

DOVER PLANNING BOARD MINUTES

January 27, 2014, Approved as Amended February 24, 2014

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

1. KIRBY FARM ESTATES, 57 HARTFORD STREET

Present was attorney Vinnie O'Brien, developers Craig Rafter and Mark Howe, property owner John Kirby and several abutters. Mr. O'Brien updated the Board concerning the abutting property owned by Mr. and Mrs. Serjak. Mr. O'Brien reported that the developers and the Serjaks reached an agreement to relocate the Serjak's driveway. The existing driveway on Hartford Street is going to be removed and relocated off Saddle Ridge Road.

On a motion duly made and seconded, the Board voted to endorse the subdivision plans for Kirby Farm Estates. The motion passed unanimously with five members voting.

2. DISCUSSION RE: AT&T WIRELESS COMMUNICATION FACILITY OFF JUNCTION STREET

Present was attorney Mike Dolan and a representative from Bay communication, Mark Cook. Mr. Dolan recapped the previous meeting and discussed whether the driveway would be considered shared since it is the driveway for the property owner's house and it would be access to the tower's location as well. Mr. Carlucci will discuss this with the Building Inspector. Mr. Dolan also discussed the setbacks which, under the zoning bylaw would be governed by the height of the tower.

Mr. Dolan asked the Board if the applicant should file first with the Planning Board or Zoning Board of Appeals. The Board suggested that the applicant file with both boards simultaneously.

3. ANR, 33 FARM STREET

Present was architect Charles Rolando, attorney Robert Dionisi and engineer Jeff Kane. Mr. Dionisi recapped the September 23 discussion of this issue. After a brief discussion, the Board asked Mr. Carlucci to contact Town Counsel and have him review the case. Mr. Dionisi agreed to send a letter to the Board extending the application up to and including Friday, February 28, 2014 to allow

sufficient time for Town Counsel's review. The application will be back before the Board on February 24, 2014.

On a motion duly made and seconded, the Board voted to decline to endorse the ANR plan for 33 Farm Street unless a letter of extension is received by January 31, 2014. The motion passed unanimously with five members voting.

4. DANCER FARM, 30 HARTFORD STREET

Mr. Carlucci reported to the Board two abutter concerns. First, in the process of connecting the drainage system to Hartford Street, two trees were removed without a permit. The removal of the trees was necessary to make the drainage connection. The Board asked Mr. Carlucci to issue a violation notice for the removal of the trees and order that two replacement trees be planted in the opening where the connection was made.

Second a sign has been placed in the Town right-of-way without a permit. After discussing the matter, the Board agreed that the owner of the sign must apply for a permit.

5. MEDICAL MARIJUANA FACILITY BYLAW

The Board reviewed comments that had been received from Town Counsel, Kevin Batt.

6. STONEGATE VILLAGE ESCROW ACCOUNT

In 1999, an escrow account was set up as a performance bond to guarantee work completion for the Stonegate Village subdivision. The annual audit in 2013 noted that the account had \$240 in it for several years; Research determined that an as-built plan had never been submitted, but the remaining amount is not nearly sufficient to perform this task. Therefore, the Board agreed to close-out the account and transfer the money into the General Fund.

On a motion duly made and seconded, the Board voted to close the escrow account in the amount of \$240 for the Stonegate Village subdivision and transfer it to the General Fund. The motion passed unanimously with five members voting.

7. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for January 6, 2014. The motion passed unanimously with five members voting.

The meeting adjourned at approximately 9:45 PM.

Respectfully submitted

Susan Hall, Planning Assistant