

June 1, 2020

Mass Housing
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1 Beacon Street
Boston, MA 02108

This correspondence is in relation to reviewing an application for site plan approval submitted by Red Robin Pastures, LLC. These comments reflect Town Inspectional Staff review regarding Town Code and Regulations and best management practices for site development.

The following is a composite of those comments after having ample time to review the plans submitted. Attached are additional comments from the Boards and Commissions of the Town of Dover.

DRAINAGE

- a. There are a number of questions regarding retaining walls for the grading of the site and it appears that some walls could be 5' to 10' in height but does not address fall resistance on the site as well as being too close to the property lines.
- b. Wall construction and stability due to hydraulic loading and engineering required.
- c. Soil evaluations for potential erosion along the walls.
- d. Discharges of storm water overflows that may be directed onto adjacent property.
- e. Drive way paved areas with catch basins to keep runoff from draining onto Rt. 109.
- f. Retention basin on a steep slope requiring retaining wall having to be engineered and designed.

WATER SUPPLY

- a. Site does not address the use of on-site well(s) or connection to Walpole town water system or Colonial Water system. Walpole refused to supply water to the 40B project that consisted of 4 single family houses that is the immediate neighbor to the west. Colonial Water more than likely does not have the capacity to provide domestic water that would include a supply for the building sprinkler system. (Walpole is the neighboring town to Dover at this site and route 109 forms the town line for a distance along the road)

SEWAGE DISPOSAL

- a. Test results to support a design have not been submitted to Board of Health at this time.
- b. Proposal is for 75 bedrooms and will result in a leaching field below the parking area.
- c. Concerns of the design below paved areas in the event of repairs or failure in the future.

CONSERVATION

- a. There are wetlands on the site and a significant portion of the site development within the jurisdictional boundary (100 feet) of conservation protection.
- b. The Conservation Commission holds the Brook Run Conservation Restriction on Schaffner Lane properties that protect a portion of this wetlands which feeds into Tubwreck Brook a perennial stream. The Town and State EEOC have seen the value in protecting this resource.
- c. Conservation Commission has received no information or inquiries regarding this proposed site plan or an evaluation from a wet lands engineer for type of resource to be protected.

PARKING

- a. Dover requires 2 spaces per residence which total 78 spaces required and plan shows 63 spaces including 3 handicapped spaces. The travel way widths are questionable for width for back around but plan for review provided did not indicate a dimensional scale.
- b. No provisions are shown for guest parking, delivery service or the like facilities.
- c. No areas are shown for dumpsters or service way to the dumpster for trash pick-up.
- d. Safe school bus stop area is not depicted on the plans.

SNOW REMOVAL

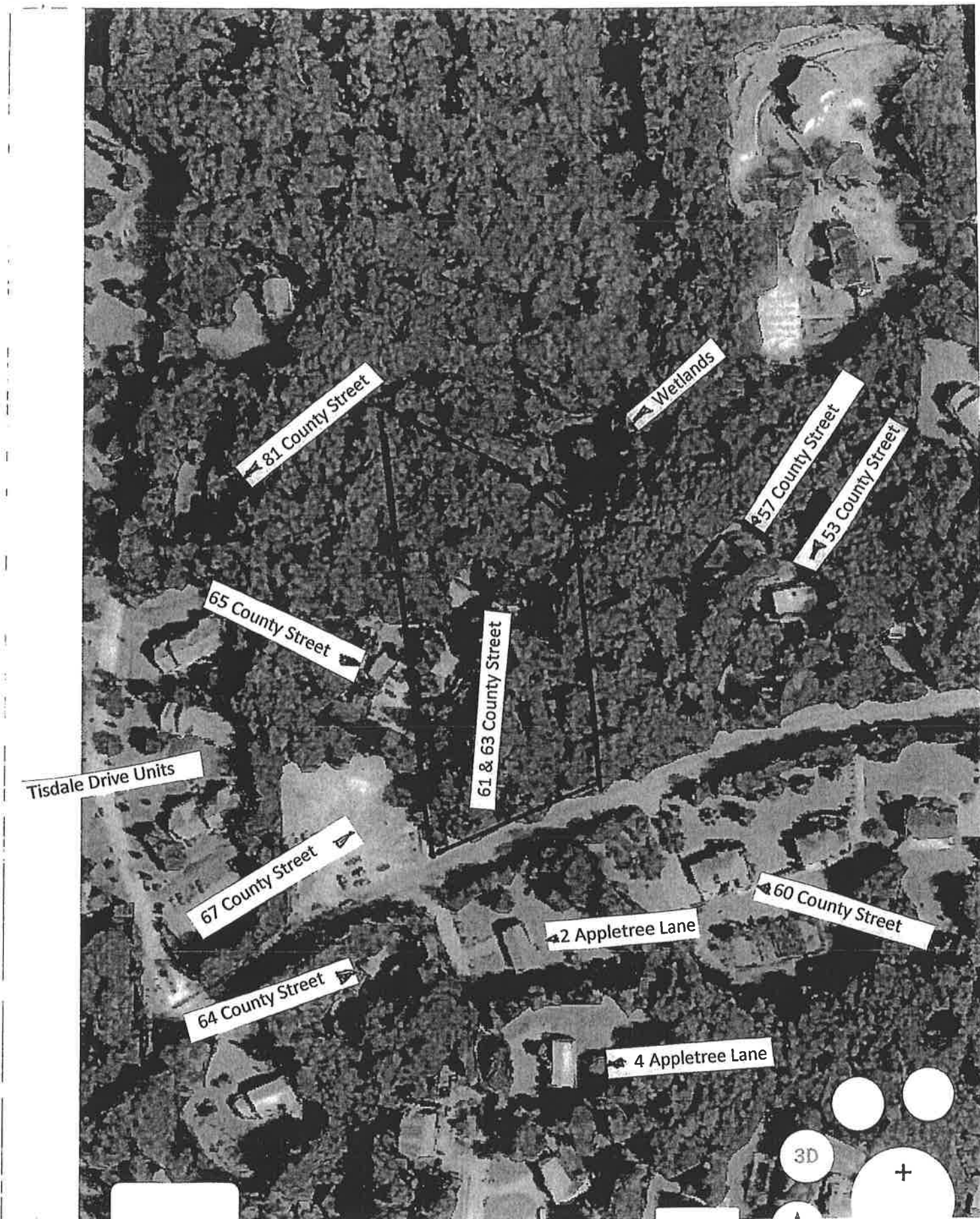
- a. Snow removal will prove difficult with retaining walls along both sides of the parking area and driveway within 5 feet of the property lines and may not be pushed onto adjacent properties.
- b. Snow cannot be piled upon storm water basin to the rear of the site as it may interfere with function.

FIRE SAFETY

- a. The area of the building to the east provides no access, either formal or conditional for emergency fire apparatus equipment.
- b. The question of availability of water regarding the sprinkler system.

SITE DEVELOPMENT

- a. Site development appears to be dense given the size of two single acre lots combined to accommodate 39 apartments of one, two, and three-bedroom units in 3 ½ story buildings.
- b. The site, according to plot plan, is being developed to accommodate the buildings rather than fitting the buildings to complement existing topography and nature of the parcels.
- c. The site would require the stripping of all vegetation right to the property lines and construction taking place right to the property bounds.
- d. The building size and density does not reflect the character of the neighborhood and would be 15 feet above the existing current zoning threshold of 35 feet.
- e. In relation to the surrounding residential homes the buildings will tower above these residences by 15 to 25 feet.
- f. Photos are provided of the neighboring residential homes in the immediate vicinity but are representative of the entire area and not just the adjacent properties. They are cataloged and identified on an aerial photo.





4 APPLE TREE LANE



2 APPLETREE LANE



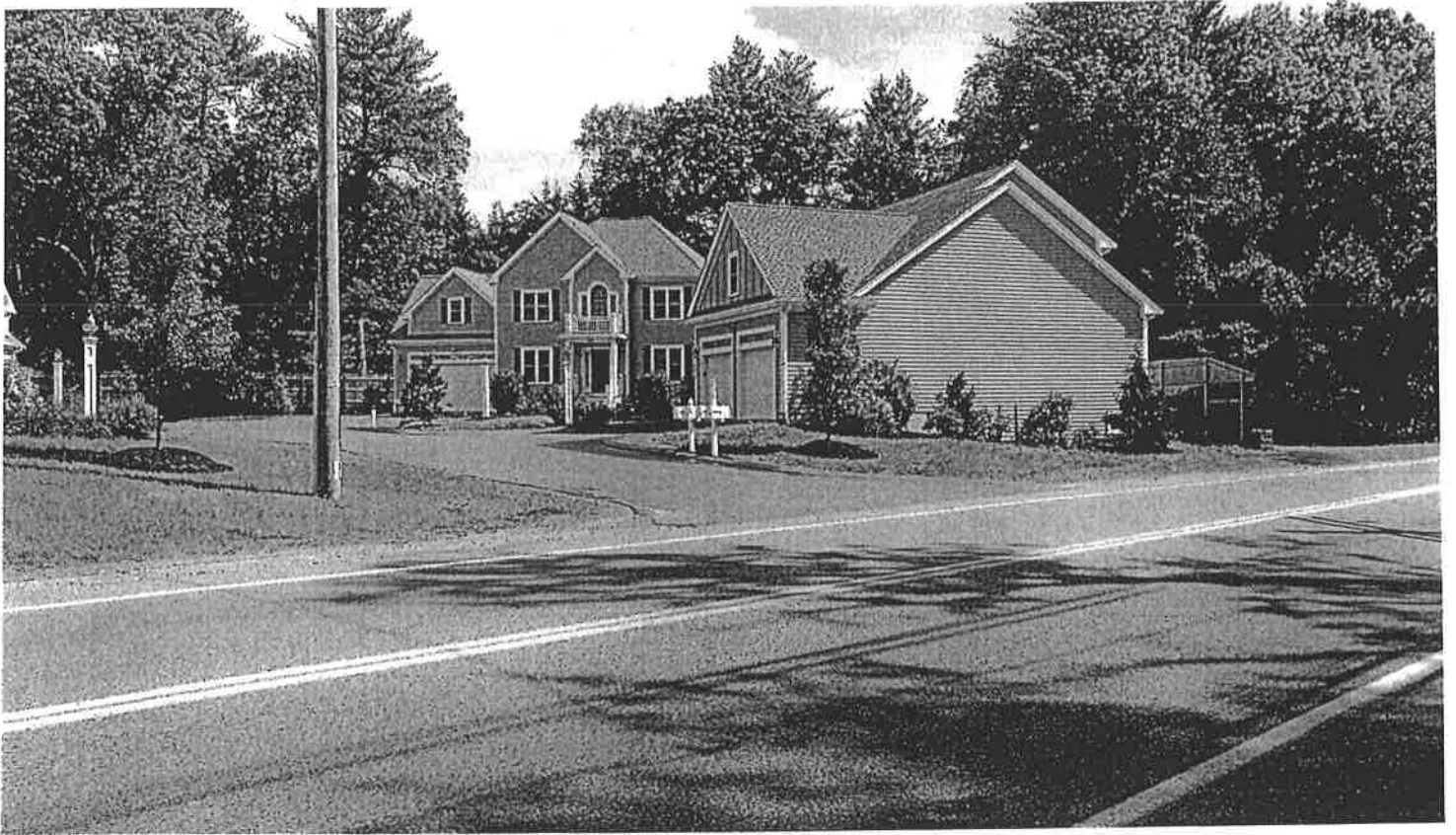
64 COUNTY STREET



TISDALE DRIVE



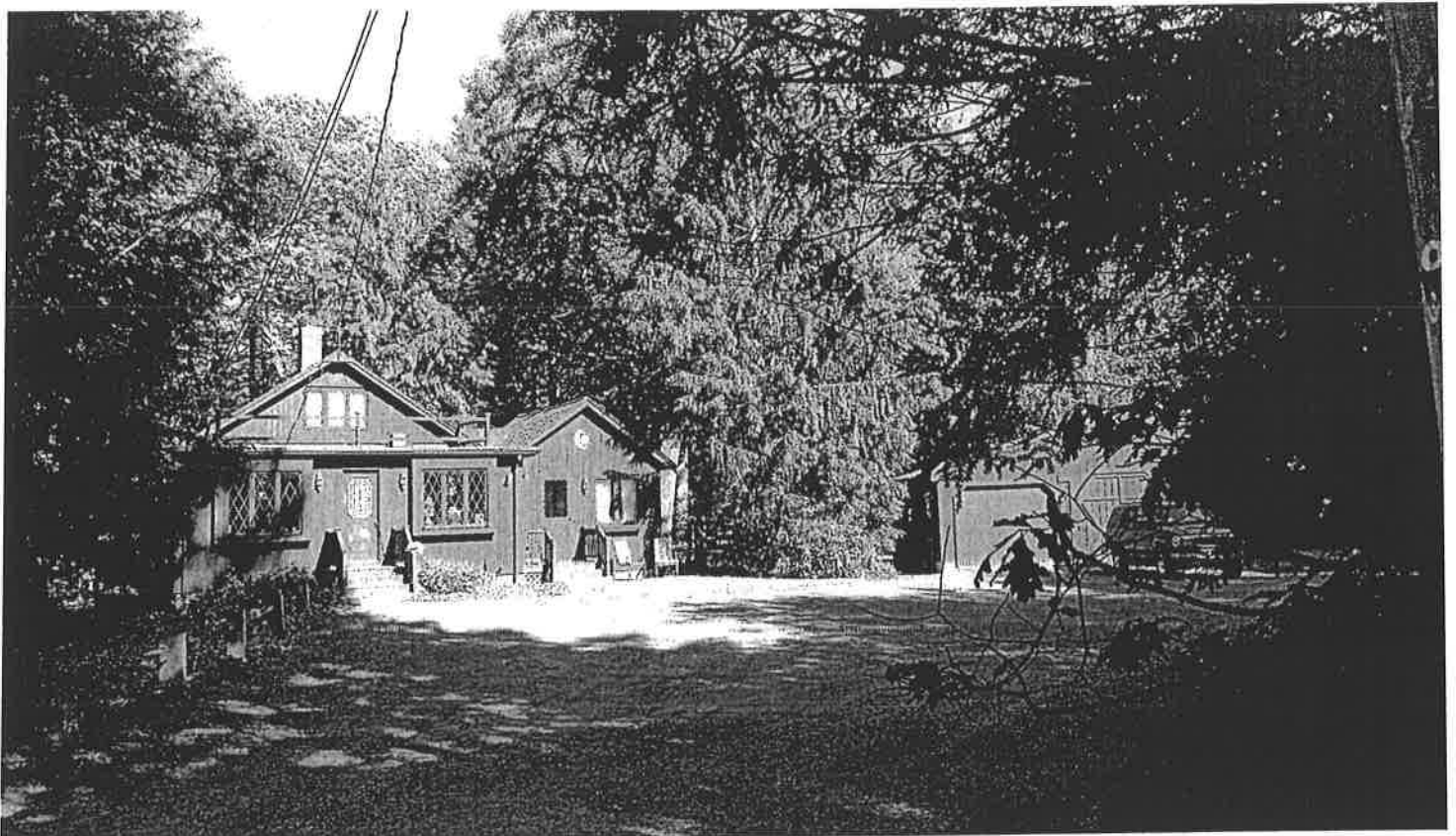
81 COUNTY STREET



67 COUNTY STREET



67 COUNTY STREET



65 COUNTY STREET



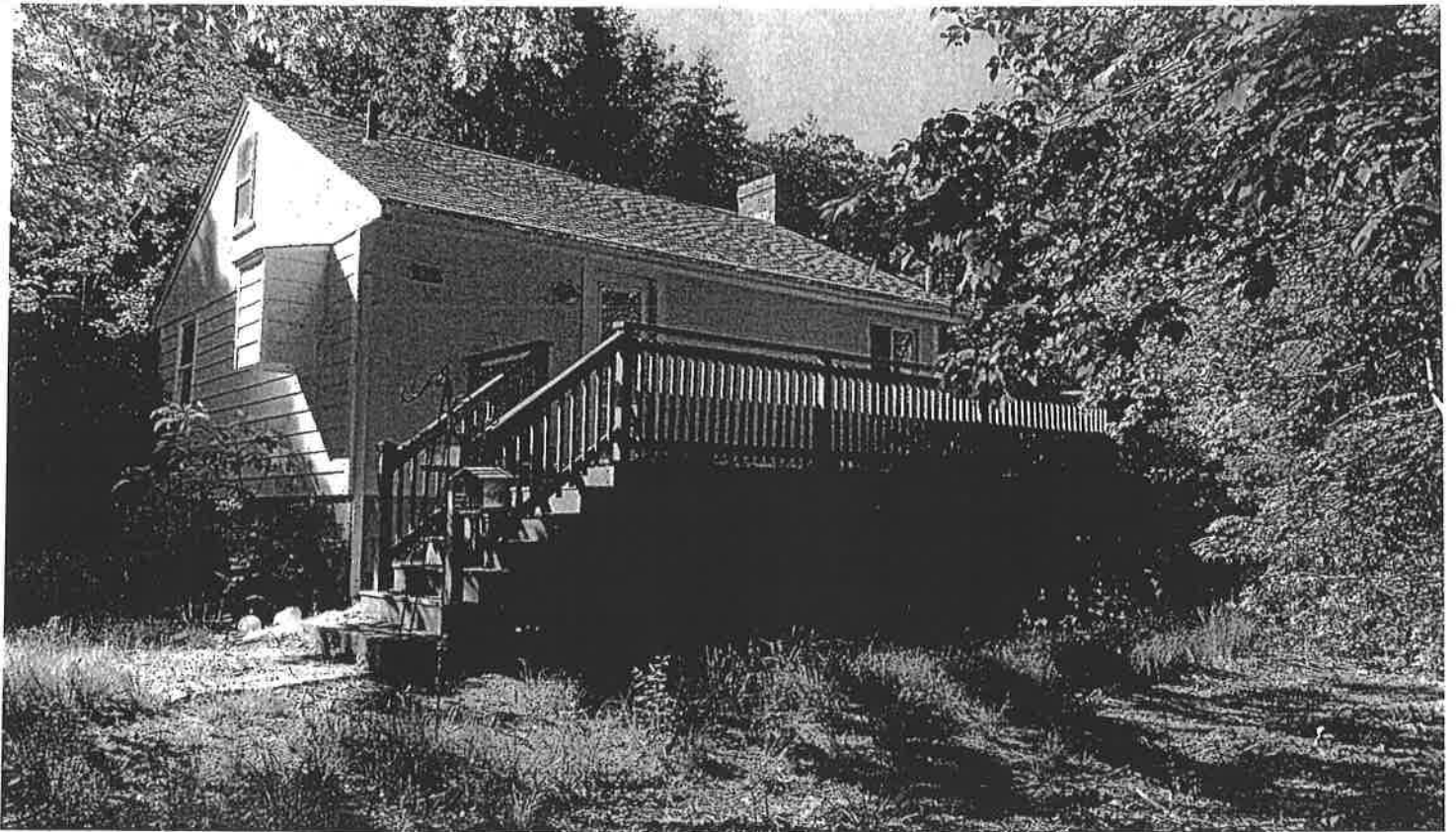
57 COUNTY STREET



53 COUNTY STREET



63 COUNTY STREET



61 COUNTY STREET