

**Call to Order:**

The meeting was called to order at 7:30 p.m. Present were Chairman Zach Bergeron, members Jay Doherty and Joan Duff, and Associate Member Austin Simko; also present was Jacki Byerley, Town Planner.

**254 South Main Street:**

Mr. Bergeron opened the continued public meeting for 254 South Main Street, Phillips Academy Field House, a Site Plan Review Dover Use.

Ms. Byerley stated that the departments are still reviewing the applicant's revisions to their plan. She asked John Galanis the Project Manager for Phillips Academy to give an update to the Board and explain the completed revisions. Mr. Galanis stated that they have responded to Conservation's peer review and comments from the Board of Health. He added that the documentation of the easement that Phillips granted the Town has been located.

Steve Garvin of Samiotes Consultants, the engineer on the project, reviewed the location of the proposed building on the campus. He showed on the plan the location of the 20 foot sewer easement that Phillips Academy gave to the Town in 1968 and pointed out that the building is not located in the easement. He stated that at the request of the Health Department they have removed the grease trap and will tie into the sewer through a manhole. The Health Department also requested a backflow preventer be added to the plan, however they feel that a backflow preventer is not necessary with a 14 foot grade change. They are waiting to hear back from Mr. Carbone about that item. In response to a question about additional flow, the new fixtures will be more efficient than what is currently at the Smith Center. Based on the Conservation's peer review changes have been made to the plan to show how the detention basin ties in to the existing drain lines and Rogers Brook. They are waiting to hear back from the peer reviewer on these changes.

Mr. Bergeron asked if the existing building will continue to be used in some sort of capacity. Betsy Davis, representing Phillips Academy stated that they do not expect to continue to use the existing building.

Ms. Byerley asked Mr. Garvin to explain the work that will be done within the sewer easement. Mr. Garvin stated that chilled and hot water lines coming from the ice rink will be installed in the sewer easement. An existing water main from Field House Road will be extended through the easement for fire protection purposes. The rain garden walls will also be within the easement. Ms. Byerley asked if anything that Phillips intends to do in the easement will prevent the Town from doing maintenance in the easement. Mr. Garvin stated that it will not.

Ms. Byerley asked if a firetruck turnaround was added to the plan as requested. Mr. Garvin stated that they have added a turnaround to the plan and have provided that plan to the Fire Department. Mr. Garvin stated that the new fire code requires access within 50 feet of the building with 500 feet of overlap which is shown on the plan. Ms. Byerley added that the Fire Department has only been concerned with having a turnaround onsite. The access that they have to the building is sufficient and building has sprinklers.

**254 South Main Street (cont'd):**

Mr. Garvin stated that for the next meeting they are waiting to hear back from the Board of Health and from the stormwater peer reviewer. Ms. Byerley stated that they are also waiting on final confirmation from the DPW. Mr. Garvin added that they will get confirmation from the Fire Department.

On a motion by Mr. Doherty seconded by Ms. Duff the Board moved to continue the public meeting for Site Plan Review Dover Use at Phillips Academy to February 23, 2016 at 7:45 p.m.  
**Vote:** Unanimous (4-0).

**Other Business:****Newport Circle Request for Minor Modification:**

Ms. Byerley informed the Board that Newport Circle has been entered in to be accepted as a public way at Town Meeting. In order to be accepted as a public way they have to be in compliance with their subdivision approval. There is a stop sign currently in place at the end of the street, but the approved plan also has a stop line and the word "STOP" painted on the ground. The developer is requesting to modify the subdivision approval so that just the current stop sign is sufficient. Public Safety Officer Glen Ota has confirmed that the stop sign is sufficient based on the amount of traffic in the area. Mr. Simko noted that the intent of the paint on the ground is to make people stop, and the stop sign will make people stop.

On a motion by Mr. Doherty seconded by Ms. Duff the Board moved to find the request from Hannaford and Riley LLC to be a minor modification and further moved to approve the request to amend the plans as requested. **Vote:** Unanimous (4-0).

**Town Charter:**

Ms. Byerley informed the Board that per the Town Charter, the Board must provide an advisory referral on any items being brought to Town Meeting for over \$100,000. Mr. Materazzo prepared a memo noting items that staff feels the Board should take no action on. The Board reviewed the articles with Ms. Byerley and requested more information on the Deyermond Ballfield Lighting and the Water Main Replacement Projects. Mr. Simko asked which Town body these items are vetted through, and Ms. Byerley informed him that these items are reviewed by the Finance Committee and Board of Selectmen.

On a motion by Ms. Duff seconded by Mr. Doherty the Board moved to take No Action on all articles listed except for the lights for Deyermond Park Ballfield and the Water Main Replacement Projects. **Vote:** Unanimous (4-0).

**Adjournment:** The meeting was adjourned at 7:57 p.m.