



PLANNING BOARD
DOVER, MASSACHUSETTS

DOVER PLANNING BOARD MINUTES

September 15, 2008, Approved as Amended, December 15, 2008

Chair Jane Remsen called the meeting to order at 7:30 PM in the Dover Town House. Also present were Board members Mark Sarro, Henry Faulkner, Charles Ognibene, Greg Sullivan, Consulting Planner Gino Carlucci and Administrative Assistant Susan Hall.

1. SPECIAL PERMIT HEARING, 9 COUNTY STREET, VERIZON WIRELESS
Present was Attorney Mike Giaimo, representing Verizon Wireless. Chair Jane Remsen reviewed the meeting of August 11, 2008.

After duly considering the proposed expansion of the existing facility to accommodate an additional antenna array and ground equipment as presented on Sheets S-2 and S-3 as they were most recently amended on September 10, 2008 and the comments and information presented at the public hearing, the Board finds that the proposed expansion is in the best interests of the Town.

With five members present, on a motion duly made and seconded, the Board voted 4-0 (Board member Greg Sullivan abstained due to absence at the Aug. 11, 2008 meeting) to approve the application in accordance with the proposed plan as submitted, with the following conditions:

- This special permit shall not be valid unless a new special permit for the original wireless communication facility is granted to STC Six by the Planning Board no later than March 15, 2009. Provided, however, that the applicant may proceed with construction of its added facilities at its own risk, such facilities to be removed within 30 days after written request of the Planning Board made after the earlier of either (a) the denial of a special permit to STC Six Company c/o of Global Signal Acquisitions II LLC and the expiration of applicable appeal periods from that denial; or (b) March 15, 2009 in the event that no special permit for the existing facility has been approved by the Board by that date; In no event shall the facility be operated until such time as a special permit has been granted to STC Six Company c/o of Global Signal Acquisitions II LLC or its successor for the original facility (if ever).
- The facility must strictly comply with the representation provided in the submitted materials including without limitation the Radiofrequency Radiation requirements as represented by the RFR engineer in the application.

- The facility shall not generate noise in excess of 50 decibels at the nearest existing house (located approximately 450 feet away according to Applicant's plans and a site inspection.).
- The expansion of the fenced in area shall be limited to an area not exceeding 19' x 41' on the southwest (street) side of the facility and a polygon with sides of 41' x 14.2' x 23.7' x 17' x 7' on the northeast side of the facility as shown on Sheet S-2, dated September 10, 2008.
- Prior to operating the facility, the applicant shall provide a copy of its lease with NStar documenting the owner's permission to use the site for the stated purposes.
- Within fourteen (14) days of the date of the decision, the applicant shall provide the Town of Dover with the balance of the special permit application fee in the amount of \$1500 (\$2500 wireless communications special permit fee - \$1000 collocation fee already paid). No building permit for the facility may issue until this fee is paid.
- Prior to operating the facility, a minimum of three arbor vitae trees shall be planted to help screen the facility as shown on Sheet S-2. These trees shall be maintained in healthy condition and/or replaced as necessary for as long as the facility is in operation.
- The equipment building and any ground-based equipment shall be of a neutral color to minimize visibility and blend into the existing surroundings as much as possible.
- Construction activity may take place only on week days from 7:30 AM until 5:30 PM.
- Applicant must remove, at its own expense, all structures erected pursuant to this special permit within 90 days from the date such structures are abandoned or the use thereof is discontinued and the property shall be returned to its pre-construction condition to the maximum extent possible. If the applicant does not remove all structures and return the property to its pre-construction condition within 90 days of abandonment or discontinuance of use, the Town may undertake applicant's obligations and applicant would be obligated to reimburse the Town for 150% of all reasonable related expenses, including attorney's fees and costs incurred in removing such structures and restoring the property. The facility will be considered abandoned or discontinued if it has not been used for the purpose for which it was constructed for a period of six (6) months or more or if a period of six (6) months or more has passed after the expiration of this special permit.
- This special permit shall expire five years from the date of issuance of the new special permit for the underlying tower owner as contemplated by condition (1) above, and may be renewed by the Board upon timely application for renewal.

2. SIGN PERMIT, CENTURY 21, 14 DEDHAM STREET

Present was Jeff Newman from Sign-A-Rama. Mr. Newman presented renderings of the proposed sign and explained that it was no larger in any dimension and was generally similar

to what is already there other than the wording. After a brief discussion the Board voted to approve the permit.

On a motion duly made and seconded, the Board voted to approve the sign permit for 14 Dedham Street as presented. The motion passed unanimously with five members voting.

3. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the executive minutes, as written, for June 2, 2008. The motion passed unanimously with five members voting.

On a motion duly made and seconded, the Board voted to approve the executive minutes, as written, for May 19, 2008. The motion passed unanimously with five members voting.

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for June 23, 2008. The motion passed unanimously with three members voting.

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for August 11, 2008. The motion passed unanimously with four members voting.

4. CONTINUED DISCUSSION RE: 16 KRAW DRIVE EASEMENT LOCATION

After a discussion as to whether the homeowner had fulfilled their obligations for the relocation of the trail easement, the Board agreed the deed should be revised to reflect the new plan reference for the easement. The homeowner will be informed.

5. SCHEDULED MEETINGS

The Board agreed to schedule meetings for October 20, November 3, 17, December 1, 15, 2008, and January 5, 2009.

6. ATWOOD CIRCLE UPDATE

Charlie Ognibene updated the Board informing them that there had been a few minor field changes on the subdivision.

7. MISCELLANEOUS ITEMS

- The Board agreed to continue the designation for Dover Housing Partnership liaison Jane Remsen and Open Space Committee Henry Faulkner.
- The briefly discussed some possible projects for the upcoming year.
 1. A bylaw for wetland percentage
 2. Review zoning bylaws
 3. Update Master Plan
 4. Possible Bylaw for historic structures

The meeting adjourned at approximately 9:10 PM.

Respectfully submitted

Susan Hall

Susan Hall, Administration Assistant