

Springdale Study Committee
Subdivision Subcommittee Meeting Minutes
April 9, 2015
Dover Town House

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

- The meeting was called to order at 7:37 PM
- Several developers were contacted to gauge interest in a development project the size that might be acceptable for the Springdale Property. The comments are summarized below:
 - Too small for many developers at less than 20 units
 - Tough to get economics for functional Community Center
 - Economies of scale for 'Friendly' 40B aren't there.
 - Centralized Sewage System could run from \$800,000 to \$1 million.
 - How can a committee put together to avoid a 40B propose a 40B?
 - A conventional Sub-Division of property into multiple (more than two) would not work
 - If, based on developer feedback, development may not be an option, what should be done with the land? Lease it to sustainable farmers, selling house through ANR Subdivision.
- How is it determined if a centralized septic or sewage system versus individual systems is required? Final determination would depend on soils, percolation rates etc.
- Reviewed development scenario matrixes.
- Do we need to look at ANR options to provide additional \$2 million houses versus more affordable units with open space options?
- Challenge will be to locate and scale the development to not impact the bulk of the existing open spaces
- If ANR were applied for two lots, sale of houses and lots might yield \$2-3 Million with retention by Town of the remainder of open space.
- Should we consider looking at 'Friendly' 40B developments?
- Motion made and accepted to adjourn at 8:35 PM

Respectively submitted by Eric Aborjaily

Respectively submitted Eric Aborjaily