

Dover Open Space Committee
Meeting Minutes – June 3rd, 2014

Lower Conference Area, Dover Town Hall

Members attending: Jane Brace, Kate Cannie, Henry Faulkner, Boynton Glidden, Justine Kent-Uritam, Carol Lisbon (Selectmen's liaison in place of Jim Dawley), Amey Moot, Eric Loeffler, Mark Bush.
Absent: Dick Wood, Candace McCann, Jim Dawley, Jerry Arnold, Barbara Roth-Schechter.

Chair Amey Moot called the meeting to order at 7:30 P.M.

The minutes of the last meeting, held on May 6, 2014, were reviewed and approved.

The most recent nature walk (May 31) on Snow's Hill was sparsely attended (Amey and Boynton).

Hale Reservation's flyer for the Adventure Race for families on June 22, was circulated by Amey.

Amey described the ongoing efforts to preserve the open land at the top of Pegan Hill. This property is now listed for sale, but the owner is encouraging conservation efforts. Substantial progress on fund raising for this project has occurred, with many private donations pledged. Also the Trustees of Reservations, the Natick Conservation Commission, the Dover Land Conservation Trust, the Norfolk Hunt Club and other organizations are in support here.

The Powisset Parking Lot is being constructed off Powisset Street to enable people to safely park their vehicles while hiking in Noanet Woodlands, owned by The Trustees of Reservations.

Justine reviewed the Upper Charles Conservation Land Trust activities. Many towns in this group have implemented the Community Preservation Act. This tax on land sales brings in funds to support land conservation. In the past Dover has not voted to implement "C.P.A." Justine also noted that Conservation Restrictions on land are hard to administer, and many land conservation organizations are beginning to realize this -- a statewide problem.

Board of Health: Kate advised that the state legislature is about to pass a bill allowing bow-hunting on Sundays.

Boynton remarked that the water level in town was dropping, making it necessary for some residents to drill new and much deeper wells.

Conservation Commission: A long discussion ensued about the lack of knowledge, especially with new residents, concerning wetlands' regulations.

Carol suggested putting out a "welcome letter" on the Town website noting where information on wells, septic systems and wetlands is available.

Planning Board: Henry reported that the Board is awaiting completion of the survey of 46 Springdale Ave. and working with the Conservation Commission consultant to delineate the wetlands and vernal pool on this property.

Park and Recreation: Eric advised that they are looking for a new commissioner to fill the vacancy caused by retirement.

The field conditions at both Caryl Park and Chickering School are good.

Movie Night is scheduled for June 25 on the Town Green.

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Board of Selectmen: Carol advised that even though the Rail Trail Committee has completed its work, and filed its final report, that there is still a lot of interest in this project. These efforts are now being pushed by the Friends of Dover Greenway. In order to bring this before Town Meeting, a lot of work needs to be done and supporters have to attend Town Meeting!

Carol described the ongoing discussions about the cell tower on Junction Street as a good example of people working together: School Committee, parents of students, and abutters to resolve siting and wetland issues.

Carol led a long discussion on the proposed Ch. 40B development at 46 Springdale Ave emphasizing the following points :

- 1.) The Town needs to reply to the seller (Jim Snyder) by August 2, 2014 if the Town will exercise its right of first refusal on this property. If so, the Town will call for a Special Town Meeting in September to vote on the matter of whether or not to buy this property (Approx. 27 acres, including 22 acres currently under Ch. 61A restriction).
- 2.) The Town is surveying the boundaries of the property, conducting an environmental study, and working with Town Counsel on legal matters including an appraisal of the property.
- 3.) Carol noted that if the Town had an "Open Space Bylaw" this might be a way to avoid Ch.40B projects in the future, while insuring that the landowner still gets a fair price in a sale. Justine again described the Mass. Community Preservation Act, and suggested that we further explore this in September. This is a good fundraiser to buy land, but must be carefully described and voted on at Town Meeting.
- 4.) Carol completed her " Selectmen's Report " by saying that there is a lot of work to be done over the summer in order to have thorough information to present to the Town on the 46 Springdale project.

Amey concluded the meeting noting that we should meet again soon, primarily to address further developments about the 46 Springdale project. Future meeting dates selected are June 24 and July 8, 2014 at 7:30 P.M. at the Town Hall.

There being no further business, the meeting was adjourned at 9:30 P.M.

Respectfully submitted,
Boynton Glidden