

## DOVER PLANNING BOARD MINUTES

October 26, 2009, Approved as Amended January 11, 2010

Chair Mark Sarro called the meeting to order at 7:30 PM in the Dover Town House. Also present were Board members Jane Remsen, Greg Sullivan, Consulting Planner Gino Carlucci, and Administrative Assistant Susan Hall.<sup>1</sup>

### **1. PUBLIC HEARING, SCENIC ROAD, 56 MAIN STREET**

Present was applicant Peter Marconi and abutter Eileen Devine. Upon agreement of those present, the chair dispensed with the reading of the legal notice. The tree warden was not present. Mr. Marconi explained he is proposing to make an opening in the existing stonewall for a driveway to the new house being constructed. There currently is an opening in the stonewall but in a location not conducive for good access to the property. Mr. Marconi proposes to take the stones from the new opening and place them in the current existing one as well as neaten up the rest of the wall in the front of his property. Abutter Ms. Devine supported the proposal. After a brief discussion the Board voted to close the hearing.

**With three members present, on a motion duly made and seconded, the Board voted 3-0 to approve the application with the following conditions:**

- **This approval is effective as of October 26, 2009.**
- **Stones removed from the new opening shall be used to close an existing opening that is being used as a construction entrance. The stones shall be placed in a manner consistent in appearance with the sections of the wall on each side of the opening in order that the restoration blends in to the maximum extent feasible.**
- **The driveway shall comply with dimensional and other requirements specified in Section 196 of the Dover Code.**
- **During construction of the house, the stones removed from the new opening may be stored in order to allow access to the site through two openings. However, the existing opening shall be closed no later than October 26, 2010.**
- **Other sections of the wall along the front property line may be restored; however, such restoration shall retain the same style and height of the existing wall. Only stones that have fallen from the existing wall or similar**

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<sup>1</sup> Board members Henry Faulkner and Charles Ognibene were not present due to other commitments.

**New England field stones may be used in such restoration, and no mortar or other bonding agent may be used.**

**With three members present, on a motion duly made and seconded, the Board voted 3-0 to close the hearing.**

## **2. SIGN APPLICATION, 2 WHITING ROAD**

Present was applicant Linda Wirth. Ms. Wirth presented photos and discussed details with the Board for a sign that would read Dover Eyes. The Board agreed to vote on the application.

**With three members present, on a motion duly made and seconded, the Board voted 3-0 to approve the sign application as presented for 2 Whiting Road considering the sign regulations state that “In general, each commercial establishment shall be limited to a maximum of 2 permanent signs, unless the Planning Board determines that additional signs are needed due to unusual circumstances.” While the window graphics qualify as a third sign under our definition, the Planning Board approved it because it helps clarify where the office is located, it is not intrusive and it provides information in the form of the profession and phone number of the occupant of the office space.**

## **3. CLEARWIRE DRAFT DECISION**

Present was Attorney Heather Carlisle representing Clearwire USA, LLC. The Board reviewed the final draft decision as presented and accepted some minor changes that will be reflected in the final version.

## **4. APPROVAL OF MINUTES**

**On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for September 14, 2009. 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 October 5, 2009. The motion passed unanimously with three members voting.**

## **5. MISCELLANEOUS ITEMS**

Long Range Planning Committee member Geoff Merrill attended the meeting to report that the committee would like to support the long term perspective by aiding in facilitating elements of the Master Plan. The Board was most appreciative of this offer.

Also, Gino Carlucci mentioned that he had been contacted by The Trustees of Reservations. They are considering proposing a Zoning Bylaw change that would allow them to build the type of parking lot Noanet that they had proposed previously, and wondered if the Planning Board would consider sponsoring or supporting such an article. The consensus of the Board was to not sponsor such an article but to decide on any support based on the merits when details were presented.

The meeting adjourned at approximately 8:45 PM.

Respectfully submitted

Susan Hall, Administrative Assistant