

DOVER PLANNING BOARD MINUTES

June 2, 2008, approved as Amended, August 11, 2008

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

1. ATWOOD SUBDIVISION, ANRs

Board members Charles Ognibene and Mark Sarro recused themselves due to possible conflicts of interest. Engineer Steve Dyer presented the Board with an ANR plan for a portion of the land within the Atwood Circle subdivision. The purpose of this plan is to reconfigure land of Walpole Street Nominee Trust as shown on Assessors Map 18, Lot 127 & 127A into two separate parcels known as Lot 1 and Parcel 2. Lot 1 is to become a new buildable lot and Parcel 2 will become part of the Atwood Circle subdivision. Mr. Dyer also presented a second ANR. The purpose of the plan is to divide Assessors Map 18, Lot 126A into two parcels known as Parcel X and Parcel Y. Parcel X is to remain land of Sheep Meadow Realty Trust and Parcel Y to be combined with abutting land of Walpole Street Nominee Trust and be part of the Atwood Circle subdivision.

On a motion duly made and seconded, the Board voted to approve the ANR plan for 97 Walpole Street, identified as Lot 1 and Parcel 2. The motion passed unanimously with three members voting.

On a motion duly made and seconded, the Board voted to approve the ANR plan for 91 Walpole Street, identified as Parcels X & Y. The motion passed unanimously with three members voting.

The Board noted that it had met for a site visit on May 31 to review a proposed lot line change between designated open space and Lot 6. The Board agreed that this change was minor.

Town Planner Gino Carlucci reported that Town Counsel is reviewing the Homeowners Association Document and the Covenant.

On a motion duly made and seconded, the Board voted to endorse the subdivision plan, subject to the condition that the plans be held in escrow and not be recorded until Town Counsel had completed his review of the Covenant and Declaration of Trust that are to be recorded with the plans. The motion passed unanimously with three members voting.

2. SCENIC ROAD HEARING, 21 PINE STREET

Present was property owner, Greg DePaola. Upon agreement of those present, the chair dispensed with the reading of the legal notice. Mr. DePaola explained that their cesspool had failed and in order to be upgraded to a septic system it would have to be relocated to an area that would require removal of a tree that is in the Town's right of way. After a brief discussion the Board agreed to approve the application.

On a motion duly made and seconded, the Board voted to approve the Scenic Road application for 21 Pine Street. The vote passed unanimously with five members voting.

3. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as written, for March 10, 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 April 1, 2008. The motion passed unanimously with three members voting. Board members Henry Faulkner and Greg Sullivan were not at this meeting.

4. CONTINUATION OF SCENIC ROAD HEARING, 36 STRAWBERRY HILL STREET

Consulting Planner Gino Carlucci reported to the Board, property owner John Polcari had contacted him to ask for an extension of the agreed upon June 1 date for replacing the stone wall back to its original state. He said that the contractor could not complete the project in his backyard by that date. The Board agreed to extend the deadline until June 30 with the understanding he would pay the outstanding \$50 fine by June 20, and if he did not the deadline would revert to June 1, and a third violation triggering a fine of \$300 per day would commence on that date.

5. DISCUSSION RE: RELOCATION OF TRAIL EASEMENT, 16 KRAW DRIVE

Mr. Carlucci reported that the property owner for 16 Kraw Drive requested that he not be required to install concrete bounds at the ends of the relocated easement and at every angle point in between per the Board's decision of April 14, 2008. After discussing the matter the Board requested the engineer to redraw the easement plan and also required that concrete bounds be placed at the ends of the easement and iron pipes in between at all angle points.

6. EXECUTIVE SESSION

On a motion duly made and seconded, the Board agreed to move into executive session at approximately 8:30 P.M. to discuss litigation involving 36 Pegan Lane (Thompson v. Dover Board of Appeals & Thompson v. Dover Conservation Commission), and to return to open session afterwards. The motion passed as follows:

Jane Remsen, yes
Charles Ognibene, yes
Henry Faulkner, yes
Greg Sullivan, yes
Mark Sarro, yes

On a motion duly made and seconded, the Board agreed to close the executive session at approximately 8:45 P.M. The motion passed as follows:

Jane Remsen, yes
Charles Ognibene, yes
Henry Faulkner, yes
Greg Sullivan, yes
Mark Sarro, yes

7. SIGN RULES AND REGULATIONS

The Board reviewed the sign rules and regulations and agreed on final amendments to be made.

The meeting adjourned at approximately 9:45 PM

Respectfully submitted,

Susan Hall, Administrative Assistant