

DOVER PLANNING BOARD

Meeting Minutes

7:30 PM

April 13, 2020, Approved as Written April 27, 2020

Held Remotely Via Zoom

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

Others Participating: Consulting Planner Gino Carlucci and Planning Assistant Sue Hall

1. **Opening:** Chair Carol Chirico called the meeting to order remotely at 7:30 PM. She read the following guidance issued by Governor Baker regarding the Open Meeting Law, "This public meeting will be held remotely, and individuals wishing to participate may do so by utilizing Zoom video conferencing technology."
2. **Regular Business:**

Approval of Meeting Minutes for March 9, 2020 were reviewed. Ms Lisbon made a motion to accept and approve the minutes of March 9, 2020 as written. Ms. Shue seconded the motion. The motion passed with a vote of 5-0.
3. **New/Special Business:**
 - A. Continuation of Public Hearing, Dead End Street Regulations

Ms. Chirico reviewed details of the last meeting's discussion. It was determined that the Board needed more time to review the draft that Town Counsel provided. Ms. Chirico suggested creating a working group consisting of two Board members to take the lead and put a draft together. After discussing several details specifically items 4A, 6 and 7 Ms. Lisbon and Mr. Faulkner agreed to work on a draft to discuss at the Board's next meeting on April 27.
 - B. Continuation of Public Hearing, Amendments to Applications and Forms

The Board has the following Applications and Forms and agreed to review and send the amendments to Ms. Hall to be incorporated.

 - Release of Lots (Provision of Surety)
 - Release of Lots (Completion of Work)
 - Release of Performance Guarantee (Completion of Work)
 - Modification to a Definitive Subdivision Plan Application
 - Covenant
 - Request for Certified Abutters List
 - Inspection List of Required Subdivision Improvements
 - Town Departments Review of Subdivision Plans
 - C. Revisit Request for Road Acceptance, Stagecoach Lane

The original letter of recommendation sent to the Selectmen has been withdrawn. Mr. Carlucci updated the Board. He stated that after speaking with Developer Mark Howe, Town

Engineer Mike Angeri, and Superintendent of Streets Craig Hughes, it was agreed that Mr. Howe would request documentation from his engineer, to confirm that the required maintenance has been performed as required in the Operation & Maintenance Plan and for costs of such maintenance. The Board will revisit this at the next meeting on April 27.

D. Chapter 61A Property, Dedham Street – Lots 92-1B, 92-2 and 92-3

Mr. Carlucci reported that he had spoken with Mark Howe who is representing Calumet Corp., the prospective buyer. He said that the property is scheduled to be staked to delineate the property lines, so the Board Members can visit the site in order to be able to make a determination as to whether the Planning Board's recommendation to the Board of Selectmen would be to exercise its right of first refusal property, or not. Henry Faulkner reported that the Open Space Committee has recommended against purchasing the property.

E. 63/65 Count Street, 40B

Gino Carlucci reported that the 40B development proposed for this site is a very preliminary. It is a 39-unit apartment building that sits on 2 acres. It is basically 2 buildings connected in the rear, with 68 parking spaces in the back. There is a large retaining wall and stormwater facilities within 100 feet of the wetlands. The buildings and parking are outside of it. The developers have not yet applied to the state for a Project Eligibility Letter.

F. Master Plan Update

Ms. Hall is reviewing and noting necessary updates along with some suggestions that will be forwarded to Ms. Chirico.

4. Adjournment

At 8:55 PM Ms. Lisbon made a motion to adjourn. It was seconded by Ms. Shue. The motion passed 5-0.