

Conservation Land Transfer

Conservation Commission – 2024

Article Language

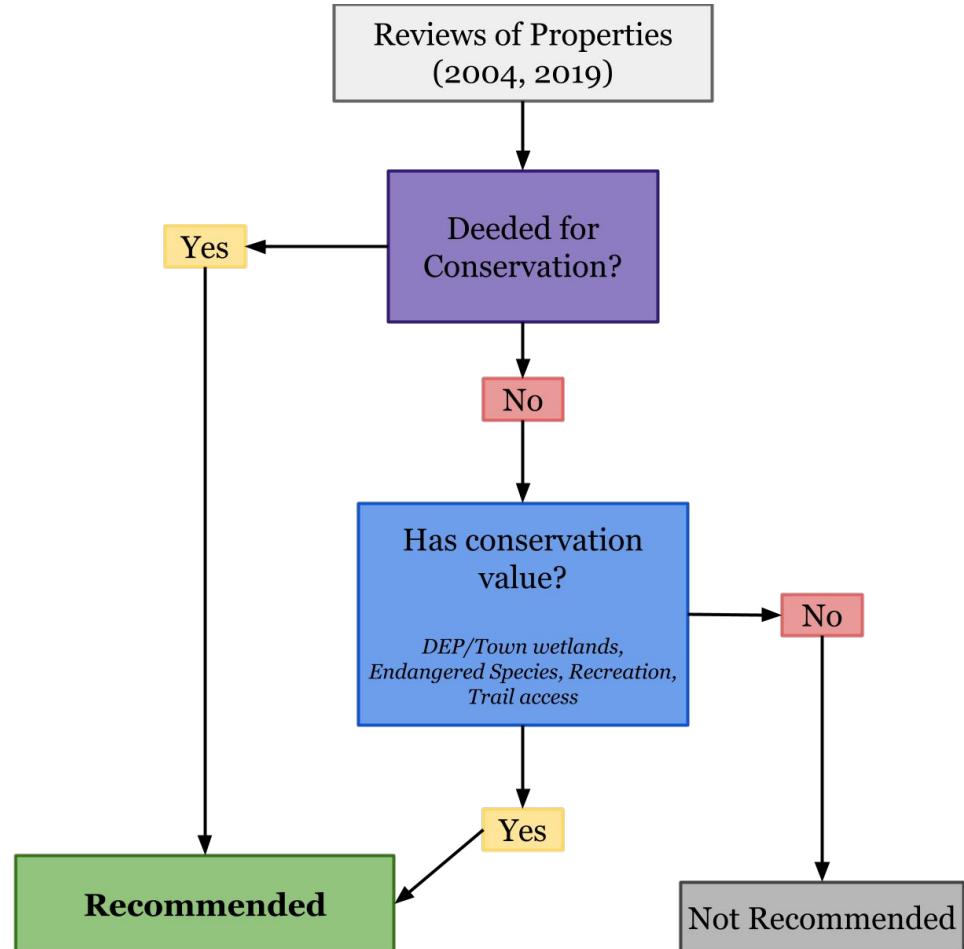
To see if the Town will vote to authorize the Board of Selectmen to transfer the real property shown below, which land is currently held for general municipal purposes, from the current custodian to the Board of Selectmen for the purpose of conveyance, and to authorize the Board of Selectmen to convey such land for to the Conservation Commission for conservation purposes with care and control to be held under Article 97 of the Massachusetts Constitution (and for the protection of Town property) on such terms and conditions and for such consideration, which may be non-monetary consideration, as the Board of Selectmen may determine, or take any other action relative thereto.

Highlights

- Recommending the Town transfer a selection of parcels from Town ownership to Conservation Commission
- These parcels function as conservation land, this transfer clarify their status
- Conservation Commission already has an operating budget for land stewardship
- This is not an acquisition. Nominal costs only (Registry of Deeds, etc.)

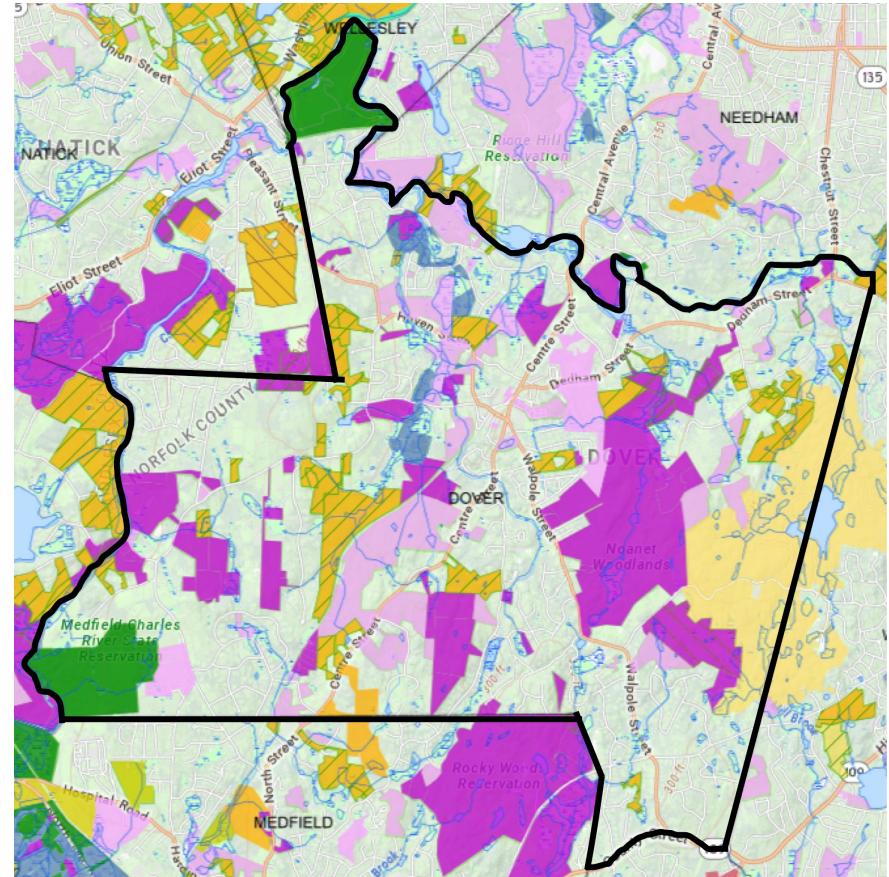
Overview of Parcels

- 5 properties deeded specifically for conservation: 123 acres
- 6 tax-taken (abandoned) small parcels with conservation value: 26 acres
- 11 total parcels, 149 acres
- 95% of acreage is contiguous to other conservation land



Dover Conservation Land Overview

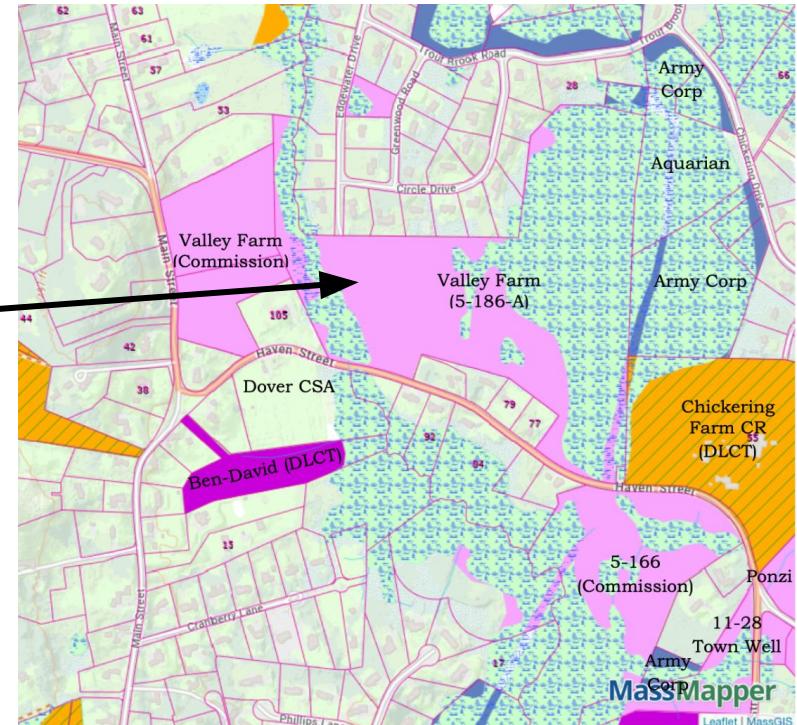
- Land Trusts, Town of Dover, and private landowners manage 3,221 protected acres + 663 acres at Hale
- Conservation Commission: 18%
- The majority of the property recommended for transfer is already highlighted on the map



Municipal: light purple, Hale: light yellow
Land Trusts: purple, Private: hatched yellow

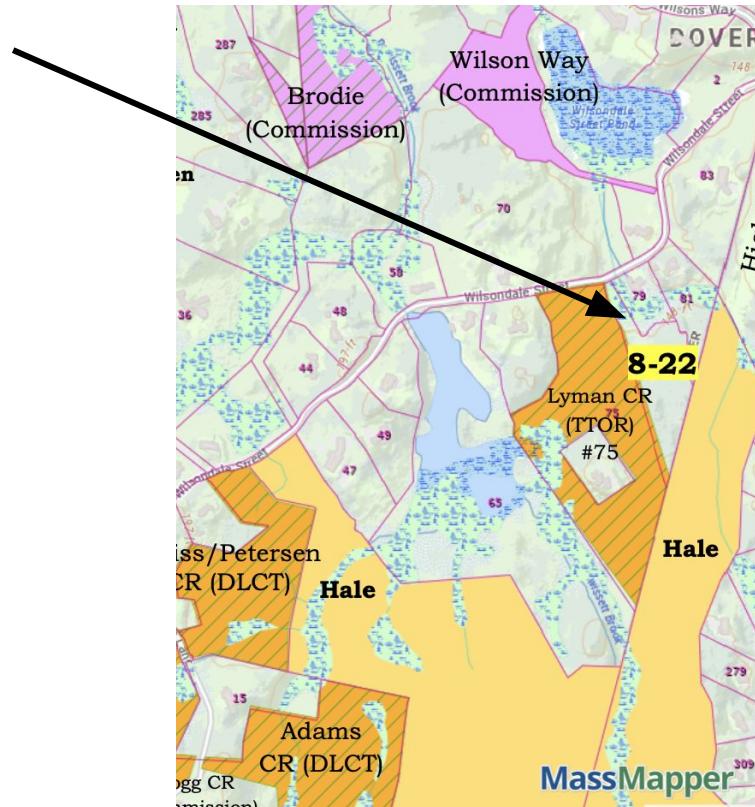
Example Property: Valley Farm, 3rd Parcel (of 3)

- Valley Farm is 3 lots, acquired by the Town in 1967 & 1970
 - Commission holds title to the 2 parcels from 1970
 - Town holds the 1967 parcel
- The 3 lots are connected across Troutbrook and the Commission maintains all three together
- 52.6 acres



Example Property: 8-22, Wilsondale Street

- Recommended due to conservation values:
 - Wetlands for a perennial stream running into the Charles River
 - Proximity to Natural Heritage and Endangered Species Program protected habitat
- Potential trail access to Hale
- 3.73 acres



Summary

- Recommendation to complete a transfer of some Town lands to the Conservation Commission
- These properties already function as conservation land today
- 95% adjacent to other conservation land (149 acres)
- No purchases
- Nominal costs only
- 1-time transfer to tidy-up title to clarify existing usage status

Appendix: All Properties

<u>Town-Owned for Conservation - 123.4 acres</u>			
Town Well (Church Street)	11-28	6.00 acres	Managed by the defunct town Water Department.
Ponzi Land (Haven Street)	5-181	31.58 acres	Deeded for conservation or water. Dover has no water department. Contiguous to DLCT.
Valley Farm (Haven Street), 1 lot	5-186-A	52.60 acres	Part of 3 lots, Conservation owns 2 and maintains all 3.
MackIntosh (Centre Street – Snow Hill)	17-22 A,D,E,F	29.3 acres	Deed restricts to passive recreation & conservation.
Bridge Street Boat Launch	15-6	3.92 acres	Purchased by the town. Fisher Brook wetlands, and contiguous to Conservation's boat launch property.
<u>Other - 25.53 acres</u>			
Parcel 5-77, Chickering Drive	3.07	Wetlands, 100%	
Parcel 5-197, Main Street	1.49	Wetlands, a stream	
Parcel 5-206-A, Wakeland Road	0.18	Adjacent to a wet lot	
Parcel 8-22, Wilsondale Street	3.73	Wetlands. Adjacent to NHESP habitat. Trail access potential.	
Parcels 7-14-A & B, Dedham Street	10.77	Wetlands, a pond and drainage into the Charles. FEMA floodplain.	
Parcels 16-27, 16-32, 16-33, Grand Hill Drive	6.64	Wetlands. Algonquin Pipeline easement. Access to DLCT.	

Town-Owned for Conservation

Properties deeded specifically for conservation, but owned by Town or Selectmen

Town Well (Church Street)	11-28	6.00 acres	Managed by the defunct town Water Department.
Ponzi Land (Haven Street)	5-181	31.58 acres	Deeded for conservation or water department use. Dover has no water department. Contiguous to DLCT.
Valley Farm (Haven Street), 1 lot	5-186 -A	52.60 acres	Part of 3 lots, Conservation owns 2 and maintains all 3.
MacIntosh (Centre Street – Snow Hill)	17-22 A,D,E ,F	29.3 acres	Deed restricts to passive recreation & conservation.
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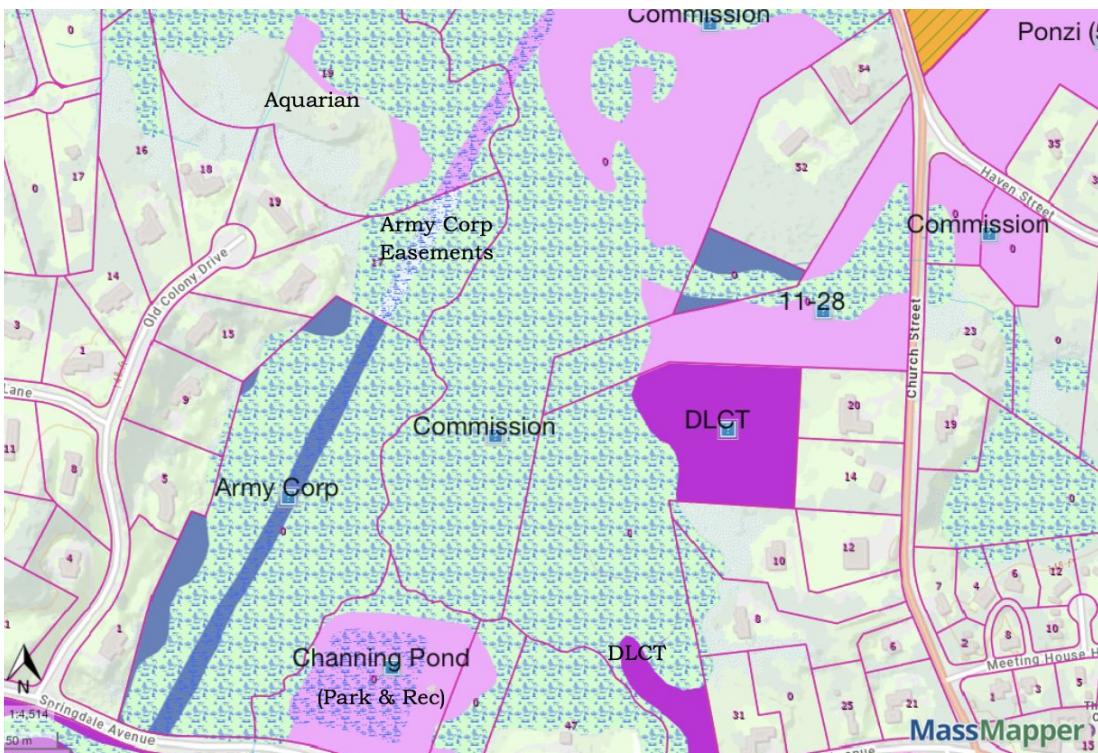
Town Well: Parcel 11-28, Church Street

On the books as managed by the Town Water Department, which no longer exists.

These wells are contaminated and abandoned, but the property still has conservation value.

6.00 acres.

Adjacent to DLCT (Dover Land Conservation Trust) conservation property.

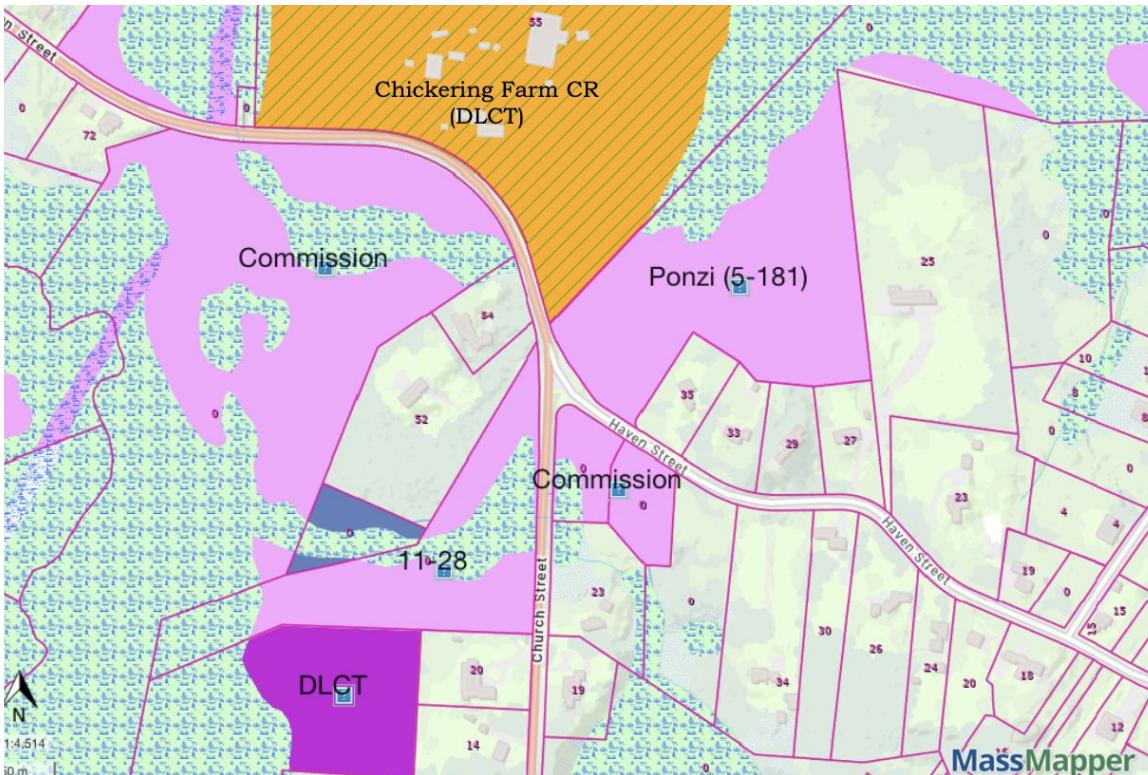


Ponzi Land: Parcel 5-181, Haven Street

The deed includes “quitclaim covenants for conservation and water purposes” but Dover has no water department currently.

31.58 acres.

Abuts two DLCT properties: Chickering Farm (conservation restriction), the Gregg property.

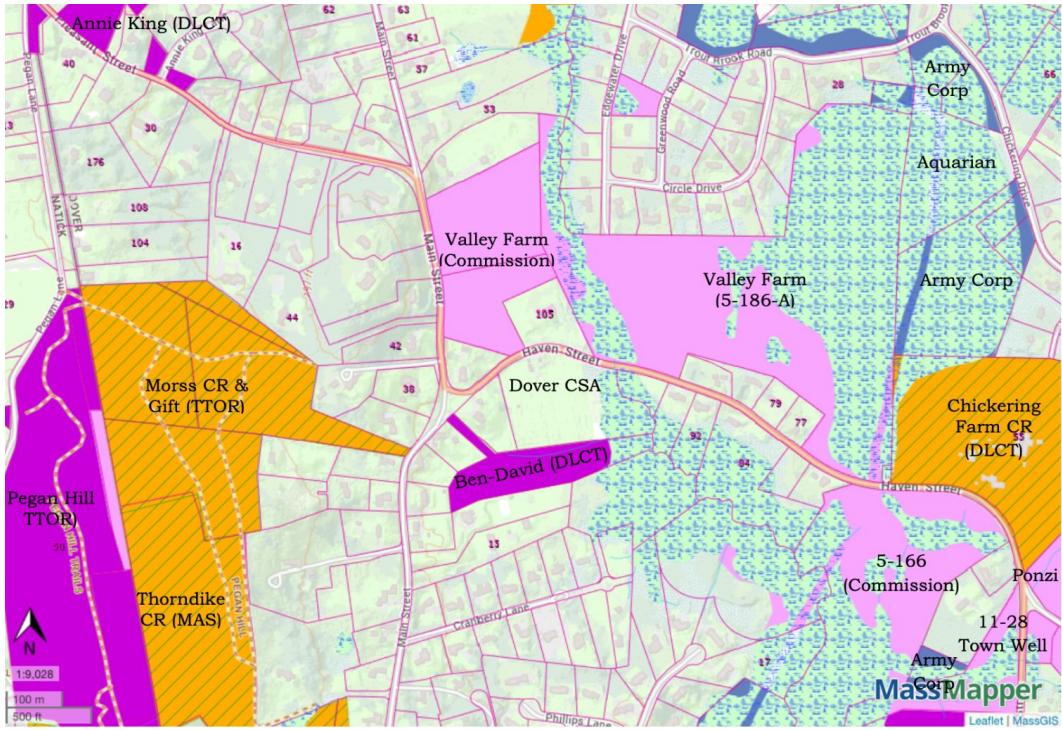


Valley Farm: Parcel 5-186-A, Haven Street

Valley Farm is comprised of 3 lots, all of which are managed (mowed) by the Conservation Commission.

2 of the 3 lots are owned by the Conservation Commission, but the third is recommended for transfer.

52.60 acres (of Valley Farm's 65.70 acres).



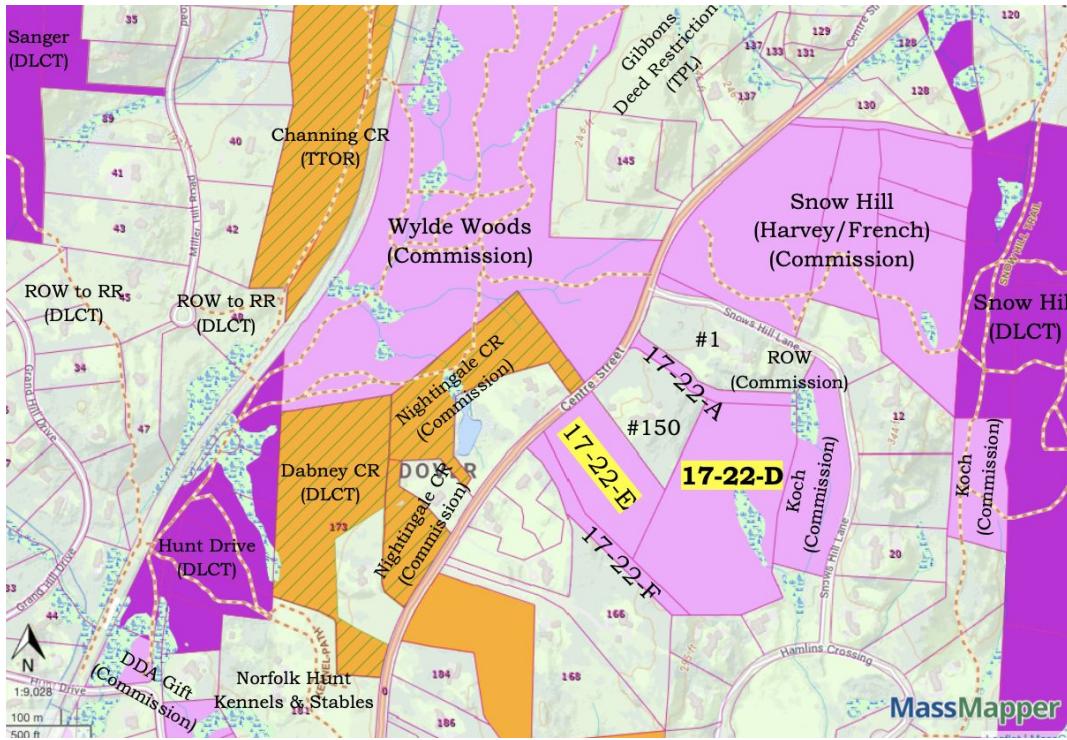
Mackintosh: Parcel 17-22-A through F (Centre Street – Snow Hill)

Deed specifies for “conservation, open-space, and/or passive-recreation purposes”, under Article 49 (now Article 97, a Commonwealth constitutional amendment protecting conservation land)

Contiguous to Conservation Commission and DLCT land

Trail crossing between the Snow's Hill trail network to a deeded Right of Way to Snow's Hill Lane. Trails interconnect with Wylde Woods.

29.3 acres.



Bridge Street, Parcel 15-6

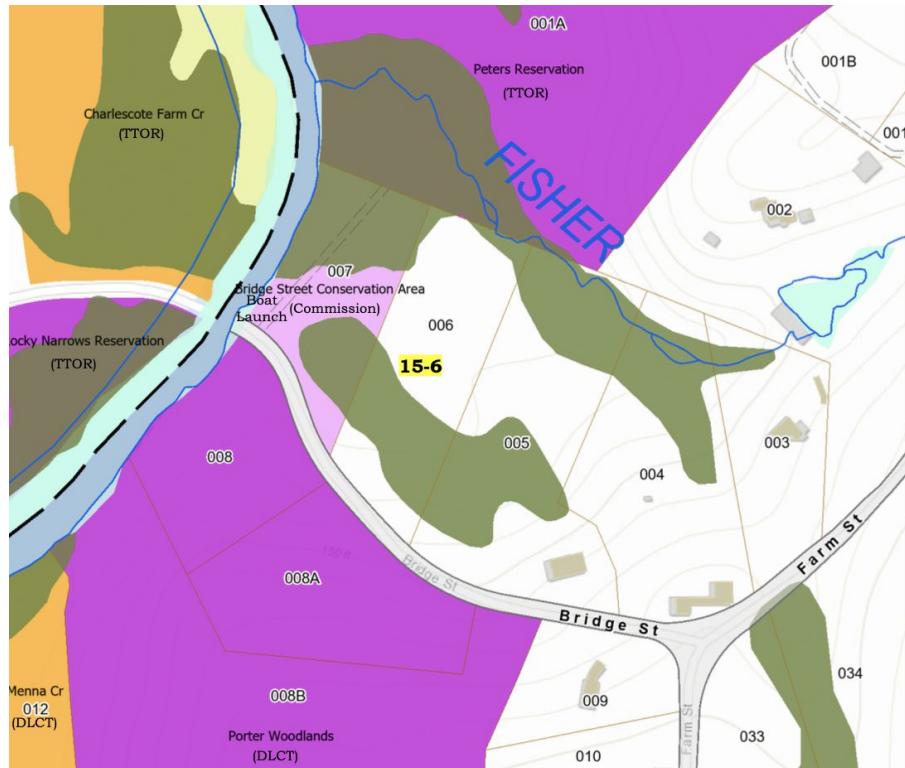
Purchased by the town for \$20k.

Extensive floodplain serving Fisher Brook, which feeds the Charles River.

Contiguous to the Conservation Commission's Bridge Street boat launch, which was a gift in 1967.

Part of a protected landscape around the Charles River bank, which a scenic review upon entering Dover from Sherborn.

3.92 acres.



Other

Lots owned by the town with conservation value, but not deeded specifically for that (tax-taken)

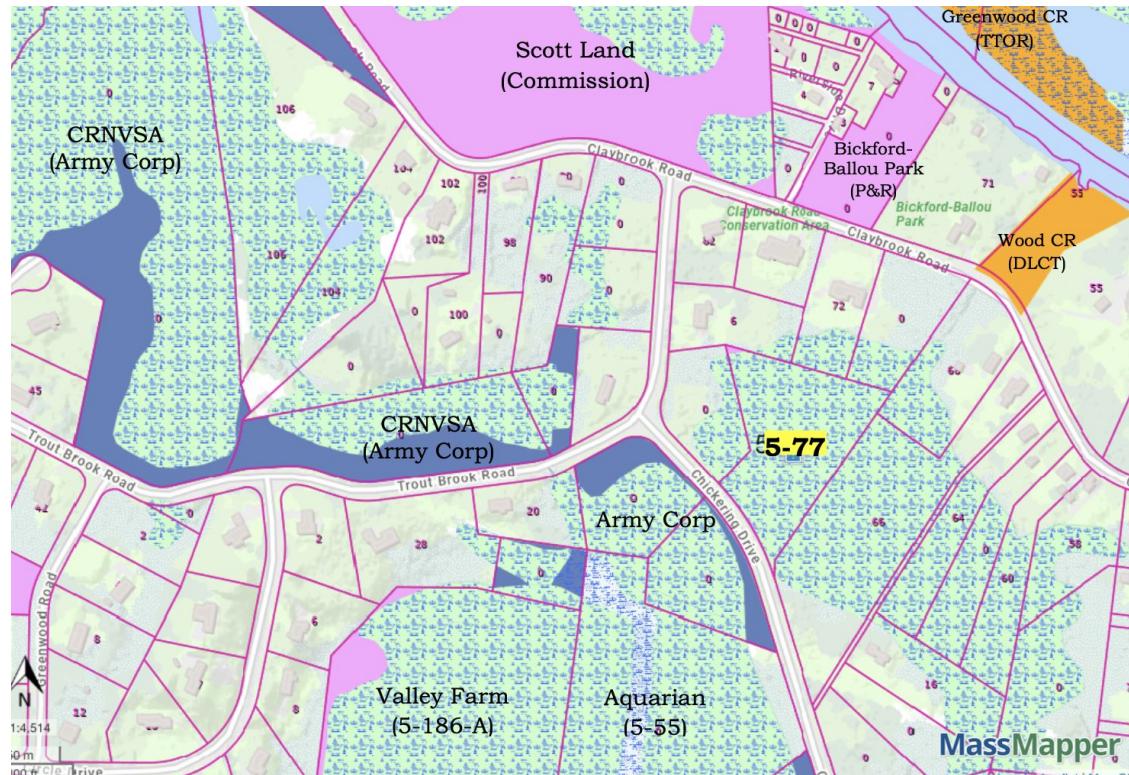
Parcel 5-77, Chickering Drive	3.07	Wetlands, 100%
Parcel 5-197, Main Street	1.49	Wetlands, a stream
Parcels 7-14-A & B, Dedham Street	10.77	Wetlands, a pond and drainage into the Charles. FEMA floodplain.
Parcel 8-22, Wilsondale Street	3.73	Wetlands. NHESP protected space. Trail access potential.
Parcels 16-27, 16-32, 16-33, Grand Hill Drive	6.64	Wetlands. Algonquin Pipeline easement. Access to DLCT.
Parcel 5-206-A, Wakeland Road	0.18	Adjacent to a wet lot

Parcel 5-77, Chickering Drive

Parcel is covered completely by valuable DEP wetlands, FEMA floodplain.

Proximity to many protected lands, including Army Corp's Charles River Natural Valley Area Storage (CRNVSA).

3.07 acres.



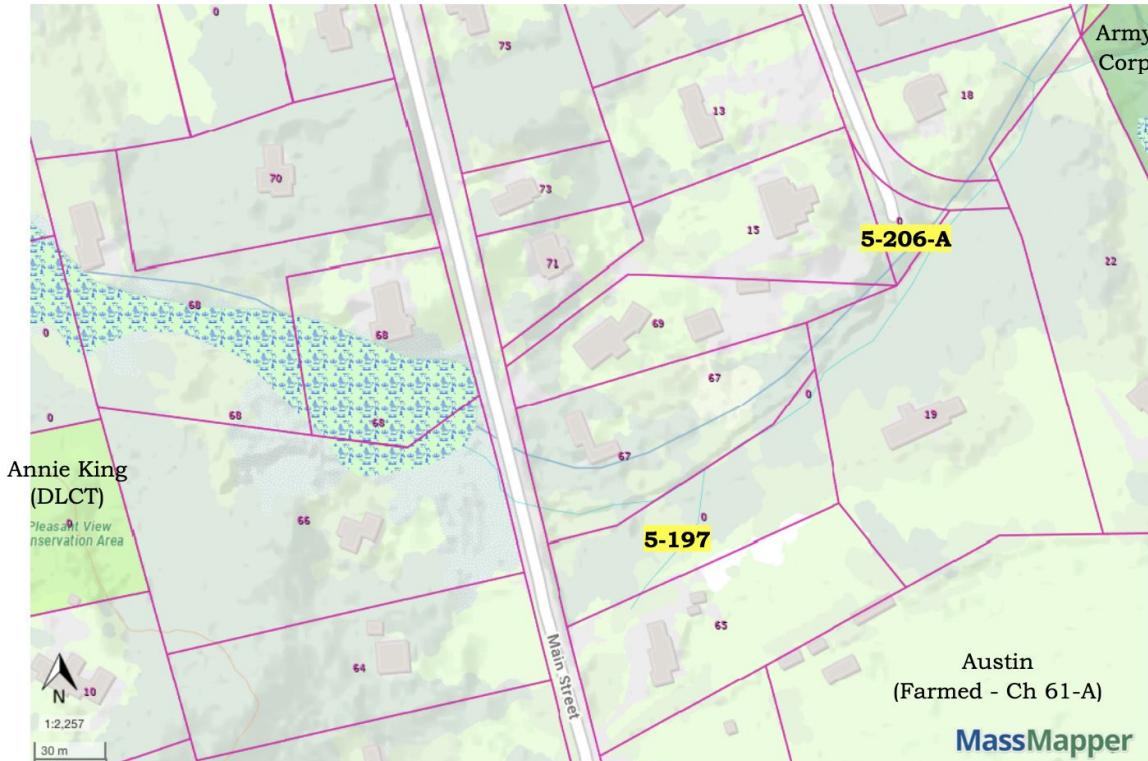
Parcel 5-197, Main Street / Parcel 5-206-A, Wakeland Road

Parcel 5-19, Main Street: Wetlands, including a stream.

1.49 acres.

Parcel 5-206-A, Wakeland Road: Adjacent to a wet lot.

0.18 acres.

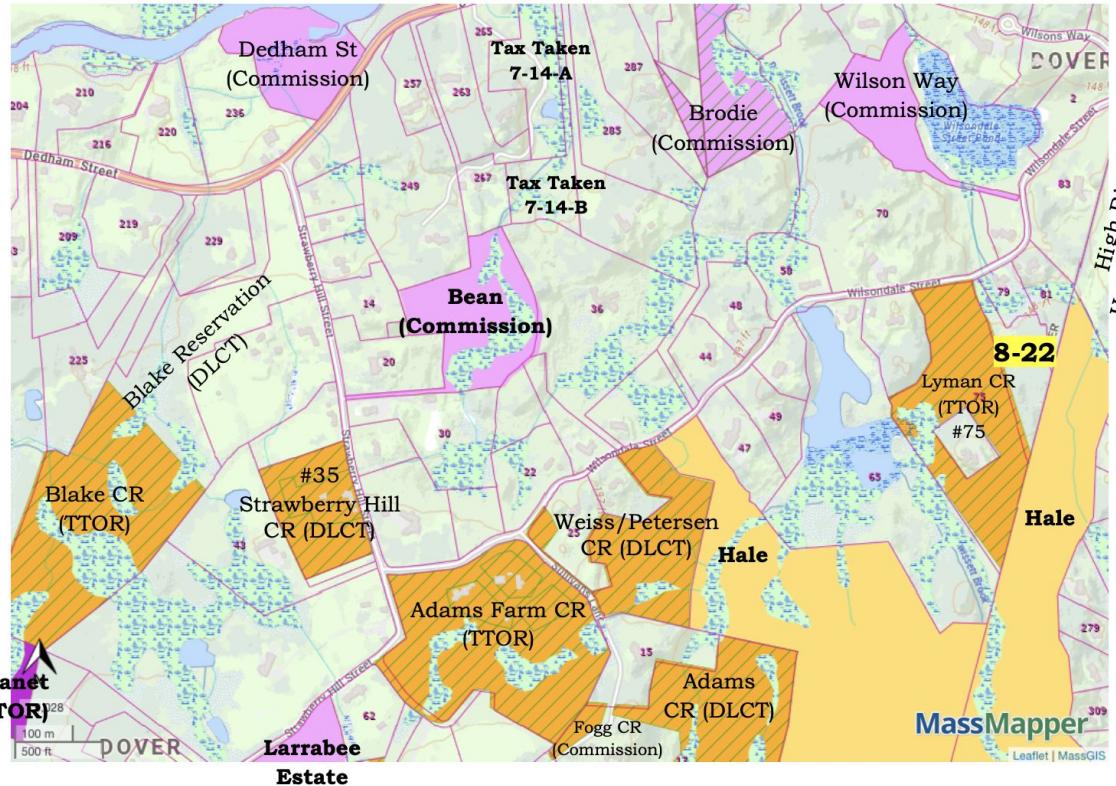


Parcel 8-22, Wilsondale Street

Wetlands with proximity to perennial stream and Natural Heritage and Endangered Species Program (NHESP) designated protected habitat.

May be able to provide trail access to Hale.

3.73 acres.



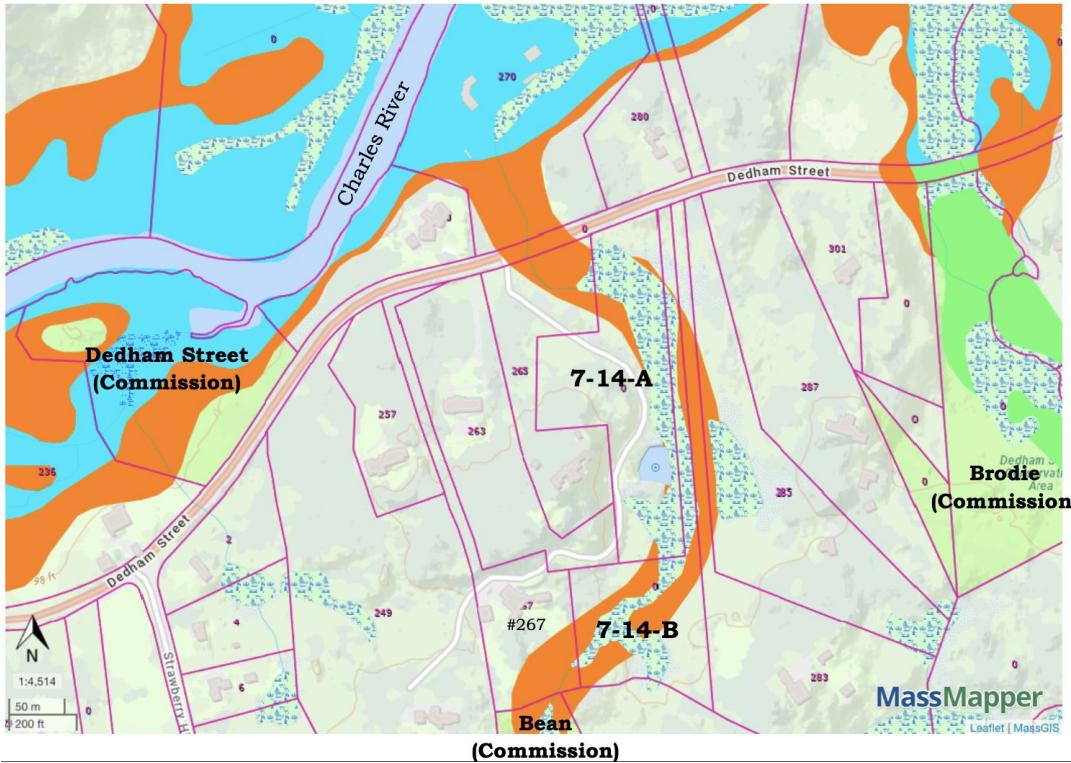
Parcels 7-14-A & B, Dedham Street

Wetlands, including a stream and a pond. Feeds streams and wetlands draining into the Charles river.

FEMA floodplain.

Adjacent to National Heritage & Endangered Species protected habitat.

10.77 acres.



Parcel 16-27, 16-32, 16-33 Grand Hill Drive

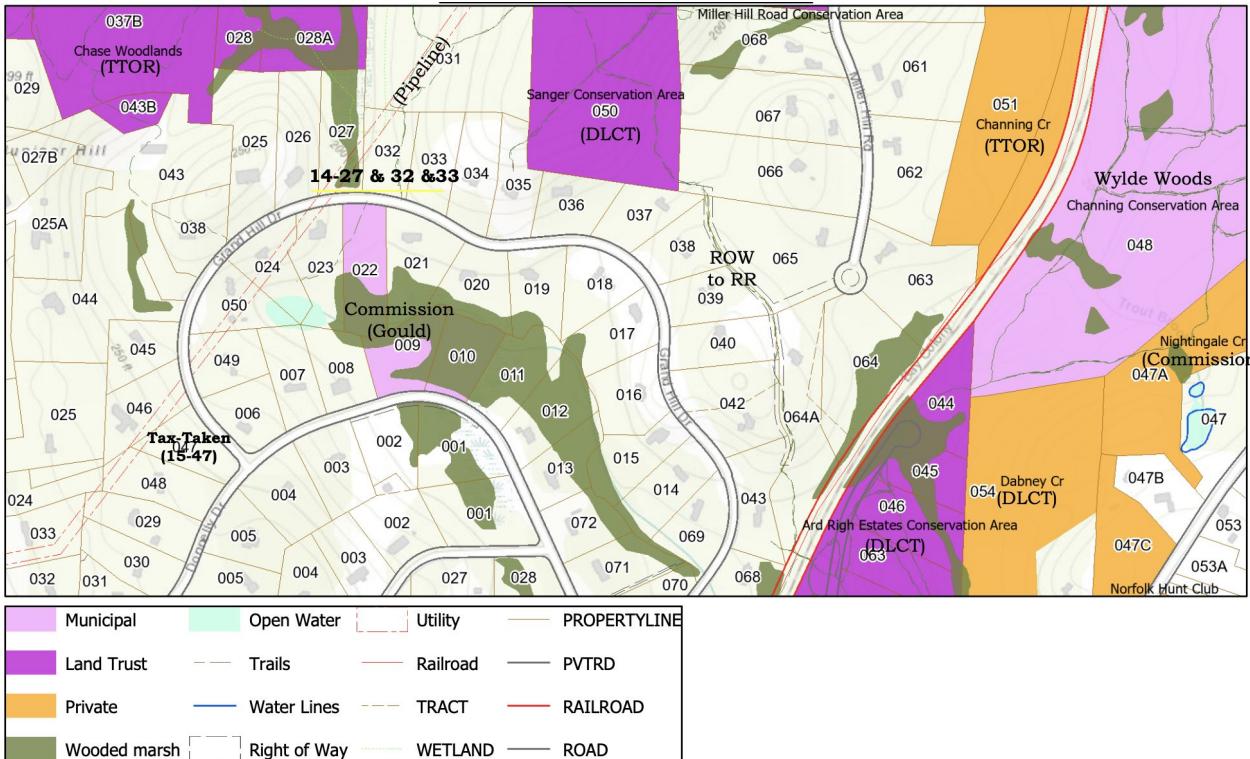
Wetlands, including a stream.

Adjacent to Chase Woodlands, DLCT's Sanger property, and Gould donation. Potential trail access.

Creates wildlife corridor through the Donnelly Estates neighborhood.

Crossed by Algonquin pipeline (16-27 and 16-32).

6.64 acres.



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