



DOVER PLANNING BOARD

Meeting Minutes

7:00 PM

January 9, 2023, Approved as Submitted, March 27, 2023

Held Remotely Via Zoom

Members Participating: Carol Lisbon, Bill Motley, Jody Shue, George Sidgwick and Scott Freedman.

Associate Member: Val Lin.

Others Participating: Interim Town Planner Laura Harbottle; Ted Brovitz, Brovitz Community Planning and Design, 28 Cricket Lane, Marshfield, MA. 02050; Gordon Kinder, Warrant Committee member, 162 Pine Street; Jonathan Fryer, 16 Haven Street

Opening: Chair Carol Lisbon called the meeting to order at 7:02 PM.

I. New/Special Business:

a. Village Center Initiative

Ms. Lisbon welcomed Mr. Brovitz, Mr. Kinder, and Mr. Fryer. Mr. Brovitz reported that the design workshop that was held on December 10 was very well attended and produced a lot of great input and feedback from attendees. Ms. Shue and Mr. Motley commended the team that conducted the workshop. Mr. Brovitz told the Board he has drafted a Village Center Bylaw, that would include rezoning the Town Center. The new district will replace the current Business (B) District and all references to the Business (B) District in the Zoning Bylaws would be changed to Village Center.

The purpose of the Village Center District (VC) would be to:

- Promote live/work development in Dover's Village Center encouraging a mixed-use environment that is less automobile dependent and more pedestrian friendly.
- Allow for a diverse mix of commercial, residential, and civic uses for residents,

workers, and visitors at an appropriate scale for the Village Center.

- Permit infill development and conversion of existing buildings in a manner that maintains or extends the traditional village center pattern, architectural character, pedestrian orientation, and historic context.
- Minimize functional conflicts between residential and non-residential uses within the district and between abutting districts.
- Encourage vibrant public and publicly oriented private open spaces that enhance the district by reinforcing pedestrian activity and social gatherings.
- The Table of uses has minimal changes. The Business District will be renamed Village Center District and the single-family homes will be eliminated.

Mr. Brovitz presented the remaining sections of the new bylaw, which included the following requirements for the VC Zone:

- A site plan must be filed for new construction, redevelopment or change of use.
- Street-facing facades shall have architectural interest (bay windows, columns, door surrounds, etc.) A 20' area between the street and facade will be protected as a "Build-To Zone." Taller buildings shall be set back or stepped back from the street right-of-way line.
- Vegetated buffers of 20' in depth or opaque fencing and a 25' setback may be required adjacent to residential zoning districts.
- Outdoor Amenity Space such as courtyards, gardens, pedestrian walkways sidewalk cafés or rooftop terraces of 15% of the lot is generally required. otherwise specified. This requirement may be achieved through a combination of Outdoor Amenity Spaces.

Mr. Brovitz also discussed parking and landscaping standards.

- Parking facilities will provide support for a human-scaled environment and minimize sidewalk interruptions and conflict points with pedestrians. Encourage the use of walking and bicycling in lieu of motor vehicles

b. Other Initiatives

- **MBTA Communities Action Plan**

Ms. Harbottle reported that in January 2021, the State Zoning Act was amended to obligate towns with commuter rail, light rail, subway or bus routes inside their boundaries or in an adjacent town to adopt zoning for moderately high-density multi-family development. The purpose was to increase production of housing, particularly in locations convenient to transit. The new law requires towns to adopt zoning, but does not require construction of any new housing.

When the initial guidelines were published in 2022, many small communities protested that they were unrealistic. The guidelines were amended with a new category for “Adjacent Small Towns.” Dover was included in this group because of its small population and lack of commuter rail stations, and has fewer requirements than many other communities.

The State has indicated that communities that do not comply with the new law won't be likely to receive large grants such as MassWorks, Housing Choice Initiative or the Local Capital Projects Fund. MassWorks is often used to fund infrastructure like culverts, bridges, sidewalks, and road safety improvements in small communities.

At this time, the only requirement is for Dover to submit an Action Plan by January 31. The Board discussed the matter and agreed to vote on submitting the Action Plan.

Ms. Lisbon made a motion to approve submission of the Action Plan for MBTA communities as presented by Ms. Harbottle; seconded by Ms. Shue. The motion passed by a voice vote of 5-0.

II. Updates

a. Floodplain Bylaw Amendment

Mr. Freedman shared a presentation that he and Ms. Harbottle created to be presented to the residents at Town Meeting. The purpose of this amendment is to allow the Town to continue to qualify to participate in the National Flood Insurance Program. The update includes designation of a Floodplain Administrator and adoption of several new standards. It also contains new definitions and clarifications on work limitations with flood zones.

b. Water Resource Working Group

Mr. Sidgwick updated the Board on the status of the working group. He reported that the Town had hired a consulting firm, CDM Smith, to study the Town's water supply issues. Some of them are water quality, water supply volume, current aquifer status, and new water resources. A cost benefit analysis will include many options for the Town.

III. General Town Business

a. Annual Town Report

Ms. Lisbon made a motion to approve the Annual Town Report as conveyed; seconded by Ms. Shue. The motion passed by a voice vote of 5-0

b. Approval of Minutes

Ms. Lisbon made a motion to approve the December 19, 2022 minutes as submitted; seconded by Ms. Shue. The motion passed by a voice vote of 5-0.

Adjournment:

At 9:44 PM Ms. Lisbon made a motion to adjourn; seconded by Mr. Motley. The motion passed by a voice vote of 5-0.