

Springdale Study Committee
Open Space + Recreation Subcommittee Minutes
March 19, 2015
Town House Selectman's Room

Attendees: Nancy Kostakos, Bill Motley, Anne Reitmayer, Catherine White

Guests/Liaisons: Joanne Connolly (Counsel on Aging), Carol Lisbon (Board of Selectmen), Mark Sarro (Planning), John Sullivan (Conservation Committee)

1. The meeting was called to order at 8:04 PM by Catherine White
2. Nancy Kostakos was elected Chair.
3. **Committee Definition:** The group discussed the best way to divide topics between the two subcommittees (Open Space; Recreation) and decided to combine Open Space and Passive Recreation as one committee (Nancy Kostakos, Anne Reitmayer and Bill Motley); Active Recreation as a second committee (Nancy Kostakos and Doug Novitch).
4. **Open Space and Passive Recreation Uses:** An initial list of open space and passive recreation uses was developed for further discussion and study. The list includes:
 - *Rail Trail Parking:* The group felt that the currently under-utilized parking at Channing Pond was likely sufficient for rail trail parking and additional parking would not be needed at 46 Springdale. Ms. Lisbon suggested contacting Kevin Ban from the Friends of the Dover Greenway to discuss further.
 - *Trail Connecting Channing Pond to Wilde Woods:* This is a highly desirable use.
 - *Equestrian Access:* Ms. Reitmayer clarified that the Norfolk Hunt Club has no interest in creating a polo field or steeplechase course, but does hope to have continued access to the land for rides and hunts.
 - *Fishing:* With Mr. Sullivan's help, we determined there are no fishing opportunities on the property.
 - *Solar Farm:* With Mr. Sarro's help, we determined that a solar farm could be a use on the land under current zoning, although we discussed the fact that zoning for a large solar farm on Hale Reservation's land next to the transfer station is currently being pursued as part of the town's Green Communities initiative. Ms. Reitmayer will follow up with people she works with regarding interest in a smaller farm on the 46 Springdale property.
 - *Farming + Community Gardens:* Ms. White reported that she had done some research on farming and community gardens. She spoke with the head farmer at the Powisset Farm who informed her that there is high demand for additional land to farm in town. However, income from farming would be relatively low (approximately \$1,000/acre/year, or \$10,000-\$15,000 in total). We discussed mixed use, including some farming and some conservation land, and the fact that the farming income could at least pay for conservation land mowing and maintenance. Ms. White also provided some information regarding the Wellesley Community Gardens. The cost for a plot is \$100/year; there are 55 plots, and a waiting list of 60 people. For comparison, we looked up the size of the Concord Community Gardens and determined there are 175 plots there. There was discussion regarding interest in community gardens in town, and we do think there may be demand for plots if we were to create a garden.
5. **Dover Land Conservation Trust:** Ms. Kostakos mentioned that Gil Menna of the Dover Land Conservation Trust had expressed interest in the property. Ms. Reitmayer will follow up with him.
6. **Community Survey:** We discussed the need to further survey the community for recreational use ideas. A survey form could be posted on the town website; and we could develop a handout for the May 4th Town Meeting. We will pursue this idea at our next full Committee meeting on April 30th.
7. **Active Recreation:** Due to Mr. Novitch's absence, we did not have a long discussion regarding active recreation, but did determine the following:

- We will invite Parks and Recreation representatives and a representative from the failed Caryl Park turf field initiative to our next meeting in order to better understand appetite and challenges around development of additional sports fields on the property. There was some discussion of interest (there are people in town who would be willing to invest money in creating new fields), and challenges (lighting, traffic, artificial turf hazards, decline in the number of younger children in town – the bubble is currently in middle school).
 - Besides sports fields, we listed basketball courts, tennis courts and a recreation center, potentially leased to an organization such as the YMCA, as uses to be further studied.
8. **Sale of House and Barns:** We briefly discussed the need to make open space and recreational recommendations that compared selling the house and barns separately with keeping the house and barns for recreational use.
 9. **Next Meetings:** The Open Space Subcommittee will meet again on April 1. The next Recreation Committee meeting time is to be determined.
 7. **Adjournment:** The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Nancy Kostakos