

DOVER WARRANT COMMITTEE
Minutes of the March 1, 2023 Meeting

Members in attendance: Jerry Chen, Melissa Herman, Cam Hudson, Gordon Kinder, Sara Cadena Kinney, Janet McCormick, Steve Migausky, Peter Smith

Others in attendance: Jody Shue & Carol Lisbon, Planning Board; Rick Garron; Woody Weiss

Location: on-line, via Zoom

Ms. Herman called the meeting to order at 7:02 pm.

Article 18: Floodplain District Bylaw

Ms. Lisbon explained that Dover needs to amend its floodplain bylaw to conform to the latest State model in order for residents to avail themselves of the National Flood Insurance program. She estimates that 30-40 properties lie within the floodplain areas. The amendments address new requirements, definitions, and clarifications. A 2/3's vote at Town Meeting will be required. Ms. Cadena Kinney noted that the floodplain maps can be viewed on the FEMA website.

Article 19: Accessory Dwelling Unit Bylaw

Ms. Shue said that Dover already has a bylaw covering Accessory Dwelling Units (ADUs), but that it was passed in 1986 and needs amending. First, it only allows ADUs in homes built before 1986. Second, by bringing the bylaw into conformance with the State's 2021 Housing Choice Bill, changes can be made by a simple majority at Town Meeting, rather than a 2/3's majority.

ADUs are accessory apartments with sleeping, cooking, sanitary facilities, and a separate outside entry. Under the revised bylaw, attached units within a dwelling up to 900 square feet would be allowed by right so long as they meet all other building and sanitary codes. Unattached units in a separate structure, such as over a detached garage, would go through the special permit process. The property owner would be required to live in either the primary or accessory unit, and short-term rentals of either are forbidden. Primary enforcement would be via the building permit process and this bylaw would not retroactively authorize any existing non-conforming units built without permits. Units added under the new bylaw would not affect the Town's affordable dwelling count with respect to Chapter 40B.

Article 29: Install Sidewalk on Cross St.

Mr. Garron lives in Dover and operates Precious Beginnings Preschool at 15 Centre St. He is asking the Town to build a sidewalk on Cross St from the Chickering School grounds to the corner of Centre St. He spoke of the danger for people walking on Cross St., and the advantages of connecting to the existing sidewalk on Centre St. He also said that some Dover residents had inquired about the possibility of Precious Beginnings offering after school programs in the future. The Committee noted that were such a sidewalk built, crossing Centre St. to the preschool would be dangerous given the speed of traffic and the poor sight lines on that curve.

The proposed sidewalk would be approximately 600 feet long. Mr. Garron has asked an engineering firm to come up with cost estimates for design and construction. He believes that there is sufficient room for a five-foot sidewalk between the road and any trees, fences, or walls; important, since Cross St. is a designated scenic road. There are three properties that would be affected – 16 Centre St., 7 Cross St., and 11 Cross St. – who would presumably be required to either grant an easement or accept a taking by eminent domain. Mr. Garron was advised to get assurances from the owners that they will not contest such easements or takings.

Other Business

After a minor edit, Mr. Kinder moved that the minutes of February 17, 2023 be approved, seconded by Mr. Smith. The motion passed 8-0-0.

Ms. Herman informed the Committee that Mr. Ursitti has resigned. Mr. Smith moved that Dr. Weiss be appointed to fill the vacancy, seconded by Mr. Hudson. The motion passed 8-0-0.

The Committee has received two Prior Notices from the Fire Department: \$20,000 for vehicle maintenance and \$20,000 for equipment maintenance. Mr. Smith has the details if and when a Reserve Fund Transfer is requested.

There being no further business a motion was made to adjourn, seconded by unanimous proclamation. The meeting adjourned at 9:14 pm.

Respectfully submitted,
Peter Smith, Secretary