

## **DOVER PLANNING BOARD MINUTES**

October 1, 2012, Approved as Amended, November 19, 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, Greg Sullivan, Consulting Planner Gino Carlucci, and Administrative Assistant Susan Hall.

### **1. CONTINUATION OF A SPECIAL PERMIT, 37 POWISSETT STREET, THE TRUSTEES OF RESERVATIONS**

Present were Peter Pinciario and Mike Francis representing The Trustees of Reservations. Mr. Pinciario briefed the Board about the proposed project and then turned the discussion over to Mr. Francis. He presented the Board with the details stating the proposed gravel parking area will be roughly 12,800 square feet in area, which will accommodate thirty 9'x 18' parking spaces. The proposed driveway measures 18 feet in width. The proposed driveway and parking area have been designed to maintain the natural character of the site and to provide a buffer to Powissett Street while remaining close enough to the road to monitor activity. Approximately thirty-five trees are expected to be removed, some of which are decaying and not of significant character. Along the roadway, but outside of the ROW, several trees will be removed to provide clear sight distances and for driveway construction. This project would export 520 +/- cubic yards of soil to Powissett Farm upon construction of the engineered site grade. TTOR will apply for a sign permit for what will be a typical TTOR sign.

The Trustees will continue to collaborate with the town to eliminate any parking from occurring along the street. Police Chief McGowan and DPW Director Craig Hughes have previously expressed their support of this.

Abutter Joe Giovangelo is opposing the project because he fears possible contamination of his spring and is concerned about the effect on his property value. After Mr. Giovangelo's comments the Board advised him that these issues are not under the jurisdiction of the Planning Board. However, the Board requested that to view the easement document concerning the well and spring

Abutter George Chimento suggested that there be signs posted on the street indicating "No Parking".

Abutter Rebecca Dakessian submitted a letter to the Planning Board voicing her concerns. Chair Mark Sarro read the letter at the meeting.

Selectwoman Carol Lisbon stated that the Board of Selectmen supports the proposed parking and Amey Moot from the Open Space Committee said her committee was in support as well.

After a lengthy discussion the Board agreed to continue the hearing to October 29 at 7:30 PM.

Exhibits submitted:

- Letter from Rebecca Dakessian, dated Sept 28, 2012
- Letter from the Police Chief, dated Sept. 28, 2012
- Photos of the well that abuts the proposed parking lot

## **2. SCENIC ROAD HEARING, 45 PINE STREET**

Present was property owner Todd Barclay. Mr. Barclay stated the purpose of the application is to rebuild a stone wall in the same spot and with the same specifications except that the curve inward toward the lot would be cut back in order to allow the mailbox to be moved back so it does not get hit by vehicles.

**With five members present, on a motion duly made and seconded, the Board voted 5-0 to approve the application with the following conditions:**

- **The rebuilt wall shall consist entirely of the same stones that are in place in the existing wall and/or other or additional rounded field stones and constructed in a manner similar in appearance to the attached photographs.**
- **The rebuilt wall shall be in the same location and the same height as the existing wall.**
- **No mortar shall be visible on any part of the wall.**
- **The rebuilt inward curve of the wall shall be as shown on a detail in Attachment 2 of Chapter 245 of the Dover Code.**

## **3. SCENIC ROAD VIOLATION DISCUSSION, 159 FARM STREET**

Present was property owner Dave Kasparian. Board member Charlie Ognibene recused himself due to a possible conflict of interest. Mr. Kasparian showed the Board photos on his computer of the stonewalls across the street as well as his new wall as it exists. He stated that he is not able to obtain a Certificate of Occupancy because of the Scenic Road violation, so he asked the Board to instruct him what he needs to do to become compliant with the terms of the decision, dated December 6, 2010. The Board agreed that the wall should be dismantled and rebuilt as the details of the Certificate of Action states. Board member Jane Remsen agreed to go to the property to look at a stonewall that has been constructed in the back of the house to see if it would be something the Board would consider for the stonewall in question.

## **4. SCENIC ROAD INFORMAL DISCUSSION, 47 WILSONDALE STREET**

Mr. Carlucci informed the Board that Attorney Mike Giaimo, who is representing the property owners, has inquired about amending the Certificate of Action, dated June 6, 2011 to allow two openings. The current Certificate of Action reads as follows:

“Stones removed from the new opening shall be used to close the existing opening and to create inward curves on each side of the new opening as shown on a detail in Attachment 2 of Chapter 245 of the Dover Code.”

Respectfully submitted

Susan Hall, Administrative Assistant