

DOVER PLANNING BOARD MINUTES

March 4, 2013, Approved as Amended, April 29, 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 and Greg Sullivan, Henry Faulkner, Charlie Ognibene, Consulting Planner Gino Carlucci, and Administrative Assistant Sue Hall.

1. CONTINUATION OF A SCENIC ROAD HEARING AND SITE PLAN REVIEW CARYL PARK 107 DEDHAM STREET

With five members present, on a motion duly made and seconded, the Board voted 5-0 to continue the hearing to April 8, 2013 at 7:30 PM.

2. PRELIMINARY SUBDIVISION, 57 HARTFORD STREET

Present was Attorney Vinnie O'Brien, Joyce Hastings from GLM Engineering, applicants Mark Howe and Craig Rafter of Calumet Corporation, and several abutters. Mr. O'Brien presented an amended preliminary plan showing one less lot than the previous plan and stated that there will be a traffic study conducted in the near future. Ms. Hastings stated there has been discussion regarding a possible trail easement connecting from the proposed subdivision and Rocky Woods. After the discussion Mr. O'Brien informed the Board the next step for the applicant will be to submit an application for a definitive subdivision plan.

3. PRELIMINARY SUBDIVISION, 30 HARTFORD STREET

Present were Attorney Vinnie O'Brien, and Jim DeCelle and Jim Burke from DeCelle- Burke Associates. Mr. O'Brien presented the Board with a preliminary plan showing nine lots with a loop road design and also a design for a cul de sac. He also informed the Board the applicant has already met with the Conservation Commission and Board of Health. The applicant is aware of the many drainage issues on abutting properties and is working with abutters to help alleviate some of their issues.

4. SIGN PERMIT, 14 DEDHAM STREET

Mr. Carlucci presented the Board with a description and a photo copy of the proposed signs. The sign that will be attached to the front of the building is 3 feet by 5 feet and the free standing sign is 9 inches by 22 inches. He stated the application is in full compliance with the sign bylaw.

On a motion duly made and seconded, the Board voted to approve the proposed signs as submitted for The Taffy Cafe. The motion passed unanimously with five members voting.

5. RELEASE OF LOT, 9 OLD COLONY DRIVE

On a motion duly made and seconded, the Board voted to sign the Release of Lot for 9 Old Colony Drive. The motion passed unanimously with five members voting.

6. PROPOSED WARRANT ARTICLE

The Board discussed the final draft of the proposed warrant article, which if passed would allow an associate member to act on a special permit application in case of the absence, inability to act, or conflict of interest on the part of any member of the Planning Board or in the event of a vacancy on this board.

7. DISCUSSION, RE: RIGHT OF WAY TO THE HIGHWAY GARAGE

Mr. Carlucci discussed a memo that was sent to the Selectmen indicating that the Planning Board's support of the request by Jonathan Fryer for permission to use the existing right-of-way to the Highway Garage to access his approved clubhouse to be constructed behind his existing house (but on its own lot).

That suggestion by the Planning Board was based on the understanding that the access to the Highway Garage was a right-of-way. However, research conducted by Town Counsel resulted in a finding that it is not a right-of-way but simply a driveway to access the Highway Garage. Since Dover's Zoning Bylaw prohibits the use of shared driveways, that prohibition will require Mr. Fryer to construct a separate driveway to access the clubhouse. Mr. Fryer already has an approved Scenic Road permit to create a new curb cut for a new driveway to access the club

The Planning Board regrets that this Zoning Bylaw provision will result in three driveway cuts in close proximity along Haven Street and considers this to be an example of how the prohibition of shared driveways can be detrimental to preserving scenic roads in Dover.

In the 2011 Master Plan Survey 59% of respondents supported eliminating the shared driveway prohibition. The 2012 Master Plan recommends removing that prohibition and the Planning Board continues to support the elimination.

8. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for November 19, 2012. The motion passed unanimously with four members voting.

On a motion duly made and seconded, the Board voted to approve the minutes, as written, for December 3, 2012. The motion passed unanimously with four members voting.

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for December 17, 2012. The motion passed unanimously with four members voting.

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for January 14, 2013. The motion passed unanimously with four members voting.

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for February 11, 2013. The motion passed unanimously with three members voting.

Respectfully submitted,

Susan Hall, Administrative Assistant