

BOS UPDATE:
HALE
PARTNERSHIP
TASK FORCE



JANUARY 20, 2022



Agenda

Project Overview

Conservation Restrictions

Partners

Projections

Next Steps



Hale Partnership Task Force

Hale Education has offered the town the opportunity to purchase a Conservation Restriction on 663 acres of unprotected open space for \$10m, covering the entire reservation in Dover. This would create over 2,300 contiguous acres of permanently protected open space in our community.





Conservation Restrictions

Permanent Protection

What is a Conservation Restriction?

- A *conservation restriction (CR)* is a legally enforceable agreement that's purpose is to ensure permanent protection of conservation land, while allowing for conservation-related uses to continue.
- A *conservation restriction* is different from “fee simple” ownership.
 - Allows Dover residents permanent access for recreational purposes
 - Precludes development and subdivision
 - Dover residents do NOT have to pay full market value for the land
 - Dover residents do NOT have to pay for on-going maintenance

Why buy conservation rights instead of land?

- More protected land for less money
 - Market rate for the reservation in Dover is \$35m *versus* \$10m for a CR
 - \$15K per acre protected (*vs.* \$53K)
- Reduces town resources required to manage and maintain a large tract of land
- Gives Town negotiating power to increase local benefits from Hale
- Mitigates fiscal impacts from future development at Hale

Spring Meadows (2017)

46R Springdale Avenue

Net: \$3.5m for 23.8 acres

- \$147K per acre protected
- Requires annual mowing

Wylde Woods (2001)

\$3.2m for 62 acres (+\$1.1m DLCT)

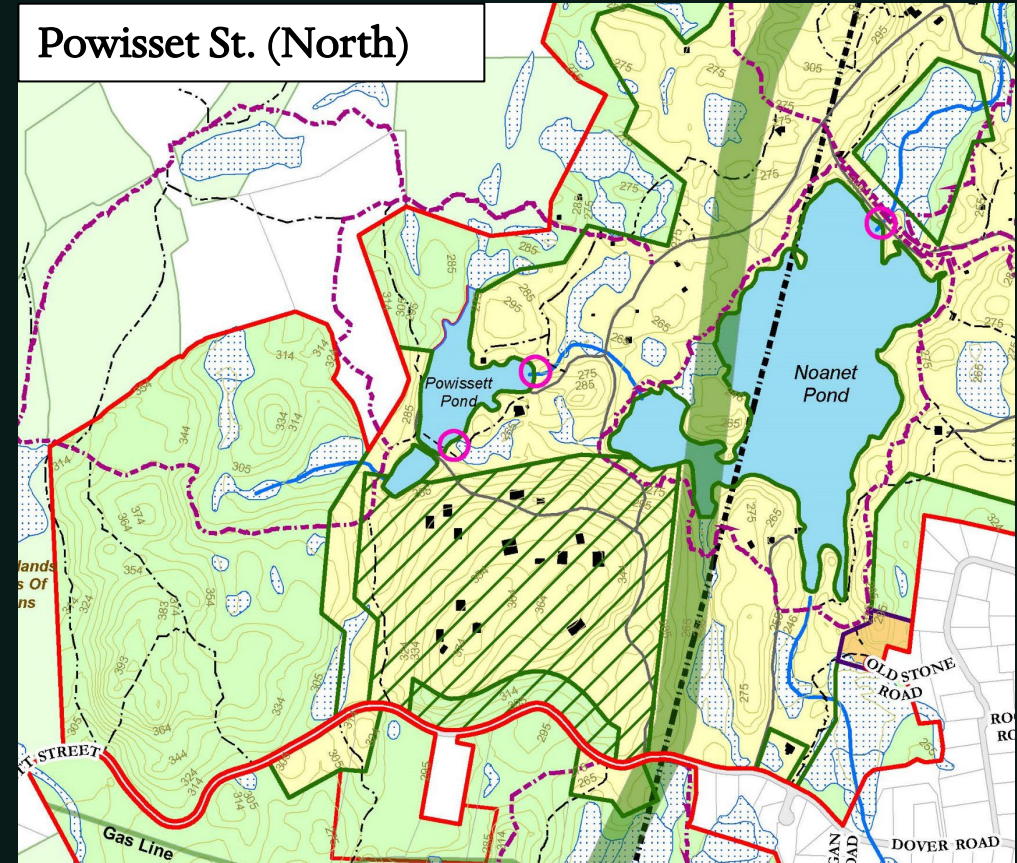
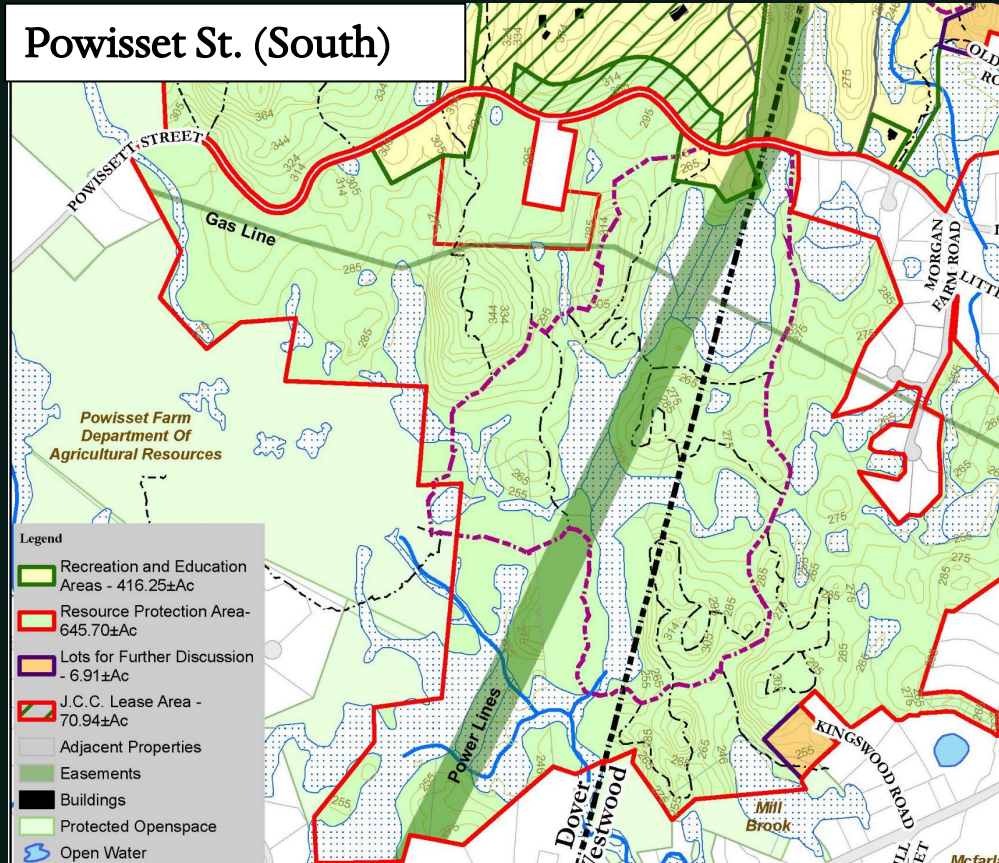
- \$52K (\$69K) per acre protected
- Requires periodic trail maintenance, bog bridges

What is being considered?

CR w/ TWO ZONES:

Light Green = Passive Recreation

Yellow = Active Recreation (Camp Uses)



\$10m purchases the conservation rights on 663 acres of Dover land

Potential Benefits

COMMUNITY

- Free or discounted programs and parking
- Swimming pond access
- Extensive trail network
- Preference to residents for programs and hiring
- Partnership opportunities with Parks & Recreation, COA and Library

SCHOOL DISTRICT

- Access to outdoor programming & facilities
- Teambuilding activities
- Leadership training
- Co-teaching between Hale and Dover/ Sherborn educators
- Future learning opportunities

REGION

- Results in 2,300 acres of contiguous open space for climate resiliency for wildlife and water supply
- Provides outdoor education resources to students throughout the region



Strategic Partnerships

I get by with a little help from my friends.



Potential Partners



Hale Education
Owner & Operator



The Trustees of Reservations
TA & CR Monitoring



Town of Dover
Owner, CR



DCR
Funding Source

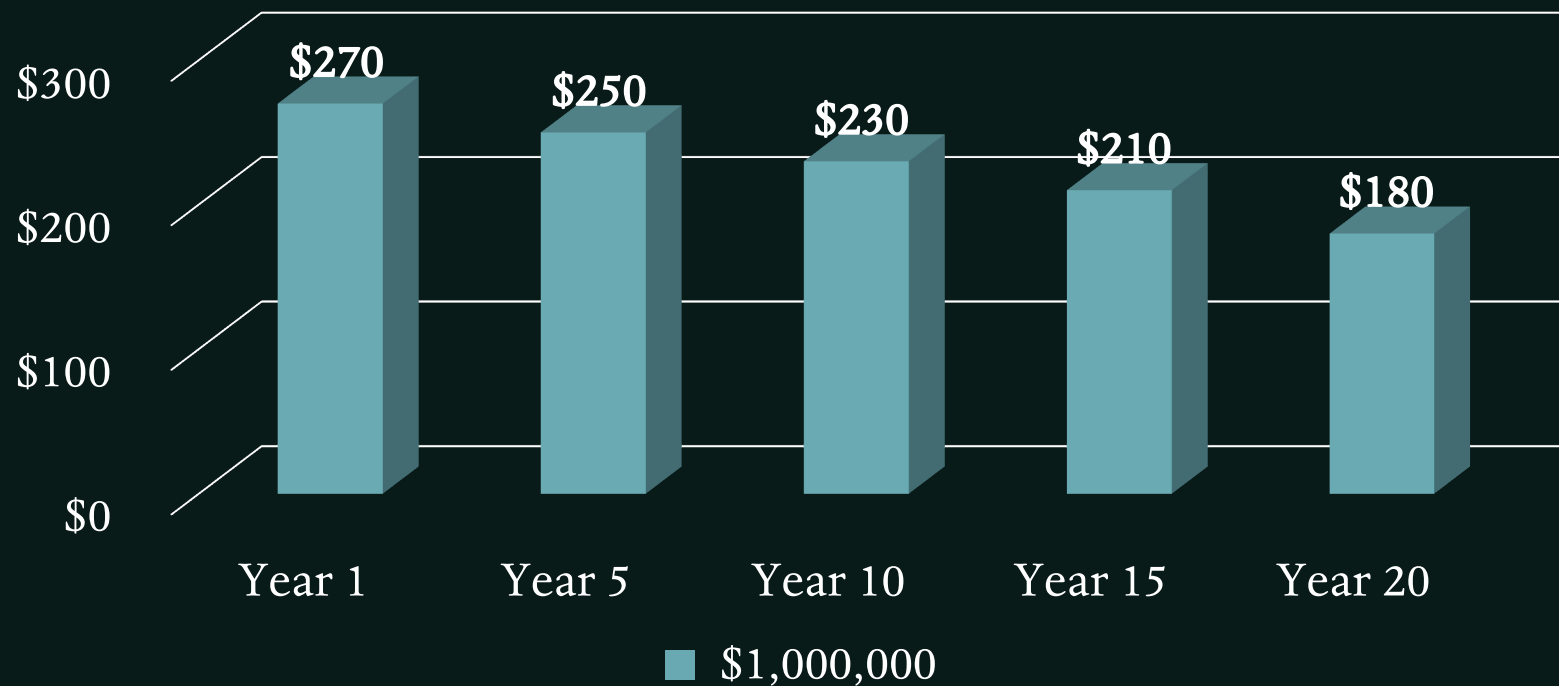


FINANCIAL PROJECTIONS

PROTECTION AT
WHAT COST?

How do we pay for it?

Annual Cost to Residents
per \$1m of Assessed Value

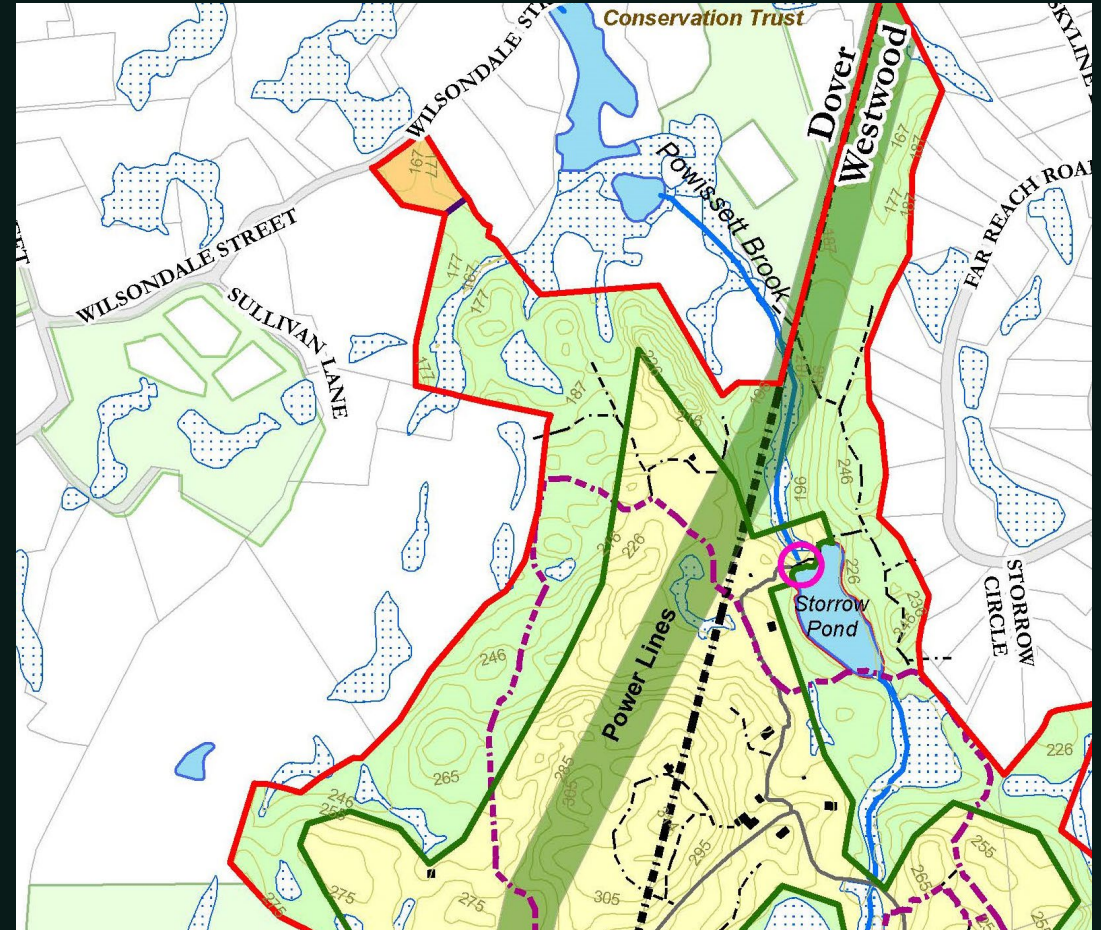


If the Town pays \$10m for the Conservation Restriction, the bond costs will be highest in the first year and will reduce over time.

The overall average annual cost per household will be \$270

Can we offset the cost to residents?

- Landscape Partnership Grant - \$1.25m reimbursement for open space acquisitions > 500 acres
- Negotiate with Hale to carve off land with low conservation value to be sold for residential use
- Private donations & assistance from conservation organizations



Timeline





Tasks Ahead

- Public Outreach & Participation Plan
- Implementation of Public Outreach
- Further define partnerships
- Finalize Warrant Article language

Direction from BOS Leadership for Town Meeting

- Are we ready to move forward?
- If not, what information is needed?



Thank you

QUESTIONS AND
COMMENTS?

January 20, 2022



HALE PARTNERSHIP TASK FORCE