MEETING MINUTES
BOARD OF SELECTMEN
March 31, 2016

At 6:30 PM, Chairman James P. Dawley, Jr. called the meeting to order with members Robyn Hunter and Candace McCann present. Also present were David W. Ramsay, Town Administrator; Greer Pugatch, Assistant Town Administrator; and Mona DiSciullo, Administrative Assistant.

ATTENDANCE: Melissa Gramer, Andres Repela, Geraldine Repela, Ed Tourtellotte, Jennifer Kinder, Karen O'Sullivan, MaryBeth Crowley, Jean Brown, Martha Bohlin, Betty Schlenker, Ralph Schlenker, Thomas Crowley, Charlie Long, Robert Bunn, Kevin Ban; Harvey George, Board of Health; Mike Angieri, Board of Health; Mark Sarro, Planning Board; Tara Nolan, Open Space Committee; Brooks Gernerd, Kathy Gill-Body, Kate Cannie, James Stuart, John Cone, Geoffrey Merrill, Warrant Committee; Gino Carlucci, Town Planner

PRESS: Maureen Sullivan, Dover-Sherborn Press

Discuss Article 17 (Selectmen) re 46 Springdale Avenue
Mr. Dawley recapped the process by which the Town's residents overwhelmingly voted to purchase and finance 27.2 acres of land at 46 Springdale Avenue in 2014. The Springdale Study Committee (SSC) was later formed to explore any and all uses of the land with the goal of going to Town Meeting in May of 2016 with their recommendations. The Committee conducted a Town-wide survey, and in response to the question asking the level of interest in specific uses of the property, 481 individuals, or 84%, indicated their preference for Open Space and Passive Recreation. This, coupled with voter response, led the Selectmen to work with various Town employees, boards and committees, as well as real estate professionals, and it was determined that the best way to proceed would be to subdivide the land with the goal of selling the four acres (approximate) and existing buildings in the front of the property, helping to recoup the cost of the acquisition, and keeping the remaining 23 acres as open space. Article 17 is a vote to sell the front acres and to install a new septic system for the main house on the property.

Gino Carlucci, the Town's Planner, highlighted specific questions and concerns raised by the subdivision of the land. With regard to access issues and in order to meet zoning requirements, the existing driveway will remain on Town land at present, and a new driveway will be created for the existing home. Because of wetlands and streams, access to the rear property is an issue, and anticipating that the land might be used for municipal use in the future, the property line was redrawn allowing enough area for a new driveway, if necessary. Due to system failure, a new septic system will be installed in front of the main house. Two wells are on the property; the well currently serving the main house will become part of the Town's land and cannot be used, but the second well, which has passed required testing, will be connected to the main house. An abutter of the property has sent a letter to the Town indicating their interest in a Town-owned strip of land bordering a stone wall on their property. Rather than get involved with RFPs and regulations necessary to convey that strip, it was decided to include that land as part of the property to be sold.

Chairman Dawley opened the floor for any questions and comments on Articles 17 and 18 that have not yet been addressed.

A resident questioned the work, survey questions and recommendations of the SSC and noted that a choice of "conservation restrictions" was not offered on the survey as a response to the question asking the level of interest in specific uses of the property. He suggested that in order to prevent future development and facilitate the selling process, a conservation restriction be placed on the back of the property and that the entire 27.2 acres with the buildings be sold as one property. Mrs. Hunter emphasized that while members of the SSC are not present, that does not demonstrate the amount of time and effort expended in preparing their findings and comprehensive report, and that the Selectmen are basically putting forward their recommendations with slight modifications. The Board thanked the SSC for their superb work. Warrant Article 17 is a vote to sell only four± acres of the property, and the resident raised a question about whether the Article can be amended before Town Meeting and if that question had been referred to Town Counsel. Mr. Dawley responded that the Town Moderator will handle that issue with Town Counsel. Other questions and comments concerned the name of the brook on the property and septic system issues.

Article 18 (Citizens' Petition) is a vote to authorize the Board of Selectmen to enter into a lease with the MBTA for the purpose of establishing a recreational path. Mr. Dawley acknowledged the strong opinions of both the proponents and opponents of the proposed path, and Ms. McCann viewed this as an opportunity for the citizens to say yes or no to its creation. She made it clear that a "no" vote means no recreational path, and with a "yes" vote, the Selectmen would enter into lease negotiations with the MBTA. The Board is reluctant to sign the boilerplate MBTA Agreement as there are too many open issues and unanswered questions including the length of the lease, and liability, environmental, maintenance and funding issues. If the Selectmen are charged with this responsibility, their

recommendation would be to negotiate a lease with more favorable and clarified terms and bring it back to the 2017 Town Meeting and let the voters decide whether they wish to enter into a lease with those terms. In response to a citizen's question, Mrs. Hunter reassured voters that every question will be thoroughly researched and answered.

A resident asked if it was possible to move Article 18 towards the beginning of the ordered list of Articles on the Warrant with the reason being that there are more people present at Town Meeting to vote earlier in the evening than later. That question will be referred to the Town Moderator who was not in attendance.

It was asked by another resident if Article 18 could be modified so that the lease is only relevant to a portion of the trail rather than to the entire trail. Mr. Ramsay relayed that this is a citizens' petition Article, and they are currently working with the Selectmen on a motion that will, in fact, narrow down the trail and exclude the bridge at the Charles River. Voters have the opportunity to amend the main motion, if desired.

Discuss/Assign May 2, 2016 Annual Town Meeting Warrant Articles
Out of the 27 Articles on the Warrant, 14 are annually recurring and 13 are special. Mr. Dawley gave a brief summary of the special Articles which were then assigned to the Selectmen.

Discuss Ballot Question(s)
The Warrant Committee has determined that they have no recommended Ballot questions for the Town Election. As the Board of Selectmen has none either, the Selectmen decided that there will be no Ballot questions at Town Election.

Appointment
Mr. Dawley moved to appoint Craig Hughes as the Forest Warden for a three-year term ending in 2019, seconded by Mrs. Hunter; it was unanimously voted.

Other Business:
Special Licenses
Six Special Licenses were approved: April 7 at Mass Hort; April 8 at The Dover Church; April 30 at Hale Reservation; May 30 at Powisset Farm; June 11 at Hale Reservation, and June 24 at Powisset Farm.

Mr. Dawley moved to approve the six Special Licenses as presented, seconded by Mrs. Hunter; it was unanimously voted.

Natick Rotary Club - Tour de Natick Ride
The Natick Rotary Club has requested permission to again travel through Dover during their annual Tour de Natick ride, which raises funds for Natick students, on June 19th, 2016. Police Chief McGowan was satisfied with the plans and details as presented by the organizers and had no reservations.

Mr. Dawley moved to grant permission to the Natick Rotary Club to travel through Dover during their annual Tour de Natick ride on June 19, 2016, seconded by Mrs. Hunter; it was unanimously voted.

Approve March 16, 2016 Meeting Minutes
Mr. Dawley moved to approve the minutes of the March 16, 2016 Open Session Meeting, seconded by Ms. McCann; it was unanimously voted.

Citizens' Comments
A representative of the Friends of the Dover Greenway questioned the Board's interpretation of Article 18, specifically with respect to whether the Selectmen, despite their position, are mandated to sign the MBTA lease if there is a favorable vote. Mr. Dawley will bring the question to Legal Counsel.

Adjournment
At 7:35 PM, Mr. Dawley moved to adjourn, seconded by Ms. McCann; it was unanimously voted.

DOVER BOARD OF SELECTMEN

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Robyn Hunter, Clerk