



PLANNING BOARD

DOVER, MASSACHUSETTS

To: Dover Planning Board

From: Courtney Starling, Land Use Director

Date: May 6, 2021

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

Location: 11 Haven Street

Map:	12	Lot Area:	1.1 acres
Block:	17	Zoning District:	R
Lot:	0	Use:	Single-family home

Project Narrative

The applicants, Mark and Samantha King, are proposing to construct a plunge pool in their side yard. The pool, measuring 7' x 13', is partially raised and will be enclosed by a new fence. The pool will be surrounded by a stone patio, decking, and extensive landscaping.

Findings

Preliminary Site Plan Review Required

185-10: Table of Uses

185-36: Site Plan Review

Site Plan Review Criteria

- a) 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 pool meets setback requirements from the side lot line and structure.
- b) 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 is not a traffic generating use that will impact vehicular, bicycle, or pedestrian safety on the site.
- c) 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.
- d) The arrangement and appearance of proposed new buildings, structures, colors and materials, or changes to the aspects of a site;
The plunge pool will be screened from neighboring properties (including a rail easement) by fencing and landscaping.
- e) Provisions to protect surrounding premises against detrimental impacts;
The pool will be enclosed by safety fencing.

- 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 is designed to fit into the landscaping and topography of the existing property. Much of the rear yard area is constrained by the location of the well and septic system, leaving a fairly narrow side yard to accommodate outdoor recreation. The pool and patio are designed to optimize the small space adjacent to the rail easement and are well screened.
- g) Potential impacts on natural resources, including groundwater and open space;
The proposed pool is unlikely to have any notable impact on groundwater, and the associated improvements enhance the private open space on the property.
- 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.

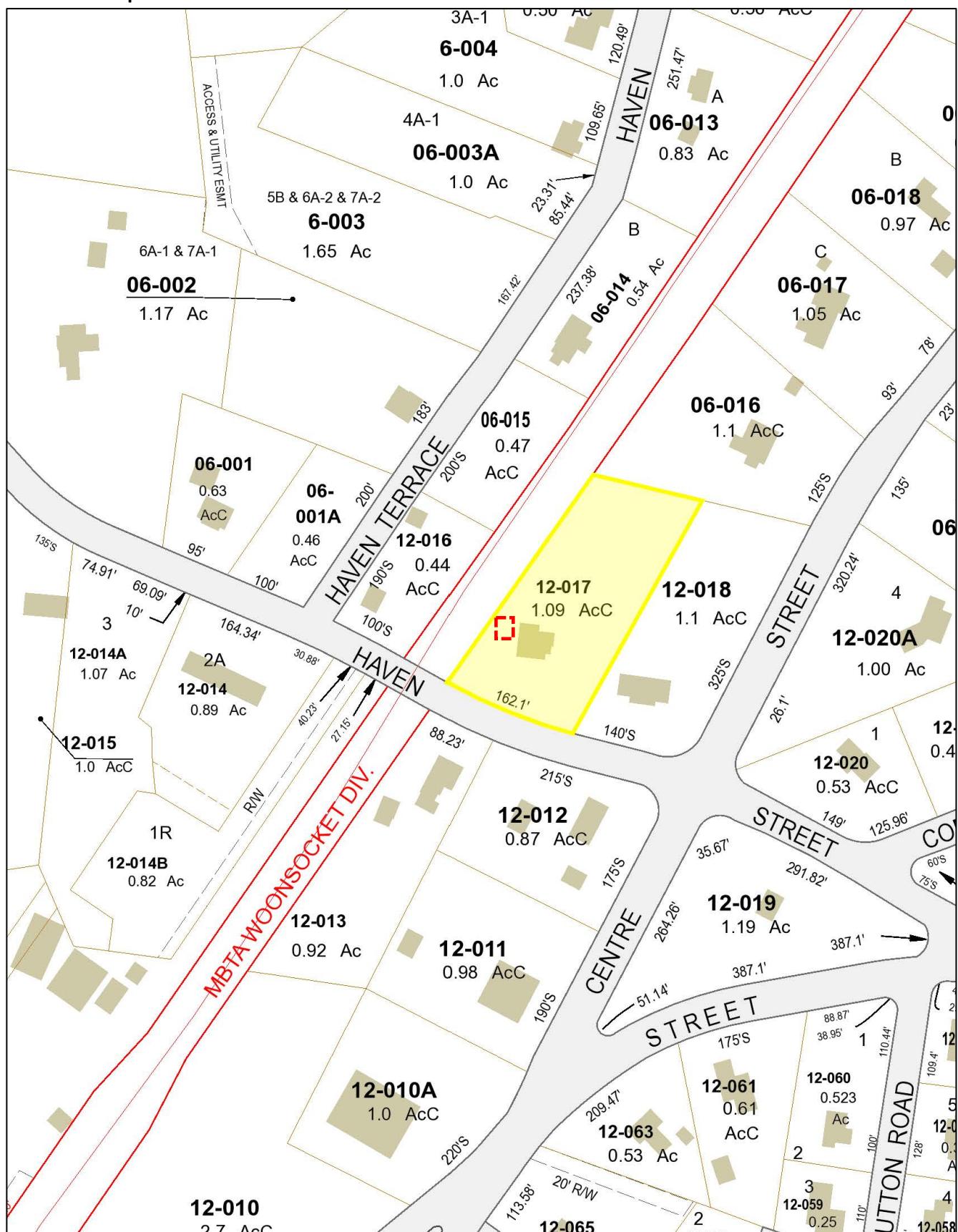
Site Photos



Recommendation

Approval of the landscape plan by Mainstay Landscape, last dated 4/29/21, as submitted.

Assessor's Map



Attached: Site Plan

