

Springdale Study Committee Minutes
February 5, 2015
Town House Selectman's Room

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

Guests/Liaisons: Kate Cannie (WC), Joanne Connolly (COA), Jane Remsen (Planning Board), Mark Sarro (Planning Board), Bob Springett (CBC)

1. The meeting was called to order at 7:33 pm by Catherine White
2. **Minutes** from the January 22 meeting were approved.
3. **Planning Board Presentation:** Jane Remsen provided an informative overview of zoning rules and potential development options for 46 Springdale Avenue.
 - a. Ms. Remsen reviewed the options for subdividing the property, which is zoned R-1. R-1 zoning requires 1 acre lots and 150 feet of frontage on a road.
 - i. Under ANR (approval not required), two lots can be created with a maximum of one house per lot, each with one driveway (unless a variance is received from ZBA for a shared driveway). The lots do not have to be developed.
 - ii. Under conventional subdivision, a new loop road/oxbow road could be created that might enable development of up to 10 lots on the property. The existing house likely would have to be removed to create the road. The Conservation Commission would also have to approve the loop road because it would encroach on wetlands. Current zoning does not allow dead-end/cul-de-sac roads, however waivers may be granted if creating the cul-de-sac creates benefits to the town. In this case, a cul-de-sac could preserve the existing house, and more open space.
 - iii. Ms. Remsen also reviewed an Open Space zoning bylaw such as the Planning Board proposed in 2006, 2007, 2008 that could allow the Planning Board to condition or waive conventional zoning requirements in exchange for placing at least 50% of total acreage into permanent conservation as open space. Such a bylaw could enable construction of the same number of houses as a conventional subdivision but, for example, on smaller lots in order to preserve more open space.
 - b. Ms. Remsen also provided copies of the Schedule of Use regulations in the Town Code which lists what types of uses are allowed, require permit, and are not allowed in the R-1 zone.
 - c. The Committee also briefly discussed the Long-term Planning Committee's current exploration of the Green Communities Act Certification and the impact that could have on potential uses for 46 Springdale.
4. **Reduction of Potential Uses List:** The committee discussed the initial list of potential uses developed at the last meeting, and eliminated the following options:
 - a. Acquisition: Charles River School (purchase): Ms. White stated that Charles River had been consulted and they have no interest in purchasing the property.
 - b. Acquisition: Mass Audubon or Trustees of the Reservation (donation/fundraise): The Committee concluded that given the size of the parcel, acquisition by either of these organizations is highly unlikely.
 - c. Inn/restaurant similar to Sherborn Inn: Not allowed under current zoning and highly unlikely to be approved by 2/3 vote at Town Meeting.
 - d. Relocation of historic houses to property: No demand for historic house relocation at this time.
5. **Potential Uses to Study Further:** Remaining potential uses developed at the last meeting requiring further study include:

- a. *Acquifer: new water source for the town–Mr. Schmid volunteered to discuss further with the Board of Health, and potentially with Colonial Water.*
 - b. Community farming
 - c. Community garden
 - d. *Equestrian center–Mr. Strauss volunteered to explore potential market value of an equestrian center similar to Sage Farm in Westwood with local realtor Mary Crane.*
 - e. Hold for future use
 - f. Open space: maintain 24 acres of 61A land as open space for passive recreation
 - g. Recreation–other
 - h. Recreation: Town Community Center similar to Weston Recreation Center with pool and sports fields (and possibly leased to YMCA).
 - i. Sell existing home and 61A acreage
 - j. Sell with use restrictions
 - k. Senior Center (existing house)
 - l. Senior housing
 - m. Affordable housing (with preference given to long-term Dover residents)
 - n. Solar farm
 - o. Subdivision: sell all or part of the property for alternate development.
6. **Community Input:** Ms. Kostakos reported that she had secured three dates for upcoming community information sessions at the Dover Town Library. The committee decided two meetings would be sufficient. Dates are Wednesday, February 25 and Saturday, February 28 from 10 to 11:30 AM. Ms. Reitmayer and Mr. Alksnitis will represent the committee on February 25, and Ms. Kostakos and Mr. Novitch will represent the committee on February February 28. The objective of the sessions is to collect potential use ideas from the community. We will provide some information materials, including Ms. Remsen's maps and notes regarding subdivision, and the zoning bylaws schedule of user regulations. Ms. Kostakos also circulated a draft community notice which she will post on the town website and local listservs, and will submit to local news sites and school newsletters.
7. **Subcommittee Expansion:** Ms. White reported that Bill Motley had expressed interest in joining the subdivision sub-committee, and that she would discuss procedure for adding members to subcommittees with Carol Lisbon. Subcommittees were adjusted and expanded as follows:
- a. Subdivision: Mr. Aborjaily, Ms. Reitmayer, Mr. Strauss
 - b. Open Space and/or Solar Farm: Ms. Reitmayer, Ms. Kostakos
 - c. Recreation: Ms. Kostakos, Mr. Novitch
 - d. Senior Center: Mr. Schmid
 - e. Combined Use: Mr. Alksnitis
8. **Preliminary Work Plan:** Mr. Alksnitis circulated and provided an overview of a draft work plan outlining timeline and tasks for the Committee through November 2015. Committee members agreed this is a very helpful outline. The draft plan is available at doverma.org on the Springdale Study Committee page.
9. **Next Meeting:** The previously planned February 19 meeting has been cancelled due to February vacation conflicts. The next meeting will be March 5, 7:30 PM, at the Town House
10. The meeting was adjourned at 9:33 PM.

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Respectfully submitted,
Nancy Kostakos