

Springdale Study Committee Minutes
January 22, 2015
Town House Selectman's Room

Attendees: Eric Aborjaily, Juris Alksnitis, Nancy Kostakos, Doug Novitch, Anne Reitmayer, Matt Schmid, Doug Straus, Catherine White

Liaisons: Kate Cannie (WC), John Cone (WC), Joanne Connolly (COA), Amey Moot (OSC), Mark Sarro (Planning Board), Bob Springett (CBC), Paul Wood (OSC)

Guests: Jim Snyder

1. The meeting was called to order at 7:34 pm by Catherine White
2. **Minutes** from the January 14 meeting were approved.
3. **Upcoming meeting dates** were discussed. The committee settled on February 5, February 19, March 5, March 19 and March 30 as the next meetings. All will take place at 7:30 pm in the Town House.
4. **Recent property walks** were briefly discussed. The committee visited 46 Springdale Avenue with Boynty Glidden on Monday, January 19 and Tuesday, January 20. Nancy Kostakos is the only member who was unable to attend either walk. As an abutter, she is most familiar with the property, but will also look for another time to walk the property in the near future.
5. **Process and parameters** for soliciting and analyzing options for the property were discussed. Mr. Alksnitis noted the importance of familiarity with the town's Master Plan, Open Space + Recreation Plan, Long Range Plan and Zoning ByLaws. Ms. Moot also recommended a detailed report from EcoTech cataloguing the ecological assets of the property. Mr. Schmid recommended familiarity with all abutting properties, and potential impact of each. Mrs. Kostakos raised the question of soliciting input from the broader community in order to ensure that all possibilities are explored. The committee decided to organize three meetings at the Town Library to gather input, as well as postings on the town website, local listservs, LinkedIn Dover Professionals group, school newsletters and local press. Mrs. Kostakos volunteered to take responsibility for these communications.
6. **Constraints** were also discussed. The need to pass at town meeting is an obvious constraint. Adequate time to study all options is also a potential constraint, although the Selectman have made it clear that if extra time is needed, it should be taken. Town cost for maintenance of whatever is proposed is also a potential constraint.
7. **Proposed uses** were solicited from the group and discussed with valuable input from the liaisons. Uses brought forward included:
 - a. Acquisition: Charles River School (purchase)
 - b. Acquisition: Mass Audubon or Trustees for the Reservation (donation/fundraise)
 - c. Aquifer: new water source for town
 - d. Community farming
 - e. Community garden
 - f. Equestrian center
 - g. Hold for future use
 - h. Inn/restaurant similar to Sherborn Inn
 - i. Open space: maintain 24 acres of 61A land as open space for passive recreation
 - j. Rail trail parking
 - k. Recreational - Dover YMCA

Springdale Study Committee Minutes – January 22, 2015

- l. Recreational - other: golf, motocross
 - m. Recreational Center along the lines of the Weston Recreation Center with pool and sports fields.
 - n. Sell existing home and non-61A acreage
 - o. Sell with use restriction
 - p. Senior center and/or affordable housing (preference given to long-term Dover residents)
 - q. Solar farm
 - r. Subdivision: relocation of historic houses to property (similar to Needham historic relocations)
 - s. Subdivision: sell all or part of the property for alternative development.
8. **Committee member interest** in exploring various uses was solicited:
- a. Subdivision: Mr. Aborjaily, Ms. Reitmayer, Mr. Straus
 - b. Open space: Ms. Reitmayer, Ms. Kostakos
 - c. Recreation: Ms. Kostakos
 - d. Senior center: Mr. Schmid
 - e. Solar farm: Ms. Reitmayer
9. **Zoning education:** Mr. Sarro agreed to provide a zoning overview for the committee at the next meeting on February 5.
10. **Visioning facilitator:** Mr. Alksnitis inquired if anyone knew a facilitator who could help with envisioning potential uses. Ms. Reitmayer volunteered to reach out to someone she knows who might help.

The meeting adjourned at 9:18 p.m.

Respectfully submitted,
Nancy Kostakos