

DOVER PLANNING BOARD MINUTES

December 12, 2011, Approved as Amended January 9, 2012

Chair Mark Sarro called the meeting to order at 7:30 PM at 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. INFORMAL DISCUSSION, 33 FARM STREET

Present were Attorneys George Giunta, Jr. and Boris Maiden along with the property owner Dimitry Lubarski. Mr. Giunta gave a brief history of the property. He stated that the property consists of four parcels: two lots under a Conservation Restriction, a third front lot with a house on it, and a fourth vacant lot located in the rear of the property. He stated that the owners were interested in the development of the (fourth) rear lot which currently has no access or frontage. He explained that in 1985 there was a Planning Board decision permitting a driveway easement across the property with the condition that the driveway serve one lot only. That driveway is located within a 30 foot right of way and provides access to another lot under different ownership which has an existing dwelling. Mr. Giunta suggested that at least two variances granted by the Dover Zoning Board of Appeals would be required to build on the fourth rear lot: one for frontage and one to allow a shared driveway. Mr. Giunta stated he do some more research and perhaps return to the Board with more information.

2. SCENIC ROAD VIOLATION, 159 FARM STREET

The Board discussed the continued violation. The Certificate of Action was reviewed. It was noted that little or no work of the nature discussed with the owner at the November 1, 2011 meeting had occurred. The Board decided to contact the property owner and request that he come back to the Planning Board for further discussion. The Board asked Mrs. Hall to take pictures of the wall with the violation and the walls across the street for purposes of discussion at the January 9, 2012 Planning Board meeting.

3. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for September 26, 2011. The motion passed unanimously with three members voting. Board member Charles Ognibene was not present at the September 26 meeting so he did not vote.

¹ Board member Greg Sullivan was not present due to other commitments.

4. SCENIC ROAD VIOLATION, 203 DEDHAM STREET

On a motion duly made and seconded, the Board voted to declare the Scenic Road Violation at 203 Dedham Street now in compliance. Upon receipt of the check in the amount of \$37,917 the Board will record a statement that the violation has been resolved at the Norfolk Registry of Deeds. The motion passed unanimously with four members voting.

5. MASTER PLAN UPDATE

The Board reviewed and discussed the Housing element of the Master Plan update.

The meeting adjourned at approximately 9:45 PM.

Respectfully submitted

Susan Hall, Administrative Assistant