

DOVER PLANNING BOARD MINUTES

June 1, 2015, Approved as Amended, June 15, 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, Consulting Planner Gino Carlucci, and Planning Assistant Susan Hall.

1. CHANGES TO THE PLANNING BOARD

Chair Mark Sarro congratulated Henry Faulkner on his reelection to the Board for a full term ending in 2019, Kate Bush on her election to fill the remainder of her current term to 2017, new Associate member Jody Shue on her election to 2017, and newly appointed Board member Carol Lisbon to fill the Board seat left vacant by Jane Remsen's resignation. The Board acknowledged Ms. Remsen's significant contributions to the Board and to the Town during her two full terms, particularly regarding the preservation of open space and Dover's rural character.

2. SIGN PERMIT/PRELIMINARY SITE PLAN REVIEW, DUNKIN DONUTS, 14 DEDHAM STREET

Present were Franchisees Dave Harrington and John Duffy, their Attorney, Dave Krumsiek and several interested citizens. Attorney Krumsiek presented the Board with a brief explanation of the proposed Dunkin Donuts. Franchisee Mr. Harrington presented the Board with renderings of the building showing three proposed signs: one on the roof, one on the building façade, and a third as part of an awning on the front of the building. (The proposed front awning has lettering and an illustration; four other awnings proposed for the side of the building have no lettering or markings). Mr. Harrington stated the proposed signs are composed of PVC. The proposed building sign would be illuminated with either gooseneck lights or using the junction-style light currently on the building.

Several citizens voiced the following concerns:

- Amount and Safety of Traffic
- Parking
- Litter
- Hours of Operation
- Impact on the Character of the Town

Exhibits submitted:

- No. 1 Roof Mount Sign
- No. 2 Wall Sign
- No. 3 Wall Sign Compare
- No. 4 Front and Side Awnings

Several citizens, including the Chairman of the Board of Selectmen, Mr. James Dawley, strongly suggested that the Board require full Site Plan Review of this proposal. Following a lengthy discussion of the materials presented, the Board reached consensus that the proposal represents an extension of use triggering full Site Plan Review

On a motion duly made and seconded, the Board voted to require the applicant to submit an application for a full Site Plan Review. The motion passed unanimously with five members voting.

3. SET FEE FOR A MODIFICATION TO A SUBDIVISION

Mr. Carlucci explained to the Board, in detail, a requested modification to forego paving the end of Hunter's Path in the Atwood Circle subdivision, but stated that there was no set fee for a subdivision modification. The Board briefly discussed the request and then agreed to set the fee at \$500.00. The Board suggested that the prospective applicant attend a Planning Board meeting for an informal discussion of the issue before submitting a formal application and incurring the fee.

4. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as amended for January 5, 2015. 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 March 16, 2015. The motion passed unanimously with three members voting.

On a motion duly made and seconded, the Board voted to approve the minutes, as amended for March 30, 2015. The motion passed unanimously with two members voting.

On a motion duly made and seconded, the Board voted to approve the minutes, as amended for May 4, 2015. The motion passed unanimously with two members voting.

The meeting adjourned at approximately 9:50 PM.

Respectfully submitted

Susan Hall, Planning Assistant