



DOVER PLANNING BOARD

Meeting Minutes

7:00 PM

April 3, 2023, Approved as Submitted, April 24, 2023
Great Hall, Dover Town House

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

Associate Member: Val Lin.

Others Participating: Interim Town Planner Laura Harbottle; Planning Assistant Sue Hall; Carol Coakley, 42 Springdale Avenue; Ed Jordan, 47 Yorkshire Road and Abigail Taylor Mitrofanov, 87 Walpole Street.

Opening: Chair Carol Lisbon called the meeting to order at 7:02 PM. She checked with residents who were attending to make sure they had signed in.

I. Public Hearing on Zoning Articles

Ms. Lisbon read the Legal Notice and described the purpose of the Public Hearing as the Planning Board's opportunity to hear from the residents regarding the zoning articles. She outlined the process to be used for conducting the public hearing which would consist of presentations, then comments from the public, discussion and deliberation by the Planning Board. The Planning Board would hear from the residents, deliberate and then vote. The same process would be used for each article. She read the legal notice.

a. Article 18 - Floodplain District

Scott Freedman presented a PowerPoint with slides related to the bylaw change. The slide presentation will be attached to these Minutes when they are stored in the Planning Board office. Carol Coakley asked if there were any map changes included in the article and Scott explained there were not.

Ms. Lisbon made a motion that the Planning Board recommend that Town Meeting vote to amend the Zoning Bylaw with the changes included in proposed Article 18, the draft Floodplain District amendment dated March 6, 2023. Mr. Freedman seconded. The motion passed unanimously with Mr. Freedman, Mr. Motley, Ms. Shue and Ms. Lisbon all in favor.

b. Article 19 – Accessory Dwelling Units (ADU's)

Ms. Shue presented a PowerPoint with slides related to the bylaw change. She pointed out that the existing bylaw required a Special Permit from the Zoning Board of Appeals for all Accessory Apartments. Accessory Apartments are currently limited to homes occupied on January 1, 1985 and the number is capped at 10% of total housing units.

Older adults want to share costs or have rental income from an apartment; young adults welcome having their older parents live close by for convenience and maintaining strong family relationships. More flexibility and adaptability is needed in the housing in Dover. The slides showed a variety of ADU housing arrangements, including converted interior space, apartments over garages, and converted barns and carriage houses. The slide presentation will be attached to these Minutes when they are stored in the Planning Board office.

Ms. Lisbon made a motion that the Planning Board recommend that Town Meeting vote to amend the Zoning Bylaw with the changes included in proposed Article 19, the draft Accessory Dwelling Unit amendment dated March 7, 2023. Ms. Shue seconded. The motion passed unanimously with Mr. Freedman, Mr. Motley, Ms. Shue and Ms. Lisbon all in favor.

II. Other Town Business

a. 55 Haven Street, Extension of Stonewall

Property owner Kate Faulkner was present. Ms. Faulkner reported that she is inquiring as to whether a scenic road permit is needed for the stonewall repair including a short extension. She said the repair is needed because a very large tree and its roots caused the wall to be disturbed and fall in disarray. The stones that will be used to repair and extend the wall will be the stones from the damaged wall and other stones from the property. Also, the intension is to plant perennials along the backside of the wall. After a brief discussion the Board agreed that there was no permit necessary for the repair and extension of the wall.

III. General Town Business

a. Approval of Minutes

Ms. Lisbon made a motion to approve, as submitted, the minutes for February 27, 2023, seconded by Ms. Shue. The motion passed by a voice vote of 4-0.

IV. Updates

- a. Ms. Lisbon informed the Board that Interim Town Planner will be ending her tenure with the Town around June 15, 2023.
- b. Ms. Lisbon and Ms. Harbottle have a Zoom meeting scheduled with consultants Horsley Witten Group, Inc. to discuss the MBTA Communities Program.

Adjournment:

At 7:47 PM Ms. Lisbon made a motion to adjourn; seconded by Mr. Motley. The motion passed by a voice vote of 4-0.