

**MEETING MINUTES
BOARD OF SELECTMEN
March 3, 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 966 3618 6667.

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; Kate O' Brien, Assistant Town Administrator, and Mona DiSciullo, Administrative Assistant.

PARTICIPANTS: Town Moderator Jim Repetti; Assistant Town Moderator Dave Haviland; Dover Historical Society Members Elisha Lee, Betty Brady, Ellie Herd, and Lori Carbone; Land Use Director Courtney Starling; Ron Myrick, Water Study Committee

PRESS: None present.

Citizens' Comments

There are no Citizens' Comments.

I.1 Approve and Execute the 2022 Annual Town Meeting Warrant

The Town Meeting Warrant lists the agenda of Articles that will be voted on by those present at the Monday, May 2, 2022 Annual Town Meeting (ATM). The Articles have been reviewed and discussed over the past several months, and Mr. Dwelley spoke specifically about two of the Articles. It was determined that the placeholder Article entitled Creation and Appropriation of a Special Purpose Stabilization Fund is no longer necessary based on the outcome of the work undertaken by the Town's Capital and General Reserve Task Forces and has been removed from the final Warrant. There has been some discussion about holding a Special Town Meeting in the fall for the purpose of voting on the acquisition of Hale Reservation land. However, Article 26 – Appropriation for Hale Reservation Land Acquisition will remain on the May 2, 2022 ATM Warrant unless the Selectmen vote to remove it. Once approved and printed, the Warrant will be mailed to Dover residents, and a detailed explanation of each of the Articles as well as various Article presentations and other Town Meeting documents can be found under the Town Meeting page on Dover's website at doverma.gov.

Mr. Repetti and Mr. Haviland cautioned that the ATM may be held over two nights due to the number of Articles being presented and any potential controversy surrounding certain Articles. Additionally, there was a brief discussion regarding the order of the Articles.

Mr. Jeffries moved to approve and execute the 2022 Annual Town Meeting Warrant, seconded by Ms. Hunter; it was unanimously approved by roll call vote.

I.2 Dover Historical Society Presentation

Members of the Dover Historical Society provided an informative and engaging presentation about Dover's history and an update of its activities and events. Elisha Lee, who served as President of the Society for 13 years, relayed that the Society is an all-volunteer organization that was organized in 1895 with the mission of collecting, preserving, and exhibiting artifacts, information, and documents related to Dover's local history. The Sawin Museum serves as the Society's headquarters, and it oversees the Benjamin Caryl House, the home of Dover's first minister. Assistant Curator Lori Carbone spoke about Dover's civil war flag and the story behind its rediscovery and the women who got together in 1861 to hand-sew the flag. Ellie Herd provided a glimpse of the life of Minister Caryl who was ordained in 1762 and served for 49 years, and she displayed a copy of one of his handwritten sermons. Numerous artifacts, historic weapons, and toys of the past are housed at the Museum, and members encouraged visits to the site to learn about Dover's past, present, and future. The Selectmen thanked the Society for the outstanding presentation and recognized Betty Brady for organizing the presentation and for her enthusiasm to preserve, protect, and educate residents about the history of Dover.

I.3 Planning Board re Formal Comments on MBTA Communities

Dover is considered an MBTA community as it has within its borders a commuter rail line/station. Massachusetts laws on MBTA Communities (MGL Chapter 40A") changed in 2021, and new regulations require, in part, Dover to provide at least one zoning district of "reasonable size" that allows multifamily housing with a minimum of 15 units an acre. If Dover does not comply, the Town will not be eligible for specific grants and will lose access to funding for key infrastructure programs. The Massachusetts Department of Housing and Community Development (DHCD) issued Compliance Guidelines for Multifamily Districts and, as a compliance requirement, is asking the Town to submit comments on the draft Guidelines. Ms. Starling recommends that the Town submit the comments and a MBTA Community Information Form by May 2, 2022. Additionally, to remain in compliance Dover must either submit, by the end of 2022, a complete request for Determination of Compliance or submit a proposed action plan as provided for in the draft Guidelines. Ms. Starling is of the opinion that the Town will not be in a position to receive a Determination of Compliance as the Town does not meet several of the regulations and does not fall into the defined categories, and she is recommending that the focus should be on the submission of a proposed action plan in accordance with the Guidelines. Mr. Springett is of the opinion that the State is following a blanket policy regarding regulation criteria, and he cannot support a policy that completely disregards local history, tradition, and culture. Mr. Dwelley clarified that the motion Ms. Starling is asking the Board to make is simply to submit comments that essentially say that the State's blanket approach is not the right approach for the Town and that Dover and other communities, as they stand today, are incapable of meeting the requirements. He strongly encourages the Board to vote to submit comments as it provides the Town's first communication on record to the State during the public comment period. The Selectmen are in

agreement that while they are not in favor of the language used by the State, it is procedurally correct to notify the State of the Town's compliance.

Mr. Jeffries moved to direct Land Use Director Courtney Starling to submit the Community Information Form and Public Comments to the Department of Housing and Community Development on behalf of the Board of Selectmen, seconded by Ms. Hunter; it was unanimously approved by roll call vote.

I.4 Water System Sustainability Consultant Discussion and Potential Vote

In the fall of 2021, the Town issued a Request for Qualifications (RFQ) from qualified engineering firms to study Dover's public water system and develop recommendations to create a path forward that will improve the quality and quantity of Dover's local water supply, as well as provide on-demand technical assistance, as needed, to represent the Town's interests in discussions on, and evaluations of, water-related issues. Proposals were received and reviewed and Kleinfelder, Inc. and CDM Smith, both previously engaged by the Town, were selected by the Water Resource Committee as potential candidates. A rigorous meeting and interview process was held, and while both of these quality firms provided excellent presentations, it was determined that CDM Smith, based on output, knowledge and depth of experience, would provide the Town with the required qualifications. Mr. Dwelley conducted a thorough background and reference check, and the results were stellar. CDM will prepare a Scope of Work and Cost Proposal, and a final contract will be submitted to the Selectmen for approval. Mr. Myrick commented that the Town is in a very good place with CDM Smith, and the Board thanked the Water Study Committee for their extensive efforts in securing the consultant and for their work on the Committee.

Mr. Jeffries moved to authorize the Town Administrator to execute all documents related to CDM Smith and the long-range water sustainability study, seconded by Ms. Hunter; it was unanimously approved by roll call vote.

I.5 Board of Selectmen Updates

The Board of Selectmen reported on the following projects and initiatives.

Upcoming Events – Mr. Jeffries reminded residents that the Town Caucus will be held on Monday, March 7, 2022 at 7:30 PM in the Great Hall and the Warrant Committee's Open Hearing will be held on Monday, March 14 at 7:30 PM via Zoom. Details on each event are on the Town's website at doverma.gov.

Covid-19 Mask Mandate – The State has removed the mask mandate; masks are no longer required in Town facilities.

Road Conditions – Mr. Jeffries commended the Highway Department for their efficient work cleaning up the roads after a recent storm.

Contribution Recognition – Mr. Springett and Chair of the Community Center Building Committee Ford Spalding have started a discussion regarding recognition of the contributions of the many individuals, past and present, who have served on committees related to the Caryl Community Center or who have been involved with the management, upkeep, and future direction of the building. It was suggested that a traditional plaque listing the individual names be placed on or

near the building. Mr. Springett and Mr. Ford will continue this dialogue, and all suggestions are welcomed.

I.6 Town Administrator Updates

The Town Administrator reported on the following projects and initiatives.

Hale Reservation Task Force – Mr. Dwelley reported that the draft of the Conservation Restriction (CR) for various areas of the Hale property is progressing along nicely and productive conversations with Hale and the Trustees continue.

Office Moves – Due to the upcoming renovations at the Caryl Community Center, both the Council on Aging (COA) and the Parks and Recreation (P&R) Department have moved their offices. The COA is now housed on the first floor of the Town House, and P&R is at the Highway Department. Thanks were extended to Kate O’Brien and Dave Sullivan for coordinating and organizing the move, and to Karl Warnick, Brad Crosby, and Scott Wainwright for efficiently preparing the new spaces and moving the offices.

Reserve Policy Recommendations – Mr. Dwelley met with the Warrant Committee to present a high-level overview of the Reserve Policy Recommendations put forth by the Free Cash and Capital Reserve Policy Working Groups. Mr. Dwelley is drafting a presentation which reflects the input of both groups and once finalized, that document will be used to prepare for Town Meeting. Mr. Dwelley suggested that the Warrant Committee, the Capital Budget Committee and the Board of Selectmen vote to support the final Reserve Policy Recommendation.

Aquarion Water – Aquarion Water will be performing a robust flushing of the water system, and customers will be receiving notification of that prior to the start of flushing. The new Aquarion bills communicate information as well as contain tips and strategies for water use.

C.1 Consent Agenda

The following items are included on the Consent Agenda:

- Approve Waiver of Building Permit Fee for the Community Center Building Project
- Approve Special One-Day Liquor License for March 18, 2022
- Approve January 6, January 20, January 27 and February 3, 2022 Open Session Meeting Minutes

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

Adjournment

At 7:57 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