

**Springdale Study Committee  
Subdivision Subcommittee Meeting Minutes  
March 25, 2015  
Dover Town House**

Attendees: Doug Straus, Doug Novitch, Anne Reitmayer, Eric Aborjaily

- The meeting was called to order at 7:38 by Doug Straus, Chairman of the Subdivision sub-Committee of the Springdale Study Committee.
- Doug Novitch was elected Co-Chairman.
- Would the Town be able to issue a RFP to attract developers to pay for and take over the property on terms friendly to the recommendations of the Committee and Selectman?
- Does the Committee/Selectman have the ability to frame a RFP or have discussions with prospective developers or interested parties to determine interest or viability of different options?
- What type of development would be approved based on Conservation Commission and Planning Board requirements relevant to the site?
- Mr. Straus presented a concept plan of 20 Units to demonstrate approximate land usage.
- How will the Committee determine or gauge the scale of project densities to frame discussions or RFP's for prospective developers?
- What incremental options exist when starting with the least density?
- How much of the parcel should be preserved as open space?
- What differentiation is allowed in Chapter 40B regulations in regards to types of units or preference to existing residents?
- How do we look to a long term solution to prevent future hostile 40B developments or to act a model?
- Sub-Committee members will speak with developer associates to discuss various scenarios regarding densities, values etc.
- Mr. Novitch will prepare a matrix with densities, housing values and open space for presentation at later meeting.

- Ms. Reitmayer will review Chapter 40B regulations
- Motion made and accepted to adjourn at 8:37 PM

Respectively submitted by Eric Aborjaily