

## DOVER PLANNING BOARD MINUTES

March 9, 2011, Amended as Approved, March 28, 2011

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 Hall.<sup>1</sup>

### 1. T-MOBILE, 5 HARTFORD STREET

Present were Attorney Joseph Giammarco, Terri Feursanger representing T-Mobile and abutters Dr. and Mrs. Murphy, Harry Neale, Jr. and Lynda Neale. Attorney Giammarco stated the ice bridge can be lowered to ground level so there would be no need to camouflage it. The Board agreed. The Board discussed and agreed on conditions 8 through 12 as follows:

**No. 8** The "Landscape Screening Plan" prepared by John Holtey Landscape Architecture, Inc. of Natick dated February 18, 2011 shall be revised to indicate the following: (a) four white pines, 12-14 feet in height at the time of planting, shall be planted as public shade trees within the south side of the Hartford Street right-of-way, just west of the NStar easement to minimize the visual impact of the facility. The exact locations shall be determined in conjunction with the Tree Warden; and (b) the species of the plants screening the ground equipment shall be changed to boxwoods and holly.

**No. 9** The required work within the public right-of-way would be subject to and contingent upon the Town's grant of appropriate access and work authorizations. In addition, the Applicant shall place the sum of \$2500 in an escrow account to be used to replace any trees that die. If all trees survive one year after the planting date, the Town shall accept ownership of the trees and responsibility for them and the \$2500 shall be returned to the Applicant. If any trees are replaced, any remaining funds in the escrow account shall continue to be held until one year after the planting date of the replacement trees. If the replacement trees have survived, any remaining funds shall be returned to the Applicant.

**No. 10** Final approval by the Building Inspector for use of the site shall not be issued until the Planning Board confirms in writing to the Building Inspector that the Landscape Screening Plan has been completed in accordance with the conditions of this special permit.

**No. 11** All outstanding fees for private consultants as authorized by Section 185-46 V shall be paid by the applicant within 30 days of the filing of this special permit with the Town Clerk. This special permit shall be null and void if these fees are not paid within the 30 days. In no case shall a Building Permit be issued prior to the payment of these fees.

---

<sup>1</sup> Board member Charles Ognibene was unable to attend due to other commitments.

**No. 12** A final plan set, including the Landscape Screening Plan, revised to reflect all conditions of this special permit and with a signature block added on all sheets, shall be submitted for endorsement by the Planning Board prior to the issuance of a building permit.

Ms. Feursanger stated the scheduled outage window from April 4 to April 29 may not coincide with the building permitting process and, in that case, construction would have to be put off until the fall

The following items were submitted to the Board:

- Planting estimate, dated Feb.18, 2011 by John A Holtey Landscape Architecture, Inc
- Plant List and Cost, dated Feb.11, 2011
- Tree Planting Estimate, dated Jan 31, 2011

**On a motion duly made and seconded, The Board voted to approve the decision as amended, for the proposed facility at 5 Hartford Street. The motion passed unanimously with four members voting**

Respectfully submitted

Susan Hall, Administrative Assistant