

Town of Dover Trails & Recreation Committee
Meeting Minutes via Zoom
Thursday, August 11, 2022

Members present via Zoom: Sarah Shippee, Tom Oakley (out at 7pm), Matt Nicklis, Julia LaGrange, Kristin Mumford, Mike Purcell, David Yeagle (6:31), Patricia Sweeney (6:32)

Also present via Zoom: Eric Durocher, Shannon Wheeler, Jacob Brown, Jim McDevitt, Mike Garber, Trip Morse

A recording of this meeting can be found here: <https://youtu.be/WHloP8Wey6o>

Moderator Eric Durocher called meeting to order at 6:30 PM.

- I. Public comments: *None*
- II. Additions or changes to the agenda:
 - a. Welcome Julia LaGrange to the committee as a Dover resident seat.
- III. Approve minutes from July 12th meeting:
 - a. Motion by Sarah, seconded by Kristin – motion passes unanimously.
- IV. Town Forest Dedication Update:
 - a. Have quotes on 18x24 plaque for boulder. Andy McLean worked with family on wording and image. Vendor will make an aluminum likeness we can use for a dedication and then give to family as long lead time on bronze. Working on vendors for carved wood entrance sign.
- V. Ridge Project Meeting Update:
 - a. Selectboard, SoVTA, USFS met August 2nd for a site visit at property. Minutes available [here](#).
- VI. Route 100 Recreation Area Proposal Review and Recommendations:
 - a. Connections issues for Trip. While waiting; short discussion and questions on updates in Horace Hill projects like mapping of disc golf course and addition of 'loop' trail.
 - b. Discussion: Documents from Trip sent to committee [and attached here]. Some visited site on Tuesday. Police Chief voiced concern on distance from volleyball courts to road. Look at this as a conceptual project and not specific locations on drawing. Discussions on hydration – there is a well, not sure Town wants liability of testing and maintenance. Volleyball courts will be ground level for winter so will not affect snowmobile trail. Will work to keep open path for snowmobilers to continue to access TCs. Maintenance questions and some discussion on how often items would need care and who could do those. Recommendation to add a yearly maintenance budget before it goes to Selectboard as those questions will be asked.

On a motion by Patricia Sweeney, seconded by Mike Purcell, the committee voted 6-0-1 (Shippee abstains) to make a recommendation to the Selectboard to approve the recreation area project conceptually as presented with any appropriate professional input.

VII. Hathaway Trail User Groups continued discussion

- a. Left off looking to purchase and install the gates on Hathaway Trail. Could make a recommendation to the Selectboard and they could then create ordinances on the parameters.

On a motion by Mike Purcell seconded by Patricia Sweeney the committee voted 6-0-1 (Shippee abstains) to make a recommendation to the Selectboard to approve the purchase and installation of seven gates by DVSJ for use on Hathaway Trail.

VIII. Motion to adjourn by Patricia at 7:31 PM, seconded by Sarah

Next meeting: September 13.

Respectfully submitted,

Shannon Wheeler

Economic Development, Town of Dover

N
Route 100
S

Fence

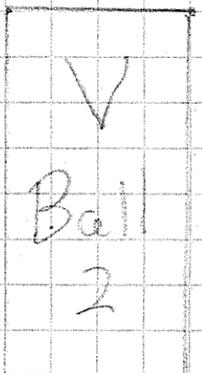
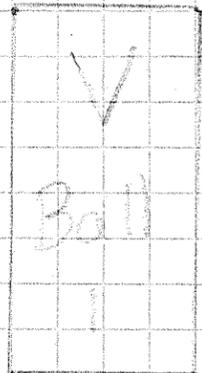
DMT Parking Lot

Shed

Welcome Shed



Sign Ball



Tennis

\$

3 on 3

B-Ball

Beach Tennis

Spike Ball

Fence

Fence

Fence

Fence

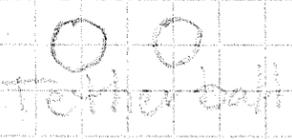
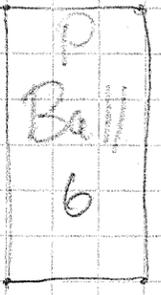
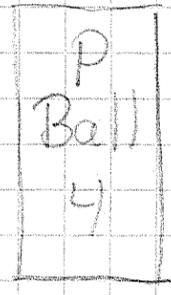
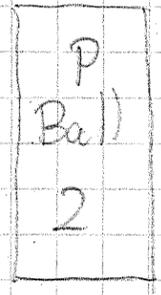
Kubb

Kan Jam

Shuffle Board



Pickle Ball, Shuffleboard, 4 Square



Tether ball

Open Lawn Space

H'shoes

H'shoes

Badminton

Cornhole

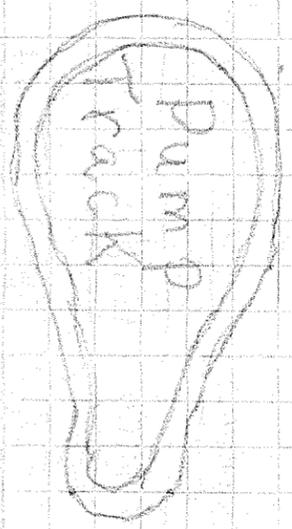
Cornhole

Boogie

Boogie

Parking Lot

Yellow Trail



Yellow Trail

well

Each Square Equals 7.5 Feet

Drive Way to 1711 Box 100

Yellow Trail

Yellow Trail

Funding for the DAP

The present budget for the five development stages of the DAP is \$290,000. I feel asking the town for 10% of the 1% Fund is not too much of an ask for arguably the boldest project in a decade that will benefit all residents and businesses, as well as enhancing our Route 100 Byway. It will also pay for itself over a period of time as more visitors means more dollars flowing to our businesses and that helps grow the 1% Fund. Assuming approximately \$2.2 million is in that account, our ask is \$220,000. That leaves a \$70,000 deficit. The following is how I propose to fund the remainder of the park.

Raising money thru private and commercial donations is certainly the first and most readily available means to decrease the deficit. There should be sponsorships for benches and picnic tables for \$500 that could bring in up to \$7,500. Next, we would ask for private donors that would be willing to give us larger sums of money such as \$2,500, \$5,000, or \$10,000. The local charity group, Friends of the Valley, have indicated they would be willing to makes funds available and I would not be surprised if our local Rotary would not chip in. I've spoken with M&T Bank, which bought Peoples United Bank and they have a program to give to community projects where their bank has a presence. It is presently being directed to the right folks in that company. I feel there are other opportunities from real estate companies, hotels and inns, restaurants and even Mt. Snow for donations as well. Last, I think another way to raise money late this fall or early winter might be a nice fund-raising event, hosted by either of our mountains, where we could have live entertainment, auctions, and a video program highlighting what the park will look like. I think only our imaginations can limit what we can do to accomplish to our goal.

The last avenue of funding would be thru grants. My research has found several potential applicable federal, state, commercial, and private grants that if the DAP is approved by the Select Board, I would work with Eric Derocher and whomever else might be adept at applying for these grants to secure any funds possible.

How the DAP Checks the Boxes of the W-S Report

The Weston - Sampson Report, commissioned by the Town of Dover and delivered on August of 2020, is a road map to help us expand opportunities for recreational activities to enhance the quality of life for residents and to bring more out of towners to Dover, therefore enhancing local businesses as well. I've been thru it cover to cover 4 times now and although I might not agree with every premise, overall, I find it an accurate portrayal of where we are now as well as solid recommendations to guide us to having more diverse offerings for leisure time activities.

Although words and concepts were repeated under different headings in the report, the theme that continued was we need more venues where folks of all ages can enjoy outdoor activities (it also talked about an indoor community center) at an accessible site along Route 100. It said it should be multi seasonal, multi - generational, and have multi activities. The DAP checks all three boxes. It also said the town needed to hire a rec supervisor and staff to make sure the facilities, not just this park but also the trail network, is always maintained well and are safe venues. Well, the DAP will not be able to function w/ out a pro active Supervisor to start leagues, hold tournaments, and do everything to promote participation for all our demographics to feel comfortable coming to participate. Staffing during open hours will be necessary to make sure rules of the park are being observed, that revenues are being collected from non-Dover residents, and dispersing activity and games equipment as needed.

The report also said, unlike the existing park, we need a space with shade trees which we plan on planting next spring. It also states there needs to be restrooms along the valley trail. The DAP has proposed, 1 or 2 Porto-johns that would be used for users of the trail but also both the DAP and the existing Dover Park users. The DAP should be family friendly, with picnic tables and easy gathering places. Again, all boxes checked.

As far as specific activities the report called for, it includes group sports, Pickleball, Gaga Ball Pits, a Pump Track, a sports court, and Disc Golf. Group sports

such as Volleyball, Basketball, Street Hockey, Soccer, and Pickleball are all included in the DAP. As are two Gaga Ball Pits. A modular Pump Track right next to the Valley Trail will tie in nicely to both the VT but also the trails to be built up above on Horace Hill. Horace Hill will also have 17 holes of Disc Golf and we have agreed in principle to find a space for the 18th hole. The sports court will have a space to play tennis, basketball, street hockey and 5 on 5 soccer. Although the other games, or sports were not specifically mentioned in the report they do check the box of something for all ages.

Last the W-S report said the town should partner with private landowners to secure space for the town's rec areas. By negotiating a long-term lease with Rick Caplan on these prime, accessible, and highly visible parcels, that would check yet another box.

When I filled out the original paperwork for the project submission, I stated in answering if the project met any of the W-S reports recommendations, that is the poster child of projects for that report. I think the above demonstrates why I still feel that way.

Stage 1 Detail Page

Assuming we get approval from the Select board to move ahead with the Dover Activity Park (DAP) the first thing that needs to be done is a long-term lease agreement put together by two attorneys. Chris Cady could represent the town and Bob Fisher could represent Rich Caplan. I've spoken with both attorneys and in principle find this arrangement mutually beneficial. Once that is completed and signed then a contract with the GC, Paul Freed, needs to be executed. Both Rich Caplan and I have at least a decade of experience working with him with on several occasions. In principle he has agreed to 5% of all subcontractor's costs to include tree removal, landscaping to prep site, court preparation, (pickleball, tennis and basketball, volleyball, and bocce) along with installation of the pump track. He will also take the lead in marking trees to be removed and selecting and planting new shade trees. He has already been instrumental in the design and layout of the park. His resume will be attached but he trained in horticulture, agronomy, as well as having designed other parks. His expertise is also in stonework and that will be invaluable for the landscaping of this project. He has been a coach at several levels so knows sports and children's and adult games.

To cut down, and put trees thru a woodchipper, remove and grind stumps, Warner Manzke is known to have the tools to do it all and has given me a price of \$5k-\$6k depending on how many trees need to be removed. Travis at the town said they would find a use for the chips and will haul them away.

Pricing estimate for this stage is around \$8,000 depending on number of trees and time billed by the barristers.

Stage 2 Detail Page

This is the site preparation stage. The two parts of this are the reparation of a dangerous, deteriorating stone wall that surrounds the existing two hard courts and borders on the east side of the old clay court. The other part of this is to pull up the old asphalt and prepare to two courts to have fresh asphalt aid down for the base of the pickleball courts. The old clay court with about 4-6 inches of grass growing on it needs to be prepared to have fresh asphalt as well for the base of

the basketball/tennis court. There is only 1 contractor w/in 30 miles that has the experience and skill set to do both. That is Landscape Construction out of Bondville. I'd encourage anyone who has not been to the Hermitage Inn to see his amazing stonework to do so. You can check out his portfolio on his website. The estimated cost of this is \$35,000.

Stage 3 Detail Page

This is the procurement stage. Much of the equipment can be ordered a few weeks before the opening, however a few of the items such as the pump track, the Versacourt surface for the tennis/ basketball and the artificial turf for the bocce courts must be ordered and a deposit put down to have them delivered by mid-May. Sand for the volleyball courts is another item to be procured in advance. Giving exact dates and times for all orders is not possible at this time but a subcommittee to further research best products at best pricing should be put together by end of 2022 to start working, as volunteers, in 2023. Cost for this stage is \$85,000.

Stage 4 Detail Page

It has been determined after much research that we can use asphalt for the base surface for both the pickleball and the tennis/basketball courts. It must be laid 4 weeks before the actual playing surface can be poured for the pickleball. The Versacourt can go onto the asphalt 14 days after the asphalt is laid. Two companies in Brattleboro, DMI Paving and Evans Construction have bid and they are very close. We will take bids for preparing both the 4 volleyball courts and the 2 bocce pits by local by digging 18" and 6" respectively. For the volleyball, laying the drainage, then putting down 6-8 inches of crushed stone, then inserting the sleeves for the 8 poles and filling in with sand needs to be done. For bocce, laying drainage then adding 6 inches of crushed stone, and then covering with the artificial turf and spreading sand on top with complete that project. I have 1 bid so far and will get 2 others. Wayside Fencing out of West Brattleboro did the two-rail fence for the Dover Park, next to 7/11 so I thought it made sense to keep some continuity and have the same fence put on Route 100 and 25 feet up both

the OMT parking lot and the driveway to 171 Route 100. Cost for this stage is \$77,000.

Stage 5 Detail Page

This last stage is really the park opening preparation stage. Getting all courts readied with surfaces poured, laid, and filled in, containment netting put up as well as putting together the pump track. Installing the two Gaga pits and last putting the numerous lawn games out will complete the preparation. For the pickleball courts, Vermont Tennis Surfacing out of St. Johnsbury has by far been the most aggressive out of the 5 companies I've reached out to with the best pricing by far with proven surfaces tested by multiple municipalities. For the tennis /basketball courts, Versacourt out of Dalton, Ga. beat out Sport Court for playability and price. For bocce, XGrass, also out Dalton, Ga., has the best artificial turf product with reasonable pricing. For the pump track the premier manufacturer of modular pump tracks is American Ramp Company out of Joplin, Mo. The cost for this stage is \$85,000.

Work Stages for activity Park in Dover, Vt.

Stage 1: Have a contract with Rich Caplan completed and signed. Have contract with general contractor, Paul Freed, completed and signed. Have trees marked to be removed, cut down by Warner Manzke, stumps ground into wood chips and taken away by the town. Completion date by September 30th. Cost: \$8,000.

Stage 2: Site prep; Have the existing two hard courts and one buried clay court dug up and readied for concrete and asphalt to be poured and laid respectively for next spring. Have the stone retaining wall repaired and well appointed. Work done by Landscape Construction Company. Completion date by November 15th. Cost: \$35,000

Stage 3: Purchase sports equipment, nets, and put deposits on court surfaces and pump track. Depending on lead time will take place between January 1, 2023 and March 15 2023. Cost: \$85,000

Stage 4: Have asphalt laid and ready to put surfaces on 4 weeks later. Work done by Evans Construction or DMI from Brattleboro. Have volleyball courts and bocce prepared including digging out topsoil and adding drainage. Work performed by a local Dover excavator. Hire a recreation department supervisor. Have 450 Ft. fence installed along Route 100 by Wayside Fence Company. Completion date by April 30th. Cost: \$77,000

Stage 5: Lay surfaces out and or on prepared sub-surfaces and fencing for the pickleball, tennis/basketball. Prepare bocce courts. Have sand and nets installed in volleyball courts. Have pump track delivered and put together. Have containment nets installed around pickleball and tennis courts. Get other games prepared for Parks grand opening. Purchase or rent a portable storage/ welcome shed and have it delivered. Purchase park benches and picnic tables. Hire part time staff for park. Rent a Porto- john. To be completed by park's grand opening Memorial Day weekend. Cost: \$85,000

Total Cost over 5 stages: \$290,000