

**DOVER OPEN SPACE COMMITTEE**  
MEETING MINUTES: JANUARY 6, 2026  
VIA ZOOM

**Attendees:** Amey Moot (Chair), Tara Nolan, Rick Nagy, Henry Faulkner, Greg Kahoun, Justine Kent-Uritam, Boynton Glidden, Shobha Frey, Nina Sperry McGrath as well as Carol Lisbon (Planning Board) and Sarah Monaco (Conservation Commission).

**Absent:** Cam Hudson (Liaison, Board of Selectmen)

**I. General Matters**

On a motion made and seconded, the minutes of the December 2, 2025 meeting were unanimously approved, with Justine abstaining.

**II. Memo to Board of Selectmen Regarding Proposed 40B at 43 Strawberry Hill Street**

There was discussion regarding whether to submit the draft memo distributed to the OSC in preparation for the meeting. There was some limited debate regarding the best timing for submission and comment that that State likely will not be concerned with the matters OSC is raising however the committee decided that there is benefit to noting the concerns that we have and to having those concerns on the record. The Committee decided to have the impact on the Blake property highlighted more and also to note that not all OSC members have toured the property but are relying on Carol and Amey who have direct knowledge. With those two modifications the Committee voted unanimously to approve the memo and submitting it to the Board of Selectmen.

**III. Revisions to OSRP**

The Committee review the recommendations, primarily from Henry and Justine, regarding notable, historic and/or significant sites in Dover that should be included in the OSRP and depicted on the maps. There was discussion about particular homes and buildings, as well as natural resources. The Committee took particular note of the impact that impaired streams and waterways have on animal habitat, in addition to the other water related issues.

**IV. Dover Trail Easements Acceptance Process**

There was discussion about the timing and process for review of trail easements. While there is work to be done and challenges remain, the Committee voted unanimously to get an article on the warrant for Town Meeting. We can discuss the issues and challenges at the next OSC meeting.

**V. Updates from Relevant Boards**

1. Open Space Organizations: Participation on the Saturday strolls continues to be good. The new ED for Hale, Aaron Morehouse, attended the December walk there. There was brief discussion about logistics for upcoming walks. Amey informed the committee that the links on the OSC portion of the Dover website are broken, we should put some thought into how it could be improved.
2. Conservation Commission, Land Management Working Group: There was brief mention of a possible donation of nine acres that to the Conservation Commission. It is was not clear what that timeframe may be. Greg and Rick discussed ongoing

initiatives of the TMWG, including managing blowdown and planning completion of bridge work when weather permits. Rick has been developing algorithms to manipulate LIDAR data in order to locate new trails and reduce the areas of "conflict" between equestrian use and other uses.

3. Planning Board: Carol noted a joint meeting with the Selectmen and the appointment of two new Planning Board members filling unexpired terms, Nick Boehm (Member) and Eric Aborjaily (Associate Member). Work and outreach continue on the Tree Preservation Bylaw. They are doing a push to get the work out and expect an article in the upcoming Stroll magazine. Rick commented on the ability to find tree heights, such as tallest tree in town, using the LIDAR information he has been working with, which might be fun data to share. Carol let the Committee know that the town received approval from the State accepting the MBTA zone designation.

4. Board of Selectmen:

Water: Justine confirmed that she is now officially designated to represent the Town of Dover at the Massachusetts Drought Management Task Force. She said the Quabbin Reservoir is down to 80% capacity. Greg inquired about the status of data collection from the various test sites established by the Water Committee. He noted that a lot of the data seem to be missing and if it is not collected and downloaded in a timely manner it may be lost. Justine commented that the draw from the wells near Knollwood purportedly was turned down in 2024 because it was "sucking air" but the information is only anecdotal. There were no data and no reports on the topic. The Committee was generally concerned about the lack of data in general and specifically the apparent failure to capture the data from the resources that the town paid to install to help us make more informed decisions. Justine noted that at one point Karl Warnick was collecting those data

The next meeting will be on Tuesday, February 3, 2026. The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Tara L. Nolan