

## **DOVER PLANNING BOARD MINUTES**

October 24, 2016, Approved as Amended, December 12, 2016

Chair Mark Sarro called the meeting to order at 7:30 PM at the Dover Town House. Also present were Board members Kate Bush, Carol Lisbon, Jody Shue, Consulting Planner Gino Carlucci, and Planning Assistant Susan Hall.<sup>1</sup>

### **1. ENDORSEMENT OF ANR, 47 MILLER HILL ROAD**

Present was David Dwyer from Otte and Dwyer Land Surveyors and Attorney William Cosmos representing property owners Michael and Daniela Muldowney. The purpose of the plan is to create two unbuildable parcels known as Lot A-2 and Lot B-2 on adjacent lots in order to swap them resulting in an adjustment of the lot line between the two existing lots.

**On a motion duly made and seconded, the Board voted to endorse the ANR plan for 47 Miller Hill Road. The motion passed unanimously with four members voting.**

### **2. ANR ENDORSEMENT, CHARLES RIVER SCHOOL, 6 OLD MEADOW ROAD**

Present was Jim Blackwell, Charles River School Trustee, Gretchen Larkin, Head of School, David Croteau, Flansburgh Principal Architect, Jenni Katajamaki, Flansburgh Associate Architect, Mike Sardina, Landscape Architect from Brown and Sardina and some interested abutters. Board member Carol Lisbon recused herself due to a possible conflict of interest. Mr. Blackwell presented the ANR plan to the Board explaining the purpose of the plan was to combine Lots A-1, A-2, A-3, A-4 and A-5 to create one lot known as Lot A.

**On a motion duly made and seconded, the Board voted to endorse the ANR plan for The Charles River School, 6 Old Meadow Road. The motion passed unanimously with three members voting.**

### **3. PRELIMINARY SITE PLAN REVIEW, CHARLES RIVER SCHOOL, 6 OLD MEADOW ROAD**

Present was Jim Blackwell, Charles River School Trustee, Gretchen Larkin, Head of School, David Croteau, Flansburgh Principal Architect, Jenni Katajamaki, Flansburgh Associate Architect, Mike Sardina, Landscape Architect from Brown and Sardina and some interested abutters. Board member Carol Lisbon recused herself

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<sup>1</sup> Board Member Henry Faulkner did not attend due to other commitments.

due to a possible conflict of interest. Mr. Blackwell presented the Site Plan for the proposed new middle school to the Board explaining the following details:

- There will be a reduction of pavement and curb cuts in front of the new proposed building.
- There will be no additional traffic into or out of the site, and likely will be less.
- 16 parking spaces in the front of the building will be relocated elsewhere on campus.
- The septic system is sufficient to handle the 5000 s.f. increase in size from the existing building. The Town Engineer has been consulted on this issue
- The plan will reduce storm water drainage.
- Fire access will be increased and more accessible to the existing and proposed buildings.
- There will be no additional lighting along Centre Street.
- The existing stone wall will be extended along the remainder of the frontage
- Bollards will be have lights down lit along the walkway behind the proposed building.
- The exterior will consist of boards and batten.

Mr. Blackwell reported that abutters were invited to a meeting prior to the Planning Board meeting to inform and discuss any issues they may have with the proposed project.

**On a motion duly made and seconded, the Board voted to require the applicant to file for a full site plan review and continued the hearing to November 21, 2016. The motion passed unanimously with three members voting.**

#### **4. UPDATE ON 46 SPRINGDALE AVENUE**

Mr. Carlucci updated the Board on the latest design of the 61A property. A committee has been formed comprising of a liaison from the Board of Assessors, Board of Selectmen, Planning Board, Conservation Commission, Warrant Committee, Open Space Committee, and the Board of Health that will attend other Boards and Committees meetings to keep each group informed.

#### **5. REPORTS FROM CONSULTING PLANNER**

Mr. Carlucci reported:

- T-Mobile has contacted the Planning Board Office to inquire what is necessary in order for them to install another generator and a propane tank to the Wireless Communication Facility at 2 Dedham Street. The Board agreed that at least a preliminary Site Plan Review would be necessary.
- Eversource is researching into a possible site for a solar photovoltaic project. They are considering the substation located on Route 109 at the Dover/Westwood town line. Mr. Carlucci informed them that that site is not zoned for such a project.
- Mr. Carlucci reported that the Homeowners' Association for Atwood Circle was preparing to come to the Board to request a partial bond release for that development now that most required improvements are complete.

## **6. SIGN BYLAW AMENDMENTS**

The Board reviewed the first draft of the amendments and asked Mr. Carlucci to continue working on the bylaw.

## **7. APPROVAL OF MINUTES**

**On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for September 26, 2016. The motion passed unanimously with three members voting.**

The meeting adjourned at approximately 9:45 PM.

Respectfully submitted

Susan Hall, Planning Assistant