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**Executive Summary
Ecological Inventory Report:
Snyder Property
46 Springdale Avenue, Dover, Massachusetts**

The following is a brief summary of the document:

Ecological Inventory Report

Snyder Property

46 Springdale Avenue

Dover, Massachusetts

June 18, 2014

By Paul J. McManus, LSP, PWS of EcoTec Inc.

Wetlands:

- Vegetated Wetlands have been field delineated (flagged) and surveyed, as depicted on a plan of the site by GLM Engineering;
- Wetlands include a spring, with substantial flow, that is located within the wooded area to the rear (east) of the smaller dwelling. This spring is presumably the source of the “Spring Brook” name applied to the site stream in plans discovered by GLM Engineering.
- The Site stream is mapped as a perennial stream and therefore has a presumptive 200 foot Riverfront Area restricted use zone on either side of the stream. However, the upstream (southern) portions of the stream have been observed dry. Such observations would generally allow at least a portion of the stream to be found intermittent (and therefore lack Riverfront Area) except that in this case there is an upstream public water supply withdrawal which could possibly be responsible for the lack of stream flow and thereby negate the ability to overcome the perennial presumption. Full resolution of the issue would require monitoring and documentation of stream flow, research regarding the effect of the groundwater withdrawal, and a formal filing and determination by the Dover Conservation Commission (with potential for appeal of a local ruling).
- Wetlands restrictions, including Riverfront Area, combined with local zoning requirements, could limit the development of a future access way to the interior of the site in the event that the bulk of the property were subdivided from the main house. Any plans for future use of the property should consider this issue.
- There is a mapped floodplain along the site stream.

Soils:

- Site soils are sandy and listed as “Farmland of Statewide Importance” but not “Unique” or “Prime” agricultural soils. In short, this indicates that site soils are farmable, but not of the highest quality for farming.
- From a potential development standpoint, the soils are easily developed and would likely support septic systems.

Surface Water:

- Surface water flows onto the site from the south, through a culvert under the railroad grade into the mapped stream.
- The stream flow is northerly through the site, and tributary to Trout Brook and ultimately the Charles River, after passing in close proximity to the public water supply well south of Haven Street.
- A small portion of the site (near the vernal pool) flows off site to the west.

Wildlife:

- There are no official records of state-listed species on the site, however a local resident reports seeing several state-listed bird species on the property.
- The ponding area to the rear of the field was mapped by the state as a “Potential Vernal Pool” and was found to in fact function as a vernal pool. An early to mid-spring assessment is recommended to obtain a better understanding of the vernal pool utilization.
- Wetlands habitat on the site is interesting and diverse, but would be largely protected regardless of the ownership of the property.
- The wooded uplands in the rear of the property provide wildlife habitat, but of a type that is locally common.
- The most notable ecological feature of the site is the presence of the large open field, which provides a wildlife habitat type that is ecologically unique and important both locally and regionally.
- Preservation of the unique field habitat requires active management, which includes limited, seasonally-restricted, directed mowing. The required management is not expensive or complicated, but cannot be ignored, and requires at least tractor access to the field area.
- Maximization of the habitat value of the site would potentially include measures to:
 - Restrict pedestrian and equestrian uses to designated perimeter trails, particularly during bird nesting season;
 - Augment the site with bird boxes (requires modest annual maintenance);
 - Establish and maintain patches of bare ground; and
 - Remove the row of cedar trees that fragments the field into two sections.