

DOVER PLANNING BOARD MINUTES

November 2, 2015, Approved as Amended, November 16, 2015

Chair Mark Sarro called the meeting to order at 7:30 PM at the Dover Town House. Also present were Board members Kate Bush, John Dougherty, Henry Faulkner, Carol Lisbon, Associate Member Jody Shue, Consulting Planner Gino Carlucci, and Planning Assistant Susan Hall.

1. CONTINUATION OF A MODIFICATION TO A DEFINITIVE SUBDIVISION, ATWOOD CIRCLE

Present were Trustees David Kasparian and Anton Melchionda of FOCR Trust. Board member Mark Sarro recused himself due to a possible conflict of interest because he is an abutter to the subdivision. The Board discussed with the Trustees a memo and sketch that was received from the Town Engineer, Mike Angeri. He is recommending that the originally approved hammerhead at the end of Hunter's Path be redesigned to allow public safety vehicles to be able to turn around. After the discussion the Board approved the modified design. The final construction is subject to the Town Engineer's approval.

Document submitted:

- Memo and sketch from Town Engineer, dated November 2, 2015

On a motion duly made and seconded, the Board voted to approve the modification to the definitive subdivision, Atwood Circle, as designed and submitted by the Town Engineer. The motion passed unanimously with four members voting.

The decision will be written by the Consulting Planner and signed at the Planning Board Meeting on November 16, 2015.

2. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as written, for October 19, 2015. The motion passed unanimously with three members voting.

3. Updates

Mark Sarro reported that the Long Range Planning Committee is continuing work on the Green Communities proposal. They have placed a page on the Town web site with information about the process and benefits. They also plan an informational forum in early December.

He also reported that he heard from the Warrant Committee liaison that they would like to meet with Planning Board on January 20 regarding the Board's budget and any warrant articles being proposed. The potential articles being considered are a solar overlay district as part of the Green Communities effort, a revision of the site plan sections of the Zoning Bylaw and possibly regulation of "formula-based businesses".

The Board then reviewed a draft bylaw that would revise the site plan review sections of the Zoning Bylaw. Some edits were suggested as well as the idea of incorporating aspects of "formula-based businesses" regulation into the draft for next meeting.

Finally, Carol Lisbon reported that the 46 Springdale Committee is recommending that the Board of Selectmen appoint another committee to consider the potential for housing on the property and that they continue renting the house, rather than sell it, while the housing potential is being evaluated.

The meeting adjourned at 8:50 PM.

Respectfully submitted,

Susan Hall, Planning Assistant