



PLANNING BOARD  
DOVER, MASSACHUSETTS

To: Dover Planning Board  
From: Courtney Starling, Land Use Director  
Date: April 8, 2021  
Subject: **Site Plan Review to construct a pool in rear yard**

Location: 38 Grand Hill Drive

Map: 16      Lot Area: 4.16 Acres  
Block: 42      Zoning District: R2  
Lot: 0      Use: Single-Family Home

---

### Project Narrative

The applicants, Janey Whalen and Christian Lattermann, are proposing to construct a pool in their rear yard. The proposed pool will measure 18' x 48' and will be located within an existing fenced area. The pool is sited to avoid ledge soil conditions and the applicants' existing septic system.

### Findings

Site Plan Review Required

185-10: Table of Uses  
185-36: Site Plan Review

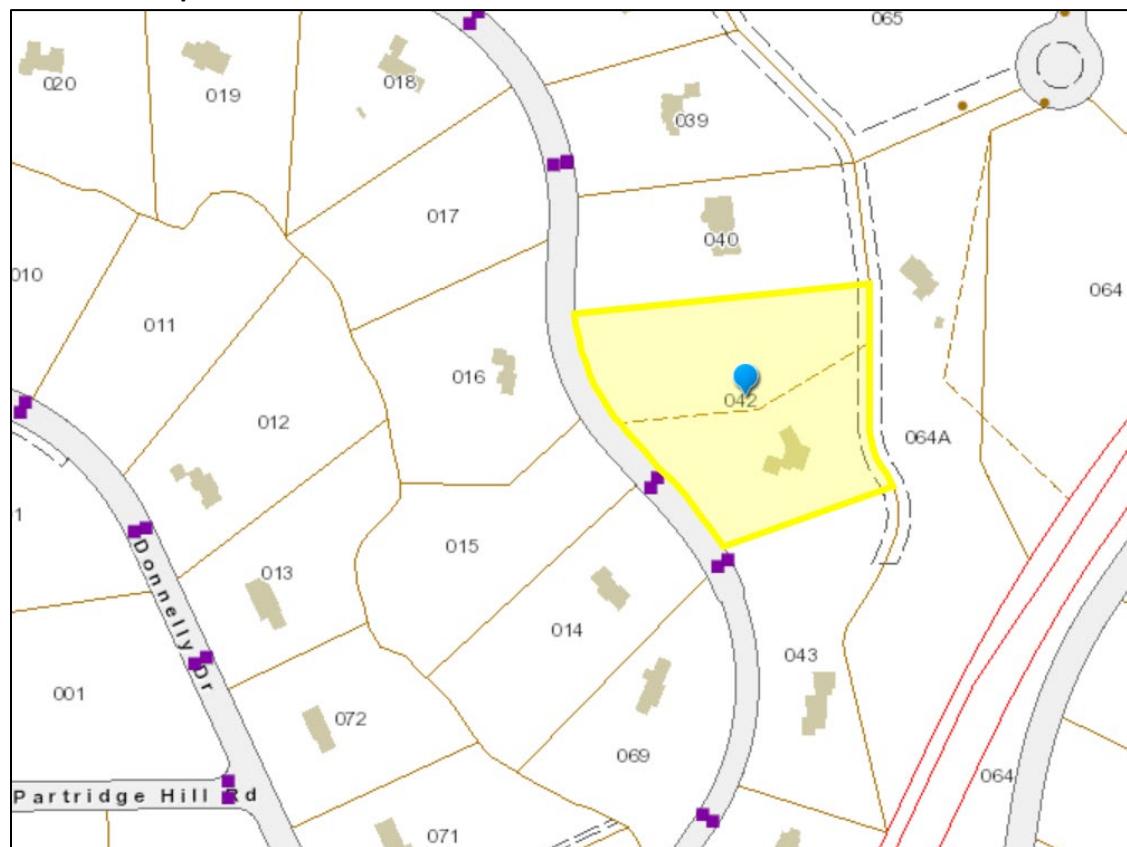
### Site Photos



### Recommendation

Approve the plans by Snelling & Hamel Associates, Inc., stamped and signed by John R. Hamel, dated 12/28/20, as submitted.

**Assessor's Map:**



**Attached:** Site Plan

