

MEETING MINUTES
BOARD OF SELECTMEN
January 27, 2022

Consistent with guidance issued by Governor Baker on March 12, 2020 suspending certain provisions of the Open Meeting Law due to Covid-19, this meeting was held remotely using Zoom technology, Meeting ID 924 1406 8616.

At 6:30 PM Chair John Jeffries called the meeting to order with members Robyn Hunter and Robert Springett present. Also in attendance were Christopher Dwelley, Town Administrator and Mona DiSciullo, Administrative Assistant. Assistant Town Administrator Kate O'Brien was not in attendance due to a longstanding prior commitment.

PARTICIPANTS: John Walsh, Paul Lawson, Nick LaChance, Aquarion Water Company; Karen Gracey, Tata & Howard; Dr. Kay Petersen, Board of Health; John Bates, Colliers Project Leaders; Jon Richardson, Fennick McCredie Architecture; Land Use Director Courtney Starling; Planning Board Chair Carol Lisbon; Planning Board Member Valerie Lin

PRESS: None present.

Citizens' Comments

There are no citizens' comments.

I.1 Aquarion Water Company

In December of 2021 Colonial Water was acquired by Aquarion Water Company which now provides water to customers in three separate water systems in Dover--Dover-Main, Springdale, and Chickering. The Board welcomed Aquarion to Dover and is looking forward to a long and successful collaboration. Mr. Walsh, Mr. Lawson, Mr. LaChance, Aquarion Water, and Ms. Gracey, Tata & Howard, provided a slideshow presentation and commentary of the summary of work performed to date to improve water quality and system reliability. The presentation provided details on the following focus areas:

- System Overview
- Review of Water Quality - Cause of discolored water is naturally occurring manganese and iron
- Action Plan - Operations Activities
 - Using wells with best water quality
 - Opening five water quality bleeders
 - Planning for water main flushing

- Action Plan – System Improvements/Upgrades
 - Increasing production capacity of Knollwood Wellfield
 - Adding treatment to Francis Wellfield for removal of iron and manganese
 - Constructing storage tank to provide water for water main flushing and daily operations
 - Pursuing interconnections with Walpole and Medfield

The Board encouraged Aquarion to communicate to residents, on a regular basis, the action plan and timeline it plans to follow to remedy the situation. In response to resident questions regarding financial compensation for expenses incurred due to water discoloration and/or credit to the water bill, Aquarion will take that issue under advisement. For information about the impacts of manganese and iron to the water supply and to consumers, Aquarion suggested that residents refer to its website for detailed information, and, additionally, that customers contact Aquarion directly for details on scheduling and preparing for flushing of service lines. Aquarion recognizes that this situation is a significant issue and acknowledges the frustration and anxiety of its customers, and it is working diligently to resolve the problems.

I.2 Board of Health Covid-19 Rapid Test Kit Distribution Plan Update

Continuing the conversation started at the January 20, 2022 Selectmen’s meeting, Dr. Kay Petersen provided an update on the plans for Covid-19 rapid test kit distribution. Working with Town staff, the Board of Health will distribute some of the kits to child care centers, the schools, Town staff, and the Council on Aging. Several hundred will be distributed to the general Dover population utilizing an outdoor Grab and Go Drive-Through similar to those held by the Council on Aging. It is anticipated that the Drive-Through will be held on Thursday, February 3, 2022 at the Transfer Station, and the event will be manned by Town staff and volunteers who will greet and direct vehicle passengers. Residents will be asked to sign up through an electronic registration process, and a list of registered names will be provided to staff and volunteers for distribution check-off. Notification of the Drive-Through will be communicated to residents through the Town’s website and social media channels. The Selectmen encouraged residents to sign up to receive a kit and expressed their sincere thanks to all those involved in organizing and participating in the Drive-Through.

I.3 Hale Reservation Task Force Next Steps

At the January 20, 2022 Selectmen’s meeting, Land Use Director Courtney Starling and members of the Hale Reservation Task Force provided an overview and update on the Task Force’s activities related to the Town’s potential acquisition of a Conservation Restriction on 663 acres of unprotected open space at Hale Reservation for \$10 million. A vote to approve the acquisition is on the May, 2022 Annual Town Meeting (ATM) Warrant, and the Selectmen want to ensure that the residents are well informed and thoroughly educated about the purchase of the property before voting at the ATM. It was suggested that a management plan and timeline be created so that there is an understanding of the work which needs to be done before presentation at Town Meeting. Ms. Starling wrote the plan, and Mr. Dwelley presented and discussed the management plan which is broken down into two parts—the work that has been completed, to date, by the Hale Task Force and recommendations for the Board of Selectmen to discuss and consider. Areas of the presentation discussed included:

- Appraisal of the property to determine if the price tag was reflective of the market
- Review of critical items related to a Conservation Restriction such as maintenance of the property
- Review of other options related to the acquisition of the property and opportunities for potential use of the property including programming for residents, municipal use of the land, and the opportunity to obtain water rights
- Steps to finalize negotiations and identify the Town's negotiating team
- Potential partners
- Financial Projections - Annual cost to residents and ways to offset the cost
- Timeline
- Public Participation and Outreach Plan
- Town Meeting Preparation

Mr. Dwelley proposed to the Board that if it is interested in moving forward with the Hale land acquisition opportunity that the Selectmen authorize him to begin the negotiation process and prepare a final proposal to be brought back to the Board for review and input. The Selectmen are in favor of the management plan and proposed process and would like to move forward with this opportunity.

Mr. Jeffries moved to authorize the Town Administrator to negotiate the general parameters of a Conservation Restriction with Hale Education and to report back to the Board for review and final approval, seconded by Ms. Hunter; it was unanimously approved by roll call vote.

I.4 Planning Board re Four Springdale Avenue (Community Center Building) Site Plan Review

Land Use Director Courtney Starling presented the Planning Board's site plan review and recommendation of the new/renovated Caryl Community Center building to the Selectmen for their review and comment relative to public health and safety. Jon Richardson of Fennick McCredie Architecture began the conversation by outlining the plans for the new/renovated Community Center Building and the additions and demolitions required to make the new building into a more functional community center. He noted that the general intent of the design is to be compatible with the Town center and the original 1910 section of the current Caryl Community Center, and touched upon the site face features as well as zoning requirements, landscape, boundaries, and site utilities issues. Mr. Richardson described in detail the parking spaces, signage, traffic flow and vehicle movement, keeping in mind the traffic flow during different scenarios, and changes Fennick would like to make in the plans based on conversations with and recommendations of the Building Committee, the Planning Board, and the traffic engineer's report.

A number of questions were raised about traffic issues and various other aspects of the review. Additionally, Planning Board Chair Carol Lisbon explained that due to timing and scheduling issues, only two Planning Board members were present at the meeting, and it is a disadvantage to the Selectmen that the opinions and comments of those absent were not heard. Furthermore, the Planning Board and the Community Center Building Committee will be meeting separately over the next several days and will discuss the questions which were raised.

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The Board of Selectmen will defer approval of the plan to its February 3, 2022 meeting and invited this meeting's participants to attend that meeting and provide their views and commentary.

I.5 Board of Selectmen Updates

Other than what was discussed this evening, the Selectmen have no other updates to report.

I.6 Town Administrator Updates

The Town Administrator reported on the following projects and initiatives.

2022 Annual Town Meeting - Mr. Dwelley reported that Town Moderator Jim Repetti, Assistant Town Moderator Dave Haviland, and Town Clerk Felicia Hoffman will be meeting on Monday, January 31, 2022 to begin the preparations and logistics planning for the 2022 Annual Town Meeting. The group will provide the Selectmen with an update at the February 3, 2022 Board of Selectmen's meeting.

Transfer Station Closing – Due to the impending snowstorm on Saturday, January 29, 2022 and based on discussions with the Police and Fire Chiefs and the Interim Superintendent of Highways, there is a possibility that the Transfer Station will be closed on Saturday. Notification will be on the Town's website as well as on Dover's social media channels.

Water Consultant – On Wednesday, February 2, 2022, the Water Resources Selection Committee will be interviewing the first of two firms who were selected from the submitted responses to an advertised Request for Qualifications for a Water Consultant. The consultant will assist Dover with assessing the current water delivery system.

Capital Reserves Group and Free Cash Group – Both groups will be meeting on Monday, January 31, 2022 to bring their recommendations together, and Mr. Dwelley will be mailing the resulting documents to the Selectmen for review.

C.1 Consent Agenda

The following item is included on the Consent Agenda:

- Approve December 2, 2021 Open Session Meeting Minutes

Mr. Jeffries moved to approve the Consent Agenda, as presented, seconded by Ms. Hunter; it was unanimously approved by roll call vote.

Adjournment

At 9:07 PM Mr. Jeffries moved to adjourn, seconded by Ms. Hunter; it was unanimously approved by roll call vote.

DOVER BOARD OF SELECTMEN

Robyn Hunter, Clerk