

Dover Open Space Committee Minutes

Tuesday, June 6th at 6:30 pm

Powisset Farm, 37 Powisset St, Dover

Member Attendees: Tara Nolan, Amey Moot, Carol Lisbon, Connie Sullivan, Boynton Glidden, Greg Kahoun, Val Lin, John Jeffries (BOS liaison)

Guests: D.A. Hayden & Rob Warren (The Trustees) Eric Arnold (Hale Education), Dana Glidden (resident)

Absent Members: Mark Adamczyk, Henry Faulkner, Christy Violin, Justine Kent-Uritam

Meeting was called to order t 6:30 pm by Amey Moot

Hale Update: Rob Warren gave a presentation on the status of the Conservation Restriction (CR) negotiation with an overview of terms. A thoughtful discussion continued.

- The CR will cover 680 acres in Dover and 520 in Westwood.
- A specific perimeter survey has not been done but common boundaries with abutting developments and other conservation land help define the area.
- 3 categories of use are geographically defined in the CR:
 - No buildings - for passive recreation and sustainable land management
 - Secondary areas: 6 small pockets of land with current building clusters in the woods with provision for maintenance and a slight increase in size
 - Primary core program area: 3 sections totaling around 277 acres; includes buildings, roads - additional buildings with caps on individual size, height, etc.
- No provisions in the CR for non-Hale water taking as the property is viewed more as a water recharge area.
- The CR includes a guarantee of public access to the the property on the South side (except the solar array) and most of the network with at least trail loop of the North side. This recognizes the need for Hale to limit access given youth programs, events, etc. Trails total 8-10 miles. Goal is to have relatively transparent trail systems between Hale and The Trustees' and DLCT's properties.
- Cost/household of the \$10M CR will be greater in Dover due to smaller population but Westwood will be continue to incur costs due to public safety expenses and any higher traffic volumes. There are no expected operating budget costs to Dover due to the CR.
- Hale Education intends to continue its mission by using 50% of raised funds toward endowment, 25% to current operations and 25% to infrastructure improvements and maintenance. There is a community and social compact in the past, currently and in the future.
- The CR is being written to account for current use and to protect, in perpetuity, the general nature of the property. It will be held jointly by The Trustees and the Town of Dover with an obligation to monitor and enforce the terms of the CR, not to maintain the property which will be Hale's responsibility.
- All improvements are to be done in compliance with local Zoning and through the regular process for building and wetland permits.
- There is a distinction between the CR and landowner rights. Hale has the right to expand its program to fulfill its mission and goals. As currently exists, there will always be seasonal and program-related restrictions that impact public access. However, the CR will guarantee public access to many trails – currently this access is at Hale's discretion.

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- The current timeline aims toward Dover & Westwood town meetings in November. Westwood would need CR by August for FinCom review.
- The impact of Dover voting 'No' would be residential development resulting in:
 - Increased school population
 - Increased public safety and infrastructure maintenance costs
 - Decreased access to Hale if property development impacts trail system
- Marketing Plan - jointly developed by The Trustees, Hale, DLCT, Westwood Land Trust and Save Hale
 - The Trustees are providing marketing material, lawn signs, advertising, website and SWAG.
 - On 6/13 the marketing campaign will be launched via email, social media, a new website, and press release
 - 6/21: morning and evening info sessions at Powisset Farm
 - 6/22: info sessions in Westwood
 - Summer and Fall plans to ID and meet with individuals and organizations (e.g., Dover COA, DMA, OSC, Planning Board).

Tree Committee Update: Val Lin

- The Tree Committee and Planning Board will be focused on integrating recommendations from The Conway School report into Dover's new stormwater management bylaws and regulations by working with Kevin McCabe, DPW Director, and Tata & Howard, engineering consultants.
- Tree City USA membership will be pursued.
- Val to provide D.A. with a copy of the report which contains information relevant to messaging for the Hale CR.

Other Business:

- Greg offered to do the August walk. Eric Arnold mentioned Hale's staff of trail guides if support is needed.
- Connie Sullivan agreed to another 3-year term. Thank you, Connie.
- Val Lin is resigning due to family commitments. Her term expires in one year and she will need to be replaced. A candidate should have Park & Rec involvement at least as a parent. Thank you, Val for your time on the OSC!
- Carol Lisbon has been reappointed by the Planning Board for a one-year term.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Carol Lisbon