

## DOVER PLANNING BOARD

Meeting Minutes  
March 9, 2020, Approved as Written, April 13, 2020  
8:00 pm

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

1. **Opening.** Chair Carol Chirico opened the meeting at 8:00 pm in the Lower Conference Room.
2. **Regular Business** - Approval of Meeting Minutes February 10 & February 24, 2020. The meeting minutes from February 10, 2020 were reviewed and approved as written by a vote of 4-0. The meeting minutes from the February 24, 2020 were reviewed and approved as amended by a vote of 4-0. Mark Sarro offered to make the changes to the minutes to reflect the approved amendments.
3. **New/Special Business**
  - A. Public Hearing for Dead End Street Regulations.  
Carol Chirico explained that Town Counsel had provided a redline to the most recent draft of the Dead End Street Regulations. After a brief discussion, members of the Board agreed that that the changes from Town Counsel did not reflect the most recent discussion. Ms. Chirico made a motion to continue the hearing to give the Board time to review and assess the language from Town Counsel. Jody Shue seconded the motion, and the Board voted 4-0 to approve the motion.
  - B. Continuation of Public Hearing regarding Amendments to Applications and Forms. Carol Chirico made a motion to continue the hearing having none to review currently. Jody Shue seconded the motion and the Board voted 4-0 to approve the motion.
  - C. Public Hearing, Accessory Dwelling Unit Amendments.  
The Board reviewed a PowerPoint presentation and FAQs that will be used to explain the warrant article at the Open Hearing on March 16, 2020 as well as at the Annual Town Meeting on May 4, 2020. The Board suggested minor modifications to the presentation and FAQs which will be incorporated.
  - D. Chapter 61A Property, Dedham Street – Lots 92-1B, 92-2 and 92-3.  
Present was Mark Howe representing Calumet Corp., the prospective buyer of the Lots 92-1B, 92-2 and 92-3 on Dedham Street. Mr. Carlucci

explained that according to Massachusetts General Law, a town has an option to purchase any land classified as 61A whenever the owner plans to sell or convert it to a residential, commercial or industrial use. The Board reviewed the information that was submitted by Attorney Jack Donoghue, but agreed they would like more time to put together a recommendation to submit to the Board of Selectmen. Mr. Howe stated that the property is going to be surveyed and property lines delineated during the next week. The Board will schedule a time for a site visit and discuss the details at the Planning Board meeting scheduled for March 30 before submitting the recommendation to the Board of Selectmen.

- E. Discussion regarding Stagecoach Lane Road Acceptance. Present was Mark Howe representing the developer of the Stagecoach Lane subdivision, Calumet Corp. The Board agreed that there had been some confusion pertaining to a recommendation it issued during the prior meeting. It discussed the memo prepared by Gino Carlucci that included a suggestion by Town Engineer, Mike Angieri, that the developer create a homeowners association to be responsible for repair and maintenance of the stormwater management system. It was the understanding of the Board that this suggestion had been made because the Town did not have the capacity to maintain the type of system in Stagecoach Lane, and that this model had been used in other recently approved subdivisions.

Mr. Howe stated that the original subdivision approval for Stagecoach Lane did not require the creation of a homeowners association and expressed his displeasure with the suggestion from the Town Engineer. The Board agreed that the most efficient way for them to understand the issue and find a resolution was to invite the Superintendent of Highway, Craig Hughes and Town Engineer, Mike Angeri to the next Planning Board meeting on March 30.

#### **4. Adjournment**

At 10:40 PM., it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

#### **Documents and Exhibits Used During this Meeting:**

- Draft of Dead End Street Regulations
- Draft of Accessory Dwelling Units Amendments
- Power Point Presentation for Accessory Dwelling Units
- Memo RE: Chapter 61A Property Memo
- Memo RE: Request for Road Acceptance, Stagecoach Lane
- Meeting Minutes of February 10, 2020
- Meeting Minutes of February 24, 2020