

DOVER PLANNING BOARD MINUTES

June 7, 2010, Approved July 26, 2010, as Amended

Chair Mark Sarro called the meeting to order at 7:30 PM at the Dover Town House. Also present were Board members Jane Remsen, Greg Sullivan, Henry Faulkner, Consulting Planner Gino Carlucci, and Administrative Assistant Susan Hall¹

1. CONTINUATION OF PUBLIC HEARING, T-MOBILE, 5 HARTFORD STREET

Present were Attorney Jennifer Lewis, Site Acquisition Specialist Terri Feuersanger, Engineers Dishant Shah and Rahul Arora and abutters Dr. George Murphy and Sharon Murphy.

Attorney Lewis gave an overview stating that T-Mobile has a significant coverage gap in the area. The company proposes to attach three panel antennas to an existing utility pole located on an existing easement owned by N-Star. It was noted that the Town's Zoning Bylaw pertaining to wireless communications facilities indicates a preference for locations that utilize existing structures or electrical transmission poles.

Prior to coming to the Planning Board the applicant filed an application with the Zoning Board of Appeals (ZBA) appealing the decision of the Building Commissioner and requesting variances under the following sections of the Dover Zoning By-Law §185.51: dimensional provisions of § 185-46(E)(1)(d); setback provisions of §185-46(E)(2)(b): and scenic road provisions of §185-46(J) in connection with the construction of a personal wireless communication facility. The ZBA hearing has closed but the decision has not yet been filed with the Town Clerk.

T-Mobile's stated coverage gap was discussed. Ms. Lewis said T-Mobile submitted to the ZBA testimony from a Radio Frequency engineer documenting the coverage gap. When asked by the Board, the engineer explained he is not a T-Mobile employee but he performed the RF evaluations solely for T-Mobile.

Also discussed were potential noise and the need to revise the plans to specify deer-resistant vegetative screening which Ms. Lewis acknowledged.

The Board unanimously agreed to conduct a site visit and to contact an independent RF engineer to independently evaluate coverage at the site. The hearing was continued to June 28 at 7:00 PM at the proposed site followed by continued discussion at the Town House.

2. 209 DEDHAM STREET, SCENIC ROAD INQUIRY

¹ Board member Charles Ognibene was not present due to other commitments.

Present was property owner, Paul Angelico. Mr. Angelico requested permission from the Board to modify sections of the stone wall on the frontage of his property. The wall currently consists of three different designs, which he would like to make consistent throughout as a structured drywall. He stated that all sections of the wall would be modified within 30 days from the time of its removal. In accordance with Chapter 245 Section 5 the Board granted permission to do the work conditioned on its completion within 30 days.

3. 203 DEDHAM STREET, SCENIC ROAD VIOLATION STATUS

Mr. Angelico also inquired about the status of the Scenic Road violation for 203 Dedham Street. The Board informed him that the property owner has not responded to two different written notices from the Board regarding the violation. After a brief discussion the Board instructed Mr. Carlucci to speak to Town Counsel about the Board's potential next steps in enforcing its decision of October 5, 2009 that the portion of the wall along the street right-of-way shall be rebuilt to restore the features of the former wall.

4. PUBLIC HEARING, ZONING AMENDMENT

The Board agreed to continue the hearing to September 13 at 7:30 PM, due to a lack of any citizens in attendance for the hearing.

5. SCHEDULED MEETINGS

The Board agreed to set the following meeting dates.

July 26

August 23

Sept. 13, 27

Oct. 18

Nov. 1, 15

Dec. 6

The meeting adjourned at approximately 9:45 PM.

Respectfully submitted

Susan Hall, Administrative Assistant.