

## **DOVER PLANNING BOARD MINUTES**

February 25, 2016, Approved as Amended, March 21, 2016

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

### **1. PUBLIC HEARING, WARRANT ARTICLES, LARGE-SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC FACILITIES AND SITE PLAN REVIEW**

Chair Mark Sarro opened the hearing and referred to, but dispensed with, the reading of the legal notice. Mr. Sarro gave an overview of each proposed bylaw change and asked for questions or suggestions. After the discussion, the Board agreed to make a motion to close the hearing.

**On a motion duly made and seconded, the Board voted to close the hearing for warrant articles, Large-Scale ground Mounted Solar Photovoltaic Facilities and Site Plan Review. The motion passed unanimously with four members voting.**

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

Present were applicants Dave Harrington and John Duffy, their attorney David Krumsiek, traffic engineer from Green International Affiliates, Inc, Jason Sobel and several interested citizens. Mr. Carlucci reviewed the materials that had been submitted with the preliminary site plan application and reported that material for the full site plan review had been submitted, including a traffic study and site plans showing existing and proposed conditions.

Mr. Harrington reviewed aspects of the site plans with the Board. The plan showing proposed conditions excluded the septic system, but Mr. Harrington said several meetings with the Board of Health led to a conditional agreement regarding on an

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<sup>1</sup> Board Member Kate Bush did not attend the meeting due to other commitments.

acceptable system, as noted in the Board of Health minutes of December 7, 2015. Mr. Sobel reviewed the traffic study and answered several questions from Board members and citizens concerned about traffic issues posed by the proposed plan. A memo from the Police Chief, dated February 24, 2016 also was discussed. After a lengthy discussion, the Board agreed to continue the discussion to the next Planning Board meeting on March 7 at 8:00 PM.

**3. UPDATE ON 61A PROPERTY, 46 SPRINGDALE AVENUE**

Mr. Carlucci reported that pursuant to the Selectmen's warrant article for authority to sell a portion of the parcel 28-plus acre parcel the Town purchased in 2015, GLM Engineering is creating a plan showing a residential lot with frontage on Springdale Avenue in the vicinity of the existing house, paddocks, and out-building. The plan will show the septic system for the buildings on this created lot.

The meeting adjourned at approximately 9:00 PM.

Respectfully submitted  
Susan Hall, Planning Assistant