



PLANNING BOARD
DOVER, MASSACHUSETTS

TOWN OF DOVER
RECEIVED

2019 JUN 27 P 3: 10

TOWN CLERK

PRELIMINARY PLAN DECISION

**PRELIMINARY PLAN APPROVED HAVEN MEADOWS SUBDIVISION
DOVER, MASSACHUSETTS**

Dates of Meetings: March 11, 2019, March 25, 2019, April 22, 2019, June 10, 2019
and June 24, 2019

Date of Decision: June 24, 2019

This is to certify that the Dover Planning Board (“the Board”) has granted tentative approval, with modifications, of the Haven Meadows subdivision in accordance with Section 248-8 D of the Dover Code pertaining to Subdivision of Land, given under the provisions of Section 81-S, Chapter 41 of the General Laws and subject to further terms and conditions enumerated below. This tentative approval does not grant permission for any construction, but rather a definitive plan must be submitted and approved before any construction is authorized.

The preliminary subdivision plan (“the Plan”), entitled “Haven Meadows” was most recently revised on May 28, 2019 (the original plan set was dated February 7, 2019). The Plan consists of eleven (11) sheets and was prepared by Cheney Engineering, Inc. of Needham, Massachusetts, numbered as follows with additional titles, if any, as follows:

SHEET

<u>NO.</u>	<u>TITLE</u>
1.	Cover Sheet, Sheet 1 of 11
2.	Existing Conditions Plan “PT-1”, Sheet 2 of 11
3.	Existing Conditions Plan “PT-2” Sheet 3 of 11
4.	Alternative Layout Plan “PT-1”, Sheet 4 of 11
5.	Alternative Layout Plan “PT-2”, Sheet 5 of 11
6.	Layout Plan, “PT-1”, Sheet 6 of 11
7.	Layout Plan, “PT-2”, Sheet 7 of 11
8.	Grading and Drainage Plan “PT-1”, Sheet 8 of 11
9.	Grading and Drainage Plan “PT-2”, Sheet 9 of 11
10.	Street Layout Utility & Profile Plan, Sheet 10 of 11
11.	Detail Sheet, Sheet 11 of 11

In addition, the applicant provided the Planning Board with a plan showing aquifers, Zone 2’s, Interim Wellhead Protection Areas and an Environmental Impact Statement. Comments were also received from Karina Corrigan, Town Engineer, Superintendent of Streets, Board of Health Agent, several abutters, an attorney representing abutters, and the applicant’s attorney.

OWNER/APPLICANT

The owners of the property are as follows:

Patrick and Karina Corrigan, 25 Haven Street
Gerard and Rachel Benson, 8 Haven Terrace

TERMS AND CONDITIONS

The Planning Board tentative approval is subject to the following terms and conditions: the definitive plan shall comply with the Subdivision Control Law and the Subdivision Rules and Regulations of the Town of Dover, as modified by any waivers granted by the Board.

1. This approval shall be subject to the restriction that a maximum of 6 lots (including the 2 existing houses) resulting in a net increase of 4 additional lots that may be created within the subdivision. No lot shall be further subdivided.
2. The definitive plan and all development shall comply with the Zoning Bylaws and other Bylaws and regulations of the Town of Dover.
3. Following negotiation with the Board of Selectmen for permission to do so, the definitive plan shall include a detailed plan, at applicant's expense, for improving Haven Terrace between Haven Street and the new subdivision roadway in compliance with Planning Board subdivision road standards, including stormwater management.
4. Consideration shall be given to moving the aboveground utilities underground between Haven Street and the underground utilities for Haven Meadows. An analysis of the pros and cons of doing so shall be submitted to the Board.
5. A landscape/screening plan shall be submitted as part of the definitive plan to reduce aesthetic and lighting impacts on abutters. The plan shall include "no cut" zones where appropriate, including but not limited to, buffers around the perimeter of the subdivision.
6. A stormwater management plan for the subdivision (including the portion of Haven Terrace between Haven Street and the new roadway) shall comply with or exceed the Town's Stormwater Management Bylaw as well as the subdivision regulations (Section 248-13), using the most current accepted stormwater runoff calculation method.
7. The proposed easement between the end of the Haven Meadows road and the abutting Town conservation land shall be more fully developed in the definitive plan with a trail head and constructed trail of stone dust, mowed grass or other pervious material as may be approved by the Conservation Commission.
8. An easement for emergency vehicles access only through Lot 1 from Haven Street to the new subdivision road shall be included on the definitive plan. The connection between the existing driveway and the Haven Meadows roadway need not be paved but shall be constructed of materials adequate to support the passage of emergency vehicles.
9. A safety plan for Haven Terrace during construction that is acceptable to the Police and Fire Chiefs shall be provided as part of the definitive plan submittal. It shall include an access plan for construction vehicles.

WAIVERS

Waivers cannot be formally granted at the preliminary plan stage. However, in order to allow the applicant to prepare and submit a definitive plan for a dead end street, the Board hereby indicates it will consider positively a waiver of Section 248-12 E Dead End Streets. The Board notes that the dead end option is in the best interests of the Town because it represents significantly reduced impacts on the wetlands and on abutters, and provides significantly reduced impervious surface. It also provides less roadway to plow and maintain in the event the road is accepted by the Town.

On a motion made and duly voted to approve the preliminary plan, the vote was 4-1 in favor as follows:

Carol Chirico, Chair	Yes
Henry Faulkner	Yes
Carol Lisbon	Yes
Mark Sarro	Yes
Jody Shue	No

DOVER PLANNING BOARD

Carol H. Chirico
Carol Chirico, Chair

Henry B. Faulkner
Henry Faulkner

Carol Lisbon
Carol Lisbon

Mark Sarro
Mark Sarro

Jody Shue
Jody Shue

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

On this 24th day of June ²⁰¹⁹~~21~~, before me, the undersigned notary public, appeared Carol Chirico, Henry Faulkner, Carol Lisbon, Mark Sarro and Jody Shue, proved to me through satisfactory evidence of identification, which were driver's licenses, to be the persons whose names are signed on the preceding document in my presence.

Susan E. Hall
Susan E. Hall

My commission expires  **SUSAN E. HALL**
Notary Public
Commonwealth of Massachusetts
My Commission Expires January 4, 2024