

DOVER PLANNING BOARD MINUTES

January 25, 2016, Approved as Amended, April 11, 2016

Chair Mark Sarro called the meeting to order at 7:32 PM at the Dover Town House. Also present were Board members Kate Bush, John Dougherty, Henry Faulkner, Carol Lisbon, and Consulting Planner Gino Carlucci.

1. SITE PLAN REVIEW, NEEDHAM BANK

The Board reviewed the revised site plan incorporating the recommendations of the Police Chief, Superintendent of Streets, and Town Engineer. The Board then discussed and edited a draft decision.

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

2. 46 SPRINGDALE AVENUE

The Board reviewed the revised plan requested by the Selectmen to divide the property into a house lot of approximately four acres to be sold, including the existing buildings and paddocks, and a large open space lot to be retained by the Town. The revised plan reflects the discussion at the Board's January 11, 2016 meeting with Board of Selectmen Chair Jim Dawley and members of other boards regarding the specific location of the lot lines. Per the Selectmen, the plan does not include a permanent conservation restriction on the open space parcel. The plan shows a strip of land to the rear of, and included within, the proposed house lot that the abutter is interested in acquiring. The Planner was asked to calculate the approximate area of that strip.

3. TOWN MEETING WARRANT ARTICLES

Mr. Sarro said he had a good meeting with the Warrant Committee on the Board's budget and warrant articles. Mr. Sarro will coordinate with the Long Range Planning Committee to ensure a clear presentation at the Warrant Committee open hearing regarding the initiative for Green Community status and the solar PV overlay district. The Board also discussed the draft site plan review bylaw. Mr. Sarro will circulate to the Board a summary of the article and the final draft. Both the summary and final draft will also be posted on the Town website before the Warrant Committee open hearing.

The next scheduled meeting will be just prior to the Special Town Meeting at Dover-Sherborn Regional High School on February 8 at 6:30 PM.

The meeting adjourned at approximately 9:00 PM.

Respectfully submitted

Gino Carlucci
Consulting Planner