



## **DOVER PLANNING BOARD**

### Meeting Minutes

7:00 PM

July 24, 2023, Approved as Submitted, August 14, 2023

Held Remotely Via Zoom

**Members Participating:** Carol Lisbon, Jody Shue, and Bill Motley

**Associate Member:** Val Lin

**Others Participating:** Planning Assistant Sue Hall; Jonathan Marston, 3 Sanger Circle, Dover; James Stuart, 260 Dedham Street, Dover; Jonathan Klandrud, 6 Pine Road, North Hampton, NH; Karen Sebastian, 44 Leonard Street, Waltham, MA; Andrew Miller, Walpole, MA

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

### **I. Site Plan Reviews**

#### **a. 14 Dedham Street, FallingWater Scapes, Water Feature**

Mr. Marston, applicant, designer and principal of FallingWater Scapes explained the intention at first was to do some repairs of the existing water feature, but realized once the repairs were started, it was much more involved. Ms. Lisbon advised Mr. Marston to submit an application for a modification to the original approved decision dated April 8, 2019. Mr. Marston presented new designs and a lighting plan for the renovation, using the same materials while rearranging the structure and adding a koi/fish pond. The new design significantly reduces the height as there will be no vertical urns. Pond lights will be underwater and there will be downward bollard lights for lighting the walkway.

**Ms. Lisbon made a motion to approve the application as submitted with the following conditions:**

**(1) Any future modifications, including any changes to the lighting plan approved in this decision, shall be reviewed and approved by the Planning Board prior to any work being performed. Ambiance lighting in the pond and bollard lights around it for safety can be on dusk to dawn. Bollard lights are to be shielded and downward facing.**

**(2) The water pond will be maintained and repaired in a timely manner. Should it be non-operational for more than 2 weeks, the water will be drained.**

**(3) All conditions from the April 8, 2019 Site Plan Review Decision remain in effect, except those superseded by this decision.**

**(4) All conditions conveyed by the Board of Health must also be implemented.**

**Seconded by Ms. Shue. The motion passed by a voice vote of 3-0.**

### **b. 5 Wilson's Way, Pool**

This discussion was a continuation of a site plan review started at the Planning Board's meeting on June 21. At that time there were some concerns voiced by Dr. Poor, 313 Dedham Street, an abutter to the project. After discussing them, Ms. Lisbon suggested that a site visit would be helpful to understand Dr. Poor's concerns. A site visit took place on July 17 with board member George Sidgwick, Andrew Miller (property owner 5 Wilson's Way) Jonathan Klandrud (builder), Karen Sebastian (landscape architect), and Christina Poor (abutter, 313 Dedham St). A memo was written by Mr. Sidgwick with details of the visit:

#### "Background

A site visit was conducted at 5 Wilson's Way on 7/17/23 to assess their pending pool application and resultant abutter concerns. The abutter at 313 Dedham Street is principally concerned with the proposed fence marring the forest view from their home.

#### Visit

The visit was conducted at 3:30 on 7/17/23 at 5 Wilson's Way with Andrew Miller (Wilson's Way resident) Jonathan Klandrud (builder), Karen Sebastian (landscape architect), Christina Poor (abutter, 313 Dedham St) and George Sidgwick (myself, Planning Board member) in attendance. I later visited the abutter's property with her at 313 Dedham Street. We walked the 5 Wilson's Way pool site and area for the proposed fence and reviewed plans that detailed the fence's planned location with proximities to neighboring homes.

The location of the section of proposed fence in question is beyond the pool site on a small flat strip of land behind a small stone ridge such that the stone ridge obscures

most of the fence from those standing in the backyard of 5 Wilson's Way. The abutter is concerned that from their home, the fence will be clearly seen, unsightly, and detract from their view of the forested area behind their home. The fence's proposed location is approximately at eye level and ~400-450' from the abutter's home. While the view of the home and proposed fence area is currently largely obscured, the abutter is concerned about its prominence during the winter months when the largely deciduous forest is bare.

A brief discussion occurred regarding the possibility of plantings on the abutter's side of the fence to obscure their view of the fence. Upon initial discussion, this seemed a reasonable compromise that both sides may find amenable. Photos are available to view in the Planning Board office."

**Ms. Lisbon made a motion to approve the plan entitled Lot 3 Wilson's Way Pool and Landscaping Plan of Land in Dover, MA prepared by John F. Glossa PE, Glossa Engineering, Inc. dated 10/6/2020, with the following conditions:**

- (1) Any future modifications including installation of lighting shall be reviewed and approved by the Planning Board.**
- (2) The pool shall be filled via water truck.**
- (3) If a pool house or similar new accessory structure is installed of a size that requires a building permit (greater than 200 sq. ft.), permitting approvals shall be handled accordingly.**
- (4) This approval of the site plan submitted dated 10/6/2020 with a 6/2/2023 approval by John Glossa is subject to final review and corrections by the various Town boards and committees, including the Board of Health, Town Engineer and Building Inspector.**
- (5) Minor modifications to the site plan may be approved administratively by the Town Planner/Planning Board chair.**

**Seconded by Ms. Shue. The motion passed by a voice vote of 3-0.**

## **II. Other Business**

### **a. FY 2024 Initiatives**

- 1) Ms. Lisbon and Ms. Shue met with Jeff Davis, Dover's consultant on the MBTA Communities Act. Mr. Davis has issued a preliminary report that will be distributed to the Board along with Ms. Shue's summary of the meeting.

- 2) Ms. Lin updated the Board on the Tree Preservation Committee's progress and reported that they will be applying for Tree City designation in the Fall. Ms. Lin continues to work with Kevin McCabe, DPW Director, and Jason Belmonte, Board of Health agent, on integration of various Tree Report recommendations into the new stormwater management bylaw. Online resources will be added to the Planning Board's webpage once support resources are available.

### **III. Chair Updates**

- a. Ms. Lisbon, Ms. Lin and Bernie Lynch, hiring consultant for the Town Planner position, interviewed 3 candidates on July 12, all of which were very qualified. There will be a follow up interviews on July 27.
- b. An application for a four-house 40B has been submitted to the Zoning Board of Appeals. The project will be built on two contiguous lots on Troutbrook Road, one across the street from those and one around the corner on Edgewater Drive. ZBA has scheduled a meeting for 8/3 to begin the review process.
- c. Pulte Group, a national housing development company, has contacted the Planning Board with a proposal to develop 17+/- acres on Junction Street. The conceptual proposal is to have approx. 100 1- and 2-bedroom units for purchase under of a 40 B, multifamily or a MBTA Community zoning concept. The Conservation Commission has been contacted regarding possible wetlands on the property. An informational meeting will be held August 1.
- d. Ms. Lisbon has met with the new Town Administrator Mike Blanchard, and encourages the Board to introduce themselves to him as well.
- e. The applicant for the solar array at 61 Farm Street and abutters have come to an agreement on a landscape plan, per the decision dated February 15, 2023. It is on file in the Planning Board office.
- f. The Town is still waiting for Commonwealth approval of the two articles that passed at the 2023 Annual Town Meeting.
- g. The Zoning Board of Appeals received an application for a short-term rental/Airbnb unit in Dover. This was the first one since the Planning Board updated the table of use definitions at the 2022 Town Meeting. It was reviewed and approved with conditions at the ZBA meeting on July 10, 2023.
- h. There has been an inquiry regarding an accessory dwelling unit on Walpole Street that would be slightly larger than the 900 sq. ft. by right approved at the 2023 Town Meeting. It was suggested that the ZBA process be used.

## **IV. General Town Business**

### **a. Approval of Minutes**

**Ms. Lisbon made a motion to approve the June 5, 2023 and June 21, 2023 minutes as submitted; seconded by Ms. Shue. The motion passed by a voice vote of 3-0.**

### **Adjournment:**

**At 8:11 PM Ms. Lisbon made a motion to adjourn; seconded by Ms. Shue. The motion passed by a voice vote of 3-0.**