

DOVER PLANNING BOARD MINUTES

April 28, 2016, Approved as Amended, May 23, 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, Carol Lisbon, Consulting Planner Gino Carlucci, and Planning Assistant Susan Hall.¹

1. DISCUSSION RE: ANR LOTS ON FRANCIS STREET

Present was property owner Jonathan Fryer. Mr. Fryer requested comments from the Board on a potential re-configuration of existing lots with frontage on Francis and Walpole Streets. He presented one configuration that would meet zoning requirements but would be less ideal overall than a second configuration that would require access to one of the lots through a strip of land that is not its frontage. This would require Planning Board approval. The Board consensus was that the second scenario would be preferable.

2. DISCUSSION RE: WARRANT ARTICLE, PROPOSED SITE PLAN REVIEW AMENDMENT

Present was citizen Jonathan Fryer. Mr. Fryer discussed various concerns that he has with the proposed bylaw amendment. The Board agreed to take these concerns under consideration and to revise the proposed amendment accordingly.

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

Present were applicants Dave Harrington and John Duffy, their attorney David Krumsiek, and several interested citizens. Mr. Sarro reviewed the last meeting and continued discussion of: (1) saplings the Police Chief suggested clearing to allow for safe sight distance, (2) access to the dumpster, and (3) signage. A majority of the Board agreed the best access to the dumpster would be through the rear area sometimes used by the Highway Department to stockpile sand and salt. Signage was discussed in detail. The applicants proposed a sign affixed to the front of the building and a roof sign, both in Dunkin' Donuts standard pink and orange colors. The Board unanimously found those colors are not harmonious with the Town Center and suggested more traditional signage, such as the black sign with gold lettering discussed previously. The Board agreed to continue the discussion to the May 9th meeting at 7:30 PM.

¹ Board members Kate Bush and Henry Faulkner did not attend the meeting due to other commitments.

4. WARRANT ARTICLES

The Board reviewed the proposed warrant articles for a SOLAR PHOTOVOLTAIC OVERLAY DISTRICT and SITE PLAN REVIEW, and the Planning Board report to Town Meeting on each article.

The meeting adjourned at approximately 11:00 PM.

Respectfully submitted

Susan Hall, Planning Assistant