



DOVER PLANNING BOARD

Meeting Minutes

7:00 PM

June 21, 2023, Approved as Submitted, July 24, 2023

Held Remotely Via Zoom

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

Associate Member: Val Lin.

Others Participating: Planning Assistant Sue Hall; Andrew Evereligh, 184r Riverneck Road, Chelmsford, MA; Christiana Stevenson, Rory Glaeseman, 10 Pleasant Street, Dover; Christina Poor, Ben Matzilevich, 313 Dedham Street, Dover; Jonathan Klandrud, 6 Pine Road, North Hampton, NH; Andrew and Michelle Miller, 5 Wilson's Way, Dover; Karen Sebastian, LLC., Landscape Architect, 44 Leonard Street, Waltham, MA; Kristine Ullman, Aquaknot Pools, INC., 55 Woodrock Road, Weymouth, MA; Mike Nonni and Vern Chellberg, Ivy Studio (address unknown)

Opening: Chair Carol Lisbon called the meeting to order at 7:03 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, 10 Pleasant Street

The applicant, Andrew Evereligh of Environmental Pools Inc. pool contractor, is seeking to construct a 24' x 45' pool and a 7' x 9' spa at 10 Pleasant St. for property owned by Christiana Stevenson and Rory Glaeseman. The pool will be located behind a single-family house. A 16' x 39.5' cabana is shown on the plan but applicant states that it is not part of this proposal. There will be no lighting adjacent to or within the pool

and a code-compliant fence will be installed. The applicant states that the Board of Health has approved the plans as submitted.

Ms. Lisbon made a motion to approve the plans entitled Proposed Site Plan, dated 6/22/23 by John Hamel, PLS, of Snelling & Hamel Associates, with 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) **The Plan is to be resubmitted to reflect a 7 ft. x 9 ft. spa, not a cabana, and a notation that the large cabana shown on the Plan is not being built at this time.**

seconded by Ms. Shue. The motion passed by a voice vote of 4-0

b. Preliminary Site Plan Review, 5 Wilson's Way

Jonathan Klandrud submitted an application for a proposed pool installation for the property owners, Andrew and Michelle Miller, 5 Wilson's Way. The pool will have a total length of 52 feet which includes a built-in spa and a "sun shelf" adjacent to the shallow end of the pool. The overall width of the pool will be 20 feet. The pool will be fitted with an automatically closing cover. An ornamental metal/ chain link fence is proposed to enclose the pool area that will comply with the Town's Code.

The pool will be equipped with 3 LED lights, 2 in the pool and one in the spa. There will be path lighting tucked into the planting bed along the north edge of the terrace and lawn terrace.

Ms. Uhlman reported that the Board of Health has approved the submitted plans.

Abutters Dr. Poor and Mr. Matzilevich voiced some concerns regarding screening, grading, removal of trees, and impact on the wetlands. After reviewing and discussing the application Ms. Lisbon suggested that a site visit would be of some help to understand these concerns. The applicant, abutters and Board members agreed to schedule a site visit. Dr. Poor stated that she would submit her concerns in writing to the Planning Board. The hearing was continued to July 17.

c. Preliminary Site Plan Review, 34 Brookfield Road

Property owners Doug and Darci Rogers, 34 Brookfield Rd. have applied for Preliminary Site Plan Review for construction of a shed which will be located at the end of their driveway. The shed will be 16' x 24' (384 sq. ft.), with cedar shingle siding, a large

“garage” size door on the driveway side, a blue side door, black shutters and an asphalt shingle roof. It will consist of two stories with a height of 16’2”. The second floor will have a shed dormer. The applicants stated the shed will house outdoor furniture, bikes and recreational equipment.

Ms. Lisbon made a motion to approve the plan as submitted, entitled 34 Brookfield Road Plot Plan of Land in Dover, MA for Owner/Applicants Douglas R. & Darci K. Rogers, by Daniel J. Merrikin PE of Legacy Engineering dated 8/10/2022 and Elevations entitled New Garage/Shed, 34 Brookfield St., Dover MA by GCD Architects, Drawings A1.1 and A1.2 dated 3/3/2023 with the following conditions:

- (1) Prior to the issuance of a building permit, minor modifications to the site plan may be approved administratively by the Planning Board Chair.**
- (2) All light fixtures shall be shielded or otherwise configured so no exterior lighting serving the accessory structure is cast onto neighboring properties.**

seconded by Ms. Shue. The motion passed by a voice vote of 4-0

II. Updates

- Ms. Lisbon reported that the Attorney General’s office has not responded to the submission of the two articles that were approved at the 2023 Town Meeting.
- Bernard Lynch representing Community Paradigm reported to Ms. Lisbon that there have been 4 applications submitted for the Town Planner position.

Adjournment:

At 8:25 PM Ms. Lisbon made a motion to adjourn; seconded by Mr. Motley. The motion passed by a voice vote of 4-0.