

DOVER PLANNING BOARD MINUTES

April 11, 2016, Approved as Amended, May 9, 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, John Dougherty, Carol Lisbon, Consulting Planner Gino Carlucci, and Planning Assistant Susan Hall.¹

1. SITE PLAN REVIEW/SIGN PERMIT, DUNKIN DONUTS, 14 DEDHAM STREET

Present were applicants Dave Harrington and John Duffy, their attorney David Krumsiek, property owner Craig Rafter and several interested citizens. Mr. Sarro reviewed the discussion of the last meeting. He reported that a memo from the Police Chief, Superintendent of Streets and Town Engineer had been submitted addressing traffic and safety concerns. He also reported that a memo had been prepared by Town Counsel addressing the municipal parking lot use. Mr. Sarro summarized both memos.

Mr. Sarro presented a draft decision on a video screen focusing on the Findings, and Decision and Conditions sections of the draft.

The proposed signage was discussed in detail, specifically the colors and number of signs. Mr. Harrington presented a rendering of the proposed signs which conform to the size requirements. He asked the Board to consider signage in the traditional pink and orange colors of Dunkin Donuts. Board members replied that those colors would not be compatible with the building or in harmony with the Town Center. Board members complimented the choice of building colors (shades of brown). Mr. Krumsiek submitted a court case regarding local control of signs bearing trademarks (Subway v. The City of Tempe, Arizona). After further discussing signage, the Board agreed to continue the hearing to the next Planning Board meeting on April 28, 2016, and to request guidance from Town Counsel regarding the Board's authority over sign colors.

2. THE MEADOWS STREET ACCEPTANCE

¹ Board members Henry Faulkner and Jody Shue were unable to attend due to other commitments.

Mr. Carlucci reported that the Board of Selectmen has referred the requested street acceptance of Hawthorne Lane and Clover Circle to the Planning Board for a recommendation in accordance with state law. A memo prepared by the Superintendent of Streets, Town Engineer and Consulting Town Planner recommending against acceptance primarily due to substandard construction and potential operational issues was reviewed by the Board. After a brief discussion the Board agreed to vote on the memo.

On a motion duly made and seconded, the Board voted to recommend against acceptance of Hawthorne Lane and Clover Circle based on the memo written by Superintendent of Streets, Craig Hughes, Town Engineer, Mike Angieri, and Consulting Planner, Gino Carlucci. The motion passed unanimously with three members voting.

3. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for January 25, 2016. The motion passed unanimously with three members voting.

On a motion duly made and seconded, the Board voted to approve the minutes, as amended, for March 21, 2016. The motion passed unanimously with three members voting.

4. PLANNING BOARD REPORT FOR RECOMMENDATIONS FOR WARRANT ARTICLES

On a motion duly made and seconded, the Board voted to approve the Report for Recommendations of the two Warrant Articles, SOLAR PHOTOVOLTAIC OVERLAY DISTRICT and SITE PLAN REVIEW. The motion passed unanimously with three members voting.

The meeting adjourned at approximately 11:00 PM.

Respectfully submitted

Susan Hall, Planning Assistant