

DOVER PLANNING BOARD

Meeting Minutes

7:30 PM

February 10, 2020, Approved as Amended, March 9, 2020

Dover Town House

Members Present: Carol Chirico, Carol Lisbon, Henry Faulkner, Mark Sarro, and Jody Shue.

Others Present: Nina Pickering Cook, Town Counsel; Consulting Planner Gino Carlucci; Planning Assistant, Sue Hall; Matt Wattsky; Rachel Wattsky; Lynn Hawkins; Jonathan McNeal for Verizon Wireless; Fred Sears; Elizabeth Quayle; Ray Lyons; Nicole Seferian, and, George Sidgwick.

1. Opening

Chair, Carol Chirico opened the meeting at 7:30 P.M.

2. Regular Business

A. Approval of Meeting Minutes – No action was taken on meeting minutes.

B. Continuation of Public Hearing Amending Applications and Forms

The Board reviewed and made amendments to revised application forms for the following: Determination of Need for a Scenic Road Hearing, Preliminary Subdivision Plan, Full Site Plan Review, and Definitive Subdivision Plan.

C. Dead End Road Regulations Discussion

The Board continued discussion with Town Counsel, Nina Pickering Cook regarding possible amendments to the current regulations. A public hearing date was set for March 9, 2020 at 8:00 PM.

New/Special Business

- A. Special Permit Hearing on Application by Jonathan McNeal for Verizon Wireless - This application was submitted on behalf of Cellco Partnership d/b/a Verizon Wireless (formerly Bell Atlantic Mobile Systems, Ltd.) requesting to modify the existing tower mounted mobile communication facility owned by the Town of Dover and located at 2 Dedham Street. Verizon proposes to install three new combined antennas/radio units. The proposed additional three antenna/radio units do not substantially change the facility as there will be: no new cabinets, no excavation, no increase in height, and minimal aesthetic or dimensional change.

A motion to close the hearing was made and seconded and approved by a vote 5-0.

Members of the Planning Board discussed the application. A Board member asked Consulting Planner, Mr. Carlucci if a structural analysis had been done and he replied that would be done at the time of the building permit application review. An abutter commented that the tower is unsightly.

Board member Carol Lisbon made a motion to approve the request for the Special Permit with the condition that a structural analysis be approved by the building inspector as well as the same conditions approved for the Special Permit requested by Verizon, dated, September 23, 2019.

The Board voted 5-0 to approve the motion.

- B. Continuation of Scenic Road Hearing on Application for Lots 3 & 4 Claybrook Road

This application was submitted by Goddard Consulting, LLC on behalf of the owners Lynn Hawkins and Sarah Vazquez, requesting to remove 2 trees (a 26" Red Oak and a 25" Red Oak) to accommodate a new driveway serving a house to be built on the property. The Superintendent of Streets submitted a memo, dated February 10, 2020, stating he had met with the Tree Warden and together agreed that the removal of the two trees should be approved to allow for safe sight distances and turning radiuses for emergency vehicles.

Members of the Board discussed the application.

A motion to close the hearing was made, seconded and approved by a vote 5-0.

Board member Carol Lisbon made a motion to approve the request for the Scenic Road Permit with the condition that the applicant plant two replacement trees, one for each tree removed. The caliper, species, and specific location of the replacement trees shall be determined by the tree warden.

The Board voted 5-0 to approve the motion.

C. Endorsement of ANR, 25 Wilsondale Street

This application was submitted by Attorney Ray Lyons on behalf of Kay Petersen and Woodrow Weiss of 25 Wilsondale Street. The purpose of this plan is to segment the portion of the Conservation Restriction property that can be conveyed independently of the house lot. Board member Henry Faulkner recused himself due to a possible conflict of interest.

Members of the Board discussed the application.

Board member Carol Lisbon made a motion to endorse the ANR plan for 25 Wilsondale Street as submitted.

The Board voted 4-0 to approve the motion.

Adjournment

At 9:30 PM., it was moved and seconded to adjourn the meeting.

The motion was approved unanimously.

Documents and Exhibits Used During this Meeting:

1. Application materials for Verizon special permit for 2 Dedham Street.
2. Letter from Highway Superintendent re: 2 Dedham Street Verizon cell tower.
3. Application materials for Scenic Road hearing for Lots 3&4 Claybrook.
4. Letter from Highway Superintendent on behalf of Tree Warden re: Lots 3&4 Claybrook
5. Plan and application for ANR at 25 Wilsondale.
6. Latest version of proposed dead end road regulation.
7. Latest version of proposed amendment to Accessory Apartment bylaw dated 2-10-20.