



DOVER PLANNING BOARD

Meeting Minutes

7:00 PM

February 27, 2023, Approved as Submitted, April 3, 2023

Held Remotely Via Zoom

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

Associate Member: Val Lin.

Others Participating: Interim Town Planner Laura Harbottle; Planning Assistant Sue Hall; Warrant Committee Member Gordon Kinder; Vardhan Srinivasa, 5 Haven Terrace; Eleanor Herd, 7 Haven Terrace; John D'Souza, 10 Haven Terrace; Elizabeth Devine, 17 Haven Terrace; Rachael Motley, 8 Haven Street; Jonathan and Mary Jane Fryer, 16 Haven Street; Brian O'Connor, 19 Haven Street; Justine Kent-Uritam, 23 Haven Street; John Benson, 24 Haven Street; Danielle O'Connell, 25 Haven Street; Kyle and Heather McBurney, 26 Haven Street; Daniel Cook, 30 Haven Street; Doug Lamont, 34 Haven Street; Henry Spalding, 52 Haven Street; Bruce Hain, 6 Buttercup Lane; Jeanne Lukenda, 2 Meeting House Hill Road; Bente Sears, 5 Meeting House Hill Road; and Nicole Seferian, 13 Meeting House Hill Road

Opening: Chair Carol Lisbon called the meeting to order at 7:02 PM. She read the guidance issued by Governor Baker regarding the Open Meeting Law and remote participation.

I. New/Special Business:

a. Modification to an Approved Site Plan, 16 Haven Street

Ms. Lisbon announced that Board member Bill Motley had recused himself due to a possible conflict of interest as a close neighbor. Ms. Harbottle said that in her opinion, and the opinion of Town Counsel, Mr. Fryer's request constitutes a new application,

not a modification to the approved plan. Ms. Harbottle presented the following items to support this:

- The car club building is proposed to be approximately twice the size of what was approved. In addition to other considerations, the larger building may eliminate land required for a well and septic system.
- The architectural style of the new building is strikingly modern and very different from the traditional style of the approved building and of buildings in the area.
- The increased roof size will result in additional stormwater. An infiltration system is proposed which was not shown on the previous plan. No information was provided to support the size or location.
- Additional land area which is part of 20 Haven St. is included in the new site plan.
- The driveway is wider and the number of parking spaces has been significantly increased.
- The new plan shows a very tight space for screening parking from 20 Haven St.

Mr. Fryer stated that he feels that it is a modification to the approved plans because the modifications are all within the zoning bylaw requirements.

Comments and concerns from the public included the following:

- A sidewalk should be constructed on Haven Street from Centre Street to Church Street
- Speed bumps should be installed in the same area as the sidewalk
- Traffic study should be conducted in the same area as the above-mentioned stretch of Haven Street
- Most abutters are down gradient from the proposed project and are concerned about contaminants from car fluids.
- Concerns with noise from gatherings and car engines

Ms. Lisbon made a motion to find the Site Plan of Land for Lot 1C - Haven St. for Jonathan Fryer, Sheets 1-4 dated December 22, 2022 by Joyce Hastings, PLS and Robert Truax, PE represents a substantial change from the Site Plan dated June 5, 2006 with revisions through September 9, 2022, and to require the applicant to file an application for a Preliminary Plan as a first step if he wishes to seek

approval of the changes shown on the December 22, 2022 plan, seconded by Ms. Shue.

The motion passed by a voice vote of 4-0 (Mr. Motley had previously recused himself.)

Mr. Motley joined the meeting at approximately 7:40 P.M.

II. Town Meeting Warrant Articles Update

The Planning Board briefly reviewed the language of the final drafts of the Floodplain district and ADU zoning amendments.

Ms. Lisbon moved to approve the final draft of the Floodplain district article. Mr. Motley seconded. The motion passed by a voice vote of 5-0.

Ms. Lisbon moved to approve the final draft of the Accessory Dwelling Unit article. Mr. Motley seconded. The motion passed by a voice vote of 5-0.

1. III. General Town Business

Ms. Lisbon indicated that the March 6 Planning Board meeting would be canceled. Ms. Lin mentioned that the Tree Preservation Committee would hold a second public forum on Saturday, March 11.

Adjournment:

At 8:19 PM Ms. Lisbon made a motion to adjourn; seconded by Mr. Motley. The motion passed by a voice vote of 5-0.