



DOVER PLANNING BOARD

Meeting Minutes

7:00 PM

June 5, 2023, Approved as Submitted, July 24, 2023

Held Remotely Via Zoom

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

Associate Member: Val Lin.

Others Participating: Interim Town Planner Laura Harbottle and Planning Assistant Sue Hall, Dr. Michael Cocchi; Mark O'Hearn, Andrews Gunite Co., 6 Republic Road, North Billerica, MA; Josh Goldman, 1 Mill Street

Opening: Chair Carol Lisbon called the meeting to order at 7:01 PM. She read the guidance issued by the Commonwealth of Massachusetts, regarding the Open Meeting Law and remote participation.

I. New/Special Business:

a. Preliminary Site Plan Review, 202 Dedham Street

The applicant, Andrews Gunite Co. Inc. d/b/a Pools by Andrews, is a pool contractor who is seeking to construct an inground 16' x 32' inground gunite pool with coping at 202 Dedham St. The property is owned by Michael Cocchi and Katie Crisostomo as Trustees of the Cocchi Family Living Trust. The pool will be located behind a garage. The pool pumps will be located behind a low wall 18" in height. No cabana or pool house is proposed. Two LED lights are shown within the pool. The pool area will be enclosed by 5' black aluminum fencing with gates, latches and alarms installed per the Building Code. Discussion centered on the backwash pit located close to the abutter's well and the need or requirement for it. The Planning Board will obtain a clarification on the process for BOH approval of pools.

Ms. Lisbon made a motion to approve the application submitted for the installation of a 16' x 34' inground pool subject to 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 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 application will be re-reviewed by the Board of Health with specific attention to the location of the backwash pit.**

seconded by Ms. Shue. The motion passed by a voice vote of 5-0

b. Town Planner Search

Ms. Lisbon announced that the Town has hired Community Paradigm to support the search for a Town Planner.

Ms. Lisbon made a motion to approve the contract between the Town of Dover and Community Paradigm for the search of a Town Planner; seconded by Ms. Shue. The motion passed by a voice vote of 5-0.

II. Updates

- Ms. Lin reported that she and Ms. Lisbon met with Kevin McCabe, Director of Public Works, to discuss adding some tree preservation elements recommended in The Conway School's final report to the stormwater management plan and bylaw that is currently being reviewed by the Town. Mr. McCabe is working with Tata & Howard to address MS4 requirements and develop a new bylaw. Ms. Lin suggested that Dover look at Brookline's stormwater management bylaw because it has a sediment and erosion control section regarding new construction and other terms beneficial to the environment and natural resources.
- Ms. Lisbon reported that the water feature at 14 Dedham Street has been dismantled due to some necessary repairs, but after accessing the situation it was determined that it would have to be totally reconstructed. While speaking with Jonathan Marston, the owner/contractor, she asked him to send a copy of the proposed reconstruction of the feature. After discussing the details with the Board, they agreed that the project needs to be reviewed as an amendment to the original application. Ms. Hall will contact Mr. Marston and inform him of the

Board's decision. Ms. Lisbon asked Ms. Hall to apologize to Mr. Marston for misinforming him of the need for an application

- Ms. Lisbon reported that the rumor around Dover is that the Dover Market will be closing its doors June 30. She spoke with one of the owners and he will keep the Planning Board apprised of current negotiations to keep the Market open. The property owner also informed Ms. Lisbon that he is very interested in working with the Town regarding some possible rezoning.
- Ms. Lisbon informed the Board that a meeting is scheduled for June 7 with Dover's MBTA Communities Act consultant, Board of Selectmen, Town Counsel, Ms. Harbottle, Ms. Lisbon, and any or all Board members interested to attend to discuss the MBTA Communities Act.
- The ADU regulations are continuing to be worked on.
- Ms. Lisbon reported that the Planning Board's budget has allocated \$35, 000 for a zoning diagnostic. Ms. Harbottle has provided a list of 3 consultants that she would recommend for this project. Ms. Harbottle has applied for grant money to assist in the development of Natural Resource Zoning Protection and Tree Preservation bylaws.
- Ms. Lisbon reported that the Dover Board of Selectmen and the Westwood Board of Selectmen and their Town Counsels are meeting tonight to discuss the Conservation Restriction that is being written for Hale Reservation. There will be a blast of social media coming out soon from Hale, campaigning, educating and FAQs.
- Mr. Motley reached out to the Board asking if anyone would be willing to co-chair the Village Center project with him. Mr. Sidgwick offered to co-chair.

III. General Town Business

a. Approval of Minutes

Ms. Lisbon made a motion to approve the April 24, 2023 minutes as submitted; seconded by Mr. Motley. The motion passed by a voice vote of 5-0.

Ms. Lisbon made a motion to approve the May 8, 2023 and minutes as submitted; seconded by Mr. Sidgwick. The motion passed by a voice vote of 5-0.

Ms. Lisbon made a motion to appoint Ms. Lisbon to the Open Space Committee for t FY 2024; seconded by Ms. Shue. The motion passed by a voice vote of 5-0.

Adjournment:

At 8:25 PM Ms. Lisbon made a motion to adjourn; seconded by Ms. Shue. The motion passed by a voice vote of 5-0.