

Planning Board – Town of Dover
Site Plan Modification Decision
14 Dedham Street



PLANNING BOARD
DOVER, MASSACHUSETTS

As Conditionally Approved
March 13, 2017

TOWN OF DOVER
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TOWN CLERK

**SITE PLAN MODIFICATION DECISION OF THE PLANNING BOARD
UNDER ZONING BYLAW
TOWN OF DOVER, MASSACHUSETTS
ON THE PETITION OF DAVE HARRINGTON AND JOHN DUFFY**

Applicant/Property Owner: Greater Heights Realty Trust/Craig Rafter
266 Main Street, Suite 34
Medfield, Massachusetts 02052
Site Address: 14 Dedham Street
Assessor's Map/Parcel: Map 11, Parcel 36
Relief Sought: Modification of Site Plan Decision of May 9, 2016 to allow for
lighting of rooftop sign

BACKGROUND

At the Planning Board meeting of March 13, 2017, Dave Harrington, accompanied by Mr. Rafter, presented his case to allow lighting of the roof sign at the Dunkin Donuts location at 14 Dedham Street. He explained that he believed the sign was not visible in the dark.

Condition (20) (b) of the May 9, Site Plan Decision for this site states:

(b) The sign on the front of the building shall be lit by a downward-casting gooseneck light(s). The rooftop sign shall not be lit.

Accordingly, the applicant requested that the prohibition on lighting the rooftop sign be removed. He presented some sample lights for the Board's consideration, ultimately proposing a slim light with a minimal black casing to match the black background of the roof sign. The light would be approximately 6 feet long, and it would hang slightly above and in front of the sign and shine white light only downward onto the sign face in accordance with Section 185-35 of the Zoning Bylaw.¹

¹ See Exhibits 1 and 2 for representations of designs similar to proposed.

MODIFICATION DECISION

After some discussion, the Planning Board agreed to a minor modification of the Site Plan Decision of May 9, 2016 by striking Condition (20) (b) of the May 9, Site Plan Decision and replacing it with the following:

- (b) The sign on the front of the building shall be lit by a downward-casting gooseneck light(s). The rooftop sign may be lit with a light of a design substantially similar to the one proposed at the Planning Board meeting of March 13, 2017. The light shall cast white light downward only on the face of the sign and may be lit only during the hours of operation of the business.

All other conditions of the original decision of May 9, 2016 shall remain in effect.

The vote was as follows:

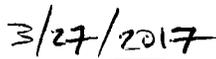
Mark Sarro	Yes
Henry Faulkner	Yes
Carol Lisbon	Yes
Jody Shue	Yes

PLANNING BOARD OF DOVER

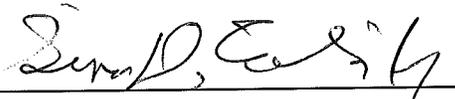
(acting under the Dover Zoning Bylaw, Section 185-35 in effect at the time of the Application)



Mark Sarro, Chairperson



Date

I, , Consulting Planner for the Town of Dover certify that copies of this decision have been filed with the Dover Town Clerk and the Planning Board on 3/30, 2017.



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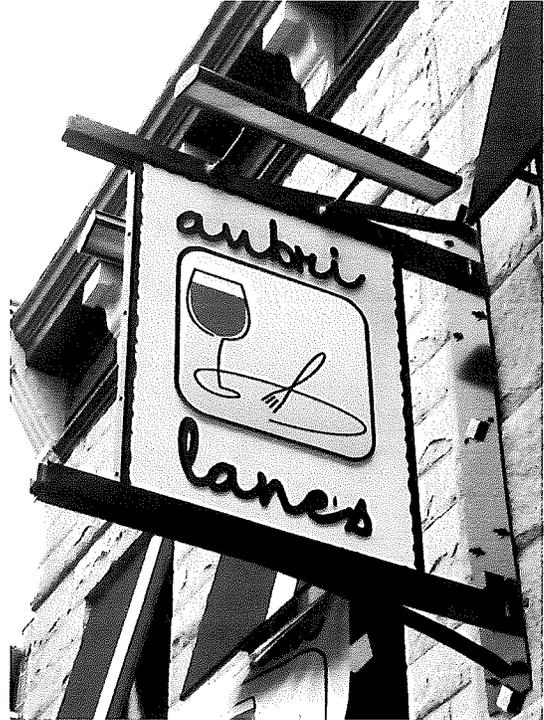
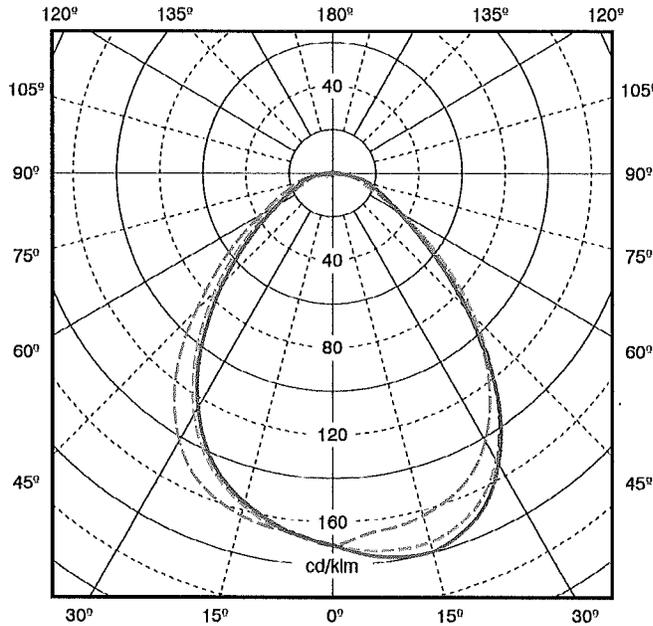
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