

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

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

Guests/Liaisons: Maureen Dilay (Council on Aging), Tim Holiner (Conservation Committee), Candace McCann (Conservation Committee), Carol Lisbon (Board of Selectmen), Henry Faulkner (Planning Board + Open Space), John Sullivan (Conservation Committee), Paul Wood (Open Space)

1. The meeting was called to order at 7:32 PM by Catherine White. Ms. White requested that guests hold comments/questions until the end of the meeting.
2. **Minutes** from the February 5 meeting were approved.
3. **Conservation Committee Presentation:** Mr. Holiner addressed the Committee and highlighted two areas on the property: a possible intermittent stream in the back portion of the property, and a perennial stream and wetlands in the front of the property. He further explained to the Committee that the Conservation Committee would not be able to approve a loop road for large lot development on the property because of limited space. Large lot development requires 80 feet of setback on either side of a road, which would total 160 feet, plus 22 feet for entering and exiting portions of the loop road (44 feet total), plus 50 feet between the enter/exit roads, which adds up to a total of 254 feet needed. There is only 175 feet of non-wetland land available. Therefore, the Conservation Committee would not approve a loop road, and without approval of loop road, a waiver to create a cul-de-sac cannot be obtained. Mr. Holiner also pointed out that even a single road would not fit in the 175 feet (80+80 setback, plus 22 = 182) but that the 7 extra feet would likely not be an issue.

There was further discussion of ways to override local zoning to enable development of the property. 40B is the easiest. Mr. Sullivan (who is also a developer) brought up state regulation 81R as another alternative. Mr. Sullivan also pointed out that if there is a precedent for numerous cul-de-sac waivers in a town, a developer could be in a strong position to win if he/she sued the town for right to create a cul-de-sac. However, Dover does not have strong precedence for cul-de-sac waivers – there are some, but not many. The summary conclusion from the Conservation Committee was that a single family home would not be an issue, but that in order to put multiple homes on the property, waivers from several boards/committees would be required.

Mr. Novitch inquired as to whether non-residential development would encounter the same restrictions, and Mr. Holiner and Mr. Sullivan clarified that non-residential development could take place with a driveway versus a road, which would not be problematic. They also stated that there is a provision for multi-family housing served off of a driveway versus a road, but that this has to be approved at town meeting. Ms. Lisbon pointed out that the recommendations of the SSC must be approved at town meeting, regardless of what the Committee recommends.

4. **Report on Community Meetings:** Community input sessions were held at the Dover Library Community Room on Saturday, February 28 and Tuesday, March 3. Copies of worksheets received at the meetings are attached.

Ms. Kostakos reported that there were three attendees at the Saturday session: Ms. Janet Comiskey-Gianini, Ms. Heather Hodgson DePaola, and Mr. Boynton Glidden. Mr. Glidden took the Proposed Future Uses Worksheet provided at the meeting and promised to mail his recommendations to Ms. Kostakos. Ms. Comiskey-Gianini recommended multi-use, including affordable single floor senior housing – 12 to 15 units maximum, plus an indoor track in the barn, and an outdoor track, to be used by all ages. Ms. Hodgson DePaola recommended selling to an equestrian with conservation restriction on the back portion of the property, and continued access by the Norfolk Hunt Club. Ms. Hodgson DePaola also volunteered to serve on the recreation and/or open space subcommittees of the SSC.

Mr. Alksnitis reported that there were two attendees at the Tuesday session: Mr. Fred Sears, a longtime resident and coach of the DSHS varsity cross-country team, and Mr. McGuinness, a relatively new resident. Both promised to send in worksheets with proposed uses. Mr. Sears stated he hoped to see the property preserved for 5 years.

Ms. White reported that she had received an anonymous email suggesting that we plant trees on the property and create a basketball court and pool that could be converted to an ice rink in winter. Mr. Holiner stated that the Conservation Committee would likely not support planting trees as we already have substantial woodlands and would

prefer to see the property maintained as open space. Ms. White also received an email from Wendy and Jason Evans stating they would like to see the property maintained as open space, or (second choice) converted to sports fields.

Mr. Strauss also offered that input he has received suggests there is a strong desire among members of the community to recoup the capital investment in the property. Ms. White referred to the LRPC's resident survey which noted that many respondents said they moved to Dover for its rural character.

There was discussion of perhaps holding further community meetings and doing further publicity in advance of further meetings, given the relatively low attendance.

5. **Green Communities:** Ms. White reported that she had connected with Gino Carlucci, the Town Planner, and confirmed that the Long Range Planning Committee does intend to go forward with certifying Dover under the Green Communities Division. <http://www.mass.gov/eea/energy-utilities-clean-tech/green-communities/> This means that we must have land that is zoned for a solar farm, and that the transfer station land (which is owned by Hale Reservation) would likely be rezoned accordingly.
6. **Aquifers:** Mr. Schmid reported that he spoke with the Board of Health regarding an aquifer study, and was referred to the Board of Selectmen, which has jurisdiction (BOH only has jurisdiction over current potable wells). Ms. Lisbon reported that a Water Study Committee has been formed, and their charge is to recommend the best approach to obtaining a water study by the end of calendar year 2015. There was then further discussion of current water lines on Springdale that might serve the 46 Springdale property.
7. **Equestrian Use:** Mr. Strauss reported that he spoke with Mary Crane, a prominent local broker and equestrian, regarding potential sale of the property as an equestrian business. She clarified that Sage Farm (Westwood) was not recently sold, so we do not have a recent comparable sale price. She also said that the most likely buyer for equestrian use would be a wealthy buyer who would not be concerned with generating income, as it is highly unlikely that the property would generate sufficient income as an equestrian business to support its cost. Ms. White then offered that she had been contacted by a couple, who wished to remain anonymous, who expressed interest in purchasing the property for their own equestrian use. The couple is looking for 10 acres or more for their use, and would be interested in preserving the balance of the acreage as open space and granting a conservation restriction of some kind. They would want to expand the current barn adding two stalls. If we decided to pursue a sale as an equestrian property we would open the process up to competitors.
8. **List of Potential Uses to Study:** Given research and developments regarding equestrian use, we have amended our list of potential uses to study. Option 'd' has been updated from "equestrian center" to "sale to private equestrian owner":
 - a. Aquifer: new water source for the town
 - b. Community farming
 - c. Community garden
 - d. Sale to private equestrian owner *one potential buyer identified; portion of land to be designated for open space*
 - e. Hold for future use
 - f. Open space: maintain acres (quantity to be determined) 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 or similar organization)

- 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 alternative development
9. **Subcommittee Meetings:** Initial subcommittee meetings will take the place of our previously scheduled committee meeting on March 19. The Recreation and Subdivision Subcommittees will meet at 7:00 PM, and the Open Space and Senior Center/Housing Subcommittees will meet at 8:00 PM, in the Town Selectman's Room. Mr. Aborjaily agreed to join Mr. Schmid on the Senior Center/Housing Subcommittee. The Board of Selectmen has approved the addition of Bill Motley to the Subdivision Subcommittee. Ms. White has followed-up with Heather Hodgson DePaola about serving on the Recreation or Open Space Subcommittee.
10. **Revised Work Plan:** Mr. Alksnitis circulated a revised Committee Work Plan.
11. **Next Meetings:** April meeting dates will be decided via Doodle poll, and will be communicated in our March 19 meeting minutes. April meeting of the entire committee will be on April 30th.
12. **Adjournment:** The meeting was adjourned at 9:03 PM.

Respectfully submitted,

Nancy Kostakos