

Springdale Study Committee Senior Use Subcommittee Meeting Minutes March 24, 2015 Dover Town House

Attendees: Catherine White, Matthew Schmid, Eric Aborjaily

- The meeting was called to order at 8:35 by Catherine White, Chairwoman of the Springdale Study Committee.
- Matthew Schmid was elected Chairman.
- Subcommittee members Mr. Schmid and Mr. Aborjaily introduced themselves
- Mr. Schmid discussed the purpose of this open meeting to invite interested Dover citizens to contribute ideas as possible uses of the Springdale Site as it might relate to seniors. A request was made of the Dover residents to help the committee explore options to any contacts and research they might contribute. In future meetings, as ideas are developed or possibilities discussed, the committee will try to prepare and display visual aids to better visualize some of the potential uses.
- The floor was opened to audience members for their opinions and ideas related to possible uses. The subcommittee asked those attending to explore possible options through their contacts and research.
 - A citizen stated, "We want to be recognized as seniors by the town." The seniors are here. Lets do something for them. The Caryl Community Center (CCC) is not conducive to senior uses. An observation was made that many of the local communities have senior centers. Why doesn't Dover have one? The seniors want to be part of the community and not travel to neighboring communities to use their facilities.
 - Mr. Schmid asked "How do we develop a cradle to grave community?"
 - (Audience comment)How do we better communicate with not only the seniors of Dover but also the general population? How is it possible to generate a more inclusive and complete email list or means to connect with people? There is very little in Dover to keep seniors here. In order to keep seniors here, we need senior housing that comes with a senior center. In regards to the Caryl Community Center, it fails because it is not dedicated to seniors and some of the other uses detract from senior uses.
 - (Audience comment) A resident spoke to challenge the notion that all Dover seniors are wealthy or can afford to move. Some seniors can't afford to leave town. They want to stay in town as long as they can, however there's nothing in town to keep them here. Although the town does have a van for seniors'

use, the seniors don't really have a place to meet and congregate. The Caryl Community Center is not worthy of seniors. Dover seniors are using the neighboring community services. How many places do the various senior organizations use within Dover?

- (Audience comment) Some of the seniors had the opportunity to tour the existing house and property. In communicating aspects of the tour, one citizen felt that the existing house could "Easily" be adapted to a senior center. She believed that many details of a senior community center exist within the property. The guesthouse is proximally 1,500 square feet, the main house 2,800 square feet. She envisioned the main house as a senior center. It was stated that the house is not ADA compliant and will therefore require substantial renovation and modification to be made so.
- (Audience comment) in looking at housing options for seniors, the citizen stated that there are multiple housing options for Dover citizens that are affordable in local communities. He didn't believe that there is demand for senior housing within Dover.
- (Audience comment) One citizen stated that she would love housing designed and dedicated to seniors. She wants to be able to stay in Dover. She sees the need for a condo or apartment alternative for those residents who are seasonal residents of Dover during the summer and move to the south during the winter and are looking for a more carefree way to maintain a residence in Dover.
- (Audience comment) In discussing the housing options, a reference was made to the failure of Dover to approve an open space zoning ordinance ("Cluster Zoning"). Many of the housing options being discussed for seniors would involve this type of zoning. The question was raised if now might be time to reintroduce that idea with the most recent attempt at developing a Chapter 40B housing project in town.
- Carol Lisbon mentioned that in reviewing Open Space Zoning Ordinances, Massachusetts Audubon has been working with communities to help develop open-space communities. She is reaching out to Mass. Audubon for a representative to speak with the various Committee members working on this study.
- (Audience comment) a concern was raised regarding how dense a development might be and how people might view apartments. It was suggested that the committee look at Senior House Projects in Medfield, Cohasset, Sherborn, and Lynnfield.
- A Citizen stated that there are as many seniors in Dover as there are kids.

- The existing uses, both public and private, of the Caryl community center should be looked at. Currently there's a project to renovate the restrooms of the Caryl Community Center to make them more appropriate for current use. Additional for profit uses of the CCC is not allowed by zoning regulations. For the foreseeable future, the CCC will be a part of the town.
- (Audience comment) There should be an emphasis on senior housing or a senior center even if it means changing the bylaws. Nothing is available for seniors to downsize to. Unfortunately he might have to move out of Dover after living here for 71 years despite his desire to stay in town.
- (Audience comment) After the town has paid \$5.5 million for the land she believes the town should use it for something more than just open-space. It should have a multiuse component.
- (Audience comment) There are additional issues of cluster developments beyond just the density as they relate to water availability septic systems etc.
- The meeting was adjourned at 9:38 AM

Respectively submitted by Eric Aborjaily