



## **DOVER PLANNING BOARD**

### Meeting Minutes

7:00 PM

October 2, 2023, Approved as Submitted, November 13, 2023  
Dover Town House

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

**Associate Member:** Val Lin.

**Others Participating:** Town Planner Jasmin Farinacci, Planning Assistant Sue Hall, Walter and Paula Nowicki, 50 Pine Street, Dover

**Opening:** Chair Carol Lisbon called the meeting to order at 7:01 PM.

### **I. New/Special Business:**

#### **a. Construction Hours Bylaw**

Ms. Lisbon reported that she has received several calls with concerns of noise and early and late hours at the construction site of 33 Pine Street. After contacting Walter Avallone, Building Inspector and Kevin McCabe, Director of Highway and discussing the matter with Ms. Farinacci, it was evident that the Town needs a construction hour bylaw that would allow enforcement to be made concerning noise issues with construction projects. Ms. Farinacci will draft a bylaw with input from Mr. Avallone and Mr. McCabe.

#### **b. Site Plan Review, 50 Pine Street**

Present were property owners Walter and Paula Nowicki who are proposing to install a 7'x14' rectangular, precast, concrete and tile plunge pool. The pool will be located

approximately 25' from the existing terrace. The pool will be installed at ground level and landscaping around the pool will consist of blue stone patio pavers and turf. The pool enclosure will consist of wood and wire fence as well as masonry landscape walls that comply with MA Building Code. The fence will have locks and gates per the code and doors to the pool area will have locks and alarms per the code.

**Ms. Lisbon made a motion to approve the plans entitled Proposed Pool Plans – 50 Pine Street, dated August 16, 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) Any future modifications to the site shall be reviewed and approved by the Planning Board.**
- (3) The lighting on the site must not spill over onto any adjoining property.**
- (4) The site is subject to review by the Board of Health.**

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

## **II. General Town Business**

### **a. Approval of Minutes**

**Ms. Lisbon made a motion to approve the September 11, 2023 minutes as submitted; seconded by Mr. Motley. The motion passed by a voice vote of 4-0.**

## **III. Review of FY24 Initiatives**

### **a. Organization of Initiatives**

Ms. Faranacci will be creating a spreadsheet for the purpose of scheduling and organizing future projects.

## **IV. Chair Update**

### **a. ADU bylaw and its approval process.**

Ms. Lisbon explained that a bylaw that has been approved at Town meeting must be approved by the Attorney General of the Commonwealth. After the Town's receipt of the approval there is a 90-day comment period before the process is completed.

### **b. Metropolitan Area Planning Council**

At the September 28 Board of Selectmen's meeting they voted to appoint Town Planner Jasmin Farinacci to the MAPC as Dover's representative. Ms. Farinacci explained the role of MAPC and how collaborating with the council will be a great asset to the Planning Board. It is also a great resource because the Council works with many Towns.

### **c. Hale Task Force**

Town Administrator Mike Blanchard stated at a Meet and Greet with the Council on Aging that it is highly unlikely that there will be a Special Town Meeting this calendar year regarding the Conservation Restriction for Hale Reservation.

### **d. Bylaw Update**

Ms. Farinacci will have a draft of a residential solar bylaw to review at the October 16 Planning Board meeting.

### **e. Housing**

The Board of Selectmen voted at their September 26 meeting to form a Housing Task Force. It will consist of staff and a member from all the land use boards and committees. The task force will work on a procedure to address communication with the state on the 3 current housing projects, Trout Brook, Pulte on Junction Street and Red Robin second phase, and all future housing projects. The Town may bring in a housing consultant to help the task force better understand the whole housing landscape.

### **f. Zoning Diagnostics**

Ms. Farinacci will have a draft Request for Proposal (RFP) for the hiring of a consultant to aid the Planning Board's reviewing and diagnosing of the Town's zoning bylaws by the October 30 meeting.

### **g. Trout Brook Road Update**

Ms. Lisbon reported that the ZBA conducted their second meeting regarding the 40B project on Trout Brook Road. Chair Alan Fryer stated that he had just received documentation that a previous applicant for a similar scatter lot development was denied approval by the Dover ZBA about 20 years ago. It was upheld by the court. The applicant's attorney explained that he did not think it was relevant because the current 40 B statute is not the one that was in existence during that time period. The hearing was continued to November 2.

## **V. Planner's Update**

### **a. Pulte 40B**

Ms. Farinacci reported that the town of Medfield has denied the Pulte Company access to their water and sewer for the proposed development on Junction Street in Dover, but is verifying with an outside consultant whether the Town has the right to deny access to another Town.

### **b. Tisdale Drive 40B**

Ms. Farinacci reported that a site walk was conducted on September 14 to view the property involved with the proposed project. Ms. Farinacci and Ms. Lisbon represented

the Planning Board. She also stated that comments from various boards and committees have to be submitted by October 27 to the state.

**c. Natural Resource Protection Zoning**

The grant that was applied for a NRPZ has been approved for \$10,000.

Consultant Jeff Lacey has submitted a proposal for \$9,990 for assistance in creating a NRPZ bylaw.

**d. Village Center**

Ms. Farinacci met with Board members Bill Motley and George Sidgwick to discuss the status of the Village Center Visioning project. The purpose was to discuss setting some guardrails for the project because Dover has few regulations guiding development.

**d. MBTA Communities Update**

Ms. Farinacci reported that the contract for MBTA Consultant Jeff Davis has been extended to March 31, 2024.

**e. Stormwater Report**

Ms. Farinacci reported that she has reached out to John Gregory from Tata and Howard Consulting. He is working with the Town on updating the stormwater bylaw.

**f. 53G Account**

Ms. Farinacci will be drafting a bylaw to allow the Planning Board to require a site plan review applicant to pay for an outside consultant/engineer.

**Adjournment:**

**At 8:48 PM Ms. Lisbon made a motion to adjourn; seconded by Mr. Sidgwick. The motion passed by a voice vote of 4-0.**