



DOVER PLANNING BOARD

Meeting Minutes

7:00 PM

May 23, 2022, Approved as Submitted, June 6, 2022

Held Remotely Via Zoom

Members Participating: Jody Shue, Acting Chair; George Sidgwick; Scott Freedman and Bill Motley. Carol Lisbon was not present.

Associate Member: Val Lin

Others Participating: Planning Assistant Sue Hall, Brian Windol, 25 Rocky Brook Road; Bruce Tis, 20 Rocky Brook Road

Opening: Jody Shue, Acting Chair, called the meeting to order at 7:05 PM. She read the guidance issued by Governor Baker regarding the Open Meeting Law and remote participation.

I. Regular Business:

a. Approval of Minutes

Minutes for April 25, 2022 and May 9, 2022 were postponed to May 23, 2022.

II. New/Special Business:

a. Town Elections

Ms. Shue congratulated Mr. Freedman and Ms. Lin for their win in the Town election

b. Interim Planner

Ms. Shue welcomed Laura Harbottle as the new interim planner.

The Board reviewed Ms. Harbottle's contract and approved it as written. The vote was unanimous with a 4-0 vote.

c. 25 Rocky Brook Road, Site Plan Review

The owner, Brain Windhol wishes to construct a 12" x 20' shed/workshop in their rear yard for year-round use with electricity, insulation and a "pot belly" stove as a heating source. The structure will have an open floorplan and will be used as a workshop and place for shared family activities and hobbies. The shed will replace one currently on site. The foundation will be pilings that comply with the building code. An abutter, Mr. Tis asked if there were going to be any trees removed and Mr. Windol stated that there were none being removed, in fact the plan is to add additional plantings after construction is completed. Mr. Tis also inquired about what the exhaust for the "pot belly" stove would be? Mr. Windol stated that it would be whatever is required according to code. There will be no human occupancy.

Ms. Shue made a motion to approve, the Preliminary Site Plan, dated 4/14/22, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit an amended site plan indicating the location of the septic system relative to the proposed shed/workshop, subject to the review and approval of the Planning Board Chair.**
- 2. Prior to the issuance of a building permit, minor modifications to the site plan may be approved administratively by the Planning Board Chair.**
- 3. No exterior lighting serving the accessory structure shall cast onto neighboring properties.**

The motion was seconded by Mr. Motley and passed by a voice vote of 4-0

III. General Town Business

The Board introduced themselves individually to the new interim planner, Laura Harbottle

Adjournment:

At 7:50 PM Ms. Shue made a motion to adjourn; the motion was seconded by Mr. Freedman The motion passed by a voice vote of 4-0.