



DOVER PLANNING BOARD

Meeting Minutes

7:00 PM

May 8, 2023, Approved as Submitted, June 5, 2023

Held Remotely Via Zoom

Members Participating: Carol Lisbon, Jody Shue, Bill Motley, George Sidgwick, Scott Freedman

Associate Member: Val Lin.

Others Participating: Interim Town Planner Laura Harbottle and Planning Assistant Sue Hall; Beth and Michael Benjamin, 6 Village Hill Road; Open Space Committee Chair, Amey Moot, 10 Glen Street

Opening: Chair Carol Lisbon called the meeting to order at 7:02 PM. She read the guidance issued by the Commonwealth of Massachusetts, regarding the Open Meeting Law and remote participation.

I. New/Special Business:

a. Consider Request to Remove Bridle Trail Easement, 6 Village Hill Road, Taylor Estates

Present were property owners Beth and Michael Benjamin. Ms. Benjamin presented the Board with details regarding the request for discontinuation of the trail easement on their property. The easement is a dead end. It is severely overgrown from lack of maintenance and the Benjamins would like to have it removed in the event they were to sell the property in the future. Ms. Moot reported that the Open Space Committee had a meeting last week and discussed this property along with other easements in town. The Committee agreed that trail easements are a valuable asset to the Town. Ms. Moot stated there is a process to discontinue a trail easement, but the Town needs to revisit the process to define the proper way of executing the discontinuation of a trail easement. Ms. Lisbon reported that she and Ms. Moot are currently reviewing the

process, they will be reaching out to other Boards asking for input in order to develop a more current procedure of how to proceed with discontinuing an easement.

II. Planning Board Initiatives

a. Summary of Tree Preservation Study

Ms. Lin reported that the summary of the Tree Preservation Study has been received from the Conway School. It included recommendations for future bylaws.

b. Review Draft Accessory Dwelling Unit Regulations

Ms. Harbottle reviewed the draft regulations with the Board. Ms. Harbottle will make the minor changes that were discussed and then distribute to the Board for a final review. Ms. Shue will forward the regulations to Alan Fryer, Chair of the Zoning Board of Appeals for his review. A meeting will be held with Walter Avallone, Building Inspector to review how the Building Department is involved with the applications.

III. Updates

- Ms. Lisbon reported that she will be meeting with Interim Town Administrator Carl Valente and Interim Human Resource Director Rick Reed to discuss the current job posting for a Town Planner. They will also meet with the Town of Sherborn to discuss the possibility of sharing a Town Planner.
- It was also reported by Ms. Lisbon that \$95,000 of the Planning Board's annual budget was approved for consulting services needed for the following FY 2024 initiatives:
 - MBTA Communities Act
 - Tree Preservation Bylaw
 - Village Center
 - Zoning Diagnostics
 - Easement procedures/bylaw
 - Stormwater Management bylaw (with DPW)
 - Natural Resource Protection Zoning (NRPZ)

Adjournment:

At 9:34 PM Ms. Lisbon made a motion to adjourn; seconded by Mr. Sidgwick. The motion passed by a voice vote of 3-0.