

## **DOVER PLANNING BOARD MINUTES**

April 29, 2013, Approved as Amended July 15, 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, Consulting Planner Gino Carlucci, and Administrative Assistant Sue Hall.<sup>1</sup>

### **1. PUBLIC HEARING, TOWN MEETING WARRANT ARTICLES**

The Chair opened the hearing and referred to, but dispensed with the reading of the legal notice. The Board discussed the details of the proposed warrant articles. The articles proposed would be (Article 11) to amend the Dover Zoning Bylaw by adding a new subsection F to Section 185-52 in order to create an Associate Member position; and (Article 18) to adopt a moratorium on locating a Medical Marijuana Treatment Center in Town through July 31, 2014.

**On a motion duly made and seconded, the Board voted to approve Article 11 on the Town Meeting Warrant. The motion passed unanimously with three members voting.**

**On a motion duly made and seconded, the Board voted to approve Article 18 on the Town Meeting Warrant. The motion passed unanimously with three members voting.**

### **2. SCENIC ROAD HEARING, 10-12 CHURCH STREET**

The Chair opened the hearing and referred to, but dispensed with the reading of the legal notice upon agreement with all present. Present was property owner, Dave McCready and abutters Christine and Joe Montesano. Mr. McCready explained to the Board that he is proposing to make two new curb cuts for purposes of constructing new driveways for proposed houses on the lots at 10 & 12 Church Street. After a discussion the Board agreed to an approval to remove one tree at 10 Church Street and three trees at 12 Church Street. Mr. McCready will be responsible for replacing the four trees in total by planting specific species and location at the discretion of the Tree Warden.

**On a motion duly made and seconded, the Board voted to approve the Scenic Road application as agreed upon. The motion passed unanimously with three members voting.**

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<sup>1</sup> Board Members Charlie Ognibene and Greg Sullivan were unable to attend due to other commitments.

### **3. ANR, 27 CEDAR HILL ROAD**

Present was Brian Gaudreault representing the property owner. Mr. Gaudreault stated the purpose of the plan is to change a lot line common to 27 Cedar Hill Road and 19 Riga Road. A stone retaining wall and vinyl fence were constructed by the occupants of 27 Cedar Hill Road encroaching on to the abutting property, 19 Riga Road. An agreement between the two parties resulted in this plan.

**On a motion duly made and seconded, the Board voted to approve the ANR plan, as submitted for 27 Cedar Hill Road. The motion passed unanimously with three members voting.**

### **4. DEFINITIVE SUBDIVISION, DANCER FARM, 30 HARTFORD STREET**

Present were Property owner Matt Zucker, Attorney Vinnie O'Brien, Engineers Jim DeCelle, Jim Burke, Architect Mark Kopchell, and many interested abutters. Mr. O'Brien presented the Board with details. He stated a preliminary subdivision plan was submitted to the Board on December 16, 2012 and was approved. Mr. O'Brien said the subdivision consists of eight lots on a cul de sac. The property would be tying into Colonial Water for the water supply. There would be a 30' landscape buffer around entire property not including the 30' setback dimensions required. The runoff issues from the property would be controlled by detention basins. The subdivision will consist of four 4 bedrooms and four 5 bedrooms houses.

After hearing concerns regarding drainage and runoff the Board agreed to invite the Town Engineer to the next meeting on June 3.

### **5. APPROVAL OF MINUTES**

**On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for March 4, 2012. The motion passed unanimously with three members voting.**

The meeting adjourned at approximately 10:00 PM.

Respectfully submitted

Susan Hall, Administrative Assistant

