

Springdale Study Committee
Senior Use Subcommittee Meeting Minutes
April 28, 2015
Dover Town House

Attendees: Matthew Schmid and Eric Aborjaily

- The meeting was called to order at 8:30 AM by Chairman Mr. Schmid.
- Motion made and accepted to approve the Minutes of the March 24, 2015 meeting.
- Mr. Aborjaily discussed the efforts to assemble demographic information on the citizens of Dover, and how the senior population compares to the rest of the community.
- The committee is assembling an inventory of the facilities used by Seniors and the COA.
- Mr. Schmid surmised from the comments made by audience participants at the March 24, 2015 meeting that the prospective Senior uses of 46 Springdale center on two uses: Senior Housing; and/or a Senior Center. He questioned how to determine the real demand for senior housing.
- Mr. Schmid then invited comments from the audience in an effort to continue with active audience participation in the sub-committee meetings.
- Unless noted, the following comments are from non-committee audience participants:
 - Not all seniors think the same way. Is it possible to generate a questionnaire for possible uses? Wouldn't it be a better idea to renovate the Carroll community Center for housing and is 46 Springdale for other community-based uses?
- Mr. Aborjaily referenced that with current zoning regulations; development of housing on the Springdale site will be difficult unless a "Friendly" Chapter 40B development is proposed.
 - At a recent senior event where 15 people were meeting for coffee, two residents want to sell their homes in Dover but can't find anything within Dover to move to that is suitable for downsizing or at a suitable price range.
 - It was recommended that the Sub-Committee visit or get information on Sherborn's Woodhaven Senior Apartments, Lincoln's numerous housing

initiatives, Carlisle, and explore local housing commissions in similar sized and demographic communities.

- Mr.'s Schmid and Aborjaily agreed it would be a good idea to gather as much information on local communities who have proactively addressed Senior or affordable community housing. The efforts will be coordinated with the efforts of the Subdivision Subcommittee.
- It was noted that any change to zoning ordinances or if a 'Friendly' 40B development were proposed, it would be a very hard sell to convince a majority of Dover voters to accept these changes.
- "Who is a Senior?"
- Mr.'s Schmid and Aborjaily stated anyone over 60 qualifies as a Senior. However within the over 60 age group are different segments with very different outlooks to housing etc.
 - Sell front property, use proceeds to build something better behind the existing house and ancillary buildings.
- Mr. Schmid agreed to schedule a tour of the property and Mr. Aborjaily stated he would invite the Town's Building Official to join the tour for input regarding converting to public use.
- Motion made and accepted to adjourn at 9:42 AM

Respectively submitted by Eric Aboraily