

**Springdale Study Committee**  
**Subdivision Subcommittee Meeting Minutes**  
**March 19, 2015**  
**Town House Selectmen's Room**

Attendees: Catherine White, Doug Strauss, Anne Reitmayer, Eric Aborjaily

1. The meeting was called to order at 7:15 PM by Catherine White.
2. Mr. Strauss was elected Chairman of the subcommittee
3. Determination of Sub-committee objectives
  - a. The committee should review the viability of various development options, eliminating those that are not feasible and evaluating those that are
  - b. Subdivision options to be evaluated include:
    - i. Standard subdivisions;
    - ii. Open space or clustered subdivisions;
    - iii. senior housing;
    - iv. Chapter 40B developments.
    - v. ANR developments
4. A general discussion was held regarding how the findings of the various subcommittees would be reviewed and presented to the Town.
  - a. Each subcommittee will review topics and ideas relative to their Area of focus
  - b. The findings of the individual subcommittees Will be brought back to the Springdale study committee in preparation of open hearings to present options two members of Dover's community
  - c. A survey might be used to help vet some of these options prior to development of Final recommendations of the committee to be presented to the town
5. The meeting was opened up to allow the liaisons to contribute their knowledge of the development process specific to the Springdale site.
  - a. Chapter 40 B housing options were discussed. Questions were raised as to how a 40 B development could hold preference for current Dover residents. It was determined that it would be difficult for many Dover residents to qualify for the affordable housing options if they are existing homeowners in Dover. Existing 40B housing in Dover is being disqualified due to lack of interest. The lack of many Town or public services including, but not limited to, public transportation, might be a reason why available units are un-leased or unsold.
  - b. XX of the conservation commission discussed how the town of Lincoln had tried to be proactive in addressing 40B development in the town. Preferential treatment for Dover residents, in particular seniors, was discussed and with the determination that few, if any, would qualify for the affordable housing option.
  - c. Carol Lisbon of the BOS discussed how Audubon had been working with communities to develop Open space and other land conservation

bylaws and would attempt to Connect the SCC with a representative from Audubon to hear their presentation.

- d. The lack of an open space bylaw, which failed approval in town meeting on three occasions, was discussed. Many of the development ideas that people seem interested in involve either an open-space or cluster development plan, neither of which is allowed by Dover's planning bylaws. Current Dover zoning precludes small lot developments. It is perceived there is a general lack of understanding regarding Open space bylaws and how a bylaw might affect property values
  - e. Regardless of the type of development, the planning board and conservation commission would have to be in agreement that any non-chapter 40 B development could meet their perspective bylaws.
  - f. (CC) raised a question if the town has the ability to set up a nonprofit organization to run a senior housing project.
  - g. (CC) Speculated that the area might hurt very well into soil conditions in that area and would therefore allow for a variety of septic System option.
6. The next meeting was Scheduled for Wednesday March 25 at 7:30 PM
  7. The meeting was adjourned at 8:03 p.m.

Respectively submitted by: Eric Aborjaily