

**Dover Select Board  
Special Meeting Minutes  
Tuesday, September 8, 2020  
Dover Town Hall**

---

*THESE MINUTES ARE NOT OFFICIAL UNTIL THEY HAVE BEEN APPROVED BY THE DOVER SELECT BOARD*

Join Zoom Meeting

<https://us02web.zoom.us/j/86800444071?pwd=RIU2WDQ0cDM3d3AwSGREeFNON2tnQT09>

Meeting ID: 868 0044 4071

Password: 052648

Dial in 929 205 6099

Meeting ID: 868 0044 4071

Password: 052648

Select Board present: Victoria Capitani, Sarah Shippee

Select Board present via Zoom Joe Mahon

Public present: Tabi Freedman, Eric Durocher, Andy McLean, Steve Petrik, Jim McDevitt

Public present via Zoom: Shannon Wheeler, Daniel Biggs, Rachelle McKnight, Jeremy Kirk, Marc Schaubert, Lauren Harkawik, Tim Dolan, Tim Shannon

**Special Meeting Called to Order at 6:30pm by Vice Chair Vicki Capitani**

- I. **Weston & Sampson Final Recreation Plan Presentation** - Daniel Biggs & Rachelle McKnight
  - A. See attached presentation copy
  
- II. **Q&A:**
  - A. Sarah Shippee: One of the things mentioned is a community center – the fact that there's one being built in Wilmington, would we be draining too much having one here and one in Wilmington or is that not usually an issue?
    - A. Rachelle: I don't think that in the master planning process that we were aware of a community center in Wilmington.
    - B. Daniel: I was not aware that there was one being constructed in close proximity. Now, if the facility is of a decent size, we would strongly recommend collaborating with them to meet the needs of the town. Why duplicate if you don't need to? I don't think we know details of the size or what is being offered at that facility.
    - C. Sarah: it's the old high school, so it is fairly large. They run pickleball there and there are a number of businesses there. In a similar situation with two relatively smaller towns, does it make sense to have two community centers or does it make sense to throw our weight towards collaborating with them on some programs that could take place in Dover without us necessarily building a community center?
    - D. Daniel: at first pass, it does not at all hurt to collaborate with the Towns to meet the needs of both groups of residents and if demand grows to the point when you all need your own facility and it's worth the investment then I would probably jump through those steps to execute your own structure. Because knowing finances of these facilities; they're pretty expensive even just to operate. You know if you have a room like the room you're in right now that may not get used every minute of the day so that's just an expense incurred by the town to maintain. Community spaces are beneficial for the peak hours and peak needs within the town. I would collaborate first and possibly set up a shell system if necessary for those that don't have access and then if the demand is so strong then move forward with developing your own facility.

**Dover Select Board  
Special Meeting Minutes  
Tuesday, September 8, 2020  
Dover Town Hall**

- E. Rachele: That would also require a feasibility study, just because of the expense of operating those. You'd really want to take a close financial look at it to make sure you were going to get a return on the investment and that it really made sense.
- B. Sarah: For the pump track and skate park: have you identified areas you think would be preferable purchases of land or calculated the acreage that would be needed for either of those things?
- A. Rachele: We had some private interest in this (Invasion Boardshop) that sounded like it could be a good partnership. I believe we did identify in the report the detailed estimated square footage for those facilities and costs as to what you'd need for those. We did work with a pump track developer to get an idea of cost per square ft on a pump track. Certainly for any of those facilities the recommendation would be to purchase property close to Horace Hill, Dover Town Park – somewhere close to that commercial core because you're going to have a lot of visitation there. Both of those are great opportunities to bring in tourism to use those and then go get lunch. It also provides awesome opportunities for teenagers in the town; we heard a lot that there's not a lot out there right now for that age group.
- B. Steve Petrik: For the pump track it just did dirt. The industry is going now towards just doing asphalt pump tracks which allow for rollerbladers, skateboarders, all the other uses versus dirt just being for bikes.
- C. Rachele: And the price varies
- D. Steve: It's extraordinarily more expensive for the asphalt but it does allow you to have more of those groups use the track
- E. Rachele: I believe the supplier we were talking to was Velosolutions. They do a lot of these. A pump track doesn't require a ton of space which is ideal but you do need level ground to start with.
- C. Tabi Freedman: Two totally separate questions. One, as this whole process was going on and the plan was being developed; Covid popped up in the middle of all of that. So the thought might be is what pieces of this plan might need to be rethought or readjusted due to the uncertainty of this? Much of this is outdoors but things like amphitheatres or other close contact things or anything indoor that need some rethinking? I saw skating rink in there and when that popped up at one of the first meetings I did some nosing around and there are some really amazing surfaces that would provide year round skating surfaces so if we have a place for that it's whatever it's not a winter only piece.
- A. Rachele: Some of these indoor facilities in particular the skate park which could be indoor or outdoor and the ice rink facility, the amphitheater, the community center. These will be fairly expensive projects and they will take some time to design and will take some time to construct and so I think that it's not something that I would in my opinion be completely concerned about at this point. I would get into the first phase of design development and see where we're at with Covid because it all depends on how this unfolds. Certainly you want to think about public safety measures and all possibilities but that might be something that looks more like programming so you only have a certain number of people on the pump track at the same time. You might decide an amphitheater is not a worthwhile investment right now and want to wait until we move past the pandemic. I do feel at least in our experience the design process takes a chunk of time and you'll be able to reconsider as you get closer to the actual time where you begin construction.
- D. Jeremy Kirk: Just a quick note that the speakers that are not close to the mic are hard to hear on Zoom. Do you have any advice or ideas you have on priorities of on winter vs off ski season investment?

**Dover Select Board  
Special Meeting Minutes  
Tuesday, September 8, 2020  
Dover Town Hall**

- A. Daniel: I think from what we've heard is that there's a very strong winter sporting culture due to Mount Snow operating in Dover. A strong body of users are coming to the town during that period and maybe less visitors coming during the shoulder seasons or during the summer. I think where we implement improvements first is the shoulder season – having facilities that can be used in the early Spring or late Fall, pre ski/after ski season. The middle summer if you have trails that are multiuse or specialty trails, those users can mountain bike or hike or do nature walking. It's the shoulder seasons that are more challenging to accommodate because you have wet, soft soils, you have possibly flooding, you know other events that occur during those periods that is hard to attract people to the town to use your facilities because it's outside of ski season or it's not the dry in summer. It would be accommodating those users so that you can have a full year-round interest for various users.
- B. Rachelle: One more note to add to that climate change is certainly a factor to consider. It's something to think about in terms of long term planning. You want to make sure you're not completely reliant just on snow.
- E. Andy McLean: Fantastic job on the report and I think the Selectmen have a lot of decisions they need to make now and they got some ideas on what to make decisions about. I was wondering about the recommendation of a department and a superintendent. Did you envision that as primarily for maintenance existing facilities and perhaps new facilities or as also implementing this plan and overseeing projects like major trail building or a facilities construction project? Did you see that department as implementing the plan or as maintenance once they are built?
  - A. Daniel: I would say for both. I think having someone that relieves other staff that are kind of contributing to getting plans done or coordinating volunteer efforts. Having that key go to person whether it's a working superintendent or a department lead or however it may end of being that they are the go to connection for this plan and these proposed facilities and that potentially could grow as demand increases. Whether it's from volunteers or actual field laborers to support making improvements and maintaining. Just that go to person and relieving other staff of duties, that I think everyone else is contributing, but it may help to have that one-person central point.
  - B. Rachelle: And I think that's especially true for future decision making as well. They're going to have a tab on what they can handle and what they can't and what types of additional staffing might be needed and what they think is a good idea based on what they see in the field day in and day out.

**III. Adjournment at 7:28pm by Vice Chair Capitani**

Respectfully submitted by Shannon Wheeler

Public notices of these minutes have been posted at the following locations:  
Dover Town Clerk's Bulletin Board, Dover Town Meeting Bulletin Board, Dover School  
Dover Free Library, East Dover Post Office, Town of Dover Website: [www.doververmont.com](http://www.doververmont.com)