

DOVER PLANNING BOARD MINUTES

December 17, 2012, Approved as Amended, March 4, 2013

Jane Remsen called the meeting to order at 7:30 PM at the Dover Town House. Also present were Board members Henry Faulkner, and Greg Sullivan, and Consulting Planner Gino Carlucci.¹ Chair Mark Sarro arrived at 8:00 PM.

1. 47 WILSONDALE

The Planning Board opened the duly publicized public hearing on December 17, 2012 at 7:30 PM in the Dover Town House to consider an application by owner/applicant Dover Wilsondale Realty Trust, c/o Michael P. Giaimo, Robinson and Cole LLP, One Boston Place, 25th Floor, Boston, MA 02108, for property at 47 Wilsondale Street, shown on Assessor's Map 8, Parcel 26B. The stated purpose of the application is to consider a modification to a prior Scenic Road approval to allow what had been intended to be temporary stone wall opening on the easterly side of the lot to remain as a secondary access for limited use. A Scenic Road Certificate of Action for the existing driveway that required closing the temporary opening was approved by the Planning Board on July 23, 2012. The applicant notified the Planning Board of the intent to request a modification of that decision and the temporary opening was allowed to remain pending this Certificate of Action to modify the previous decision. Present were Planning Board members, Henry Faulkner, Jane Remsen, and Greg Sullivan.

With three members present, on a motion duly made and seconded, the Board voted 3-0 to approve the application with conditions, including that a gate be installed across the second opening, that it only be used during inclement weather and that the driveway remain unpaved.

2. 14 DEDHAM STREET

The owner of the property and the potential tenants were present for an informal discussion about the site plan requirements for opening a yogurt shop in this building. It was noted that no site changes were being proposed but that the food business was a change of use that triggered the site plan review. It appeared that there no significant issues so the applicants were advised to have a readable site plan prepared and submit a formal application.

¹ Board member Charles Ognibene and Administrative Assistant Sue Hall were unable to attend due to previous commitments.

3. HARTFORD STREET SUBDIVISION

The potential applicants and their engineer and attorney were present for an informal discussion of a potential subdivision at the Kirby Farm on Hartford Street and near the Medfield town line. They presented a plan that showed 9 lots on a loop road, but indicated that their preference was for a cul-de-sac. The Board recommended that they be able to defend the viability of the lots shown on the loop road in order to justify a waiver to allow a cul-de-sac. The applicants indicated that they would be submitting a preliminary plan shortly.

4. 37 POWISETT STREET, TTOR PARKING LOT

The Board reviewed the written special permit decision for the proposed parking lot at this location. Mike Francis was present for TTOR. He requested one change in the draft. He asked that there be no expiration date on the permit since TTOR will invest a considerable amount of money to construct the lot. There was discussion about the providing for periodic review of conditions. A revision would be drafted and reviewed again at the next meeting.

5. MASTER PLAN HEARING

There were suggestions made by attendees that light pollution be addressed, that mention be made about the increase in population of residents over 60 years old, and that some mention of the natural gas transmission pipelines that traverse the Town. The hearing was closed.

With 4 members present, upon a motion duly made and seconded, the Board voted to adopt the 2012 Master Plan subject to still considering any comments received from Town boards or committees while the final editing and production of the plan is underway.

6. ANNUAL REPORT

Chairman Mark Sarro distributed a draft of the Board's annual report and asked that any comments be sent to him for consideration at the next meeting.

7. ASSOCIATE MEMBER WARRANT ARTICLE

The Board discussed the possibility of submitting a warrant article to create an associate member position that would be able to vote on special permits in the event that another member is unable to participate. A question was raised as to

whether the position should be elected or appointed. This will be further discussed at the next meeting

The meeting adjourned at 10:20 PM.

Respectfully submitted

Gino Carlucci, Consulting Planner