

**MEETING MINUTES
BOARD OF SELECTMEN
FEBRUARY 7, 2007**

At 6:30 p.m., Chairman David W. Heinlein called the meeting to order with members Kathleen W. Weld and Carol Lisbon present. Also present were David W. Ramsay, Town Administrator, and Greer Pugatch, Administrative Assistant.

ATTENDANCE: Charles H. Helliwell, Jr., Long Range Planning Committee; Rick Henken, Dover Housing Partnership; Horace Aikman, Conservation Commission; Matt Spinale; Tom Crowley; Jim Fleming; Joseph Melican & Scott Seidman, Warrant Committee; Peter Mitchell, Capital Budget Committee

PRESS: Amy Reay, D-S Press

Dover Community Center Building & Fundraising Committee Updates

Mrs. Weld reported that the Dover Community Center Building Committee (DCCBC) has asked Architect Don Mills to look at some costs for deferred maintenance at the Caryl School site as well as program scenarios for a reduced scope community center. The DCCBC will discuss what article option recommendations it will make to the Selectmen at the committee's next meeting.

Mr. Heinlein announced that an additional Selectmen's meeting has been scheduled for February 27, 2007 at 6:30 p.m. specifically to make final determinations on which Caryl School site article options will be put forward by the Board on the Town Meeting warrant.

Review/Order Draft Warrant Articles

Mr. Heinlein commented that the Board has been looking closely at the draft warrant, and there are a number of special issues to be brought before the Town this year in addition to the boilerplate articles. The Board discussed and changed the placement of several articles on the warrant.

Surplus Inventory Bid Approvals

Mr. Ramsay said that the various Town department items and equipment which the Selectmen recently declared surplus were offered to the public at a sealed bid auction held on February 3, 2007 at the Protective Agencies Building with proceeds totaling about \$1,400. He asked the Board to make awards in accordance with the list of low bidders, and authorize disposal of the remainder.

Mrs. Weld moved to approve the bids to the bidders as set forth [on the list] and that the remaining un-bid articles be disposed of at the transfer station, seconded by Mrs. Lisbon; it was unanimously voted.

Review FY08 Operating Budget: 122

Mr. Heinlein said the Board is continuing its negotiations with the Town Administrator for a new 3-year contract, which should be completed by the next Board meeting. Budget 122 - Selectmen will be voted on at that time.

Other Business:

Appointments to Natural Hazards Mitigation Committee

Mr. Ramsay informed the Board that the Metropolitan Area Planning Council (MAPC), in cooperation with 17 area communities, has gotten a grant application approved for FEMA funding for development of a regional natural hazards mitigation plan. The local matching share of \$3,000 will come from the FY07 police budget. Mr. Ramsay recommended that Superintendent of Streets Craig Hughes and Emergency Management Director Arthur Adams be appointed as Dover's representatives on the committee being created specifically for plan development.

Mrs. Lisbon moved to appoint Craig Hughes and Arthur Adams as [Dover's] representatives on the MAPC Natural Hazards Mitigation Planning team, seconded by Mrs. Weld; it was unanimously voted.

Request from Mass. Motorcycle Association re: Motorcycle Safety Project

Mr. Ramsay told the Board that Police Chief Joseph Griffin has enthusiastically agreed to have a motorcycle awareness safety sign posted in front of the Protective Agencies building as requested by the Massachusetts Motorcycle Association.

Mrs. Lisbon moved to authorize the placement of a sign from the Massachusetts Motorcycle Association in town at the agreed upon location for the period of the last week of March through the last week of April 2007, seconded by Mrs. Weld; it was unanimously voted.

Citizens' Comments

Joseph Melican reported that the Warrant Committee has four remaining budgets to review. His committee is considering alternatives to an override to close the gap between projected revenues and expenditures for the upcoming fiscal year. Mr. Heinlein thanked Robyn Hunter for inviting the Selectmen to attend the Warrant Committee's next meeting to discuss potential capital exclusions, etc.

Peter Mitchell expects the Capital Budget Committee to vote on some of the requested capital items for FY08 at its next meeting.

At 6:52 p.m., Mr. Heinlein asked for a motion to temporarily adjourn the meeting until 7:00 p.m. when further open session business will be taken up. It was so moved by Mrs. Lisbon, seconded by Mrs. Weld; it was unanimously voted.

The Board reconvened in open session at 7:00 p.m.

Public Hearing re: Cable Franchise License

Mr. Heinlein said that Cable T.V. Advisor Bob DeFusco and the Town's telecommunications attorney have requested more time to negotiate the terms of a cable license agreement with Verizon.

Mrs. Weld moved to postpone the public hearing for the cable franchise license discussion to March 15, 2007 at 7:00 p.m., seconded by Mrs. Lisbon; it was unanimously voted.

Affordable Housing Discussion

Mr. Heinlein said that last week members of the Board attended a Long Range Planning Committee (LRPC) meeting to discuss affordable housing in Dover. There was an emerging sense at that meeting that, while LRPC deals with a variety of prioritized Town matters looking 10 to 15 years out, it might be appropriate for the Board of Selectmen to initiate a dialogue between various interested Town officials and citizens on the issue of affordable housing with a short term perspective. Mr. Heinlein welcomed this invitation and suggested creating a committee for this purpose.

LRPC Chairman Charlie Helliwell asked the Board to consider the state mandate requiring that 10% of housing stock be affordable (approximately 200 units in Dover) as well as the needs of certain groups such as young professionals entering the housing market and elders who are downsizing. The LRPC is asking if Dover and its boards/committees should adopt a centralized direction or stance on Chapter 40B/affordable housing issues, particularly in light of the history of the failed Wylde and Caryl School housing projects. Mr. Helliwell emphasized that with MassHousing likely to approve Chapter 40B site eligibility applications, it is unavoidable that projects like 97 Walpole Street will be handled at the local level.

Mr. Heinlein agreed that that project has brought this issue to the forefront since the affordable housing developments until 97 Walpole Street have been dealt with amicably at the Zoning Board of Appeals (ZBA). He suggested appointing a committee with broad-based interests to solicit input on any/all aspects of affordable housing, from determining what steps could be taken as a defense to control Chapter 40B projects to developing a centralized philosophy supporting certain types of affordable housing initiatives.

A wide range of ideas and opinions related to affordable housing were offered by those present this evening, including the following: The Town cannot stop affordable housing developments, so steps should be taken to direct that growth by proactively seeking friendly or non-profit developers to work with; build on Town-owned property; take no action since only one project has been built since 1969, and Dover Housing Partnership already deals with affordable housing; the Town should be more flexible with smaller, less dense developments; style and density are what can be objectionable and should be controlled by the ZBA; invest in and refine the process of fighting larger Chapter 40B projects vigorously; come up with reasonable parameters to determine financial eligibility for affordable housing; etc.

The affordable housing issue will be placed on a future Selectmen's agenda after Board members have conferred. Mr. Heinlein felt that if a committee is formed, the composition should allow for as many varying perspectives to be represented as possible. Mrs. Lisbon said that there are no easy solutions, and those who are passionate about this issue and can think outside the box should be included. The Board thanked those in attendance for a very valuable discussion, and urged anyone interested in this topic to contact the Selectmen or the LRPC.

At 7:53 p.m., Mrs. Lisbon moved to adjourn the meeting, seconded by Mrs. Weld; it was unanimously voted.

DOVER BOARD OF SELECTMEN

Kathleen W. Weld, Clerk