



PLANNING BOARD

DOVER, MASSACHUSETTS

To: Dover Planning Board

From: Courtney Starling, Land Use Director

Date: May 5, 2021

Subject: Construct a pool in the side yard of an existing single-family home

Location: 5 Conrick Lane

Map:	23	Lot Area:	1.2 acres
Block:	105	Zoning District:	R1
Lot:	0	Use:	Single-Family Home

Project Narrative

The applicants, Kimberly and Bradley Paster, are seeking to construct a 40' x 18' pool with a 14' x 10' spa in their side yard and associated decking. Due to the proximity of Tubwreck Brook, the applicants have received approval from the Conservation Commission to disturb 94 square feet of soil within the wetlands buffer (disturbance area and erosion control are noted on the site plan). The pool area will be enclosed by safety fencing, as needed, and illuminated by landscape lighting (no flood lights).

Findings

Preliminary Site Plan Review Required

185-10: Table of Uses

185-36: Site Plan Review

Site Plan Review Criteria

- Compliance with the requirements for lot size, frontage, lot coverage of buildings, height, parking and loading spaces, yards, and all other provisions of this Chapter;
The application complies with dimensional requirements.
- The location of driveway openings in relation to street traffic, and the convenience and safety of pedestrian, bicycle, and vehicular traffic to, from, and on the site;
The existing driveway will not be disturbed by the proposed work; the pool and spa are not traffic generating uses that will impact vehicular, bicycle, or pedestrian safety on the site.
- The adequacy of arrangement and number of parking and loading spaces in relation to the proposed use of the premises;
The existing parking is adequate to serve the single-family use; the pool will have no impact on parking or loading.
- The arrangement and appearance of proposed new buildings, structures, colors and materials, or changes to the aspects of a site;
The lot lines of the existing structures are wooded and the applicant will be providing additional landscaping around the pool area and mechanical equipment to provide visual and accoustiacal screening.
- Provisions to protect surrounding premises against detrimental impacts;

The pool has been sited so as to minimize environmental impacts. The applicant has received approval from the Conservation Commission with associated erosion control measures as condition of approval. The erosion control measures are already installed on site in anticipation of pool construction.

- f) The relationship of structures, design aspects, and open spaces to the natural landscape, existing buildings, historic and architectural heritage, and other community assets;

The pool and spa are designed to fit into the landscaping and topography of the existing property.

- g) Potential impacts on natural resources, including groundwater and open space;

Any impacts to natural resources have been mitigated against via protective conditions from the Conservation Commission. Those conditions are sufficient to minimize potential impacts.

- h) Potential impacts on Town resources, including protective agencies, streets, and public spaces;

This application does not impact town resources.

- i) Harmony in architectural treatment and avoidance of incongruous or inappropriate character or architectural appearance and arrangement of buildings; and

This application does not include buildings.

- j) Compliance with all other requirements of this Chapter.

The application complies with the requirements of the Zoning Bylaws.

Site Photos



Recommendation

Approval of the site plan by Grady Consulting, stamped and signed by Richard Grady, and last dated 3/22/21, as submitted.

The map displays a residential subdivision with the following details:

- Streets:** Ridge Road, Conrick Lane, Hartford Street.
- Water Features:** A Brook runs along the right side of the map.
- Lots and Areas:**
 - 23-084: 1.11 Ac
 - 23-085: 1.00 Ac
 - 23-086: 1.05 Ac
 - 23-087: 1.00 Ac
 - 23-088: 1.00 Ac
 - 23-089: 1.41 Ac
 - 23-093A: 1.00 Ac
 - 23-093M: 0.138 Ac
 - 23-094: 3.5 Ac
 - 23-094A: 3.42 Ac
 - 23-098: 2.4 Ac
 - 23-099: 1.3 Ac
 - 23-100: 1.05 Ac
 - 23-101: 1.00 Ac
 - 23-102: 1.09 Ac
 - 23-103: 1.00 Ac
 - 23-104: 1.10 Ac
 - 23-105: 1.23 Ac (highlighted in yellow)
 - 23-106: 2.5 Ac
 - 23-107: 1.13 Ac
 - 23-108: 1.04 Ac
 - 23-109: 1.26 Ac
 - 23-110: 1.42 Ac
 - 23-112: 1.02 Ac
 - 23-113: 1.00 Ac
- Other Features:**
 - Buildings are shown as small brown rectangles.
 - Boundary measurements are provided in feet and degrees (e.g., 139.17', 150.04', 150.88', 151.08', 150.75', 194.75', 82.78', 168.63', 48.95', 117', 114.7', 52.39', 41.85', 153.84', 276', 140'S, 165'S, 270', 635'S, 150', 150.6', 176.6', 51.95', 204.4', 269.47', 205.81', 139.17', 81.79', 62.57', 94.1', 73.3', 50', 158.9', 100.27').
 - Lot numbers 1 through 25, 35A, 4A, 4B, 5, 6, 15A, 16A, 17, 18, 19, 20, 21, 22, 23, 24, 25, 35A, 4A, 4B are also present.

Dover Planning Board

5 Conrick Lane Site Plan Application