



DOVER PLANNING BOARD

Meeting Minutes

7:00 PM

April 25, 2022, Approved as Amended, June 6, 2022

Held Remotely Via Zoom

Members Present: Carol Lisbon, Jody Shue, George Sidgwick, Bill Motley, Scott Freedman (arrived at 7:45 pm) and Val Lin

Guests: Gerald Clarke, Justine Kent-Uritam

Opening: Chair Carol Lisbon, called the meeting to order at 6:15 PM. She read the guidance issued by Governor Baker regarding the Open Meeting Law and remote participation.

I. Review of Town Meeting Articles

- a. Article 18: Accessory Dwelling Units. There was a discussion about several terms in the draft bylaw that were highlighted by the Zoning Board of Appeals during their meeting of April 13 and subsequently detailed in their letter of 4/21 to the Planning Board, Board of Selectmen and Board of Health. The letter raised concerns around the process of development of this bylaw, a change in the SPGA, the maximum size of an ADU, the as-right definition per MGL Ch.40a, parking requirements, and having various sections of the bylaw that require majority or 2/3 approval in the same article. The letter also expressed concern about the impact of additional housing units on Dover's water supply and the process by which the Board of Health would approve an ADU. Ms. Lisbon thanked Ms. Shue for attending the 4/13 meeting. She also shared with the Board a conversation she had with Mr. Fryer the week before during which assurances were given that the process moving forward would be inclusive. Dr. Clarke informed the Planning Board that the draft bylaw of 4/14/22 as written was acceptable to the Board of Health.

The Planning Board members all expressed a desire to revisit the details of the bylaw and to work with the ZBA to put forth a revised draft at the next Town Meeting.

Ms. Lisbon made a motion to withdraw Article 18 from the 5/2/22 Town Meeting consideration. The motion was seconded by Ms. Shue and passed by a voice vote of 4-0.

- b. Article 19: Flood Plain. The bylaw and presentation will have a final review with the Town Planner prior to Town Meeting.
- c. Article 20: Easements. There was a quick review of the article and presentation. Ms. Lisbon noted that based upon a conversation with the Town Planner, a few affected residents did call into the Planning Board by that no objections were expected. Ms. Kent-Uritam shared that the Open Space Committee supports this article and that these easements are already in place so do not involve the taking of any land, and that most link up to other trails.
- d. Article 21: Table of Uses. The final draft was reviewed, and it was noted that a change needed to be made given the Board's decision to withdraw Art. 18 ADUs.

Ms. Lisbon made a motion to amend the draft bylaw by removing the definition of PB in Section 185-9 and removing the change in Section 185-10 line 31. The motion was seconded by Ms. Shue and passed by a voice vote of 4-0.

- e. Article 22: Definitions. The final draft was reviewed and it was noted that a change should be made.

Ms. Lisbon made a motion to amend the draft bylaw by changing the definition of Building Height to "the vertical distance between the top of the foundation at average finished grade and the highest ridge point on the building." The motion was seconded by Ms. Shue and passed by a voice vote of 5-0.

Adjournment: At 7:56 PM Ms. Lisbon made a motion to adjourn; the motion was seconded by Ms. Shue. The motion passed by a voice vote of 5-0.