



PLANNING BOARD DOVER, MASSACHUSETTS

2 Dedham Street

On August 16, 2024 the Planning Department received a request to amend the recently issued Site Plan Approval on permitted site improvements proposed on the Town Garage property at 2 Dedham Street (Map 11, Lot 36). On May 1, 2024 the Planning Board issued the Approval for the proposed site improvements, which included significant upgrades to the site's stormwater system, removal and replacement of the existing salt shed, and other miscellaneous work to support these improvements. The Applicant hereby proposes to modify the Approval to accommodate the following sequence of additional site improvements:

- Installation of a new fueling system located in the rear of the parcel, inclusive of the following components:
 - One (1) 9,990± gallon double walled steel split tank (containing gasoline and diesel fuel) with a single-side fueling configuration
 - Fueling Canopy with storm drainage and integral lighting
 - Concrete fueling pad with bollard protection
 - One gasoline/diesel dispenser and a fuel management system
 - Diesel exhaust fluid tote with heated enclosure and dispenser reel
 - Other miscellaneous components to support the fuel island, as detailed in the attached site plans
 - Removal of the existing fuel system located proximate to the front entrance of the Town Garage Building

The new fuel system will allow for the removal of the aging double walled Convault fuel tanks, which were installed in 1994. While the tank documentation did not explicitly state the warranty term, the Convault literature from that time shows a 20-year standard warranty period with an optional 30-year warranty. In either case, the warranty will be expired in 2024.

The proposed location for the new fuel island is depicted on site plans by Weston and Sampson titled Town of Dover Massachusetts, Department of Public Works Proposed Site Improvements dated 4/1/24 revised through 8/12/24. This location was selected to promote a more efficient fueling operation for Town vehicles. The position of the existing fuel system frequently requires vehicles to reverse before or after fueling and makes the delivery of fuel challenging.

Additional improvements enabled by the new fuel system include a proposed canopy with under canopy motion-censored lighting. The new fuel system would be classified as

a fleet vehicle motor fuel dispensing facility; therefore, fire suppression for the fuel island is not be required by the Massachusetts Code (confirmed by Ed Kornack).

The proposed modifications are located outside of the 100' buffer zone to the nearby isolated wetland, which was delineated by a Weston & Sampson on October 12, 2023, and is therefore not within the Conservation Commission's jurisdiction. Additionally, the proposed modifications result in no net increase in impervious area on the site.

Pursuant to Section 185-40.C.(1) of the Dover Zoning Bylaws, no application for a building permit shall be made for any structure in the Open Space District until site plans have been submitted to the Board of Selectmen for review, comments and recommendations. Therefore, an approval from the Board of Selectmen will also be Required.

The proposed work is not expected to create any increase in pedestrian, bicycle, or vehicular traffic to or from the site.

The Board of Health, Town Engineer, and Building Department do not have requirements for this amendment.

The Fire Department requires a permit for the tanks final disposal site when removed and the name of the contractor handling this.

The updated site plans by Weston and Sampson titled Town of Dover Massachusetts, Department of Public Works Proposed Site Improvements dated 4/1/24 revised through 8/12/24, include the following modifications relative to the previously approved permit plans:

- Sheet C103: The proposed removal of the existing fuel island (refer to the plan enlargement)
- Sheet C105 (new): A sheet containing the proposed fuel island and associated components
- Sheets EQ501-EQ504: Details of the proposed fuel system components

Thank you,

Jasmin Farinacci
Town Planner