



DOVER PLANNING BOARD

Meeting Minutes

7:00 PM

May 9, 2022, Approved as Submitted, June 6, 2022

Held Remotely Via Zoom

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

Associate Member: Val Lin

Others Participating: Planning Assistant Sue Hall; Rick Benoit, South Shore Gunite Pools; Dennis Jenkins, 17 Main Street; Thomas Danielski, 5 Valley Road; and Tom Heer, 5 Park Ave.

Opening: Carol Lisbon Chair, called the meeting to order at 7:03 PM. She read the guidance issued by Governor Baker regarding the Open Meeting Law and remote participation.

I. Regular Business:

a. Approval of Minutes for May 2, 2022

Ms. Lisbon made a motion to approve the minutes for May 2, 2022, as submitted; the motion was seconded by Mr. Motley and passed by a voice vote of 5-0.

b. The approval of minutes for April 25, 2022 meeting minutes were postponed to May 23, 2022.

II. New/Special Business:

a. 17 Main Street, Site Plan Review

The applicants, Dennis and Sherlyn Jenkins, are proposing to construct a pool in their rear yard. The pool will be served by a landscaped patio and will be fenced for safety. The pool equipment will be located adjacent to the principal structure. Mr. Jenkins stated that all lighting will face towards the house and will be positioned inside the pool.

Ms. Lisbon made a motion to approve, the Preliminary Site Plan by Anthony Dellorco and Daniel Merrikin, last dated 3/15/22, subject to the following conditions:

- 1. Prior to the issuance of a building permit, minor modifications to the site plan may be approved administratively by the Planning Board Chair.**
- 2. No exterior lighting serving the accessory structure shall cast onto neighboring properties.**
- 3. The pool shall be filled via water truck.**

The motion was seconded by Ms. Shue and passed by a voice vote of 5-0

b. 5 Valley Road, Site Plan Review

The owners, Margaret and Thomas Danielski, are proposing to construct a 20' x 40' pool, 7' x 7' spa, and a 12' x 20' storage shed. Mr. Danielski explained the reason for a temporary access road is to aid in getting equipment to the construction area. The access road will be located between the driveways that serve 5 Valley Road and 5A Valley Road. The access road will be returned to its natural state after construction is complete. The pool will be enclosed by a 4' wildlife-friendly safety fence. There will be 2 lights installed in the pool. Mr. Sidgwick asked the applicant to explain the 150 ft. buffer line shown on the plan. Mr. Danielski explained that the Dover Conservation Commission attempted to amend the wetland buffer zone line to 150 ft. at the 2022 Town Meeting, but it did not pass and remains at the 100 ft. distance.

Ms. Lisbon made a motion to approve, the Preliminary Site Plan by C&G Survey Company, stamped and signed by Michael Clancy, last dated 8/31/20, received April 14, 2022; Construction Drawings by Phelan Engineering, stamped by William M. Phelan, dated March 21, 2022 received on April 14, 2022, subject to the following conditions:

- 1. Prior to the issuance of a building permit, minor modifications to the site plan may be approved administratively by the Planning Board Chair.**
- 2. No exterior lighting serving the accessory structure shall cast onto neighboring properties.**
- 3. The pool and spa shall be filled via water truck.**

III. General Town Business

a. Town Meeting Review

Ms. Lisbon reviewed all articles and the status of them as follows:

- Article 19, Floodplain Overlay District was pulled from the warrant because FEMA has been delayed in amending the maps. The Maps will not be updated until winter 2023, so the Floodplain Overlay District article will be on the warrant of the 2023 Town Meeting
- Article 20, Acceptance of Easements was pulled from the warrant due to many concerns from citizens not being able to understand and feel comfortable accepting them. Town Counsel will did not have an opportunity to do a complete review of the article. The Board will invite Town Counsel to a Planning Board meeting at a later date so residents would be able to get their questions answered.
- Article 18, Accessory Dwelling Units was pulled from the warrant because of many concerns. This article will be a number one priority moving forward. Town Counsel will review a letter sent to the Board from Alan Fryer, Chairman of the Zoning Board of Appeals and to clarify Board of Health concerns. The Board will review the Town of Wellesley's Accessory Dwelling Unit bylaw.
- Article 21, Modernization of Table of Uses passed
- Article 2, Update to Definitions passed.

b. 16 Haven Street, Explanation of Hearing

Not sure of the details and how much needs to be said

Adjournment:

At 8:07 PM Ms. Lisbon made a motion to adjourn; the motion was seconded by Mr. Freedman. The motion passed by a voice vote of 5-0.