

## **DOVER PLANNING BOARD MINUTES**

October 15, 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, Greg Sullivan, Consulting Planner Gino Carlucci, and Administrative Assistant Susan Hall.<sup>1</sup>

### **1. INFORMAL DISCUSSION, RE: SCENIC ROAD, 47 WILSONDALE STREET**

Present were property owner Dara Torres and Attorney Mike Giaimo representing Ms. Torres. Mr. Giaimo explained that the purpose of the discussion was to seek input from the Board prior to submitting an application to amend a previous Certification of Action, (dated June 6, 2011) as well as maintaining the opening that was approved for permanent use in a Certificate of Action, (dated July 23, 2012). The reason for this request is that the owner feels that the steepness of the permanent driveway poses a danger in the winter and she would like the option of limited use of the “temporary” opening during wintery conditions. However, there is also a concern with the sight line distance at the temporary opening. Planning Board members will visit the site individually. The Board suggested an application be submitted requesting the amendment.

### **2. DISCUSSION RE: SCENIC ROAD VIOLATION, 159 FARM STREET**

Present was property owner, Dave Kasperian. Mr. Kasperian presented the Board with undated photos of the property prior to construction. He told the Board that he felt that the photos showed that there was not an original stonewall that would meet the definition of Dover bylaws. Board members pointed out that the photos were unclear, that he applied to the Board on October 29, 2010 for removal of a stonewall, and that there is a stonewall clearly shown on the plan/survey submitted with that application. Board member Jane Remsen will visit the site.

### **3. ANRs, 15 and 21 SMITH STREET**

Present was Attorney Tom Hunnewell. Two ANR plans were submitted. Mr. Hunnewell stated that one plan simply consolidates a small parcel with one lot and the other swaps out a small parcel for another in order to accommodate a septic system. These are minor lot line adjustments; so therefore no new lots are being created. The one concern the Board has is the swapping of the two small parcels able to accommodate the septic system to be in compliance with the Board of Health regulations. Mr. Carlucci will request that information from the Board of Health.

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<sup>1</sup> Board members Henry Faulkner and Charlie Ognibene were not present due to other commitments.

**On a motion duly made and seconded, the Board voted to endorse the ANR plan as submitted for 21 Smith Street. The motion passed unanimously with three members voting.**

**4. MASTER PLAN UPDATE**

The Board discussed more updates to the Master Plan and agreed to hold a public hearing on December 17, 2012.

Respectfully submitted

Susan Hall, Administrative Assistant