

DOVER PLANNING BOARD MINUTES

September 10, 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, Consulting Planner Gino Carlucci, and Administrative Assistant Susan Hall.¹

1. CONTINUATION OF SPECIAL PERMIT, THE TRUSTEES OF RESERVATIONS

The Board voted 4-0 to continue the hearing on the application of The Trustees of Reservations for a special permit for recreational parking on Powisett Street to October 1, 2012 at 7:30 PM.

2. SITE PLAN REVIEW, T-MOBILE, 2 DEDHAM STREET

Present was Martin Cohen, agent representing T-Mobile. Mr. Cohen presented the Board with the details of the proposed work. He stated that all proposed work will be placed in the existing compound area. Three existing antennas will be replaced with newer antennas of substantially the same size, shape and weight. One existing cabinet will be replaced with one new cabinet.

Exhibits submitted:

- Site Plans C1, A1 & A2, dated July 18, 2012

On a motion duly made and seconded, the Board voted to approve the application for site plan review with the condition that the proposed antennas not be larger than the existing ones. The motion passed unanimously with four members voting.

3. PRELIMINARY SITE PLAN DISCUSSION, CARYL PARK FIELDS

Present was Eric Roise from Gale Associates. Mr. Roise presented the Board with details of the plans to date, but reiterated that this is still in the preliminary stages. Such things as lighting, adequate parking, trails that are a part of Noanet Woodlands, access and egress to the fields, drainage, and buffering were discussed. It was brought to the Board's attention that there were concerns in the past regarding the lighting at Caryl Park. Mr. Roise told the Board the plans hopefully will be ready for submittal within the next month.

4. SITE PLAN COMMENTS ON PARKING LOT PROJECT, BOSTON COLLEGE, 20 GLEN STREET

Present was Joyce Hastings from GLM Engineering Consultants, representing Boston College, as well as abutters Gloria Schwartz and Caroline Akins. Ms. Hastings stated

¹ Board member Greg Sullivan was unable to attend due to other commitments.

that GLM has worked closely with abutters on Greystone Road in designing this project. After a lengthy discussion the Board agreed to vote.

On a motion duly made and seconded, the Board voted favorably to recommend the Board of Selectmen approve the project subject to the following conditions. The motion passed unanimously with four members voting.

- **The construction will be in accordance to the plans and these conditions;**
- **Storm water flow onto abutting property will be no greater post construction than it is pre-construction.**
- **Traffic flow in the parking lot will be two-way in order to reduce headlight glare onto abutting property.**
- **Parking lot lighting will be provided on bollards no greater than 5' tall, the foot-candle level at the property will be 0 and the lights will be turned off when the lot is not use.**
- **Snow will be stored on a designated portion of the paved lot in order to capture snow melt in the drainage system, not on the adjacent ground area. It is understood that the applicant uses calcium chloride rather than sodium chloride.**
- **Landscape berms as shown on the plans will be constructed to screen the premises from abutters on Greystone Road.**

A copy of an as-built plan should be provided to the Planning Board following completion of the project.

Exhibits submitted:

- **Proposed parking site plan, dated March 27, 2012**

5. APPROVAL OF ANR, 150 DEDHAM STREET

Present was Joyce Hastings from GLM Engineering Consultants representing the property owner. The purpose of this plan is to create two lots from the existing one with an address of 150 Dedham Street. One lot will front on Dedham Street and the other on Willow Street.

On a motion duly made and seconded, the Board voted to endorse the ANR plan as submitted for 150 Dedham Street. The motion passed unanimously with four members voting.

6. APPROVAL OF ANR, 33 FARM STREET

Present was Evan Wilmarth from Dover Land Surveying representing the property owner. Board member Henry Faulkner recused himself due to a possible conflict of interest. The purpose of this plan is to create two lots marked as lots X and Z from the existing four lots.

On a motion duly made and seconded, the Board voted to endorse the ANR plan as submitted for 33 Farm Street. The motion passed unanimously with three members voting.

7. SCENIC ROAD VIOLATION DISCUSSION, 159 FARM STREET
Board member Charlie Ognibene recused himself due to a possible conflict of interest. He and property owner David Kasparian are co-members in a small homeowners' association. The Board briefly discussed the history of the violation and agreed to ask the property owner to come to the October 1 meeting.

8. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board vote to approve the minutes, as amended, for June 5, 2012. The motion passed unanimously with three members voting.

The meeting adjourned at approximately 10:00 PM.

Respectfully submitted

Susan Hall, Administrative Assistant