

DOVER PLANNING BOARD MINUTES

August 17, 2015, Approved as Amended October 5, 2015

Acting Chair Carol Lisbon called the meeting to order at 7:30 PM at the Dover Town House. Also present were Board members Kate Bush, Henry Faulkner, Consulting Planner Gino Carlucci, and Planning Assistant Susan Hall.¹

1. SITE PLAN REVIEW, 95 FARM STREET

Present were Contractors Ken and Sam Soderholm, Architect Charles Kraus, Engineer Bert Corey, Landscaper Mike Couta and Abutter Lisa Blanchard. Ken Soderholm made a presentation to the Board along with support from Mr. Kraus, Mr. Corey, and Mr. Couta. The application submitted is for a building referred to as a sports barn. It will serve as an ice rink in the winter and an equestrian center in the warmer months. The building will be approximately 10,000 S.F. The exterior will have natural cedar shingles. The building will be screened by natural live landscaping and ledge outcrops. Exterior lighting will be installed for safety purposes only and will meet the dark sky standards. Drainage will be controlled with filtration systems. There is an approved Order of Conditions from the Conservation Commission.

Abutter Lisa Blanchard expressed her concerns with the number of trees that had been removed. It was determined there is a landscape plan in place that will replace some of the trees removed for construction purposes. It was suggested that Ms. Blanchard discuss further concerns with the Conservation Commission as they have jurisdiction over this aspect of the property,

After a discussion the Board agreed to vote on the application.

On a motion duly made and seconded, the Board voted to approve the Site Plan application as submitted. The motion passed unanimously with three members voting.

2. ENDORSEMENT OF AN ANR, HAVEN TERRACE

Present was Engineer Jim DeCelle. Mr. DeCelle explained the plan submitted is in correction of an error on a previously submitted plan, dated March 12, 2015.

¹ Board members Mark Sarro and John Dougherty were not present due to other commitments.

On a motion duly made and seconded, the Board voted to endorse the plan. The motion passed unanimously with three members voting.

3. DISCUSSION OF CHAPTER 61A PROPERTY, 67 FARM STREET

The BOS has requested input from relevant boards and committees regarding the Town's right of first refusal to purchase the property at 67 Farm Street. The Board believes that there is no compelling reason for the Town to exercise its right based on the information that is currently available. A memo will be sent to the Board of Selectmen informing them of this discussion.

4. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for July 27, 2015. The motion passed unanimously with three members voting.

The meeting adjourned at approximately 8:45 PM.

Respectfully submitted

Susan Hall, Planning Assistant