

CITY OF DOVER

OPEN LANDS COMMITTEE MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall 1st Floor Conference Room, 288 Central Ave., Dover
Meeting Date: Thursday, June 25, 2026
Meeting Time: 5:30 pm

1. Roll Call Attendance

A. Present

Nancy Volpe, Mary Beth Rudolph, Anna Boudreau, Kieran Seavey, Melissa Wood, Planning Staff Liaison – Makayla Edgecomb

B. Absent

Ann Reid, Steve Meyers, Peter McVay,

2. Citizens and Member Forum

Joe Greeley attended, may be new member pending approval by the Appointments Committee

S. Herick and N. O'Connor have stepped down

A. Boudreau is going to ask Nancy O'Connor for the Facebook credentials and requested that someone else step up to manage the FB page.

3. Approval of Minutes for May 28, 2026 meeting

N. Volpe motion to approve, M. Rudolph second, Vote: Passed
Abstain – Melissa Wood

4. Treasurer's Report: Makayla Edgecomb

A. Conservation Fund as of May 2026

- i. Conservation Fund: \$1,173,777.61
- ii. Receivable: \$117,356
- iii. Total: \$1,291,133.61

5. Public Land Conservation Projects

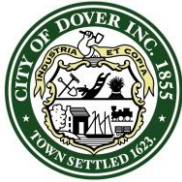
Hallett closed June 17, 2026. Transaction costs came in under the budget of \$30k that was approved by the OLC and Cons Comm which comes out of the Conservation fund. We do not need to monitor this since the City isn't the primary easement holder, but we maintain a file on the property.

6. Conservation Easement Criteria Update

A. Boudreau reached out to SELT to see what they used. It's very similar to ours but its in a digital format so we will continue using ours. K. Seavey reorganized the document so the online/desktop items are separated from the field work criteria. A. Boudreau asked if it was ready for the committee to review. M. Rudolph: is the intent for M. Edgecomb to complete the desktop and the committee to do the field work? Kieran will make a few more adjustments and M. Edgecomb said we can walk through it and complete it during the meeting.

7. Reports by Task Groups

A. Outreach and Education



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- Pamphlet/ flyer review: A. Boudreau reviewed and edited the flyer. M. Rudolph said the tri-fold allows for pictures. M. Wood will look at flyer to see if it can be condensed and provide edits prior to the next meeting.
- Woodman Institute Sustainability Day, Saturday July 18 at 10 am. A. Boudreau and M. Edgecomb will staff the OLC table. Other members are welcome to come. Will have the pamphlet and flyer, also a "paint a rock activity." The rocks will be placed on the community trail.

B. Easement Monitoring

- Monitoring group update: M. Rudolph: Monitoring has been occurring Wednesday mornings. Monitoring will stop for the summer since the properties are so overgrown they are unable to find the property markers.
- Identifying Public Trails- M. Rudolph had offered to make a list while reading the easement deeds. However, M. Edgecomb said the city's GIS team said the map indicates which have public access since they read the easement deed. The map is color coded which is conserved and public access. M. Edgecomb is working to get access. They are talking about will it be available to the public, it is an option and will be color coded so the public can know which conservation lands have public access. Committee is not notified when properties are sold to be able to explain the easement.
- Identifying high priority City owned parcels: The committee reviewed a list of City owned properties that may be good for conservation. Of the list only two or 3 were identified as potential candidates. A. Boudreau said this is because we would have to find a willing easement holder. M. Rudolph asked why do we need a conservation easement? A. Boudreau: To offer another layer of protection so that the city doesn't use it for other purposes in years to come. In some cases, a deed restriction may be more appropriate. SELT can hold an easement, but they may not be interested if the property does not meet their criteria, but we can ask about some properties like Watson on Tolend Rd. Discussed properties to determine which might be considered but will need to find an easement holder. M. Rudolph can the deed be updated to include some restrictions on it. M. Edgecomb will follow up with city attorney.

8. **Other business**

9. Enter non-public session – Report on the status of individual land protection efforts/transactions per RSA 91-A:3, II(d)

N. Volpe motions K. Seavey seconds motion passes

10. Re-enter public session

11. Motion to seal Non-Public meeting minutes per RSA 91-A(3)

N. Volpe motioned. M. B Rudolph seconded. Vote passed.

12. Confirm Next Meeting July 23, 2026

13. Adjourn at 6:39PM