



## **DOVER PLANNING BOARD**

### Meeting Minutes

7:00 PM

August 1, 2023, Approved as Submitted, August 14, 2023

Held Remotely Via Zoom

**Members Participating:** Carol Lisbon, Bill Motley, George Sidgwick

**Associate Member:** Val Lin

### **Others Participating:**

Sue Hall, Dover Planning Assistant

Maria De La Fuente, Medfield Land Use and Planning Director

Jasmin Farinacci, Dover Town Planner designee

Pulte Group and team:

Mark Mamastoianni, VP, Land Planning and Entitlement, Pulte Homes of New England

Essek Petrie, Manager Land Planning and Entitlement, Pulte Homes of New England

Tim Hayes, Bohler Engineering, Civil/ General Engineering and Landscape Architecture

Rich Kirby, LEC, Natural Resource Evaluation, Identification and Analysis

Stephanie Kiefer, S/V Legal Services

Dan Coughlin, Coughlin Environmental Services, Utility Infrastructure Analysis & Design

Dover staff and residents:

John Jeffries, Board of Selectmen

Robyn Hunter, Board of Selectmen

Michael Blanchard, Town Administrator

Dave Haviland, Assistant Town Moderator

Kevin McCabe, DPW Director

Walter Avallone, Building Inspector

Jason Belmonte, Health Inspector

Kay Peterson, Chair, Board of Health

Amey Moot, Open Space Committee and Conservation Commission

Janet Bowser, Conservation Commission Agent

Anna Nagy, 25 Grand Hill Drive, Dover

Kerry Lombard, 146 Farm Street, Dover  
Liz Gibson, 159 Farm Street, Dover

**Opening:** Chair Carol Lisbon called the meeting to order at 6:33 PM. She read the guidance issued by the Commonwealth of Massachusetts, regarding the Open Meeting Law and remote participation. The meeting was interrupted by a “Zoom bomb” and after closing the meeting it was restarted about 10 minutes later. A replay of the meeting is available at <https://www.youtube.com/watch?v=73WbG8KYjU8>.

Ms. Lisbon welcomed the group from Pulte Group of New England. She introduced the Dover land use team and shared the project timeline to-date which included an initial conversation with Mr. Petrie on 7/10 and communication between Pulte and the Conservation Commission agent during that week.

Mr. Mamastoianni gave an overview of the company. Mr. Petrie reviewed the details of the proposed housing development project. The property is located on Junction Street comprising approximately 17 acres over four lots and is basically a flat wooded area with wetland areas. The property sits between the Medfield town line and the Dover Sherborn Regional School campus, Assessors Map 20 Parcels 005, 009, 010, and 011. It is in the R-2 Residential Zone. There is an existing zoning bylaw that allows for an Overlay District allowing Multifamily zoning by Special Permit and Site Plan Review by the Planning Board. Pulte discussed 3 potential development strategies: a 40B housing development, a MBTA Communities Act zoning bylaw housing project, which would assist the Town in complying with the newly-approved law by the Commonwealth, and a possibility of proposing a new overlay zoning district for multifamily/age- restricted housing. Pulte is very interested in working with the Town, focusing on Dover’s housing needs and the goals established in its 2021 Housing Production Plan.

Pulte will be reaching out to the Conservation Commission to start the ANRAD filing process for wetland delineation and working with the Board of Health on soil testing so that potential leaching field areas can be located. The developer will be reaching out to Medfield to discuss options for sewer and water. It was noted that the Region receives its water from Medfield using a dedicated line. Mr. Petrie stated that the company is very conscientious of sustainability and shared various building techniques and materials they would use.

Ms. Hunter expressed the importance of the land use boards and committees keeping up to date with the current status of this project.

Ms. Lisbon thanked everybody for coming and participating.

The meeting adjourned at 7:31 PM.