulnerable to similar development pressure.

## Aim for a Better Future for Dover

- Our Master Plan discusses ways our Town can be pro-active both on open space and on housing.
- *“Dover’s desire to have affordable housing is not inconsistent with its goals to maintain a rural character.”*[Master Plan].
- **Why not do both?**
- The large 27acre Springdale site provides a great opportunity to do both through combined use.
- While Dover owns the site, the Town “calls the shots” on all aspects of use and development.

## Combined Use Concept

- *Open space and natural asset preservation.*
- *Conservation-sensitive housing site design.*
- *Housing for families and seniors for a range of incomes and market.*
- *Passive recreation access and use.*

## Combined Use Components

- Open space: Preserve key natural assets: spring and brook; wetlands; vernal pool; majority of field.
- Housing: "Audubon-inspired" conservation design approach – up to 20 units at less sensitive locations along perimeter of site.
- Architecture and landscape: Residentially scaled buildings sited to work with landscape.

## Combined Use Components

- Housing mix: Primarily owner units for elders and families; a few apartments possible (tbd).
- Market mix: Units at market rate, along with units affordable to residents of modest means and middle income.
- Affordable: Designate 10 units equivalent in quality and size as affordable to help meet affordable housing statute.

## Combined Use Components

- Senior gatherings: Provide community room with kitchenette near elder units.
- Community gardens: Locate gardening area for use of residents.
- Existing pool: Retain for use of residents, condition and site design considerations permitting.

## Combined Use Components

- Walking and equestrian trails: Maintain connectivity with nearby trails.
- Links: Work out link to Channing Pd. area and possible link with future greenway along old railway.

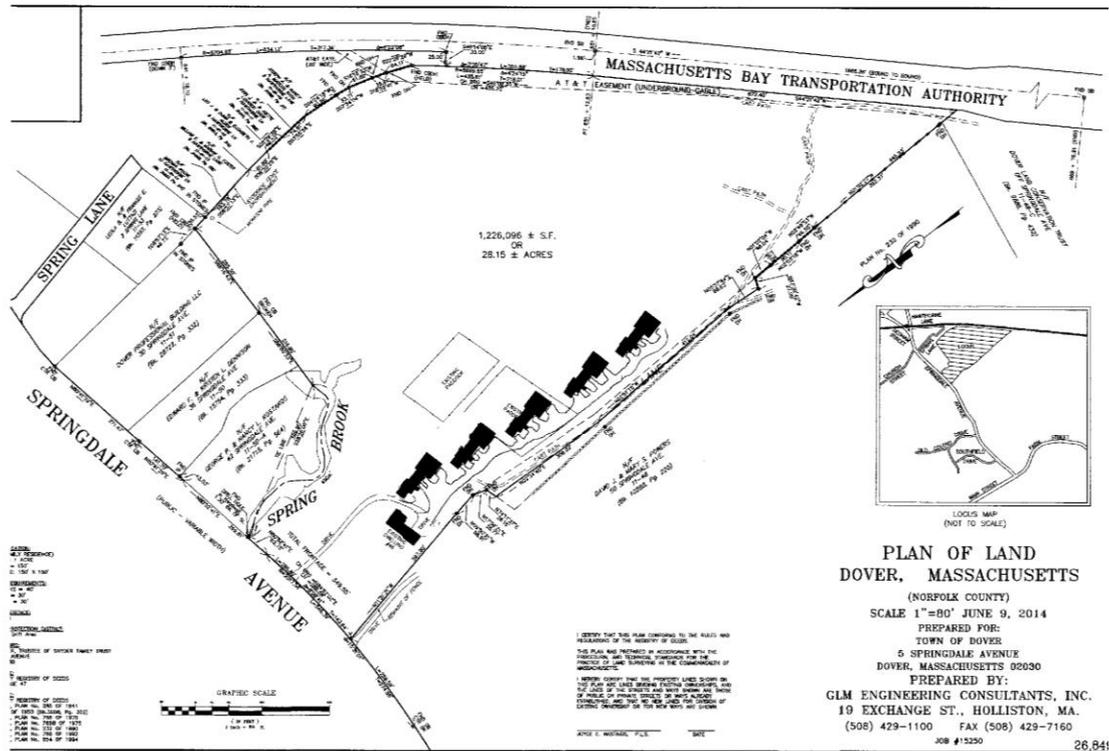
*AND*



**How about a giraffe rehabilitation area? 😊**

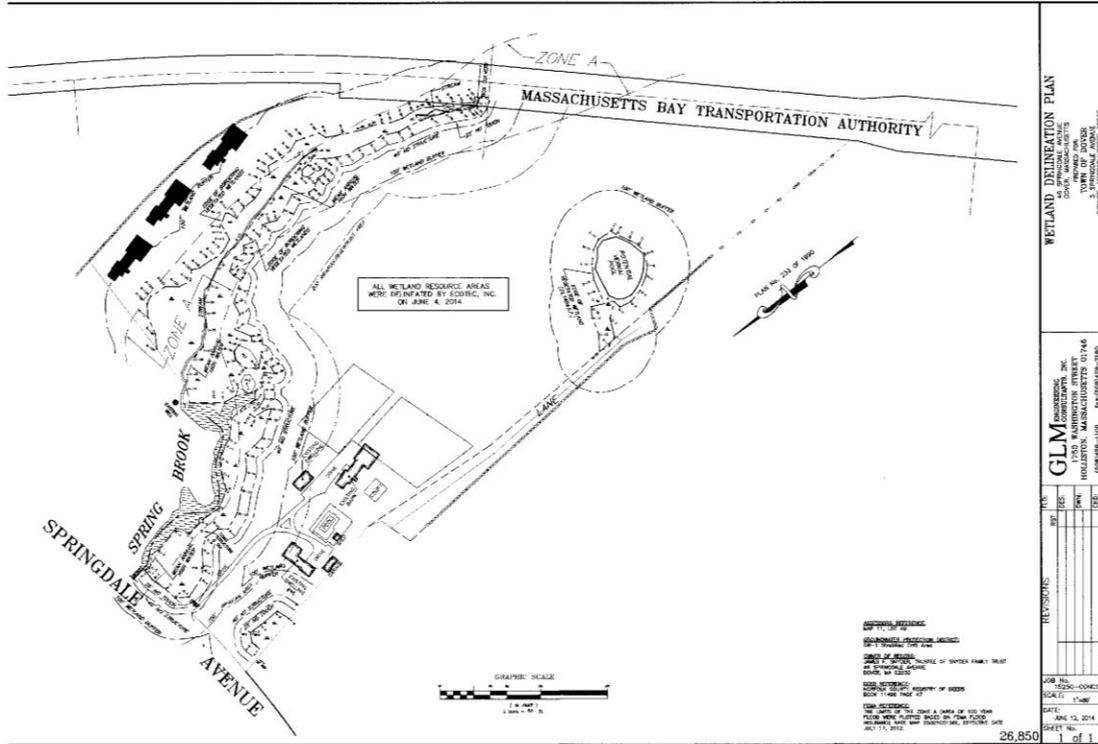
## Site development options to explore

- Next two slides illustrate perimeter placement of buildings approximately the same size and scale as the existing barn.
- Goal is to work with the site while preserving significant open space and natural assets.
- Important considerations needing more definition include water supply, waste treatment, financials, access, and traffic.



## One possible approach

Building outlines illustrate approximately same size and scale structures as the existing barn.



Perhaps some units along "Meadows" side.

Building outlines illustrate approximately same size and scale structures as the existing barn.



**Farm style multi-unit (4du) home**

**Battle Rd. Farm, Lincoln**

## Two concurrent paths

**Path 1. Springdale site path**— complete the SSC charge, finalize use recommendation report for BOS and Town approval, then implementation.

**Path 2. Equip Town** -- to better control its future development and manage adverse 40B cases. Many communities in Mass. have done this, including Carlisle, Lincoln, Littleton for ex.

## Path 1. - Site steps ahead

- Develop combined use concept to reportable status.
- Preview with Town board liaisons for feedback.
- Preview with Board of Selectmen for feedback.
- Finalize concept and report for BOS review and approval.
- Bring to Town Meeting for use concept approval.

## Path 1. - Site steps ahead (cont.)

- After TM, Town/BOS issues RFP and engages architect with charge to initiate an interactive design process involving community charrette.
- Town/BOS issues RFP and engages experienced non-profit mixed use/affordable housing developer to financially package, and execute development per Town requirements.
- Town/BOS holds community ribbon cutting celebration and open house at completion.

## Path 2. – Equip Town

### **Tools needed real soon:**

- Adopt and activate a Dover Affordable Housing Trust per MGL c.44 s.55C. (see Mass Hsg Partnership guidebook) – TM action needed.
  - A Dover Affordable Housing Trust could serve many helpful purposes, including negotiating rights of first refusal on properties which could become possible targets for unfriendly 40B developers.
- Appoint a housing committee/team to assess Dover's affordable housing situation, potential housing sites, resources, and to undertake the preparation of a Dover Housing Production Plan.
  - An approved HPPlan with DHCD certified progress would allow the Zoning Board of Appeals to deny an adverse comprehensive permit (40B) development without risk of appeal.

## Path 2. - Equip Town (cont.)

### **Tools needed real soon**

- Learn to use Local Initiative Program and friendly 40B for Town-controlled housing development.

### **Tools needed in near future:**

- Revisit Community Preservation Act – adoption could provide helpful funding options for a Dover Affordable Housing Trust, as well as provide some funding for other CPA authorized activities including open space, historic preservation, and recreation.
- Revisit “cluster” zoning by-law proposal for possible updates, improvements.

## Interim opportunities

- Ask Town to consider access for passive recreation use until final decisions are reached.



## **Moon over Dover**

Photo credit: Gail Samuelson

*End of presentation by Juris Alksnitis*

## PROPOSAL FOR 46 SPRINGDALE AVE. SITE – COMBINED USE

### Combined use concept:

- Open space; natural resources; passive recreation; trails; related amenities.
- Conservation-sensitive development for families and seniors including housing affordable to households of modest means and middle incomes.

### Combined use components and general benefits:

1. Open space: Preserve key natural assets: spring and brook; wetlands; vernal pool; majority of field.
2. Housing: “Audubon-inspired” conservation design approach – up to 20 units at less sensitive locations along perimeter of site.
3. Architecture and landscape: Residentially scaled buildings sited to work with landscape.
4. Housing mix: Primarily owner units for elders and families; some apartments/lease units possible (tbd).
5. Market mix: Units at market rate, along with units affordable to residents of **modest means and middle incomes**.
6. Affordable: Designate 10 units equivalent in quality and size as affordable to help meet Mass. affordable housing statute.
7. Senior gatherings: Provide community room with kitchenette near elder units.
8. Community gardens: Locate gardening area for use of residents.
9. Existing pool: Retain for use of residents, condition and site design considerations permitting.
10. Walking and equestrian trails: Maintain connectivity with nearby trails.
11. Linkages: Work out link to Channing Pd. area and possible link with future greenway along old railway.

### Direct benefits to families, elders, and individuals:

Est. 231 -- Dover households with incomes under \$50,000 {US Census ACS table ZCTA5 02030}

(Note: 80% AMI = \$67750 - 4 pers fam.)

- 10 -- Affordable housing units for family and elder households of **modest means, i.e. under 80% AMI limit**.
- 10 -- Housing units for family and elder households with **middle incomes** disadvantaged by high market in Dover.
- 1 -- Community gardening area for residents.

## Direct benefits to Dover community:

75-80% -- Site area with natural resources and habitats preserved and protected.

20 -- Properties added to tax base.

1 -- Community gathering space provided for elder activities.

Several -- Walking and equestrian trails; connectivity with existing networks.

Density -- 1 unit per 1.35 on site - consistent with 1+ acre zoning.

## Development considerations:

- Town owned site and Town-controlled development utilizing friendly 40B as needed.
- Issue RFP and engage architect to initiate interactive design process involving community charrette.
- As part of pre-development phase, define and resolve any water supply, waste treatment, access, and traffic matters.
- Issue RFP and engage experienced non-profit mixed use/affordable housing developer.
- Developer does financial packaging; obtains construction financing.
- Developer collaborates with Town in identifying/applying for Mass/Fed./Non-prof source subsidy programs as needed.
- Homes for < 80% AMI residents of modest means will likely need write-down of land costs.

Respectfully submitted by Juris Alksnītis

*F. Proposal by Anne Reitmayer*

To: Members of the Springdale Study Committee  
From: Anne Reitmayer  
Re: What I would like to see for 46 Springdale as a recommendation to the BOS  
Date: October 29, 2015

I would like to see the Committee recommend a dual purpose for the site at 46 Springdale which would encompass the preservation of the meadow and woods as open space and the development of affordable housing, as more particularly described below, along the areas indicated in Eric's recent markup of the site plan. I think the Committee should push for the rental of the existing house and for the completion of the due diligence to enable that to happen as the earliest possible date. Ultimately, depending on how the details of the combined preservation/affordable uses developed, I could see that it might make sense to carve out a portion of the property on which the buildings are set for sale.

My reasons for supporting the combined uses approach as described above are several fold:

1. The meadow, and woods are home to wildlife and wetlands and on that basis should be preserved;
2. Limited development of affordable housing as spelled out in more detail below, while it will clearly have some impact on the wildlife, if sited, as I would envision, would have less impact than some of the scenarios examined in the course of the Town's due diligence before the last Town meeting and there is a balancing act here which needs to be achieved;
3. The Town has a social obligation in my opinion to provide affordable housing and its record in this regard is not strong. Additionally, if we don't begin to deal with the fact that the Town is out of compliance with the requirements of Chapter 40B, we will also be looking at the next period of time at significant losses of open space as properties which are currently under Chapter 60A and B are sold. And we know that 40B developers will be looking at those properties.
4. I am not persuaded by those who say that there will be other sites on which we can put affordable housing and this site is too sensitive. The Town owns **this site** and we have the ability to have input and control in the development of housing on this site and we should act on that basis.

I have run a proforma (attached) which assumes 25 two and three bedroom rental townhouse units, all of which would be affordable to residents who earn at or below 60% of area median income (e.g. in the range of \$50,000-65,000 per household). Since all units would be affordable and because it would be rental, all 25 units would be counted for 40B purposes. The proforma assumes that we would do an RFP for developers on a friendly 40B basis. The sources of equity and soft loans which include low income housing tax credits (both federal and state) and Home and the State Affordable Housing Trust Funds along with debt financing supported by net operating revenue would, I believe, make this a feasible project financially. Of course without further due diligence regarding geotech and percolation etc., it is not possible to say with certainty that the projected numbers would not increase. Further due diligence would be necessary. Logistically, I would anticipate that if the Committee agreed to make the recommendation for combined uses that we would also recommend that a Housing Committee be formed which would take on the task of engaging in further pre development due diligence between now and the next Town Meeting.

The following are selected pages from the Excel spreadsheet submitted separately titled:  
Anne Reitmayer Affordable Housing Projections.xls

## Section 1 PROJECT DESCRIPTION

Name and Address of Project			
1 . Project Name:	<input style="width: 95%;" type="text" value="Springdale"/>		
1a . Application Completed By:	<input style="width: 95%;" type="text"/>		
1b . Original Application Date:	<input style="width: 20%;" type="text"/>	Application Revision Date:	<input style="width: 20%;" type="text" value="10/31/2015"/>
2 . Project Address:	<input style="width: 95%;" type="text" value="Springdale Street"/>		
3 . Neighborhood	<input style="width: 95%;" type="text"/>		
4 . City/ Town	<input style="width: 30%;" type="text" value="Dover"/>	<input style="width: 10%;" type="text" value="MA"/>	<input style="width: 10%;" type="text" value="02030"/>
	<small>(state)</small>	<small>(zip code)</small>	
5 . County	<input style="width: 95%;" type="text" value="NORFOLK"/>		
6 . <input checked="" type="checkbox"/> Scattered sites	<input style="width: 95%;" type="text"/>		
	<small>Please include a list of addresses in Exhibit J.</small>		
7 . Is this a qualified census tract?	<input type="text" value="No"/>	Enter a census tract	<input style="width: 20%;" type="text"/>
8 . Difficult to develop area	<input type="text"/>	QCT information last updated on:	<input style="width: 20%;" type="text" value="3/12/2012"/>

Development Plan			
9 . Development Type (Please check all that apply.)			
<input type="checkbox"/> Yes	New construction		
<input type="checkbox"/> No	Acquisition, substantial rehab of existing housing		
<input type="checkbox"/> No	Acquisition, moderate rehab of existing housing		
<input type="checkbox"/> No	Acquisition, minimal or no rehab of existing housing		
<input type="checkbox"/> No	Adaptive re-use of non-residential structure		
10 . Proposed Housing Type	<input style="width: 95%;" type="text" value="Rental (except SRO or Assisted Living, see below)"/>		
11 . Project Description:	Number of buildings:	<input style="width: 20%;" type="text" value="13"/>	
<div style="border: 1px solid black; width: 100%; height: 100%;"></div>			
12 . Development Schedule:			
	<i>Original</i>	<i>Revised</i>	<i>Optional user comments</i>
Application Date	1/0		<div style="border: 1px solid black; width: 100%; height: 100%;"></div>
Construction Loan Closing			
Initial Loan Closing (MHFA only)			
Construction Start			
50% Construction Completion			
Construction Completion			
First Certificate of Occupancy			
Final Certificate of Occupancy			
Sustained Occupancy			
Permanent Loan Closing			

**13 . Unit Mix:**

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Total Units</i>
SRO						0
0 bedroom						0
1 bedroom						0
2 bedrooms	2		10			12
3 bedrooms	3		10			13
4 bedrooms						0
<b>Total Units</b>	<b>5</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>25</b>
Home Units*						0

\*HOME units included in the above totals. Other Income=Below \_\_\_\_\_ of median income

**14 . Unit Size in square feet:**

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms	900.0		900.0			900
3 bedrooms	1200.0		1200.0			1,200
4 bedrooms						N/A

**15 . Number of bathrooms in each unit:**

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms	1.0		1.0			1.0
3 bedrooms	1.5		1.5			1.5
4 bedrooms						N/A

**16 . Funding Applied For:**

Please check all the funding that is being applied for at this time, with this application:

DHCD Tax Credit Allocation .....	<input type="checkbox"/> No
Category .....	<input type="checkbox"/> Not Applicable
Category .....	<input type="checkbox"/> Not Applicable
HOME Funding through DHCD .....	<input type="checkbox"/> No
Massachusetts Housing Finance Agency (select all that apply):	
Official Action Status .....	<input type="checkbox"/> No
Construction Financing/Bridge Financing .....	<input type="checkbox"/> No
Permanent Financing .....	<input type="checkbox"/> No
Massachusetts Housing Partnership (MHP) Fund:	
Permanent Rental Financing Program .....	<input type="checkbox"/> No
Massachusetts Housing Investment Corporation (select all that apply):	
Debt Financing .....	<input type="checkbox"/> No
Tax Credit Equity Investment .....	<input type="checkbox"/> No
Boston Department of Neighborhood Development (DND):	<input type="checkbox"/> No
Other .....	<input type="checkbox"/> No
Other .....	<input type="checkbox"/> N/A
Other .....	<input type="checkbox"/> N/A
Other .....	<input type="checkbox"/> N/A
Financing from MassDevelopment	<input type="checkbox"/> No

		New	
		Construction	Rehabilitation
17. Number of buildings planned:	<i>Total</i>		
a. Single-Family	0		
b. 2-4 Family	0		
c. Townhouse	13	13	
d. Low/Mid rise	0		
e. High-rise	0		
f. Other	0		
<b>TOTAL</b>	<b>13</b>	<b>13</b>	<b>0</b>
18. Number of units:	25		
Error! Check Number Of Units For New Construction/ Rehabilitation			
19. Gross Square Footage			
a. Residential	35,200		
b. Commercial	-		
20. Net Rentable Square Footage:	<i>Total</i>		<i>Percent of Gross</i>
a. Residential	26,400	s.f.	75%
b. Commercial		s.f.	N/A
21. Number of handicapped accessible units		Percent of total	0%
22. Fire Code Type	Concrete frame		
23. Will building(s) include elevators?	No		
24. Are the following provided with the housing units:		<i>Optional user comments</i>	
a. Range?	No	<div style="border: 1px solid black; height: 150px; width: 100%;"></div>	
b. Refrigerator?	No		
c. Microwave?	No		
d. Dishwasher?	No		
e. Disposal?	No		
f. Washer/Dryer Hookup?	No		
g. Washer & Dryer?	No		
h. Wall-to-wall Carpet?	No		
i. Window Air Conditioner?	No		
j. Central Air Conditioning?	No		
25. Are the following included in the rent:			
a. Heat?	No		
b. Domestic Electricity?	No		
c. Cooking Fuel?	No		
d. Hot Water?	No		
e. Central A/C, if any?	No		
26. Type of heating fuel:			
27. Total no. of parking spaces:	0	Outdoor:	Enclosed:
28. Number of parking spaces exclusively for the use of tenants:			
a. Residential	Total: 0	Outdoor:	Enclosed:
b. Commercial	Total: 0	Outdoor:	Enclosed:

## Section 2 DEVELOPMENT TEAM SUMMARY

62 . Developer/Sponsor Type	Limited dividend partnership
63 . Developer/Sponsor:	
Form of Legal Entity	
Legal Name	
Address	
Contact Person	
E-mail	
64 . Owner/Mortgagor:	
Legal Name	
Address	
Has this entity already been formed?	No
Principals	
Principals	
Contact Person	
Telephone No. / Fax No.	
E-mail	
65 . General Partner:	
Legal Name	
Address	
Has this entity already been formed?	No
Principal (if corporate)	
Contact Person	
% of Ownership	
Telephone No. / Fax No.	
E-mail	
66 . General Partner:	
Legal Name	
Address	
Has this entity already been formed?	No
Principal (if corporate)	
Contact Person	
% of Ownership	
Telephone No. / Fax No.	
E-mail	

## Section 3 SOURCES AND USES OF FUNDS

Sources of Funds							
<b>Private Equity:</b>				<i>Optional user calculations</i>			
81 . Developer's Cash Equity	\$						
82 . Tax Credit Equity (net amount) <small>(See line 360, Section 5, page 18.)</small>	\$5,231,250						
83 . Developer's Fee/Overhead, Contributed or Loaned	\$150,000						
84 . Other Source: State LIHTC	\$1,440,000						
<b>Public Equity:</b>							
85 . HOME Funds, as Grant	\$						
86 . Grant:	\$						
87 . Grant:	\$						
88 . Total Public Equity	\$0						
<b>Subordinate Debt (see definition):</b>							
89 . Home Funds-DHCD, as Subordinate Debt	\$660,000	%		yr.	yr.		
Source: DHCD HOME							
90 . Home Funds-Local, as Subordinate Debt	\$0	%		yr.	yr.		
Source:							
91 . Subordinate Debt	\$1,000,000	%		yr.	yr.		
Source: Affordable Housing Trust							
92 . Subordinate Debt	\$436,448	%		yr.	yr.		
Source: Community Based Housing							
93 . Subordinate Debt	\$0	%		yr.	yr.		
Source:							
94 . Total Subordinate Debt	\$2,096,448						
<b>Permanent Debt (Senior):</b>							
95 . MHFA	MHFA Program 1	\$	%		yr.	yr.	%
96 . MHFA	MHFA Program 2	\$	%		yr.	yr.	%
97 . MHP Fund Permanent Loan		\$	%		yr.	yr.	%
98 . Other Permanent Senior Mortgage		\$1,993,502	5.00%		20.00	20.00	%
Source:							
99 . Other Permanent Senior Mortgage		\$	%		yr.	yr.	%
Source:							
100 . Total Permanent Senior Debt	\$1,993,502						
101 . Total Permanent Sources	\$10,911,200						
<b>Construction Period Financing:</b>							
102 . Construction Loan	\$5,500,000	5.50%	24 mos.				
Source:							
Rapid at:	(event)						
103 . Other Interim Loan	\$0	%	mos.				
Source:							
Rapid at:	(event)						
104 . Syndication Bridge Loan	\$0	%	mos.				
Source:							
Rapid at:	(event)						

## Section 4 OPERATING PRO-FORMA

Operating Income					
Rent Schedule:	Contract	Utility	Total	No. of	
222 . Low-Income (Rental Assisted):	Rent	Allowance	Gross Rent	Units	
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms	\$1,494		\$1,494	2	
3 bedrooms	\$1,861		\$1,861	3	
4 bedrooms			\$0	0	
223 . Low-Income (below 50%):					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms			\$0	0	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
224 . Low-Income (below 60%):					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms	\$1,330		\$1,330	10	
3 bedrooms	\$1,536		\$1,536	10	
4 bedrooms			\$0	0	
225 . Other Income (User-defined)					
SRO			\$0	0	
0 bedroom			\$0	0	
1 bedroom			\$0	0	
2 bedrooms			\$0	0	
3 bedrooms			\$0	0	
4 bedrooms			\$0	0	
226 . Market Rate (unrestricted occupancy):					
SRO				0	
0 bedroom				0	
1 bedroom				0	
2 bedrooms				0	
3 bedrooms				0	
4 bedrooms				0	
<b>Commercial Income:</b>					
227 . Square Feet:	0	@	(average)	/square foot =	\$0
<b>Parking Income:</b>					
228 . Spaces:	0	@	(average)	/month x 12 =	\$0

## Section 5 LOW INCOME HOUSING TAX CREDITS

### Percent of Project Which Qualifies for Tax Credit

332 . Low-Income Units .....	25		Total Units:	25
333 . Percent of Units .....	100.0%			
334 . Low-Income Square Feet .....	26,400	s.f.	Total Area:	26,400
335 . Percent of Area .....	100.0%			s.f.
336 . Applicable Percentage .....	100.0%	(This is the lower of lines 333 and 335 above.)		
337 . Is the project utilizing tax-exempt financing?	No			
338 . Does the project qualify for an acquisition credit?	No			
339 . Does the rehabilitation qualify for a 9% rather than 4% credit?	Yes			
340 . How much financing is nonqualified (federally subsidized?)	\$			
341 . What grant funds must be subtracted from acquisition basis?	\$			
342 . What grant funds must be subtracted from rehabilitation basis?	\$			
343 . Will the project have a minimum of 20% of units for households earning less than 50% of median, or 40% for less than 60% of median?	40% Of Units			

### Historic Tax Credit:

344 . Does the project qualify for historic tax credits?	No
345 . What are the rehabilitation costs which are not qualified for historic credits?	Not Applicable

### Project Qualification for 130%:

346 . Is the project located in a "qualified census tract" or in a "difficult to develop" area?	No
---	----

### Calculation of Maximum Tax Credit Amount

	Acquisition Credit		Rehabilitation Credit
347 . Total Eligible Development Costs	\$0		\$10,609,200
348 . Less: Portion of Grants Allocated to Basis	\$0		\$0
349 . Less: 20% Historic Rehab Credit Basis Reduction	\$0		\$0
350 . Less: Nonqualified source of financing	\$0		\$0
351 . Subtotal: Eligible Basis	\$0		\$10,609,200
352 . "Hard to develop" area	100%		100%
353 . Percent Low-Income	100.0%		100.0%
354 . Applicable Rate	3.66%		8.53%
355 . Maximum Annual Tax Credit Amount	\$0		\$904,965
356 . Total Annual Tax Credit Amount			\$904,965
357 . Estimated Net LIHTC Syndication Yield	\$ 0.93	rate per \$	\$8,416,172
358 . Est. Net Historic Tax Credit Syndication Yield	\$ -	rate per \$	\$0
359 . Total Estimated Net Tax Credit Syndication Yield (based on above)			\$8,416,172
360 . Applicant's Estimate of Net Tax Credit Equity.			\$5,231,250 (from line 82)

**There is a significant difference between items 358 and 359 above. Please verify your numbers**  
 [Note: This page represents a rough estimate of low income credits for which this project may be eligible. It does not represent a final determination.]

## Section 6 CHECKLIST FOR EXHIBITS

Please indicate whether the following Exhibits are included with this application.

<b>Exhibit 1. Site Information:</b>	
Detailed site map	<input type="checkbox"/>
Photographs of the site	<input type="checkbox"/>
Directions to the site	<input type="checkbox"/>
Site location map	<input type="checkbox"/>
<b>Exhibit 2. Environmental Information:</b>	
Chapter 21E Assessment	<input type="checkbox"/>
Environmental Notification Form	<input type="checkbox"/>
Lead paint inspection	<input type="checkbox"/>
Lead paint abatement plan	<input type="checkbox"/>
Asbestos inspection report	<input type="checkbox"/>
Asbestos abatement plan	<input type="checkbox"/>
Letter from local or Mass. Historical Commission	<input type="checkbox"/>
Map of wetlands or floodplain areas	<input type="checkbox"/>
Determination by Local Conservation Commission and/or Dept. of Environmental Protection	<input type="checkbox"/>
Other environmental information	<input type="checkbox"/>
<b>Exhibit 3. Evidence of Zoning</b>	<input type="checkbox"/>
<b>Exhibit 4. Evidence of Site Control</b>	<input type="checkbox"/>
<b>Exhibit 5. Evidence of Local Support</b>	<input type="checkbox"/>
<b>Exhibit 6. Market Information and Acquisition Value</b>	Included
<b>Exhibit 7. Marketing Plan</b>	<input type="checkbox"/>
<b>Exhibit 8. Affirmative Fair Marketing Plan</b>	<input type="checkbox"/>
<b>Exhibit 9. Equal Opportunity Questionnaire</b>	Not Included
<b>Exhibit 10. Sales Prices and Affordability</b>	<input type="checkbox"/>
<b>Exhibit 11. Construction Period Sources and Uses</b>	<input type="checkbox"/>
<b>Exhibit 12. Tax-Exempt Project Information</b>	<input type="checkbox"/>
<b>Exhibit 13. Relocation Plan</b>	<input type="checkbox"/>
<b>Exhibit 14. Special Needs Service Plan</b>	<input type="checkbox"/>
<b>Exhibit 15. Required Tax Credit Certifications</b>	<input type="checkbox"/>
<b>Exhibit 16. Preliminary Plans and Specifications</b>	Sent Under Separate Cover
<b>Exhibit 16A. Accessibility Information</b>	Not Included
<b>Exhibit 17. Commitment Drawings and Specifications</b>	<input type="checkbox"/>
<b>Exhibit 18. Soil and/or Structural Report</b>	<input type="checkbox"/>

Exhibit 11  
Construction Period Sources and Uses

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Total	Closing	Month 1	Month 2	Month 3	Month 4
<b>Sources of Cash:</b>						
Construction Loan	\$5,500,000	\$	\$	\$	\$	\$
Proceeds from Sale (Net)*	\$0	\$	\$	\$	\$	\$
Equity: Cash	\$1,440,000	\$	\$	\$	\$	\$
Equity: Tax Credit (Net)	\$5,231,250	\$	\$	\$	\$	\$
Subordinate Debt	\$2,096,448	\$	\$	\$	\$	\$
Permanent Debt	\$1,993,502	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$0	\$	\$	\$	\$	\$
Other Interim Loan	\$0	\$	\$	\$	\$	\$
<b>SUBTOTAL</b>	<b>\$16,261,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Repayment: Construction Loan	\$5,500,000	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
<b>TOTAL SOURCES, NET</b>	<b>\$10,761,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Cumulative Sources</b>		\$0	\$0	\$0	\$0	\$0
* Only relevant in the case of for-sale projects.						
<b>Uses of Cash (Expenses):</b>						
<b>Acquisition</b>	\$0	\$	\$	\$	\$	\$
<b>Hard Costs:</b>						
Direct Construction	\$7,920,000	\$	\$	\$	\$	\$
Contingency	\$396,000	\$	\$	\$	\$	\$
<b>Total Hard Costs</b>	<b>\$8,316,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Soft Costs:</b>						
Construction Loan Interest	\$305,000	\$	\$	\$	\$	\$
Architecture & Engineering	\$514,800	\$	\$	\$	\$	\$
Survey and Permits	\$15,000	\$	\$	\$	\$	\$
Clerk of the Works	\$115,200	\$	\$	\$	\$	\$
Environmental Engineer	\$20,000	\$	\$	\$	\$	\$
Bond Premium	\$0	\$	\$	\$	\$	\$
Legal	\$120,000	\$	\$	\$	\$	\$
Title and Recording	\$30,000	\$	\$	\$	\$	\$
Accounting & Cost Certificat.	\$25,000	\$	\$	\$	\$	\$
Marketing and Rent Up	\$20,000	\$	\$	\$	\$	\$
Real Estate Taxes	\$0	\$	\$	\$	\$	\$
Insurance	\$45,000	\$	\$	\$	\$	\$
Relocation	\$0	\$	\$	\$	\$	\$
Appraisal	\$8,000	\$	\$	\$	\$	\$
Security	\$0	\$	\$	\$	\$	\$
Inspecting Engineer	\$19,000	\$	\$	\$	\$	\$
Financing Fees	\$107,000	\$	\$	\$	\$	\$
Development Consultant	\$80,000	\$	\$	\$	\$	\$
Other	\$0	\$	\$	\$	\$	\$
Other	\$0	\$	\$	\$	\$	\$
Developer's Overhead	\$450,000	\$	\$	\$	\$	\$
Developer's Fee (Net)	\$300,000	\$	\$	\$	\$	\$
Soft Cost Contingency	\$71,200	\$	\$	\$	\$	\$
Contribution to Reserves	\$200,000	\$	\$	\$	\$	\$
<b>Subtotal Soft Costs, Fees</b>	<b>\$2,445,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL USES</b>	<b>\$10,761,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Cumulative Uses</b>		\$0	\$0	\$0	\$0	\$0
<b>Budget: Percentage of Funds Expended</b>		0.0%	0.0%	0.0%	0.0%	0.0%
Construction Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

Please fill out the following table with information on each month for which the project will be under construction. "Sources" and "Uses" should equal each other every month. Indicate loan repayment during the construction period.

	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10
<b>Sources of Cash:</b>						
Construction Loan	\$	\$	\$	\$	\$	\$
Proceeds from Sale (Net)*	\$	\$	\$	\$	\$	\$
Equity: Cash	\$	\$	\$	\$	\$	\$
Equity: Tax Credit	\$	\$	\$	\$	\$	\$
Subordinate Debt	\$	\$	\$	\$	\$	\$
Permanent Debt	\$	\$	\$	\$	\$	\$
Syndication Bridge Loan	\$	\$	\$	\$	\$	\$
Other Interim Loan	\$	\$	\$	\$	\$	\$
<b>SUBTOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
Repayment: Construction Loan	\$	\$	\$	\$	\$	\$
Repayment: Syndication Loan	\$	\$	\$	\$	\$	\$
Repayment: Interim Loan	\$	\$	\$	\$	\$	\$
<b>TOTAL SOURCES, NET</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Sources</b>	\$0	\$0	\$0	\$0	\$0	\$0
* Only relevant in the case of for-sale projects.						
<b>Uses of Cash (Expenses):</b>						
<b>Acquisition</b>	\$	\$	\$	\$	\$	\$
<b>Hard Costs:</b>						
Direct Construction	\$	\$	\$	\$	\$	\$
Contingency	\$	\$	\$	\$	\$	\$
<b>Total Hard Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Soft Costs:</b>						
Construction Loan Interest	\$	\$	\$	\$	\$	\$
Architecture & Engineering	\$	\$	\$	\$	\$	\$
Survey and Permits	\$	\$	\$	\$	\$	\$
Clerk of the Works	\$	\$	\$	\$	\$	\$
Environmental Engineer	\$	\$	\$	\$	\$	\$
Bond Premium	\$	\$	\$	\$	\$	\$
Legal	\$	\$	\$	\$	\$	\$
Title and Recording	\$	\$	\$	\$	\$	\$
Accounting & Cost Certificat.	\$	\$	\$	\$	\$	\$
Marketing and Rent Up	\$	\$	\$	\$	\$	\$
Real Estate Taxes	\$	\$	\$	\$	\$	\$
Insurance	\$	\$	\$	\$	\$	\$
Relocation	\$	\$	\$	\$	\$	\$
Appraisal	\$	\$	\$	\$	\$	\$
Security	\$	\$	\$	\$	\$	\$
Inspecting Engineer	\$	\$	\$	\$	\$	\$
Financing Fees	\$	\$	\$	\$	\$	\$
Development Consultant	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Developer's Overhead	\$	\$	\$	\$	\$	\$
Developer's Fee (Net)	\$	\$	\$	\$	\$	\$
Soft Cost Contingency	\$	\$	\$	\$	\$	\$
Contribution to Reserves	\$	\$	\$	\$	\$	\$
<b>Sub-Total Soft Costs</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cumulative Uses</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Percentage of Funds Expended</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Construction Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Syndication Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0
Interim Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0

## Attachment 10

### MGL C 40B Affordable Housing Guidelines

#### Background

Currently 25% of the units in a C. 40B affordable housing development are designated as affordable units in perpetuity (75% are market rate). Three such developments have been issued a comprehensive permit by the Zoning Board of Appeals and are complete or under construction. The fourth development is in process.

New construction affordable units are offered at a set price. Original buyers are selected by lottery conducted by an independent lottery agent using extensive, affirmative action marketing. Affordable units in three of the four developments have a universal deed rider attached in perpetuity which calculates future resale prices on the basis of the qualified resale buyer's income. The comprehensive permit requires those developments to have an independent monitoring agent who ensures compliance with all terms of that permit for restricted units, both during the construction phase and on an ongoing basis. The fourth development is under the Home Ownership Program which calculates resale price for qualified buyers using a percentage of the market value assigned to that unit (41-70% of market rate). None of the developments are age-restricted (e.g., 55+).

All units must be owner-occupied as principal residence. No rentals or leasing.

There are two lottery pools, general and local preference. Restricted units with a local preference designation must be Town residents, employees or from households with children attending local schools, such as Metco students. If the local pool does not include 19.3% of households with one or more minority member, then all eligible minority applicants are included in the local preference pool.

In both lottery pools, units are awarded based on bedroom size within lottery pool, with first preference being given to households requiring the total number of bedrooms in each unit.

#### Financial qualifications for moderate-income housing

**80% of the area median income** (Boston Metropolitan Region which comprises much of eastern Massachusetts, and some of Rhode Island & New Hampshire) as set by HUD annually. Current maximum allowable income limits:

- 1 person household - \$47,450
- 2 person household - \$54,200
- 3 person household - \$61,000
- 4 person household - \$67,750

All retirement and pension funds as income, if retired.

## Household assets limits

Non-age restricted – Not to exceed \$75,000 in value

Age-restricted - Not to exceed \$75,000 in value; the purchaser may own a dwelling (to be sold) in which the purchaser has no more than \$200,000 in equity

Liquid retirement assets are counted, such as individual retirement, 401K and Keogh accounts at 100% value. If still employed, the amount of retirement or pension funds available for withdrawal is counted. All assets divested for less than full and fair cash value of the asset *less than two years prior to application* will be counted at full and fair cash value as part of the asset eligibility determination.

## Housing Costs

- Down payment must be at least 3% of purchase price, half of which must come from buyer's funds
- 30-year level-payment, amortizing mortgage for not more than 97% of the purchase price with a fixed interest rate not more than 2% points above current MassHousing interest rate
- Monthly housing costs (principal, interest, taxes, etc.) not to exceed 38% of monthly income adjusted for household size

## Applicant Qualifications

First-time homebuyer, defined as not having owned a property in the last 3 years, with the following exceptions:

- Displaced homemakers
- Single parents, whether unmarried or legally separated, with sole or joint custody of children or is pregnant
- Households with one member over age 55
- Principal residence is not affixed to permanent foundation
- Property that is not in compliance with building codes which cannot be brought into compliance for less than the cost of a permanent structure

# Attachment 11

## Real Estate Sales in Dover and Concord

Address	Property Details				Previous Sale		Initial Listing		Recent Sale				Time on Market	Change from Listing	Annual Return	Notes
	Acres	Bedrooms	Baths	Sq Ft	Date	Price	Date	Price	Date	Price	\$/SqFt	\$/Acre				
<b>Grip Purchases:</b>																
40 Pegan Lane (Jackson)	5.9	3	3.5	2,984	12/5/2006	\$1,350,000	\$452	\$230,179	FY13	\$1,324,400	\$444	\$225,814		(2%)		built 1982 - 0.92 ac house; 5 ac CR
50 Pegan Lane (Healer)	24.1	4	3	3,572	7/3/2007	\$3,800,000	\$1,064	\$157,480	FY13	\$1,631,400	\$457	\$67,609		(57%)		built 1971 - 3.7 ac house; 20.4 CR
193 Pegan Lane (Mumford)	16.3				11/1/2006	\$4,000,000		\$245,399	FY13	\$2,433,400		\$149,288		(39%)		no buildings; abuts TTOR & NEFF
	46.3					\$9,150,000		\$197,646		\$5,389,200		\$116,410		(41%)		
<b>Dover Land Multi-Unit Purchases:</b>																
46 Sprngdale Avenue - Ch61a/40B devt	27.2				8/28/1996	\$1,050,000	not listed		11/4/2014	\$5,550,000		\$204,044			9.6%	40B devt of 40+ units-54M.24ac Ch.61A land+\$1.55M
30 Hartford St-Dancer (pre-approval)	11.1	2	1	672			4/1/2011	\$1,195,000	2/6/2012	\$550,000		\$49,684	10 months	(54%)		uncertain of perc - 1 acre zoning
30 Hartford St-Dancer (post-approval)	11.1	8 lots			2/6/2012	\$550,000			9/24/2013	\$2,400,000		\$216,802				8 lots & cul de sac approved
57 Hartford St - Kirby Farm	13.7	4	2	3,045		n/a		n/a	1/29/2014	\$2,200,000		\$160,467				8 lots in approval (c1700 farm w/3 ac) - abuts Rocky Woods
Haven Terrace Total	12.3									\$2,725,000		\$221,365				4 old/small houses to be replaced by 5 new/large
off Haven Terrace - unbuilt/wet	9.6				2/19/1987	\$20,000			6/20/2014	\$600,000		\$62,370			13.3%	wet backlot with some frontage on Haven Terrace
14 Haven Terrace - teardown	0.5	2	1.5	1,432		n/a			6/20/2014	\$475,000		\$950,000				
16 Haven Terrace - teardown	0.5	n/a			7/6/2006	\$450,000			6/20/2014	\$500,000		\$1,041,667			1.3%	
10 Haven Terrace - teardown	0.5	2	1	1,014	8/2/1983	\$20,000			7/28/2014	\$450,000		\$978,261			10.6%	
4 Haven Terrace - teardown	1.3	3	1.5	1,547	1/26/2007	\$455,000			8/29/2014	\$700,000		\$560,000			5.8%	
						\$424,167						\$444,466			8.1%	
<b>Dover Land/Teardown Purchases:</b>																
36/38 Farm Street - CR, 2 houses torn do	32.1	3	4	5,400			5/7/2012	\$3,450,000	2/1/2013	\$2,700,000	\$500	\$84,191	9 months	(22%)		house torn down
33 Glen Street (Prout) - protection	28.6	4	3.5	5,382		n/a		not listed	7/11/2013	\$2,150,000		\$75,122				2? Lots - bought by abuter for protection
48 Farm Street - wet & CR - house torn do	15.9	5	4.5	4,251					1/14/2014	\$2,100,000	\$494	\$132,075				sold by heirs - barn with apartment
95 Farm Street - antique disassembled (at add'l cost of \$65K)	12.2	5	5	4,801	4/10/2007	\$2,250,000	5/6/2013	\$2,415,000	11/14/2014	\$1,875,000	\$391	\$153,437	18 months	(22%)	(2.0%)	c 1650 - new barn - fields on Farm St - pond & Fisher Brook - abuts Peters & Chase Reserv - antique disassembled for \$65K
214 Farm Road, Sherborn - land on pond	9.3						4/21/2010	\$3,475,000	6/29/2012	\$1,650,000		\$178,186	26 months	(53%)		waterfront on Farm Pond
41 Miller Hill Road - teardown	5.7	5	3	3,745	5/26/2011	\$875,000	11/30/2012	\$1,250,000	12/13/2013	\$1,020,000	\$272	\$178,634	12 months	(18%)	6.2%	1960 - 2 stall barn - abuts 40 ac conservation
24 Miller Hill Road - tear down	5.1	3	2.5	2,104	10/27/1997	\$480,000			7/1/2014	\$925,000	\$440	\$182,806			4.0%	built in 1958
Pegan Lane (10-19E) - unbuilt	5.9	1 lot							11/27/2013	\$876,000		\$147,723				1 lot - wetlands in front
15 Wilsendale - teardown	5.1	5	3				6/20/2013	\$1,175,000	11/17/2014	\$750,000		\$147,929	17 months	(36%)		2 lots (13-19 & 14-2=1.6 ac) - abuts Hale - shared drive with Adams & Minot
Hunters Path, Lot 3 - land	1.2	5	septic approved & well				3/1/2012	\$799,000	4/1/2013	\$700,000		\$593,220	13 months	(12%)		1 lot - well
25 Haven Street - Whistler	7.7	1 lot - hse in poor condition				n/a	11/16/2011	\$875,000	7/27/2012	\$685,000		\$88,961	8 months	(22%)		1 lot - porkchop
Adams Lane - Lot G - for conservation	26.8				9/19/2008	\$325,000	listed with house		3/6/2014	\$660,800		\$24,657			13.9%	sold to neighbor for conservation
Greystone Road (lot 24) - land	1.3	1 lot			1/6/1960		1/1/2013	\$675,000	8/1/2013	\$575,000		\$435,606	7 months	(15%)		1 lot
7 Pine Steet - land	1.0	1 lot					1/1/2013	\$569,000	4/1/2013	\$569,000		\$569,000	3 months			1 lot
64 Claybrook Road - land (failed septic)	3.0	-	-	-	10/4/1996	\$160,000	6/7/2011	\$650,000	9/25/2013	\$560,000		\$186,667	28 months	(14%)	7.7%	1 lot
122 Farm Street - land	5.2	-	-	-					1/29/2010	\$537,500		\$102,772				
49 Powisset Street - land (CR & 4 BR septic)	2.0	4			10/17/1985	\$185,000	4/14/2011	\$650,000	12/20/2012	\$500,000		\$248,756	20 months	(23%)	3.7%	1 lot
12 Hunt Drive - land	2.3	1 lot							11/1/2012	\$500,000		\$217,391				1 lot
66 Claybrook Road - teardown	4.6	3	1	1,247			10/29/2012	\$525,000	12/24/2013	\$444,000		\$97,582	14 months	(15%)		built 1880 - shingled bungalow
8 Willow Street - land	1.0	1 lot					4/1/2012	\$499,000	7/1/2012	\$410,000		\$410,000	3 months	(18%)		1 lot
10 Meadowbrook Rd - land	1.1	4	septic approved				8/23/2012	\$475,000	12/17/2012	\$400,000		\$363,636	4 months	(16%)		1 lot
150 Dedham St - land	1.0	3	septic approved				11/1/2011	\$399,000	1/1/2013	\$368,000		\$368,000	14 months	(8%)		1 lot
<b>verage Dover Land Purchased (single lots)</b>	<b>8.1</b>									<b>\$952,514</b>		<b>\$226,652</b>	<b>13 months</b>	<b>(20%)</b>		
45 Pleasant St, Natick	1.0								1/23/2014	\$190,000		\$190,000				building 5 BR/3.5 bath spec colonial
<b>Dover Estate Houses Purchased:</b>																
15 Hamlins Crossing	24.5	5	6.5	11,671	4/17/2001	\$4,500,000	6/4/2007	\$9,500,000	4/15/2014	\$5,723,000	\$490	\$233,592	82 months	(40%)	2.1%	c. 1906 - can be subdivided - many buildings
300 Summer St, Westwood - Lee Pond	36.9	4	4	3,708			3/3/2014	\$4,950,000	6/17/2014	\$5,000,000	\$1,348	\$135,538	3 months	1%		contemporary built 1971 - several outbuildings - ANR devt
133 Claybrook Rd	13.5				7/26/2002	\$1,350,000		not listed	9/13/2013	\$4,275,000		\$316,667			10.9%	Riverfront - whole peninsula

41 Claybrook Rd	5.9	5	6	8,455	6/17/2008	\$4,250,000	3/9/2012	\$4,400,000	6/28/2012	\$3,685,000	\$436	\$624,576	4 months	(16%)	(3.5%)	
143 Dedham Street	5.8	5	7	10,752	9/11/2008	\$3,625,000	12/10/2011	\$4,700,000	9/20/2013	\$3,500,000	\$326	\$599,315	21 months	(26%)	(0.7%)	
67 Farm Street (Ch 61A removed)	12.1	6	7	5,397	10/16/1989	\$1,350,000	8/17/2011	\$4,449,000	9/17/2015	\$3,445,000	\$666	\$296,129	49 months	(23%)	3.7%	built 1912 - Narrow, wet lot- removed Ch 61A (sheep)
20 Pegan Lane	7.6	5	6.5	8,763	5/1/1989	\$1,180,000	5/25/2011	\$4,225,000	12/5/2013	\$3,050,000	\$348	\$403,974	30 months	(28%)	3.9%	c. 1910
204 Dedham Street	2.9	6	7.5	12,500	7/15/2002	\$4,025,000	4/2/2011	\$7,500,000	6/14/2013	\$3,000,000	\$240	\$1,027,397	26 months	(60%)	(2.7%)	Riverfront
219 Dedham Street	5.0	7	8	8,521	1/22/1999	\$1,595,000	9/18/2010	\$5,800,000	11/3/2014	\$2,900,000	\$340	\$576,541	50 months	(50%)	3.9%	c. 1922 for Cabots
70 Willow Street - updated c.1919	5.5	6	4.5	5,053	8/25/1997	\$1,800,000	6/13/2010	\$3,750,000	6/2/2011	\$2,750,250	\$544	\$500,045	12 months	(27%)	3.1%	c. 1919
21A Farm Street	5.2	5	5	9,799	9/10/1992	\$1,300,000	9/14/2008	\$5,200,000	11/21/2012	\$2,700,000	\$276	\$516,252	50 months	(48%)	3.7%	
159 Claybrook Rd	6.6	4		5,469	8/17/2005	\$2,750,000	9/11/2010	\$2,825,000	6/21/2011	\$2,525,000	\$462	\$381,420	9 months	(11%)	(1.5%)	
209 Dedham Street	5.6	5	6	7,765	6/22/2004	\$1,570,000	6/13/2012	\$3,750,000	2/28/2014	\$2,525,000	\$325	\$453,321	21 months	(33%)	n/a	built 2006 (not sure if was lot or teardown)

Address	Property Details				Previous Sale		Initial Listing		Recent Sale				Time on Market	Change from Listing	Annual Return	Notes
	Acres	Bedrooms	Baths	Sq Ft	Date	Price	Date	Price	Date	Price	\$/SqFt	\$/Acre				
18 Farm Street	18.2	5	5.5	6,221	8/7/1978	\$185,275	not listed		5/11/2015	\$2,550,000	\$410	\$140,187	n/a		7.4%	built 1963
46 Pine Street - indoor ring/barn	9.8	3	4.5	5,132			not listed		10/16/2014	\$2,500,000			n/a			built 1991 - commercial barn w/indoor & outdoor rings
16 Snows Hill Lane	4.8	6	8.5	9,444	12/19/2001	\$2,768,800	1/24/2012	\$2,950,000	4/16/2013	\$2,500,000	\$265	\$519,751	15 months	(15%)	(0.9%)	built 1999 - for sale again 7/2015
122 Farm Street - new	5.2	4	5	7,000	1/29/2010	\$537,500	6/24/2013	\$3,350,000	3/27/2015	\$2,500,000	\$357	\$477,920	21 months	(25%)	n/a	new construction in wet field (built up)
3 Adams Lane - foreclosed	24.1	7	6	8,215	9/1/1997	\$500,000	11/5/2013	\$6,089,200	9/29/2014	\$2,250,000	\$274	\$93,361	11 months	(63%)		Foreclosed by Needham Bank & sold to Cape Cod Bank - removed price of back lot (26.8 ac \$660.8K) from initial listing - built house 1999 - abuts Hale
25 Farm Street	9.1	6	7	8,906			1/2/2011	\$4,199,000	8/17/2012	\$2,250,000	\$253	\$246,711	20 months	(46%)	n/a	short sale - spec house built ~2002
39 Farm Street	7.5	6	5	6,176			5/5/2014	\$3,150,000	12/4/2014	\$2,200,000	\$356	\$293,333	7 months	(30%)	n/a	built 1988 - Ch 61B on 5.5 acres (being removed)
198 Centre Street	5.0	5	4.5	7,575	7/30/2002	\$2,175,000	5/12/2011	\$3,495,000	2/27/2013	\$1,875,000	\$248	\$375,000	22 months	(46%)	(1.4%)	
64 Farm Street (Sargent) - CR	25.8	4	4	3,663	5/27/2009	\$1,650,000	5/27/2009	\$1,650,000	12/7/2009	\$1,375,000	\$375	\$53,295	6 months	(17%)		bought by same as 56 farm St
56 Farm Street (Moody)	4.7	5	5	4,682	8/6/1997	\$1,250,000	5/23/2010	\$2,500,000	1/19/2011	\$1,833,472	\$392	\$391,768	8 months	(27%)	2.9%	bought by same as 64 farm St - house torn down 4/14
10 Mill Street	4.3	6	4.5	4,984	12/23/2008	\$2,200,000	9/5/2012	\$2,250,000	1/31/2013	\$1,800,000	\$361	\$419,580	5 months	(20%)	(4.8%)	c. 1900
35 Brookfield Road	4.3	5	5	7,715	11/7/1997	\$1,200,000	9/2/2010	\$2,895,000	11/25/2014	\$1,710,000	\$222	\$394,009	51 months	(41%)	2.1%	built 1997
159 Farm Street - new house	2.1	5	4.5	5,785			5/24/2013	\$1,855,000	11/18/2013	\$1,707,500	\$295	\$824,879	6 months	(8%)	n/a	new construction - wet lot raised ~2'
6 Hartford Street	9.2	5	4.5	4,962	7/6/2004	\$1,765,000	9/9/2013	\$1,695,000	5/1/2014	\$1,600,000	\$322	\$174,863	8 months	(6%)	(1.0%)	built 2000 - has pond
150 Centre Street	6.0	6	6	5,486	6/22/2007	\$2,389,000	3/22/2008	\$2,295,000	11/26/2012	\$1,500,000	\$273	\$250,836	56 months	(35%)	(8.2%)	4 stall barn - built 1954 - abuts conservation land/trails
41 Hartford Street	4.9	5	5	6,725	4/16/1999	\$715,000	11/1/2013	\$1,675,000	4/25/2014	\$1,500,000	\$223	\$303,644	6 months	(10%)	5.1%	built 1940 - corner lot Dedham & Walpole Streets
23 Miller Hill Road	4.0	4	3.5	3,506	6/30/1981	\$300,000	5/30/2012	\$1,529,000	9/16/2013	\$1,334,000	\$380	\$333,500	16 months	(13%)	4.7%	built 1963
120 Centre Street - Foreclosed	8.0	6	4	3,430	7/21/2005	\$1,915,000	3/13/2010	\$2,090,000	12/18/2014	\$1,150,000	\$335	\$143,750	57 months	(45%)	(5.3%)	c. 1930 - 5+ acre lot buildable (wetlands xing not approved)
344 Dedham Street - tight CR	6.0	4	2	2,810			5/22/2009	\$1,440,000	1/8/2015	\$1,100,000	\$391	\$183,333	68 months	(24%)		1951 contemporary on Charles - tight CR to TTOR
134 Farm Street	4.1	5	2.5	4,211	10/22/1979	\$125,000	9/10/2013	\$869,900	11/22/2013	\$913,000	\$217	\$225,432	2 months	5%	6.0%	c 1823 - Pocanoket Club - barn & 4 car garage
287 Dedham Street	7.1	4	3	3,476	n/a		3/9/2012	\$2,250,000	10/30/2013	\$850,000	\$245	\$119,718	20 months	(62%)		1 lot - narrow
53 Main Street	4.2	4	3	4,057	9/25/1992	\$373,500	5/3/2011	\$880,000	6/23/2014	\$849,000	\$209	\$202,143	38 months	(4%)	3.8%	open plan w/reno - 1955
283 Dedham Street	7.1	7	4.5	6,311	4/8/1969	n/a	1/15/2011	\$1,100,000	9/16/2014	\$800,000	\$127	\$112,202	44 months	(27%)		built 1968 - four stall barn & paddocks
285 Dedham Street	7.1	2	2.5	2,670	n/a		3/26/2012	\$1,150,000	6/3/2013	\$675,000	\$253	\$94,670	14 months	(41%)		1 lot - narrow
155 Walpole Street	4.3	4	2	2,741	3/26/2012	\$625,000			3/25/2014	\$750,000	\$274	\$173,210			9.6%	small cape built 1950 - subdivided into 2 lots
157 Walpole Street	4.3	3	2	1,913					1/27/2014	\$500,000	\$261	\$117,647				small - not listed
<b>Average Dover Estates Purchased</b>	<b>8.7</b>	<b>5.0</b>	<b>4.9</b>	<b>6,201</b>							<b>\$355</b>	<b>\$334,987</b>	<b>25 months</b>	<b>(28%)</b>	<b>1.7%</b>	

Address	Property Details				Previous Sale		Initial Listing		Recent Sale				Time on	Change from	Annual	Notes
	Acres	Bedrooms	Baths	Sq Ft	Date	Price	Date	Price	Date	Price	\$/SqFt	\$/Acre	Market	Listing	Return	
<b>Neighborhood Estates Purchased:</b>																
32 Pegan Lane (Petrini 10-19)	10.1				4/6/2004	\$2,450,000			4/2/2007	\$2,658,000		\$262,934			2.8%	
80 Pegan Lane (Bartle/Gardner)	12.1	5	4	4,770					12/30/2008	\$2,800,000	\$587	\$231,405				
20 Pegan Lane	7.6	5	6.5	8,763	5/1/1989	\$1,180,000	5/25/2011	\$4,225,000	12/5/2013	\$3,050,000	\$348	\$403,974	30 months	(28%)	3.9%	c. 1910
Lookout Farm/Pegan Lane									7/21/2007	\$4,700,000						Lots 23&25-28&73&3&21&15&78&20&14
<b>Neighborhood Houses Purchased:</b>																
43 Pleasant Street, Dover	3.4	5	5	10,702	1/21/1998	\$385,000	12/7/2010	\$3,195,000	11/16/2012	\$2,147,500	\$201	\$635,355	23 months	(33%)		description claims 7 acres - built 1998
34/102 Pegan Lane, Dover (Henderson 4-	2.0				9/16/2003	\$760,000			10/1/2007	\$1,786,000		\$893,000				
40 Pleasant Street, Dover	2.5	6	4.5	5,150	7/15/2002	\$1,275,000	7/8/2013	\$1,950,000	6/27/2014	\$1,675,000	\$325	\$670,000	12 months	(14%)	2.2%	c 1810 farmhouse
7 Pegan Lane, Natick	3.2	5	8	10,300	12/15/1999	\$975,000	2/23/2012	\$1,999,999	11/7/2012	\$1,610,000	\$156	\$504,702	8 months	(19%)	4.0%	1999 purchased at foreclosure auction
45 Pleasant Street, Natick - new	1.0	5	3.5	3,920	1/23/2014	\$190,000	2/5/2014	\$1,275,000	1/24/2015	\$1,500,000	\$383	\$1,500,000	12 months	18%	n/a	colonial newly built in S. Natick
13 Pegan Lane, Natick	1.0	5	6	5,200	3/20/2006	\$825,000	6/20/2012	\$1,699,000	5/14/2013	\$1,450,000	\$279	\$1,450,000	11 months	(15%)	8.2%	extensive rebuild 2010; lot subdivided
11 Pegan Lane, Natick	1.0	?	?						5/31/2012	\$620,000		\$639,175				Lot A - part of 13 Pegan's lot
5 Pegan Lane, Natick (Lot 79)	2.2	4	5	6,952					11/7/2007	\$2,275,000	\$327	\$1,015,625				built 1995
11 Sassamon, Natick	0.9	4	4	4,366	1/12/2007	\$1,250,000	4/19/2012	\$1,150,000	7/17/2012	\$1,075,000	\$246	\$1,168,478	3 months	(7%)	(2.7%)	built in 2005
3 Indian Spring Rd, Dover	2.0	4	2.5	2,440			6/6/2013	\$769,000	8/23/2013	\$770,000	\$316	\$385,000	3 months	0%		built 1964
7 Apple Ridge Dr, Natick	2.1	4	2.5	3,329	4/27/2004	\$915,000	5/17/2012	\$899,000	10/12/2012	\$810,000	\$243	\$393,204		(10%)	(1.4%)	built 1991
12 Apple Ridge Rd, Natick	1.7	5	3.5	4,442	6/16/2008	\$1,020,000	4/21/2012	\$1,199,000	7/13/2012	\$1,125,000	\$253	\$673,653	3 months	(6%)	2.4%	built 1991
14 Apple Ridge Rd, Natick	1.3	4	2.5	3,342			4/20/2011	\$858,000	7/15/2011	\$873,000	\$261	\$651,493	3 months	2%		built 1990
196 Glen St, Natick	9.4	4	3	3,080			2/24/2014	\$995,000	9/9/2014	\$840,000	\$273	\$88,983	6 months	(16%)		built 1968
198 Glen Street, Natick	3.6	3	3	1,772	3/15/2006	\$990,000	4/26/2013	\$899,000	8/30/2013	\$850,000	\$480	\$234,160	4 months	(5%)		c 1915; carriage house with 3 stalls, pastures
224 Glen Street, Natick - new	0.9	4	3.5	3,547			11/26/2012	\$929,000	4/10/2013	\$929,000	\$262	\$1,009,783	4 months			new construction; land bought 8/2012 for \$320K
33 Pleasant Street, Dover	1.1	4	2.5	3,044					8/28/2011	\$690,200	\$227	\$651,132				built 1950
14 Pleasant Street, Dover	2.1	3	2.5	3,007	11/12/2009	\$942,500	5/14/2013	\$999,000	7/30/2013	\$982,000	\$327	\$465,403	3 months	(2%)	1.1%	built 1981
1 Main Street, Dover	1.3	5	3.5	4,307	6/30/2011	\$1,215,000	9/25/2012	\$1,285,000	2/22/2013	\$1,200,000	\$279	\$916,031	5 months	(7%)	(0.7%)	c. 1840
<b>Average Neighborhood Houses</b>										<b>\$1,221,458</b>	<b>\$285</b>	<b>\$733,957</b>	<b>7 months</b>	<b>(8%)</b>	<b>1.6%</b>	

**Concord, MA condo sales at Riverwalk  
1631 and 1641 Main St Concord**

Last Sale Price	Levels	Year Built	Living Area	Building Value	Total Value	Est. Tax	\$/sq ft	\$/sq ft on value
699,000 \$	2	2012	2246	678,100 \$	678,100 \$	9,690.05	311.22 \$	301.91 \$
349,000 \$	2	2012	1656	349,000 \$	349,000 \$	4,987.21	210.75 \$	210.75 \$
525,000 \$	2	2012	1604	510,500 \$	510,500 \$	7,295.05	327.31 \$	318.27 \$
680,000 \$	2	2011	1815	557,100 \$	557,100 \$	7,960.96	374.66 \$	306.94 \$
679,000 \$	2	2011	1851	641,200 \$	641,200 \$	9,162.75	366.83 \$	346.41 \$
- \$	2	2011	1807	598,100 \$	598,100 \$	8,546.85	- \$	330.99 \$
605,670 \$	2	2011	1646	552,800 \$	552,800 \$	7,899.51	367.96 \$	335.84 \$
- \$	2	2011	1641	570,700 \$	570,700 \$	8,155.30	- \$	347.78 \$
649,900 \$	2	2011	1787	592,900 \$	592,900 \$	8,472.54	363.68 \$	331.79 \$
- \$	2	2011	1699	599,200 \$	599,200 \$	8,562.57	- \$	352.68 \$
- \$	2	2011	1646	552,800 \$	552,800 \$	7,899.51	- \$	335.84 \$
- \$	2	2011	1667	559,700 \$	559,700 \$	7,998.11	- \$	335.75 \$
- \$	2	2011	1604	540,800 \$	540,800 \$	7,728.03	- \$	337.16 \$
<b>Avg.</b>		<b>639,762 \$</b>	<b>1744</b>	<b>561,762 \$</b>	<b>561,762 \$</b>	<b>8027.57</b>	<b>352</b>	<b>322</b>

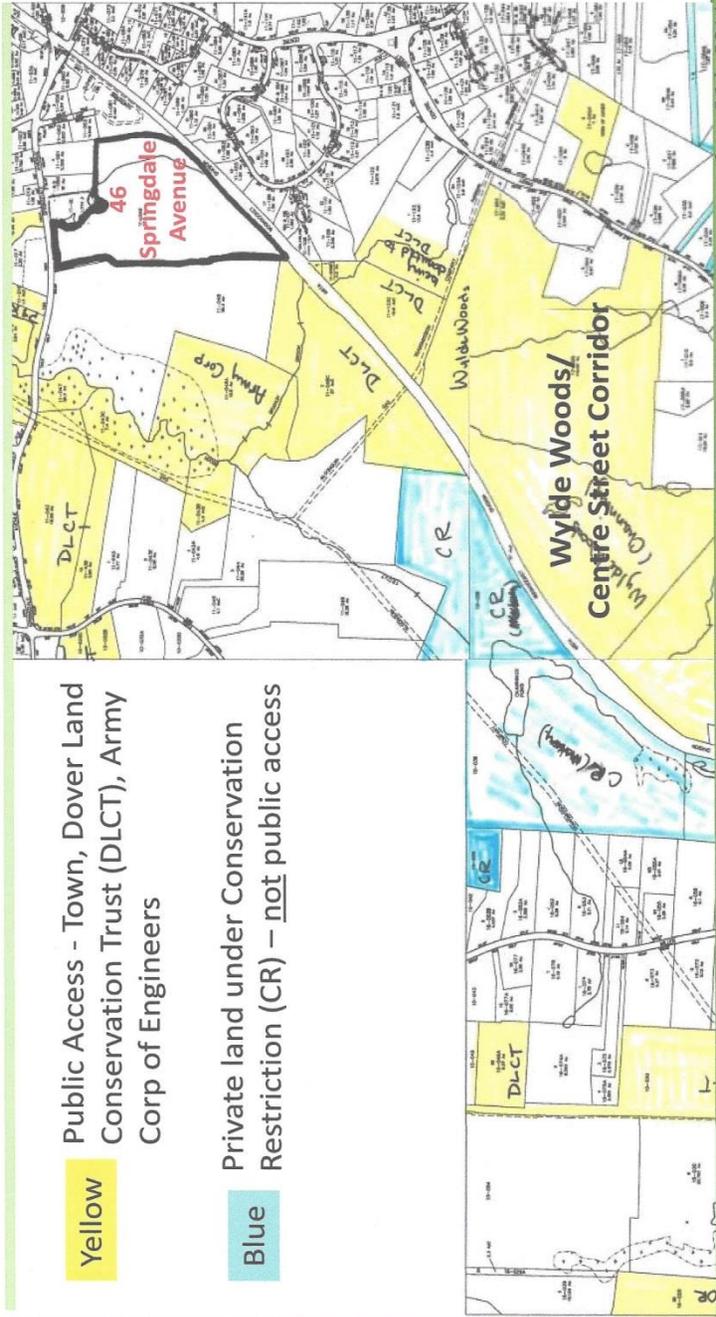
# 46 Springdale links to trails in DLCT land and into Wylde Woods

Public Access - Town, Dover Land Conservation Trust (DLCT), Army Corp of Engineers

Yellow

Private land under Conservation Restriction (CR) — not public access

Blue



## Attachment 13

### Study Committee Members

<u>Position</u>	<u>Name</u>	<u>Email</u>	<u>Expires</u>
Member	Eric Aborjaily	<a href="mailto:eaborjaily@doverma.org">eaborjaily@doverma.org</a>	at end of project
Member	Juris Alksnitis	<a href="mailto:jalksnitis@doverma.org">jalksnitis@doverma.org</a>	at end of project
Member	Nancy Kostakos	<a href="mailto:nkostakos@doverma.org">nkostakos@doverma.org</a>	at end of project
Member	Doug Novitch	<a href="mailto:dnovitch@doverma.org">dnovitch@doverma.org</a>	at end of project
Member	Anne Reitmayer	<a href="mailto:areitmayer@doverma.org">areitmayer@doverma.org</a>	at end of project
Member	Matt Schmid	<a href="mailto:mschmid@doverma.org">mschmid@doverma.org</a>	at end of project
Member	Doug Straus	<a href="mailto:dstraus@doverma.org">dstraus@doverma.org</a>	at end of project
Chair	Catherine White	<a href="mailto:catherinewhite@doverma.org">catherinewhite@doverma.org</a>	at end of project