

DOVER PLANNING BOARD MINUTES

July 29, 2013, Approved as Amended, September 9, 2013

Chair Mark Sarro called the meeting to order at 6:30 PM at 57 Hartford Street and convened back at the Dover Town House. Also present were Board members John Dougherty, Henry Faulkner, Jane Remsen, Greg Sullivan, Planner Gino Carlucci, and Planning Assistant Sue Hall.

1. SITE VISIT, 57 HARTFORD STREET

Present were applicants, Craig Rafter and Mark Howe, their attorney Vincent O'Brien, engineer Rob Truax of GLM Engineering Consultants, Inc., Superintendent of Highways Craig Hughes, Police Chief Peter McGowan, traffic engineer William Scully, and several abutters. The discussion focused on the relocation of the entrance and related traffic and safety issues. Chief McGowan recommended the current entrance location rather than the location to the west. After a discussion, the meeting reconvened at the Town House.

2. 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 five members voting.

3. DISCUSSION RE: 47 WILSONDALE STREET

Property owners of 47 Wilsondale Street asked the Board for permission to pave the secondary access driveway with a chip seal treatment. The Board discussed the matter and agreed to deny the request, as it was inconsistent with the Board's previous decision.

4. DEFINITIVE SUBDIVISION, 30 HARTFORD STREET

Present were property owner Matt Zucker, his attorney Vincent O'Brien, Jim Burke and Jim Decelle, Decelle-Burke and Associates and several abutters. Mr. Zucker and Mr. O'Brien discussed the details of the Home Owners Association document with the Board. Town Counsel will review the document for final approval.

Mr. Burke and Mr. DeCelle addressed the most recent comments from Town Engineer, Mike Angieri. Mr. Burke stated that the drainage system will improve any runoff to abutting properties and will also reduce peak flow.

Abutter Jack Walsh expressed a concern about noise during construction. The Board agreed that work (including the starting of equipment) shall not commence before 7:00 AM, Monday through Friday. There shall be no work on holidays, Saturdays or Sundays. Mr. Walsh was also concerned about any blasting that may take place during construction, and asked the Board to require inspection of abutting homes prior to any blasting. The Board said such a requirement is beyond its jurisdiction, but it recommended a preconstruction meeting with abutters. Mr. Zucker agreed to hold such a meeting.

On a motion duly made and seconded, the Board voted to close the public hearing for the definitive subdivision hearing for 30 Hartford Street. The motion passed unanimously with four members voting.¹

The Board proceeded to deliberate, discussing the following waivers.

- To allow the subdivision to be developed with a dead end road.
- To allow the use of a detention basin, with a depth and slope as shown on the plans, as part of the drainage system.
- To not require a pedestrian pathway.

On a motion duly made and seconded, the Board voted to approve the Certificate of Action for the definitive subdivision for property at 30 Hartford Street and known as Dancer Farm Estates. The motion passed unanimously with four members voting.²

5. DEFINITIVE SUBDIVISION, 57 HARTFORD STREET

Present were applicants, Craig Rafter and Mark Howe, their attorney Vincent O'Brien, engineer Rob Truax, GLM Engineering Consultants, Inc, Superintendent of Highway Craig Hughes, and several abutters. Mr. O'Brien informed the Board that he, Mr. Rafter and Mr. Howe met with abutters Mr. and Mrs. Serjak to discuss a possible relocation of their driveway from Hartford Street to the proposed subdivision road.

The Board continued the discussion regarding the proposed location of the roadway for the subdivision.

¹ Board member John Dougherty was not eligible to vote because he was not on the Board at the beginning of the public hearing.

² Board member John Dougherty was not eligible to vote because he was not on the Board at the beginning of the public hearing.

The Board also discussed other details of the subdivision, including the proposed cul de sac. The Board noted that the lot with the existing house on it has the potential to become three ANR lots, which increases the total number of lots to ten lots with the cul de sac configuration, whereas the loop road design that is by right shows only eight lots in total. The Board requested a conservation restriction be put on the lot with the existing house to preserve the existing field along the Scenic Road. The applicants stated that they would have to discuss this with the property owner.

The hearing was continued to September 9 at 7:30 PM.

6. SCENIC ROAD VIOLATION, 159 FARM STREET

Present was property owner David Kasparian and realtor Mary Crane. After a discussion with the Board, Mr. Kasparian agreed to the following resolution regarding the outstanding Scenic Road violation.

- Any stone wall constructed within the right-of-way at 161 Farm Street shall be presented for approval before the Planning Board consistent with its Scenic Road Act jurisdiction (i.e., as if an existing stone wall was still in existence). This restriction shall be included in the deed for 161 Farm Street.
- The wall at 159 Farm Street may be extended to the driveway serving 159 Farm Street and curved inward (toward the house), terminating with a pier of approximately 42" x 42". A matching pier on the opposite side of the driveway shall also be built with no adjoining wall, as shown on a drawing Mr. Kasparian presented to the Board at this meeting.
- No more stone of the type used in the existing wall at 159 Farm Street shall be used at either 159 or 161 Farm Street.
- The existing stone wall and the added section of wall and piers at 159 Farm Street shall be treated with buttermilk to encourage the growth of moss.
- Mr. Kasparian shall reimburse the Town for attorney fees up to a maximum amount of \$1500.

On a motion duly made and seconded, the Board voted to approve this resolution of the Scenic Road violation at 159 Farm Street. The motion passed unanimously with four members voting.³

Commented [MAS1]:
We voted on this, right?

³ Board member John Dougherty was not eligible to vote because he was not on the Board at the beginning of the public hearing.

The meeting adjourned at approximately 10:45 PM.

Respectfully submitted

Susan Hall, Administrative Assistant