

## **DOVER PLANNING BOARD MINUTES**

January 14, 2013, Approved as Amended, March 4, 2013

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

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

**On a motion duly made and seconded, the Board agreed to approve, subject to, the amendments to the special permit decision for The Trustees of Reservations, 37 Powissett Street. The motion passed unanimously with four members voting.**

### **2. SCENIC ROAD HEARING/ SITE PLAN REVIEW, CARYL PARK**

Present were Eric Roise and Tyson Catlett from Gale Associates, Engineers for the Park and Recreation Commission, Park and Recreation Commissioners Rich Oasis, Mark Ghiloni, Nancy Simms and Amy Caffrey, Attorney Robert McGlaughlin, representing abutter Katherine Hunt, and many interested citizens. Chair Mark Sarro opened the hearing and referred to, but dispensed with the reading of the legal notice. Mr. Sarro explained the purview of the Scenic Road Hearing and the Site Plan Review process. In the Open Space/Official zoning districts of the Town, the Board is obligated to make recommendations to the Board of Selectmen for the Site Plan Review.

Mr. Roise gave an oral presentation along with displaying several exhibits of exiting and proposed conditions, topography, layout of the fields, location of lighting, ingress and egress plans, wetlands and drainage utilities.

The hearing was continued to January 28 at 7:45 PM.

### **3. SIGN APPLICATION, 4 WALPOLE STREET**

Present was Attorney Kevin Leeper. Mr. Leeper explained that the letters of the sign, "Lewis and Leeper" are well below the limit, but were lost in the background of the red brick. Therefore, a flat black aluminum backing plate was placed behind the letters so that the letters could be seen more readily. Mr. Leeper asked the Board to consider approval giving the situation. Board member Jane Remsen stated that she wanted to go by and see it before she would commit to a decision.

### **4. SITE PLAN REVIEW, 14 DEDHAM STREET**

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<sup>1</sup> Board member Charlie Ognibene was not present due to other commitments.

Mr. Carlucci presented the Board with details regarding a change of use for 14 Dedham Street. The applicant, Greater Heights/ Craig Rafter is proposing to open a yogurt café. The café would offer fresh yogurt, baked goods made from the yogurt, coffees, lattes, hot cocoa, cappuccino, teas, 100% natural juices and drinks as well. The Board briefly discussed the application and reached a consensus to approve the site plan review for the proposed business.

5. **PROPOSED WARRANT ARTICLE**

The Board discussed the need for an associate member for the Planning Board. The associate member of the Board would be elected at the annual town election.

The associate member would:

- Be elected to a two year term
- Participate in all Board discussions
- Vote only on special permits, and only when a full member of the Board cannot vote
- Help avoid scheduling/quorum delays
- Be an experienced member to fill Board vacancies
- Not involve any additional cost to the Town of Dover

The meeting adjourned at approximately 10:30 PM.

Respectfully submitted

Susan Hall, Administrative Assistant