

## DOVER PLANNING BOARD MINUTES

January 28, 2013, Approved as Amended, February 11, 2013

Chair Mark Sarro called the meeting to order at 7:30 PM at the Dover Town House. Also present were Board members Henry Faulkner, Charles Ognibene, Jane Remsen, Greg Sullivan, Consulting Planner Gino Carlucci, and Planning Assistant Susan Hall.

### 1. SIGN VIOLATION, 4 WALPOLE STREET

No one was present to represent the applicant. Therefore, the Board agreed to hold this application open and to inform the applicant that the Board has no authority to waive the maximum area of 15 square feet for signs.

### 2. SITE PLAN REVIEW DECISION, 14 DEDHAM STREET<sup>1</sup>

**On a motion duly made and seconded, the Board voted to approve the Site Plan for 14 Dedham Street. The motion passed unanimously with four members voting.<sup>2</sup>**

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

Present for the applicant, the Dover Park and Recreation Commission, were commissioners Chris Boland, Amy Caffrey, Mark Ghiloni, David MacTavish, Rich Oasis, and Nancy Simms. Also present were: the applicant's engineering consultants, Eric Roise and Tyson Catlett of Gale Associates; Michael Berry of Musco Lighting, Robert McClaughlin, Esq., representing abutter Katherine Hunt; and many abutters and Town residents. Board member Charlie Ognibene, who was not present on January 14, 2013, affirmed that he watched a recording of the session.

Chair Mark Sarro opened the session by noting that due to other items on the agenda, the session would be limited to no more than 90 minutes, and would be continued to another meeting at 9:15PM, if necessary. He then briefly followed-up on some items discussed at the last session, noting that:

- the role of the Planning Board is to administer the Town zoning code, while the Zoning Board of Appeals considers zoning variances, and the Building Inspector enforces the zoning code;
- the Board of Selectmen have requested recommendations from the Planning Board on the proposed plan, consistent with the Selectmen's responsibility for site plan approval in the Official or Open Space district under Section 185-40 of the Town Code, but that the Board's site plan review only deals with the regulation of the proposed use, not the prohibition or "approval" of a use;

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<sup>1</sup> Document is available in the Planning Board office.

<sup>2</sup> Board member Charles Ognibene was not present at the meeting of January 14 where details of the plan were discussed, so therefore did not vote.

- Section 185-40 of the Town Code does not prohibit, but rather specifically requires, the provision of adequate parking for uses in the Official or Open Space district;
- certain aspects of this proposal are subject to review and approval by the Conservation Commission and the requirements of the Water Department; and
- in 2011, the Town was advised by Town Counsel that the proposed use is consistent with the terms of George Chickering’s will by which the land at Caryl Park was donated to the Town in 1917.

On behalf of the applicant, Mr. Roise distributed copies of responses<sup>1</sup> to comments received from the Police Chief, Building Superintendent, Building Inspector, Town Engineer, and Superintendent of Streets. Mr. Roise said the applicant is revising the plans based on these comments and responses.

Mr. Berry gave a presentation regarding the proposed lighting plan,<sup>1</sup> followed by questions and discussion of related issues, including but not limited to:

- visible light above the tree line, along Dedham Street, and at abutting properties;
- volume and flow of traffic the proposed fields may generate;
- width of the proposed roadway;
- number of trees to be removed;
- hours and nature of field use; and
- access to the trails in Caryl Park and Noanet Woodlands.

At 9:15PM, the session was continued to the next meeting on February 11, 2013, at 7:15 PM.

#### **4. PRELIMINARY SUBDIVISION, 57 HARTFORD STREET**

Present were Mark Howe and Craig Rafter of Calumet Corporation, attorney Vinnie O’Brien, engineer Rob Truax, abutters Sol and Peter Steinberg, and Conservation Commissioner Amey Moot. Mr. O’Brien and Mr. Truax presented the preliminary subdivision plan.<sup>1</sup> The plan consists of nine lots in total: eight buildable lots and one lot with an existing house, two barns and a stable. Two versions of the plan were presented, showing a loop road and a cul de sac approximately 1200 feet long, respectively. The Board noted that the loop road is shown in very close proximity to the 40-foot “no structure” wetlands setback. The Board suggested that the applicant seek an Abbreviated Notice of Resource Area Delineation (ANRAD) from the Conservation Commission. The applicant agreed to obtain the ANRAD before returning to the Board.

The meeting adjourned at approximately 10:15 PM.

Respectfully submitted

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Susan Hall, Planning Assistant