

DOVER PLANNING BOARD MINUTES

September 9, 2013, Approved as Amended, October 7, 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, John Dougherty, Greg Sullivan, Consulting Planner Gino Carlucci, and Administrative Assistant Sue Hall.¹

1. DEFINITIVE SUBDIVISION, 57 HARTFORD STREET

Present were applicants, Craig Rafter and Mark Howe, their attorney Vincent O'Brien, property owner's attorney Jack Donoghue, Joyce Hastings, GLM Engineering Consultants, Inc, and several abutters.

The Board discussed details of the subdivision, including concerns regarding the stream that runs along the westerly side of the property. Mr. O'Brien informed the Board that they had appeared before the Conservation Commission to see if they could get a determination as to whether the stream is intermittent or perennial, but the commission said they would require an application to be filed for a hearing in order to issue that request.

Mr. O'Brien stated that the applicants are working with abutters, Bill and Betsy Serjak on an agreement to relocate their driveway from Hartford Street to another location.

Mr. Donoghue presented the Board with a proposal of a restrictive covenant pertaining to Lot eight (8) with the following details.

- There shall be no subdivision for a period of five years from the date when the Planning Board issues a Certificate of Action.
- There shall be no more than one new lot created from the 3.05 acres and the frontage and access shall be limited to be exclusively by the way of the proposed subdivision road. No frontage or access shall be from Hartford Street.
- In the event of a new ANR lot is created and offered for sale by the owners of the lot, the Town shall have the right of first refusal to purchase the new lot.

¹ Board member Henry Faulkner was unable to attend due to other commitments.

On a motion duly made and seconded, the Board voted to continue the hearing for 57 Hartford Street to the next meeting September 23 at 7:30 PM. The motion passed unanimously with four members voting.

2. ENDORSEMENT OF PLANS, DANCER FARM, 30 HARTFORD STREET

Present was property owner Matt Zuker. The definitive subdivision plans for Dancer Farm were endorsed.

3. CONTINUATION OF SCENIC ROAD HEARING, 25 WILSONDALE STREET

The Board agreed to continue the hearing for 25 Wilsondale Street to September 23 at 8:30 PM.

4. INFORMAL DISCUSSION, 33 FARM STREET

Present was architect Charles Rolando and attorney Michelle Blair representing the property owner of 33 Farm Street. Mr. Rolando and Ms. Blair appeared before the Board inquiring about the status of the access and legal issues regarding this property. After a brief discussion Ms. Blair agreed that her firm would submit a detailed letter supporting the interpretation of the issues..

Exhibits submitted:

- Plan dated January 30, 1985, reference Plan Book 320, Plan No. 322 of 1985
- Deed, reference Book 6629 pages 88,89 ,90
- Board of Appeals decision, dated March 6, 1985

5. SCENIC ROAD HEARING, 30 HARTFORD STREET

Present was property owner Matt Zuker and several interested abutters. The Chair opened the hearing and referred to, but dispensed with the reading of the legal notice. After discussing the details the Board agreed to make a motion to approve the hearing.

With four members present, on a motion duly made and seconded, the Board voted 4-0 to approve the application with the following conditions:

- The applicant shall plant 4 replacement trees within the Hartford Street right-of-way in the general location of the property. The species and specific location of the trees shall be at the discretion of the Tree Warden.

- The stones removed shall be reused to build the curved entrance and to supplement other areas of the existing wall. If addition stones are needed, they shall be field stones from the subject property. No mortar shall be used in the wall, and new parts of the wall shall match the character of the existing wall

6. SCENIC ROAD HEARING, 36-38 FARM STREET

Present was property owner Ken Soderholm and his engineer Mike Coutu. The Chair opened the hearing and referred to, but dispensed with the reading of the legal notice. After discussing the details, the Board agreed to make a motion to approve the application with the following conditions.

- Only New England field stones shall be used to build the curved entrance on each side of the driveway as shown on a plan by Sudbury Design Group dated June 11, 2013, and mortar use shall be minimal and not visible. New parts of the wall shall match the character of the existing wall.

7. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for July 15, 2013. The motion passed unanimously with four members voting.

8. ANR, 85 WALPOLE STREET

Consulting Planner Gino Carlucci briefed the Board on the plan submitted for 85 Walpole Street. After a brief discussion the Board agreed to endorse the plan.

On a motion duly made and seconded, the Board voted to approve the ANR plan, as submitted, for 85 Walpole Street. The motion passed unanimously with four members voting.

The meeting adjourned at approximately 10:15 PM

Respectfully submitted

Susan Hall, Administrative Assistant