



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 and cabana in the side yard**  
Location: 118 Farm Street  
Map: 15 Lot Area: 3.27 Acres  
Block: 30 Zoning District: R2  
Lot: 0 Use: Single-Family Home

---

#### **Project Narrative**

The applicant, Jim Corrigan, is proposing to construct a pool and cabana in the side yard of the property. The lot, which is an odd-shaped “flag-lot” with a narrow strip of frontage on Farm Street, providing an access driveway to the buildable area in the rear of the lot. The proposed pool will be located on the eastern side of the property adjacent to the existing single-family home. The proposed pool will measure 19' x 40'. Adjacent to the pool, the applicant is proposing to construct a 15' x 15' single-story cabana. The cabana will only be partially enclosed with an outdoor cooking area with open walls, accompanied by an indoor-changing area. The cabana will be clad to match the existing home.

#### **Findings**

##### **Site Plan Review Required**

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

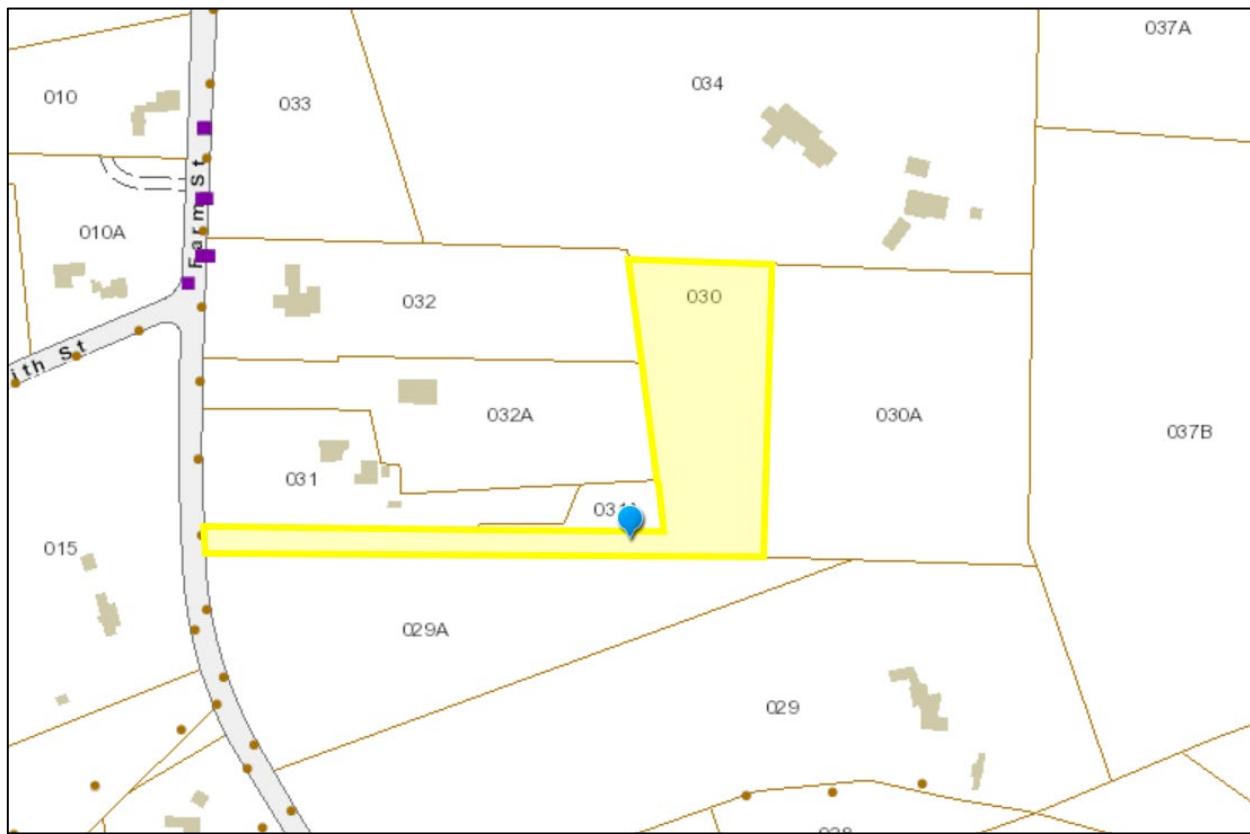
#### **Site Photos**



## Recommendation

Approve the plans by Chace Architecture, stamped and signed by Jonathan Chase, dated 10/27/20, and the site plan stamped and signed by Ronald Tiberi, as submitted.

## Assessor's Map:

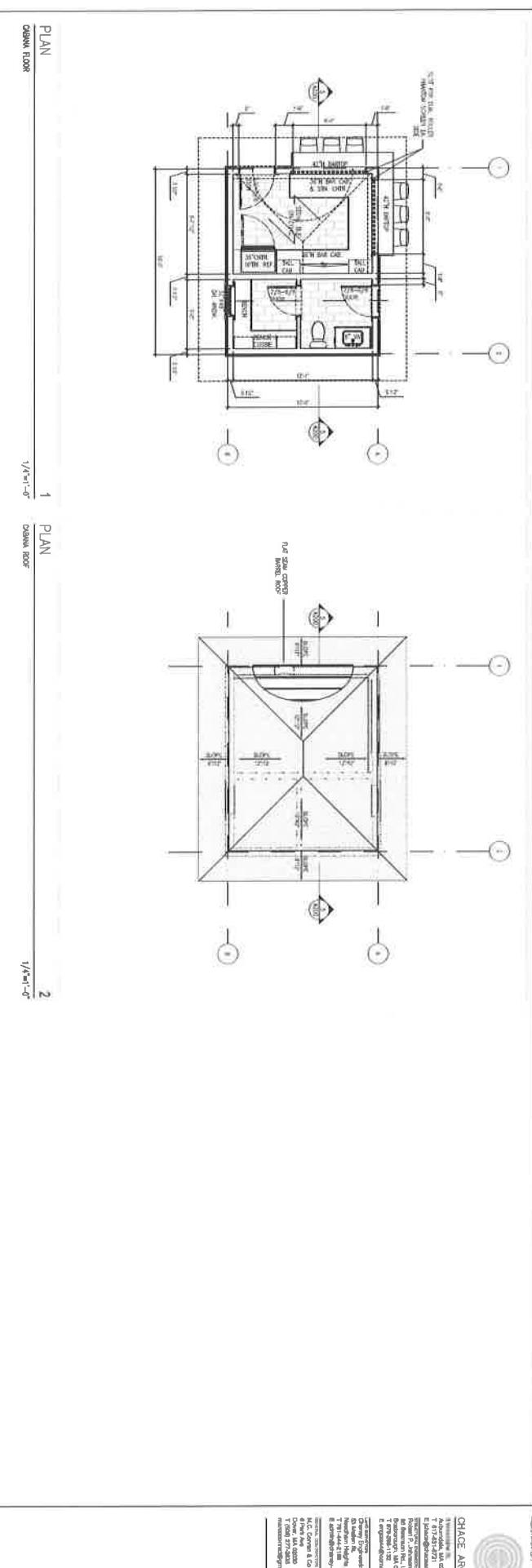


**Attached:** Site Plan & Architectural Drawings







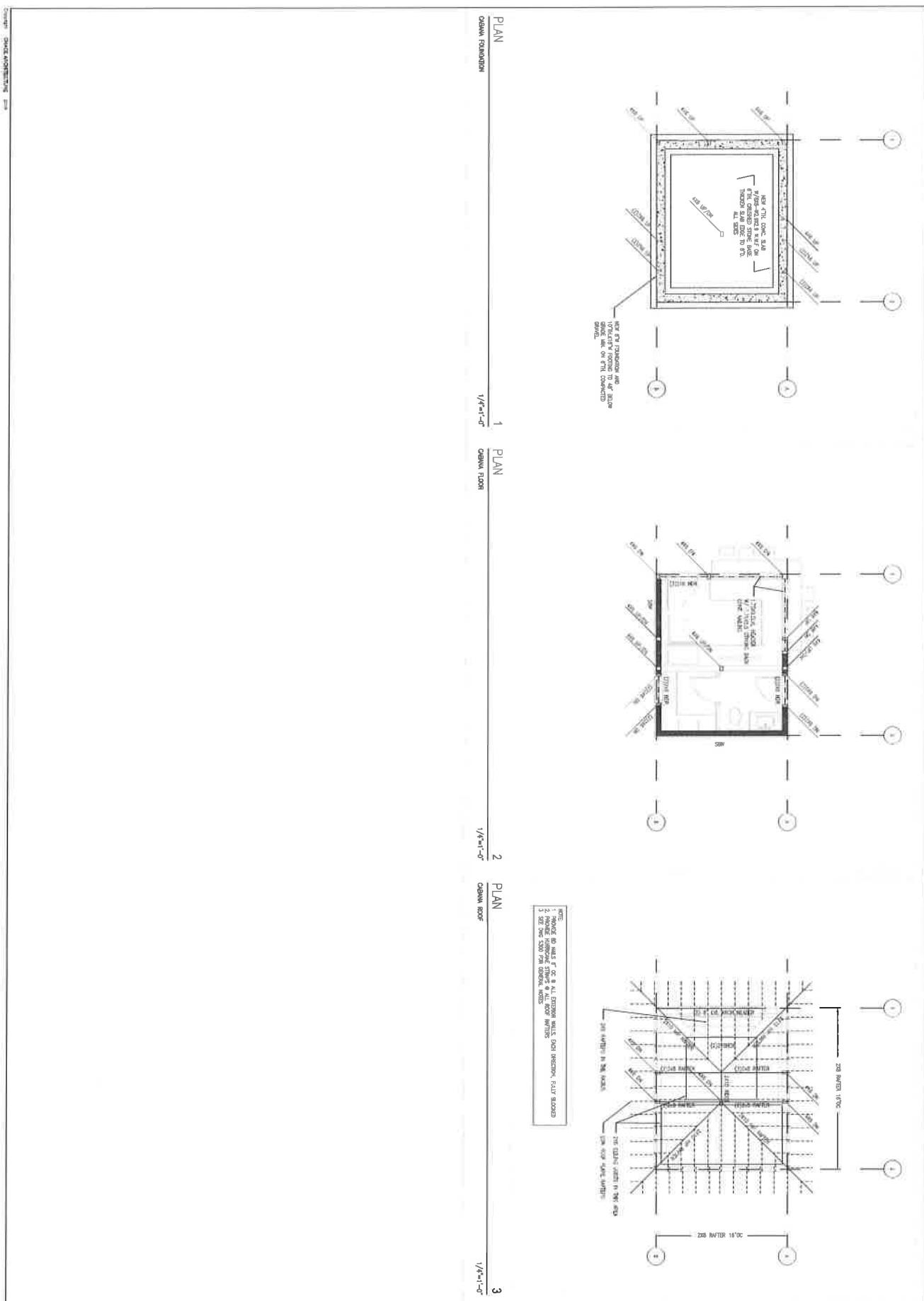


DATE	OCOTBER 27 2000
NAME	JOHN SMITH
PHONE	555-1234
ADDRESS	111 FAIRFIELD, ORION, ILLINOIS
PRIVATE RESIDENCE POOL CABANA	
LIVING ROOM PROPOSED PLANS	

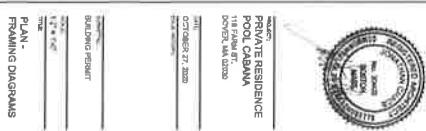
CHACE ARCHITECTURE

A100





**S100**



**NOTES**  
1. ROOF 8' 0" TRANSOM AND 10' 0" BELOW GROUND FLOOR TO 10' 0" BELOW GRADE.  
2. ROOF 8' 0" TRANSOM AND 10' 0" BELOW GRADE.  
3. SEE ONE COPY FOR GENERAL NOTES.

**CHARGE ARCHITECTURE**

John J. Murphy  
Architectural Inc.  
1000 Washington Street  
Somerville, MA 02145  
(617) 623-2222  
E-mail: info@architecturalinc.com

**STRUCTURAL ENGINEER**

John J. Murphy  
Architectural Inc.  
1000 Washington Street  
Somerville, MA 02145  
(617) 623-2222  
E-mail: info@architecturalinc.com

**GENERAL CONTRACTOR**

John J. Murphy  
Architectural Inc.  
1000 Washington Street  
Somerville, MA 02145  
(617) 623-2222  
E-mail: info@architecturalinc.com

**POOL CABANA**

John J. Murphy  
Architectural Inc.  
1000 Washington Street  
Somerville, MA 02145  
(617) 623-2222  
E-mail: info@architecturalinc.com

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020

07/06/2020



118. Farm St., Davis, Ma. 10/26/20 Robert P Johnson, P.E. Johnson Engineering Inc.

12:12 Slope Min. min. Min. R.A. + 0.5

$$\text{Ground Slope Load} = 44 \text{ psf} \\ \text{Root } L = 15 \text{ ft. } (20 \text{ ft. } \times 10 \text{ in.}) : \text{Root } L = (0.7 \times 40) \times (1 - \frac{4 \text{ ft. } \times 10 \text{ in.}}{40 \text{ ft.}}) = 20 \text{ psf } (27 \frac{\text{ft.}}{\text{ft.}} \times 10 \text{ in.}) \\ \text{Total Root } L = 35 \text{ ft. } (47 \frac{\text{ft.}}{\text{ft.}} \times 10 \text{ in.})$$

$$\text{Root } M = 0.47(4.5) \frac{7.5}{2} = 0.25 \text{ ft. } \times 4 = 3.15 \text{ k} \\ M = 0.47(3.25 - 4) \frac{7.5}{2} = 0.25 \text{ ft. } \times 4 = 3.15 \text{ k} \quad \text{OK.} \quad \Delta = 5 \text{ in. } (4.5) \frac{7.5}{2} = 5.3 \text{ in.} \quad \text{OK.}$$

$$\text{Arch. } M = 0.25 \left( \frac{1.5^2}{2} + \frac{1.5^2}{2} \right) = 0.14 \text{ k/ft} \quad M = 0.14 \frac{1.5}{2} = 0.14 \text{ k/ft} \\ M = 0.14 \frac{1.5}{2} = 0.14 \text{ k/ft} \quad M = 0.14 \frac{1.5}{2} = 0.14 \text{ k/ft} \\ V = 0.14 (6.5) \frac{1.5}{2} = 0.14 \frac{1.5 \times 7.5}{2} = 51 \text{ psi} < 85 \text{ psi} \quad \text{OK.} \\ \Delta = 5(1.4)(6.5) \frac{4}{1100} \text{ in.} = 5.1 \text{ in.} \quad I_{min} = 16 \text{ in.} \quad \text{OK.}$$

$$\text{Arch. } W_{max} = 0.35 \frac{(6.5 \times 2)}{\sqrt{2}} = 0.15 \text{ k/ft} \quad L_{beam} = 6.3 \times \sqrt{2} = 9 \text{ ft.}$$

$$0.24 \text{ k/ft} \quad 9' \quad 0.48 \text{ k/ft} \quad 0.48 \text{ k/ft} \quad V_k = 24 \quad M = 1.28 \frac{7.5}{2} (9) = 0.83 \times 12 = 10 \text{ k/ft} \\ V_k = 0.48 \times 2 / \sqrt{2} = 1.5 \times 9.25 = 51 \text{ psi} < 85 \text{ psi} \quad \Delta = 5(1.4)(9.25) \frac{4}{1100} \text{ in.} = 13.4 \text{ in.} \quad I_{min} = 30 \text{ in.} \quad \text{OK.}$$

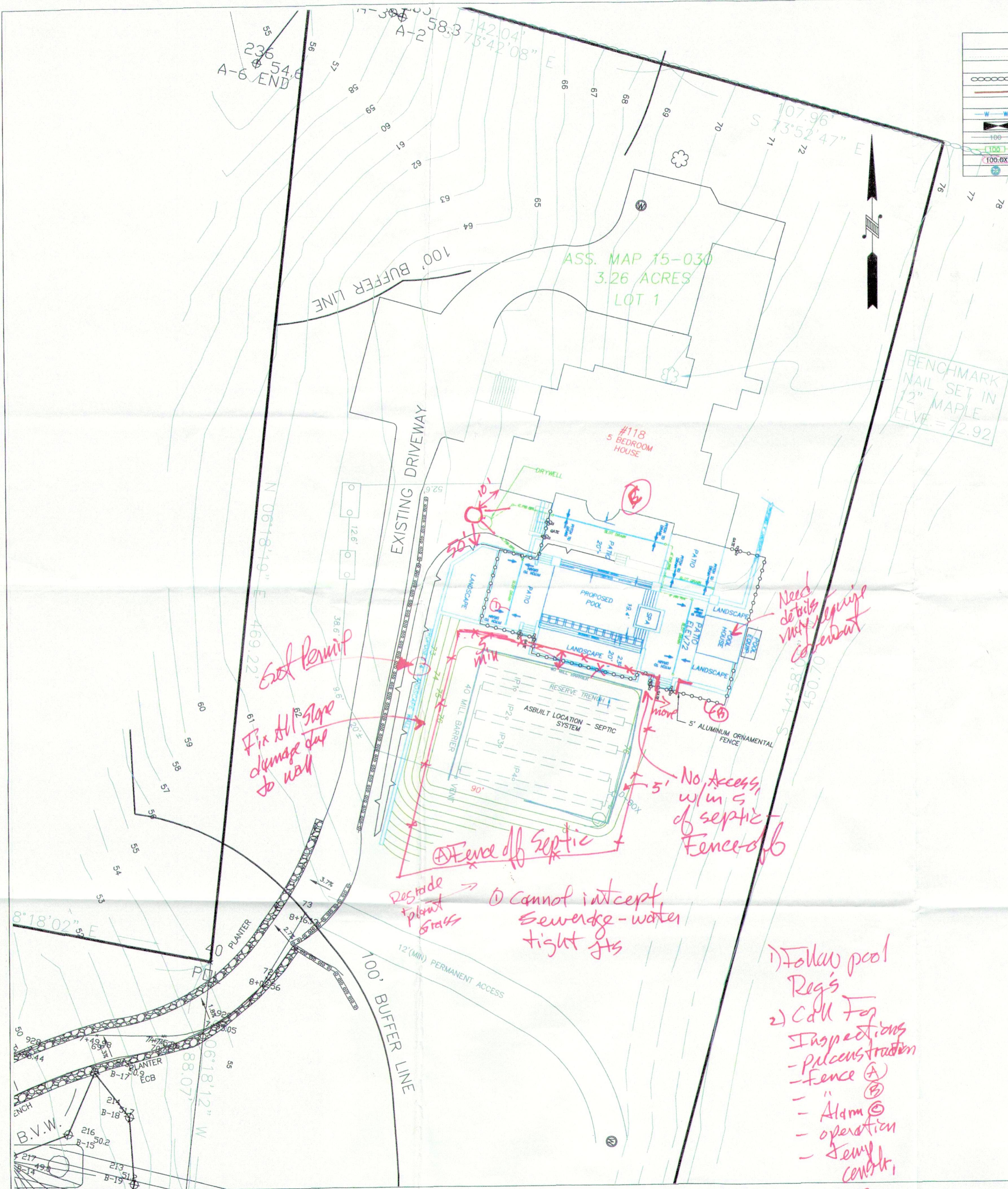
$$\text{Arch. } 9' \text{ span } W_{dl} = 20 \text{ psf} \quad W_{tr} = 40 \text{ psf} \\ W = 0.4(3.4) = 0.14 \frac{4}{ft} \quad M = 0.14 \frac{4}{ft} \times 12 = 1.92 \text{ k/ft} \quad M = 0.14 \frac{4}{ft} \times 12 = 1.92 \text{ k/ft} \\ V = 0.14 (4.5 - 6) \frac{3}{2} = 0.82 \text{ k/ft} \quad \frac{W_{max} = 0.35 \frac{(6.5 \times 2)}{\sqrt{2}}}{\text{concrete}} = 0.28 \frac{4}{ft} \\ V = 0.14 (4.5 - 6) \frac{3}{2} = 0.82 \text{ k/ft} \quad M = 1.92 \times 12 = 23 \text{ k/ft} \quad M = 1.92 \times 12 = 23 \text{ k/ft} \\ V = 0.82 \times 38 \times 85 = 51 \text{ psi} < 85 \text{ psi} \quad \Delta = 5(1.4)(9.25) \frac{4}{1100} \text{ in.} = 13.4 \text{ in.} \quad I_{min} = 30 \text{ in.} \quad \text{OK.}$$

$$\text{Arch. } 9' \text{ span } W_{dl} = 20 \text{ psf} \quad W_{tr} = 40 \text{ psf} \\ W = 0.4(3.4) = 0.14 \frac{4}{ft} \quad M = 0.14 \frac{4}{ft} \times 12 = 1.92 \text{ k/ft} \quad M = 0.14 \frac{4}{ft} \times 12 = 1.92 \text{ k/ft} \\ V = 0.14 (4.5 - 6) \frac{3}{2} = 0.82 \text{ k/ft} \quad \frac{W_{max} = 0.35 \frac{(6.5 \times 2)}{\sqrt{2}}}{\text{concrete}} = 0.28 \frac{4}{ft} \\ V = 0.14 (4.5 - 6) \frac{3}{2} = 0.82 \text{ k/ft} \quad M = 1.92 \times 12 = 23 \text{ k/ft} \quad M = 1.92 \times 12 = 23 \text{ k/ft} \\ V = 0.82 \times 38 \times 85 = 51 \text{ psi} < 85 \text{ psi} \quad \Delta = 5(1.4)(9.25) \frac{4}{1100} \text{ in.} = 13.4 \text{ in.} \quad I_{min} = 30 \text{ in.} \quad \text{OK.}$$

*Robert P Johnson*  
10/26/20



$$V_{max} = 128 \text{ psf} \Rightarrow V_{max} = 128 \text{ psf} \\ V = 0.14 (0.7 \times 6.5 + 2.5 \times 12) (10) = 3.1 \text{ k} \quad \text{OK.} \quad \text{Use 8 in. Nails 3/8" Fully Blocked} \\ V_{cap} = 0.1 \times 8 + 0.2 \times 13' = 3.4 \text{ k} \quad \text{OK.} \quad \text{OK.}$$



LEGEND	
	PROP LINE
	STONE WALL
	EROSION CONTROL
	WATER SERVICE
	SOIL TESTING LOCATION
	EXISTING CONTOUR
	PROPOSED GRADING
	PROPOSED SPOT ELEV.
	EXISTING TREE

2021-0

- 1) Follow pool Reg's
- 2) Call for Inspections
  - place structure
  - fence (A)
  - "
  - alarm (B)
  - operation
  - temporal constraint

## SITE PL

DIG SAFE NOTE:  
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE  
CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST  
WHICH ARE NOT EVIDENT OR FOR WHICH RECORD  
INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN  
ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40  
AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES  
BEFORE EXCAVATING AND DRILLING. ALSO, CALL  
THE DULCE LINE LOCATOR AT 1-800-432-7373 (1-800-DIG-SAFE).

THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT  
TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES  
OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION  
UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE  
FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY  
ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION  
OF RONALD TIBERI P.E.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS,  
RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER  
LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE  
TITLE.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

A rectangular stamp with a double-line border. Inside, the words "TOWN OF DOVER" and "BOARD OF HEALTH" are printed in a serif font, with "TOWN OF DOVER" on the top line and "BOARD OF HEALTH" on the bottom line. In the center, the word "APPROVED" is printed in large, bold, black capital letters. Below "APPROVED" is a handwritten signature in pink ink that appears to read "W.A.A." To the right of the signature, the date "3-4-21" is handwritten in pink ink. At the bottom left, the word "APPROVED" is printed again in a smaller, bold, black font. The entire stamp is set against a white background.

A

RONALD J. WIERI  
NO. 34773

COMMONWEALTH OF MASSACHUSETTS  
PROFESSIONAL STAMP

REVISIONS	DESCRIPTION
-----------	-------------

# POOL CONSTRUCTION PLAN

IN  
DOVER, MASSACHUSETTS

118 FARM STREET

PREPARED FOR: James Corrigan  
118 Farm Street  
Dover MA

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 3516

---

MARCH 4, 2021

SHEET 1 OF 1