DOVER PLANNING BOARD MINUTES

November 7, 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 Carol Lisbon and Jody Shue, Consulting Planner Gino Carlucci, and Planning Assistant Susan Hall.[1]

1. **PRELIMINARY SITE PLAN REVIEW,T-Mobile, 2 DEDHAM STREET**
   Present was Craig Cody representing T-Mobile. Mr. Cody presented the Board with a site plan showing the proposed propane tank and additional generator. Mr. Carlucci reported that he received a memo from Walter Avallone, Building Inspector, stating that the current condition of the site is deplorable and not secure. The ground around the equipment has many weeds and trees, some substantial in size and the double gate is virtually knocked off its hinges. The Board asked him to review the lease/decision to see who is responsible for the maintenance of the site. Mr. Avallone's memo also requested a memo from the Fire Department and the Fire Prevention Officer who would also be issuing permits for fuel storage to run the generators or other emergency equipment in the event of power failures. The Board concurred with that request. After a discussion the Board advised Mr. Cody to communicate with the Planning Board office on any next steps.

2. **UPDATE ON 46 SPRINGDALE AVENUE**
   Present were Selectwoman Candace McCann and Warrant Committee member James Stuart. Mr. Carlucci updated the Board, presenting a draft plan showing the changes of the location of the entrance from the previous plan presented at Town Meeting last May. Mr. Carlucci will continue to work with Joyce Hastings of GLM on the configurations being considered.

3. **HAVEN TERRACE EXPANSION**
   Ardi Rrapi, from Cheney Engineering presented a sketch plan showing a through road to justify a dead-end waiver in favor of a cul-de-sac. However, the proposed through road involves two wetland crossings (at least one of which is extensive) and connecting to a right-of-way whose status is unclear. After a brief discussion the Board advised Mr. Rrapi to inform the prospective applicant to file with the Conservation Commission for an approval then file an application for a subdivision with the Planning Board.

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[1] Board Members Kate Bush and Henry Faulkner did not attend due to other commitments.

4. **PARTIAL BOND RELEASE, ATWOOD CIRCLE SUBDIVISION**
Present was Anton Melchionda, a Homeowners Association member. Mr. Carlucci presented the Board with a request for a partial bond release for Atwood Circle stating the work has been completed except for the final as-built plan and some needed seed and loam behind the berms that were recently installed. On behalf of the Homeowner's Association, Dave Kasparian had submitted a copy of a proposal from an engineer to do the as-built for $1,900 and $1,000 for the minor landscaping work. Town Engineer Mike Angieri recommends holding back $5,000. It was noted by Mr. Carlucci that the required turn-around had been completed.

On a motion duly made and seconded, the Board voted to approve a partial bond release in the amount of all but $5,000 from the existing performance bond held by the Town. The motion passed unanimously with three members voting.

5. **UPDATE ON GREEN COMMUNITIES**
Present were members of the Long Range Planning Committee (LRPC), Jack Donoghue (Chair), Jerry Arnold, Sue Sheridan, and Peter Smith. Mr. Sarro acknowledged the leadership of the LRPC and Mr. Carlucci in helping to obtain Green Communities certification for Dover. Mr. Carlucci reported that the formal application for certification and the associated Energy Reduction Plan (ERP) are almost ready for final approval by the Selectmen. He said additional audits are being conducted and he would receive the results of those audits this week as part of finalizing the ERP. The application is expected to be approved by the Selectmen on November 17 and is due to the state on November 21.

The meeting adjourned at approximately 9:40 PM.

Respectfully submitted

Susan Hall, Planning Assistant