

**To: Dover Board of Selectmen**  
**From: Dover Open Space Committee**  
Date: June 16<sup>th</sup>, 2014  
**Re: Open Space Committee Opinion on 46 Springdale Avenue**

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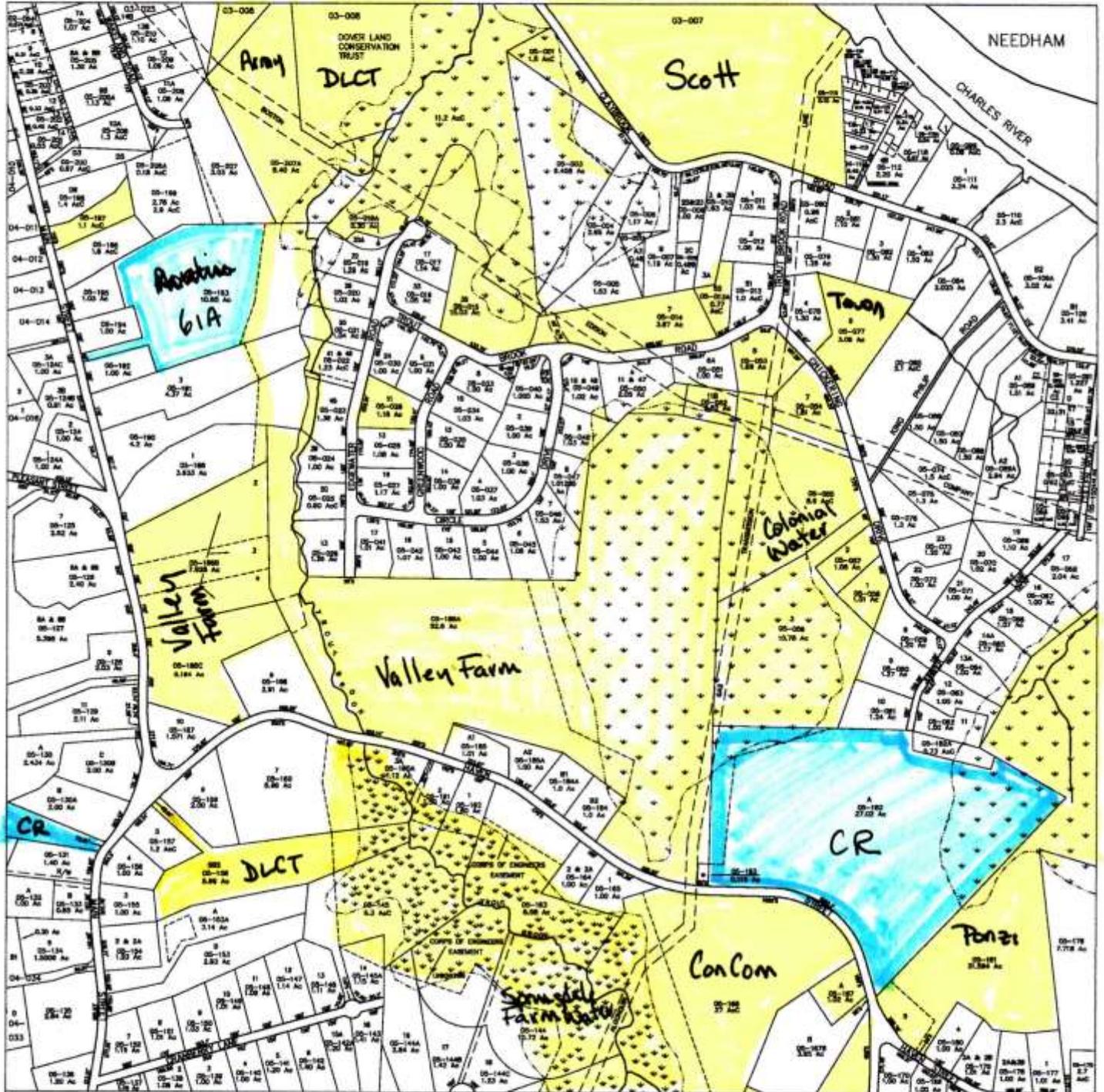
Thank you for arranging the site walks and to the Snyders for their hospitality. Most of the OSC was able to participate and we have modified and added to our opinion based upon them. Prior to the June 26<sup>th</sup> meeting, we will be reviewing the reports from Paul McManus, the Conservation Commission's environmental consultant as well as those from other boards and committees.

Pursuant to your request for comments about the proposed development at 46 Springdale Ave, we believe the BOS **should seriously consider exercising its right of first refusal under Ch. 61A** on environmental, recreational and potential future needs grounds:

1. Environmental reasons to exercise the right rather than allow the proposed project to proceed:
  - a. There is a **perennial stream that begins and flows into a large spring on this property**. The stream then flows under Springdale Ave. and behind Channing Park into Trout Brook. This stream originates off Pine Street at Hale's Pond and flows between Pine and Walpole Streets until it crosses the road at the junction of Pine and Centre Street. Then it flows down by Knollwood and crosses under the old RR tracks through the field (now under Ch.61A) before reaching the spring.
    - i. There is a population of **native Brook Trout** in this spring and further upstream and downstream.
    - ii. This **spring never freezes over** in the winter and so, attracts and **supports many species of wildlife**.
    - iii. To supply this 40 unit development, Colonial Water will be using all its wells, especially those off Knollwood (30'-40' deep gravel wells) and this **additional draw on these relatively shallow wells may adversely impact the springs supplying the stream and the spring/wetlands area near Springdale Ave.**
      1. Whenever a number of houses are built along a brook or spring in Dover, the **overall water level has dropped, adversely affecting wildlife populations** of fish, amphibians, birds and mammals (Boynton Glidden and others have noticed this over a period of over 50 years).
    - iv. Any impact on the stream could have an **adverse impact on the Town's Water Protection land** off Church and Haven Streets
  - b. There is a **small pond in the woodland** along the border with the Powers that would be significantly impacted by the building of houses and clearing of trees, especially those in the back 'spur' cul de sac.
    - i. MA GIS has indicated that this **may be a vernal pool** though it may be deep enough to last all summer. For verification, we refer you to Paul McManus' report.
    - ii. We defer to Paul McManus' report as to what wildlife exists and breeds in this pond as well as its importance.

- c. Within the past few years, Boynton Glidden has personally observed five (5) different species of **birds on the Massachusetts list of Endangered, Threatened, or Special Concern** in the area of the proposed development.
    - i. Boynton found one of these birds (dead) on the site walk.
    - ii. Paul McManus should also cover this more extensively in his report.
  - d. This parcel sits within an area of a number of preserved lands that make up an important **wildlife habitat as well as wildlife corridor**. The corridor includes Wylde Woods, DLCT lands, Army Corp of Engineers, Dover Water Protection lands and Channing Park, to name a few. (please see attached maps – we recommend printing out and taping the maps together)
  - e. Unlike many of the large tracts in Dover, this parcel remains **predominantly open fields** and thereby provides **important and increasingly rare habitat for wildlife**.
2. Preserving the passive recreational uses of the land are important to maintaining the rural character and the general property values throughout Town
    - a. The Ch. 61A fields currently connect to bridle paths and **trails from the abutting DLCT land** and thereby connect to the Town's Wylde Woods/Centre St Corridor and beyond. **Preserving the trail linkages** is important for providing high quality passive recreation opportunities of all types (walking with or without dogs, jogging, horseback riding, *etc.*).
      - i. If it happens, the **recreational trail/greenway could easily link to the small back wood & the fields** as the back eastern corner is essentially at grade with the tracks.
    - b. The **Norfolk Hunt Club (NHC) uses the fields** for its drag hunts several times a year. Over the years, the NHC and the trail networks it helps maintain have brought and continue to draw residents to Dover.
    - c. As noted above, unlike much of Dover, the parcel has remained **open fields offering an increasingly rare view for residents**.
      - i. Currently the views for residents are limited to via DLCT trails or glimpses from Springdale Ave.
      - ii. In the future, **should the recreational trail/greenway become a reality, the views over the fields would be extensive and spectacular**.
  3. Exercising the right may be important for future land needs for the Town:
    - a. With the lengthy discussion of land usage at Caryl Park last year, we were all made aware that **additional recreational and parklands are or may be required**.
      - i. For example, fields can offer a relatively easy walking opportunity for older residents within close proximity to the Town Center/COA.
    - b. This land contains an important tributary of Trout Brook and is quite close to the **Town's Water Protection District and Army Corp lands** (see above). Should the Town require additional water sources, any reduction or adverse impact to this tributary could be significant.

Blue = Private land under CR (usually not public access)  
 Yellow = Protected Public (usually accessible) land (Town, Army Corp, DLCT, TOR)



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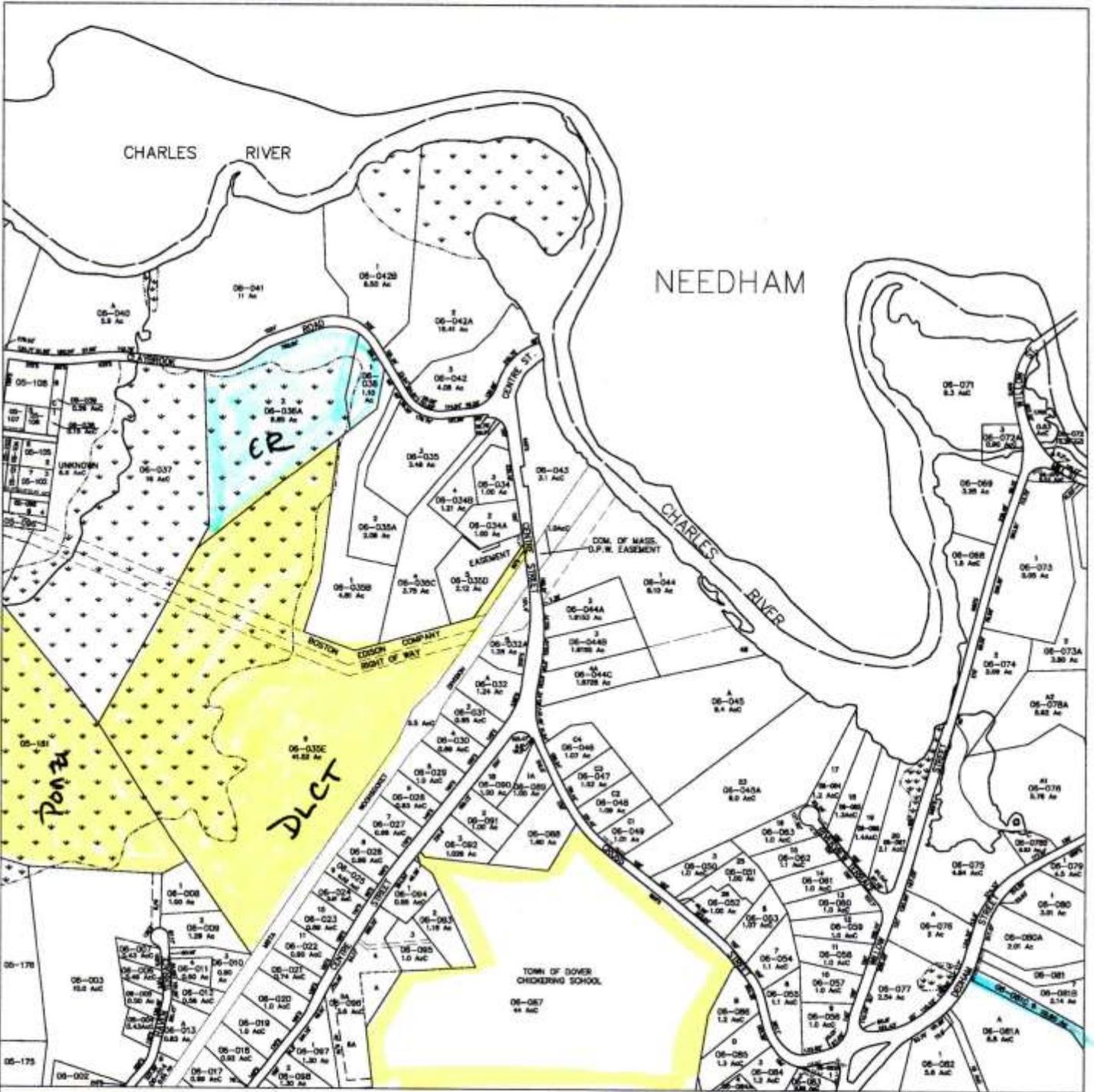
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**LEGEND**

PROPERTY MAPS	INDEX DIAGRAM	MAP NO.
<b>DOVER</b>		<b>5</b>
MASSACHUSETTS		

SCALE 1" = 200'

REVISIONS TO:



CR  
1019ac

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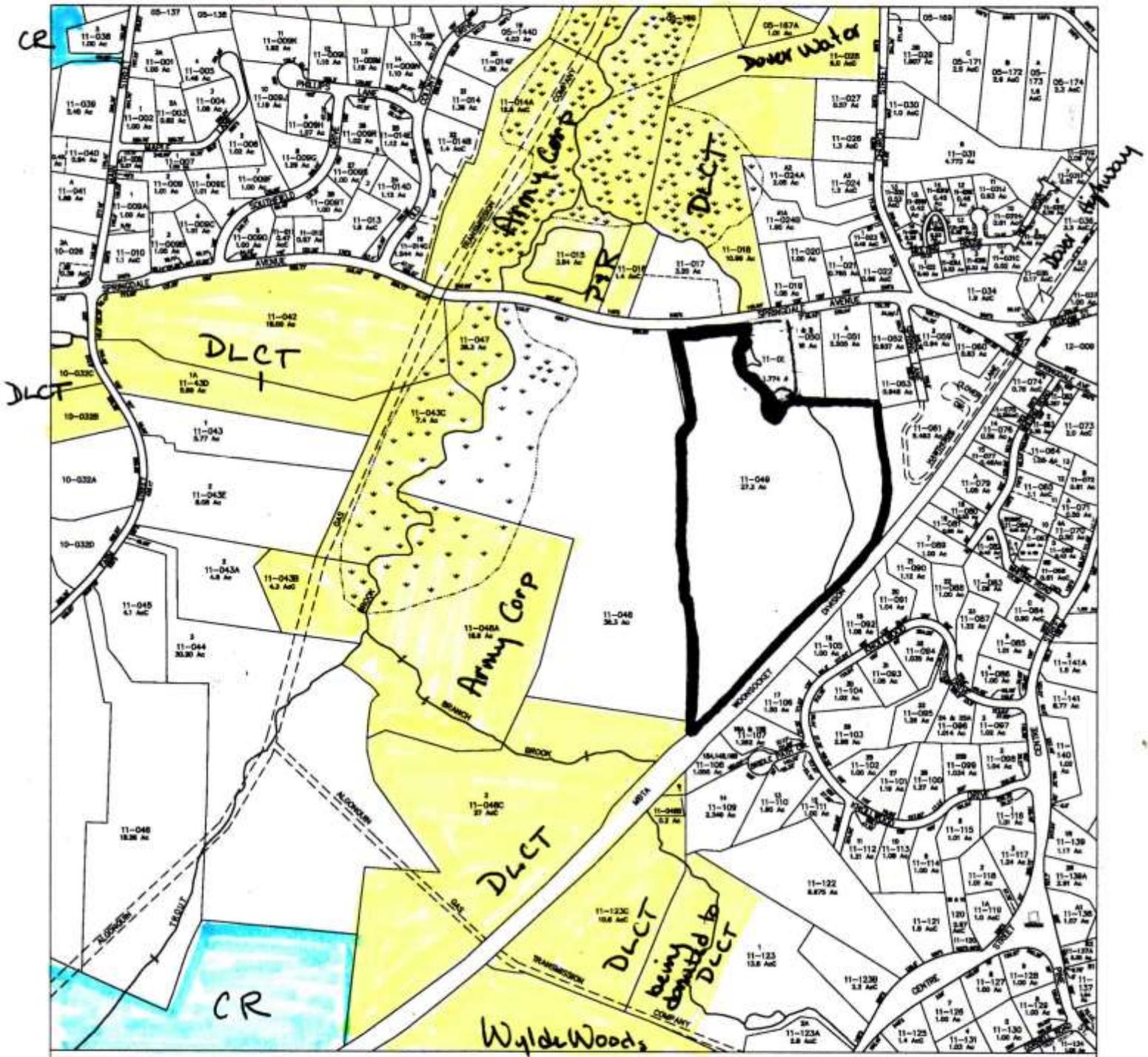
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LEGEND	
MAP LOT SYMBOL NO.	16-015
BOUNDARY LOT NO.	8 OF 4
PROVISIONAL LOT	165A*
SCALE FROM MAP	06
WATER	
COMMON BOUNDARY	---
EASEMENT	---
PAVED LANE	---
PUBLIC BOUNDARY	---
WELAND	---

SCALE 1" = 200'  
 FEET  
 METERS  
 REVISED TO:

PROPERTY MAPS  
**DOVER**  
 MASSACHUSETTS

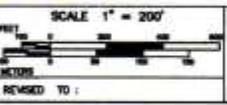
INDEX DIAGRAM	MAP NO.
	<b>6</b>



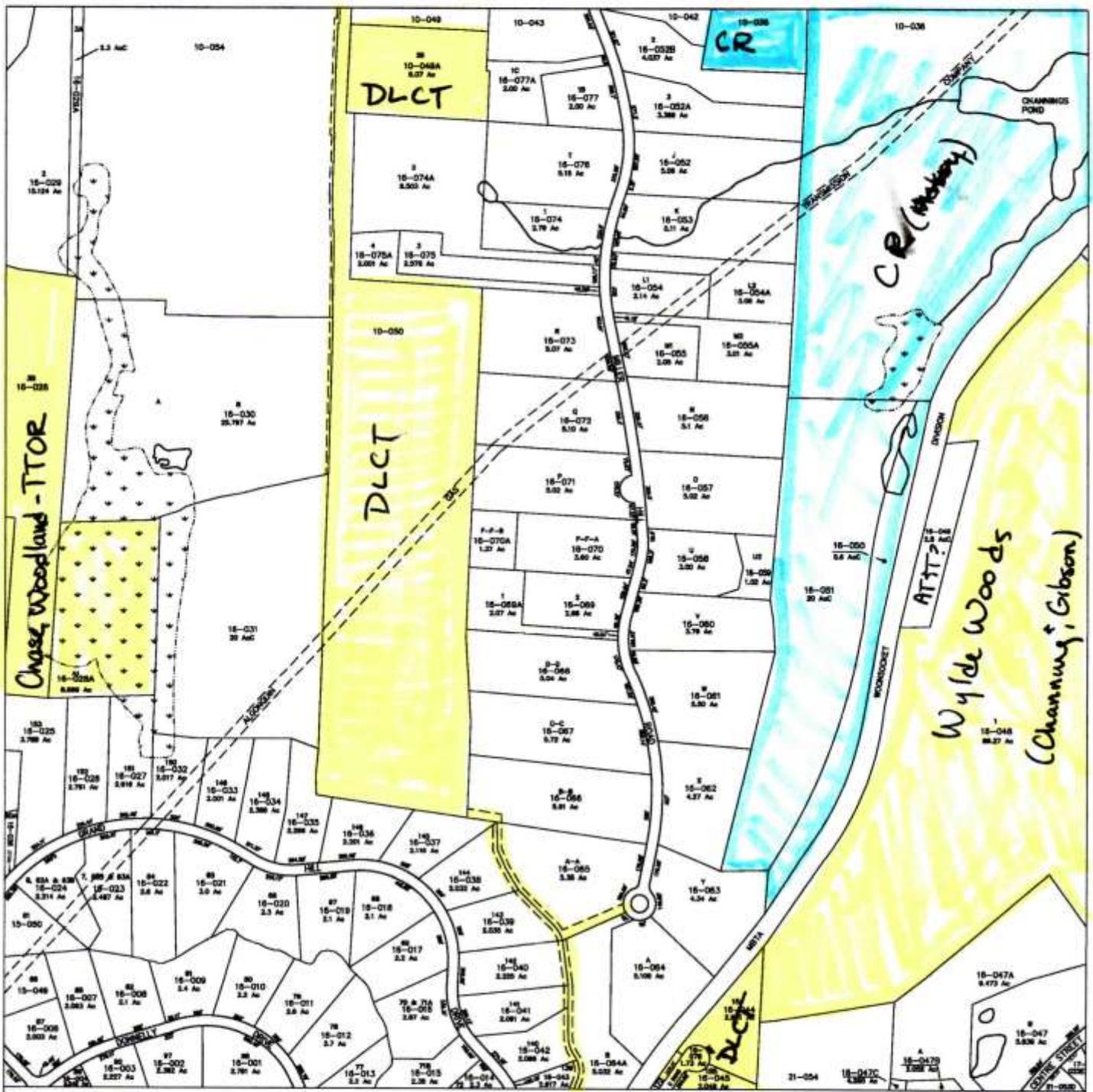
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LEGEND	
MAP LEFT (DOWNS) NO.	18-073
BOUNDARY LOT NO.	8 of 8
PROPERTY IN FEE	104*
SCALE FROM MAP	00
WATER	1000
STANDARD BOUNDARY	---
CONCRETE	---
IRON PIPE	---
PAVED DRIVEWAY	---
RELEASE	---



PROPERTY MAPS	INDEX DIAGRAM	MAP NO.
<b>DOVER</b> MASSACHUSETTS		<b>11</b>



<p>THIS MAP IS FOR INFORMATION PURPOSES. IT IS NOT VALID FOR LEGAL DECISIONS OR CONVEYANCES.</p> <p>ORIGINAL DATA FROM: [illegible]</p> <p>REVISIONS: [illegible]</p> <p>DATE: [illegible]</p>	<p>REVIEWED AND REPRINTED IN 2015 BY</p> <p><b>CARTOGRAPHIC ASSOC. INC.</b></p> <p>PROFESSIONAL CONSULTANTS</p> <p>MEMBER MAPS/PLANS/PUBLIC RECORDS INFORMATION MANAGEMENT</p> <p>10 PLAZA DRIVE, SUITE 100</p> <p>NEW HAMPSHIRE 03051</p> <p>603-888-4700 • 603-888-4701 • 703-262-0000 • 603-888-0000</p>	<p><b>LEGEND</b></p> <p>MAP-LAY (DASHED) NO. 16-073</p> <p>BORDERLINE LAY NO. 16-074</p> <p>PROPERTY IN FUTURE 16-075</p> <p>SHOULD FROM MAP 16-076</p> <p>WATER 16-077</p> <p>WELLS 16-078</p> <p>16-079</p> <p>16-080</p> <p>16-081</p> <p>16-082</p> <p>16-083</p> <p>16-084</p> <p>16-085</p> <p>16-086</p> <p>16-087</p> <p>16-088</p> <p>16-089</p> <p>16-090</p> <p>16-091</p> <p>16-092</p> <p>16-093</p> <p>16-094</p> <p>16-095</p> <p>16-096</p> <p>16-097</p> <p>16-098</p> <p>16-099</p> <p>16-100</p>	<p><b>SCALE 1" = 200'</b></p> <p>FEET</p> <p>METERS</p> <p>REVISION TO 1</p>	<p><b>PROPERTY MAPS</b></p> <p><b>DOVER</b></p> <p>MASSACHUSETTS</p>	<p><b>INDEX DIAGRAM</b></p> <p>MAP NO. <b>16</b></p>
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