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, and Consulting Planner Gino Carlucci.

1. **16 KRAW DRIVE**
Consulting Planner Gino Carlucci reported that he had spoken with Walter Avallone, Local Building Inspector, about this situation. Mr. Avallone told him that he was planning to send a letter to the Billers stating that he has not received documentation from the Planning Board that they had complied with the conditions necessary for relocating the easement on their property and therefore he is unable to provide a final sign-off for the swimming pool that was constructed in the location of the easement. Any use of the pool prior to that final sign-off will represent a violation of the building code.

2. **SCENIC ROAD HEARING, 36 STRAWBERRY HILL STREET**
Present were property owner John Polcari, and abutter David Jimerson. Chairman Jane Remsen recused herself because she is a resident of Strawberry Hill Street. Mark Sarro reported on the site visit that had taken place on October 25 among three Planning Board members and three abutters. They determined that access to the rear of the Polcari property from the front entrance was not feasible. They also noted an existing opening to the immediate right of the proposed new wall opening which existing opening has apparently long existed. Several possible conditions were discussed including that be no paving or lights, that the gate be the minimum size necessary to allow truck access, and that the gate and reconstructed walls be similar in design to others in the immediate vicinity. The Board voted 3-0 to close the hearing. Mark Sarro then made a motion, seconded by Charles Ognibene to approve the application with the following conditions:

1. The gated opening is for occasional use only.
2. There shall be no paving or lighting of the gated entrance.
3. The gate design shall be consistent with others on the street, and it shall be the minimum width necessary to allow truck access to the backyard.
4. The entire length of the existing stone wall may be rebuilt in a manner consistent with those elsewhere on the street, particularly the ones directly across the street.
5. The existing access way to the right of the telephone pole shall be closed off with a stone wall that matches the stone wall that exists in front of the property.
6. The Planning Board or its agent shall inspect the gate and wall upon completion to ensure compliance with these conditions.

The motion passed on a vote of 3-0. In addition to Ms. Remsen recusing herself, Henry Faulkner abstained because he had missed the initial session of the public hearing.

3. **ED DENNISON**
Ed Dennison, Chairman of the Conservation Commission, appeared to discuss a possible Zoning Bylaw amendment that would limit the percentage of the minimum lot size to be met with wetlands. He related the issues that have arisen including lots being created through the ANR process and then owners feel they have hardship when the 25-foot “no disturb” area abutting wetlands is enforced and they can’t add on to their house, or install a pool or even swing sets in that area. He discussed alternatives such as no wetlands within the perfect square, or different requirements for different zoning districts.

It was suggested that Conservation Commission sponsor such a bylaw amendment. Mr. Dennison responded that the Commission does not have the technical capability of doing so, but the Planning Board stated that it could assist with the technical aspects of drafting a warrant article. Mr. Dennison said he would discuss it further with the full Commission.

4. ATWOOD CIRCLE
Mark Sarro and Charles Ognibene recused themselves as they are abutters to the project. Jeff Atwood and Kris Kolligian were present for the applicant. They reported that they were getting good feedback on the work they had done to date. They said that paving of Betsy Lane and Hunter’s Path was scheduled for the next day.

Their request was to release 3 of the lots from the Covenant. The conditions from the Certificate of Action that are necessary prior to lot releases were reviewed. It was noted that all of the conditions have been or could be met with the exception of the conveyance of open space parcels A and B. It was explained that due the need to locate wells on those parcels and that Board of Health regulations require that wells and septic systems be located on the lot they serve, that portions of those parcels would need to be incorporated into abutting lots and the open space be preserved through conservation restrictions rather than conveyance of the fee interest. Conservation restrictions are already allowed in the Certificate of Action. However, due to the time involved in getting such restrictions approved by the state, it was requested that the requirement that this happen prior to the release of lots be waived. Upon a motion to waive the requirement that Parcels A and B be conveyed prior to the release of lots (Condition #26 of the Certificate of Action), the Board voted 3-0 to waive the requirement that the conservation restriction be conveyed prior to any lot releases and to release only Lots 1, 2 and 4 of Atwood Circle subdivision from the Covenant.

The meeting was adjourned at 8:45 PM.

Respectfully submitted

Gino Carlucci, Consulting Planner