

Springdale Study Committee Minutes
October 29, 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), Joanne Connolly (COA), John Sullivan (ConComm)

Guests: John Cone, Maureen Dilg, Carol Lisbon, David Powers, Jim Snyder

1. The meeting was called to order at 7:37 pm by Catherine White.
2. **Proposals for the future use of 42 Springdale** were presented by each Committee member. Ms. White asked each to take one minute to summarize their proposal, after which Committee members would have five minutes to ask questions. Ms. White requested that guests and liaisons refrain from commenting and asking questions.
 - a. **Mr. Novitch** proposed sale of the existing house and outbuildings and a small subdivision consisting of two additional single family home lots, with approximately 20 acres preserved as open space. His conservative estimate on return on investment was approximately \$2.5M (\$1.3M for existing house, plus \$600K for each additional lot).
 - b. **Mr. Straus** proposed selling the entire property in total to one owner with a conservation restriction on the rear.
 - c. **Ms. Kostakos** proposed retaining the entire property and renting the existing house, caretaker's house and barn; creating a new road in order to provide public access and limited parking for the back portion of the property; and reviving the Dover Housing Partnership Committee to address the ongoing affordable housing shortage in Dover. Retaining and renting this property would allow it to be in play as a potential solution to the housing challenges, should the DHPC find that to be both necessary and feasible.
 - d. **Mr. Alksnitis** proposed a conservation-friendly development with 75-80% of the existing open space preserved, 10 new affordable units, and 10 units for people of moderate incomes, with a place for senior gatherings, and perhaps a community pool.
 - e. **Mr. Aborjaily** proposed either selling the existing structures and preserving the back as open space, or a development of 8 to 20 units in the footprint of the existing structures, but with no further development on other parts of the property.
 - f. **Mr. Schmid** also proposed retaining the property for the foreseeable future, with possible rental of existing facilities, and the balance of the property made available for public passive recreational activity. He recommended appointment of a Master Plan Implementation Committee to study the feasibility of establishing housing and services on town-controlled properties, with the initial express purpose of discouraging or preventing 40B development controlled by any entity besides the Town of Dover.
 - g. **Ms. White** proposed sale of the existing structures to one owner, with a deed restriction on the balance of the property; construction of a new driveway to the west of existing driveway; and transition of the existing driveway to a gravel road terminating at the open meadow, with approximately five parking spaces.
 - h. **Ms. Reitmayer** recommended preservation of the meadow and woods as open space and the development of 25 two and three bedroom affordable rental townhouses at the perimeter of the property. Ms. Reitmayer provided a draft proforma detailing costs and

potential income from this type of development (attached). Ms. Reitmayer recommended rental of the existing structures until due diligence could be completed on the above proposal.

3. **Further discussion** followed initial presentation of proposals.
4. **Voting:** Ms. White then asked each committee member to write down their first, second and third choice proposals. Votes were tallied and the two proposals receiving the highest number of votes were the proposals put forth by Ms. Kostakos and Ms. Reitmayer. Ms. White asked for a show of hands supporting each of those two proposals, and Ms. Kostakos's proposal was the winner.
5. **Selectmen's Meeting:** Ms. White informed the group that our proposal would be presented to the Selectmen at their meeting on Thursday, November 5. She thanked the Committee for the considerable time and effort they had each given to this endeavor.

The meeting adjourned at 8:34 p.m.

Respectfully submitted,
Nancy Kostakos