

DOVER PLANNING BOARD MINUTES

November 23, 2009, Approved as written, 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, Henry Faulkner, Charles Ognibene, Consulting Planner Gino Carlucci, and Administrative Assistant Susan Hall.¹

1. DISCUSSION RE: DEDHAM STREET SIDEWALK

Present was Chip Spalding, resident of 5 Hutton Road. Ms. Spalding met with Gino Carlucci to discuss a possibility of constructing a sidewalk from Burnham Road to the raised crosswalk and Caryl Park. Mr. Carlucci reported that he went out to observe the situation with Ms. Spalding. He reported that there is a sidewalk on the opposite side of the street from Hutton and Burnham Roads, but that it is dangerous to cross at either spot due to the location on the curve of Dedham Street. He also noted that the right-of-way on the south side of Dedham Street appeared to be wide enough, flat enough and cleared for the majority of its length which would facilitate construction of a sidewalk. Mr. Carlucci suggested that maybe there also could be a walkway that could be contiguous from Hutton Road and Burnham Road through the Dover Farms development, which would allow a safer way to reach the center of town as well as the library then using the existing sidewalks on Dedham Street. Ms. Spaulding pointed out that the landscape buffer in Dover Farms would provide a means to get from Hutton to Burnham. She also agreed to provide additional information as suggested in the Sidewalk Guidelines.

2. PREAPPLICATION CONFERENCE, T-MOBILE

Present was Terri Feuesanger representing Town Resources Management. She explained that T-Mobile is proposing to collocate on a utility pole located at 5 Hartford Street. It would allow better coverage and that NStar who holds the lease agreement has been contacted regarding this proposal. Ms. Feuesanger discussed with the Board the application process, It would require a Special Permit and a Site Plan Review. She also mentioned they would have to go to the Zoning Board of Appeals for a variance because the site Wireless Communications Facilities are required to be located a minimum of 300 feet from a Scenic Road and the proposed site is less than 100 feet. The Board advised Ms. Feuesanger to go to the Zoning Board of Appeals first.

3. POSSIBLE WARRANT ARTICLE, TTOR

Gino Carlucci reported that he will be meeting with representatives from The Trustees of Reservations regarding a possible warrant article regarding the number of parking spaces

¹ Board member Greg Sullivan was not present due to other commitments and Board member Charles Ognibene arrived at 8:35 PM because of attending the Board of Appeals meeting.

that is currently required in the “Recreational Parking in Residential Zoning District” bylaw.

4. COMMUNITY GOALS FOR REVISED OPEN SPACE PLAN

The Board discussed on the following items:

- Monitor New Zoning Regulations in Other Towns regarding Groundwater Protection in Other Towns and Adopt Appropriate New Rules
- Develop a Right to Farm Bylaw
- Require Trail Linkages where Appropriate
- Develop Expanded Parking Opportunities to Open Spaces via Changes in the Zoning Bylaws

5. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for November 9, 2009. The motion passed unanimously with four members voting.

The meeting adjourned at approximately 9:10 PM.

Respectfully submitted,

Susan Hall, Administrative Assistant