

DOVER BOARD OF HEALTH
MEETING MINUTES
December 10, 2025
11:00 AM via Zoom

1. Call to order, roll call: Start time: 11:03 AM

Present: Chair Kay Petersen, Member John Quackenbush, Member Stephen Kruskall,
Health Director Jason Belmonte, Public Health Nurse Gael Varsa,
Administrative Assistant Sophia Kriegsman

2. Citizen comments: N/A

3. Discussion on Proposed 40B Project-43 Strawberry Hill Street

Health Director Jason Belmonte begins by providing an overview of the proposal and reports that he and Chair Kay Petersen recently attended a site visit with representatives from MassHousing, the Town Administrator's office, and several town departments. He explains that the proposal consists of 20 units in 10 duplex-style buildings on a 10-acre parcel. Each building would be served by its own well and there would be two shared septic systems total.

Director Belmonte states that, while development is possible, the site contains a pond, wetlands, a high water table, and other environmental challenges. He explains that the Board has been invited to submit written comments, which serves as an early opportunity for the Board to help inform the review process.

Member John Quackenbush asks how wetlands are formally designated and why the site has not been previously classified as wetlands. Director Belmonte explains that once formal applications are submitted, the applicant must complete a professional wetlands delineation. He adds that GIS and MassMapper tools are informational and provide a general framework, but the specific determinations require an evaluation by a qualified wetlands specialist.

Director Belmonte shares the GIS mapping with the Board, highlighting the pond, wetlands, proposed building locations, wells, and septic systems. Chair Petersen points out that a stream runs through the wetland area and that there is an outlet from the pond. She also notes that historic test pit evidence shows soil disturbance related to the pond, and that the interplay of these factors may complicate wetlands determinations.

Member Kruskall asks about the proximity of the wells to each other. Director Belmonte estimates that there would be approximately eight to ten wells, one per building. He explains that while minimum separation distances may be met, clustering multiple wells in close proximity raises concerns. Chair Petersen and Member Quackenbush reference nearby properties on Strawberry Hill that experience well recharge issues and suggest that this factor be considered, and Director Belmonte agrees that it is an important factor.

The Board discusses available historic records related to wells and septic testing on the site. Director Belmonte reports that there is limited documentation locally on the property, though some useful public information may be available through DEP records. He reviews test pit data that indicates shallow groundwater, with depths as low as 18 to 36 inches in some areas. He explains that these conditions would likely require mounded septic systems and clarifies that while these conditions would typically prohibit new developments, the existing structure on the property allows the proposal to proceed.

The Board collectively expresses concern regarding wastewater filtration, considering the shallow groundwater and the proximity of septic systems to the pond. Director Belmonte adds that while septic systems can be engineered to meet technical requirements, the primary public health concern remains the number and concentration of wells on the site.

Director Belmonte notes that MassHousing is currently assessing general site feasibility and that additional, more detailed applications would be required if the project proceeds. Chair Petersen emphasizes that this is not the Board's final opportunity to comment and that additional reviews will occur. Director Belmonte confirms that he will compile and submit the Board's comments and reiterates that the site presents significant environmental constraints that may require the project to be revised or reduced.

4. FY27 Budget

Director Belmonte summarizes the proposed budget, stating that it reflects an overall decrease from the prior fiscal year. He explains that the primary change is the consolidation of the administrative assistance positions into a single 35-hour position, which will replace the current combined 48 hours. He also reviews two major budget lines previously discussed, the water study and the Charles River Pollution Control District, and reports that he plans to keep these items as-is. Director Belmonte

notes that because the Board's proposed budget is already lower than the prior year, there is no immediate need to reduce additional line items.

Chair Petersen raises a question regarding the Charles River Pollution Control District line item. Member Kruskall recalls that the line item represents Dover's potential future assessment. The Board agrees that budgeting for this item helps avoid unexpected future costs.

Member Quackenbush made a MOTION to approve the Fiscal Year 2027 Budget. Member Kruskall seconded the MOTION.

All members voted in favor to pass the motion.

5. Adjournment

Member Quackenbush made a MOTION to adjourn the meeting, seconded by Member Kruskall. The meeting adjourned at 11:54 AM.

Documents and Exhibits Used During this Meeting:

GIS Map of 40B Strawberry Hill Street via [MassMapper](#)

Strawberry Hill Street Form 11 - dated September 2, 2020

Residential Development Plan - dated September 11, 2025

Respectfully submitted,

Sophia Kriegsman