

DOVER PLANNING BOARD MINUTES

September 26, 2016, Approved as Amended, October 24, 2016

Chair Mark Sarro called the meeting to order at 7:30 PM at the Dover Town House. Also present were Board members Henry Faulkner, Carol Lisbon, Jody Shue, and Planning Assistant Susan Hall.¹

1. PRELIMINARY SITE PLAN REVIEW/SIGN PERMIT, 41 MILLER HILL ROAD

Present was property owner Richard Bonomo, and Landscape Architect Dan Gordon. Mr. Gordon reported that he had received an email stating that the Town Engineer, Mike Angieri, reviewed the stormwater management plan and requested soils testing at the area of the infiltrating system, adjustments to the configuration of the system to better suit the sloped site and had a few other minor comments on construction details. Mr. Angieri approved the plan with the conditions that these items are addressed. He will submit a letter of approval when the requested items are complete to his satisfaction.

On a motion duly made and seconded, the Board voted to approve the draft decision and site plan, contingent on final approval by the Town Engineer. The motion passed unanimously with three members voting.

2. DISCUSSION RE: 46 SPRINGDALE AVENUE, 61A PROPERTY

Present was Warrant Committee member James Stuart. The Board and Mr. Stuart briefly discussed access options for the property. The Board of Selectmen are requesting that all Boards and Committees designate a liaison to attend meetings when this property is being discussed, with the hope that a consensus is reached by the end of the year. The Board agreed to continue this discussion at its next meeting on October 17.

3. DISCUSSION RE: WILSON'S WAY SUBDIVISION

Present were property owners Mary Beth and Steve Bisson. Mr. Bisson proposed the following requests:

- The lot line around the pond be relocated to give ownership of the pond to lots 4, 5 & 6.

¹ Board Member Kate Bush and Consulting Planner Gino Carlucci did not attend due to other commitments.

- A buffer be created around the pond so that the maintenance of the dam and pond will fall to these three homeowners instead of the Town.
- The six-acre pond be deeded from The Wilson's Way Neighborhood Association back to the respective lots.
- The 10 acres of Conservation land be gifted to the Town.
- The bridle trails be deeded back to the respective lots that the trails are located on and an easement be provided for the two abutters so they are not land locked.
- An 8' easement run from Dedham Street to the conservation lot, and an 8' easement run from the Conservation lot to Wilsondale Street, to allow a clear path from Dedham Street all the way to Wilsondale Street.
- Any language in the agreement that allows anyone other than individual owners access to their private property be eliminated.

After discussing the proposals the Board advised Mr. Bisson to present the proposals to the Conservation Commission first, and then move forward based on the advice of the Conservation Commission.

4. DISCUSSION RE: SIGN BYLAW

The Board discussed amending the sign bylaw to achieve compliance with the 2015 Supreme Court decision in *Reed v. Town of Gilbert, Arizona* that requires sign regulations to be content neutral. The Board requested the Consulting Planner, Gino Carlucci work on making the bylaws compliant.

5. APPROVAL OF MINUTES

On a motion duly made and seconded, the Board voted to approve the minutes, as written, for September 12, 2016. The motion passed unanimously with three members voting.

The meeting adjourned at approximately 8:45 PM.

Respectfully submitted

Susan Hall, Planning Assistant