



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

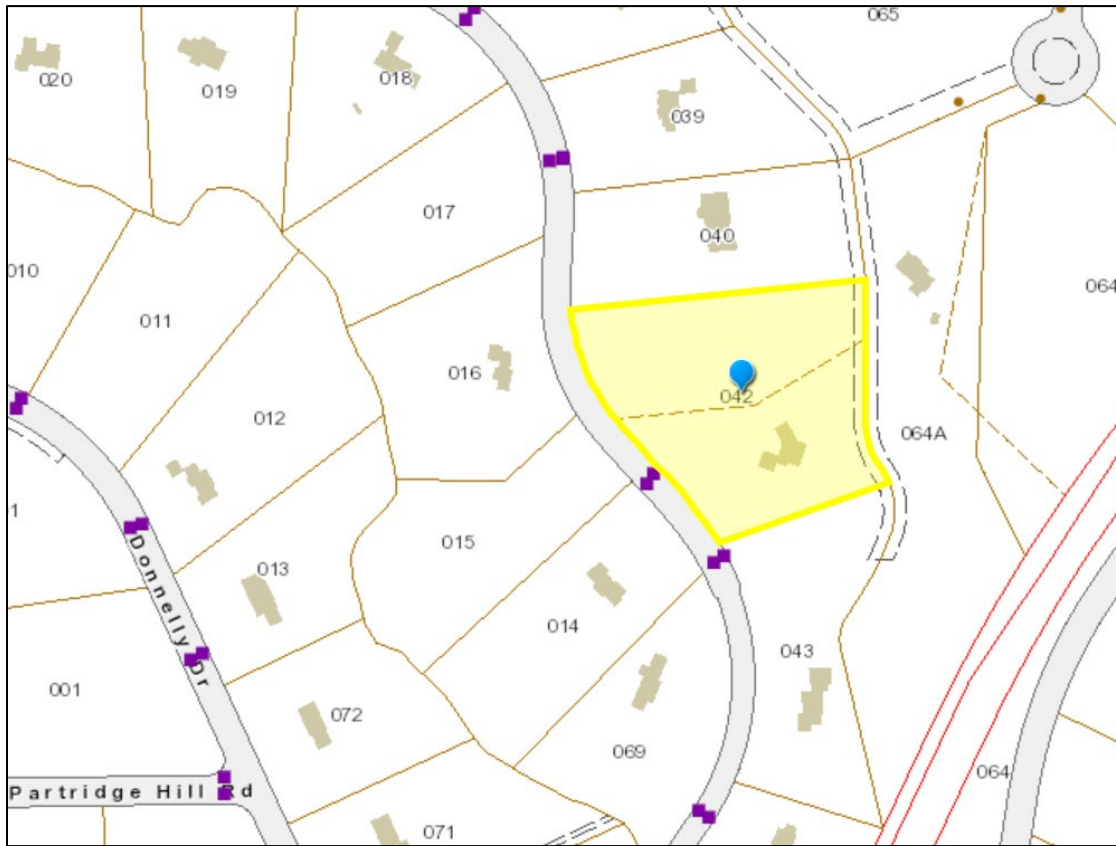
Site Photos



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

SITE PLAN
38 GRAND HILL DRIVE
DOVER, MASSACHUSETTS
1 INCH = 30 FEET DECEMBER 28, 2020
SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

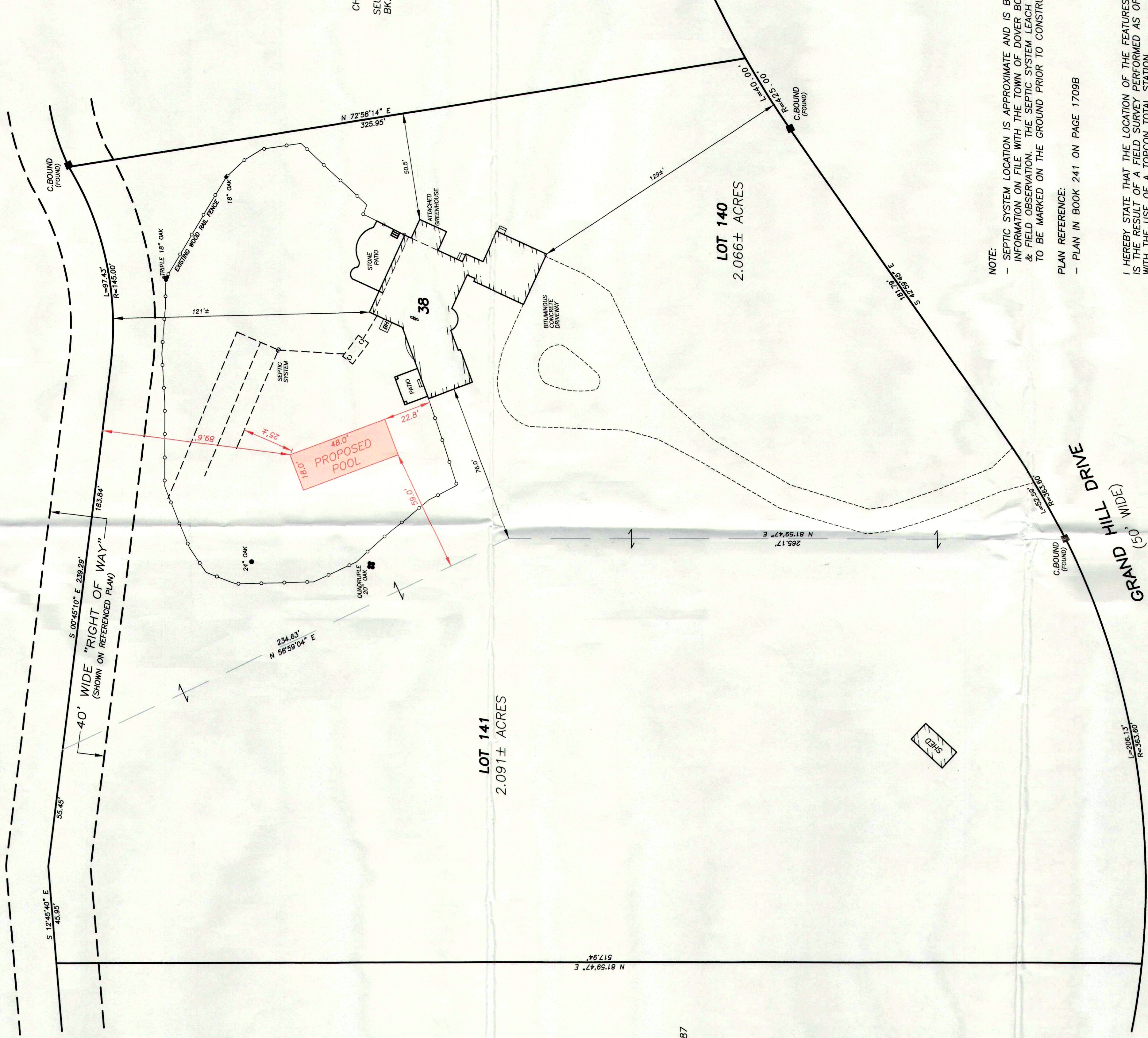
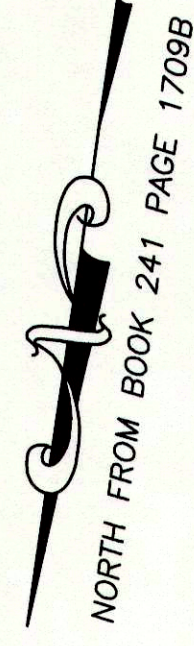
OWNERS OF RECORD:
CHRISTIAN LATTERMANN
JANEY D. WHALEN
BK.36370 PG.549

N/F
MICHAEL P. MULDOWNNEY
&
XUAN CHI
DANIELA N. MULDOWNNEY
BK.35622 PG.530

N/F
CHIN HAK CHUN
&
SEUNG YUL CHUN
BK.29153 PG.369

N/F
ZHONGXIN LI
&
XUAN CHI
BK.27423 PG.487

1 INCH = 30 FEET
0 15 30 60 90 120 150 180



NOTE:
- SEPTIC SYSTEM LOCATION IS APPROXIMATE AND IS BASED ON INFORMATION ON FILE WITH THE TOWN OF DOVER BOARD OF HEALTH & FIELD OBSERVATION. THE SEPTIC SYSTEM LEACH FIELD MAY NEED TO BE MARKED ON THE GROUND PRIOR TO CONSTRUCTION.

PLAN REFERENCE:
- PLAN IN BOOK 241 ON PAGE 1709B

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF OCTOBER 26, 2020 WITH THE USE OF A TOPCON TOTAL STATION.



John R. Hamel
JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR

DECEMBER 28, 2020
DATE: