



PLANNING BOARD

DOVER, MASSACHUSETTS

To: Dover Planning Board

From: Courtney Starling, Land Use Director

Date: June 2, 2021

Subject: Site Plan Review to construct a garage in the rear yard of an existing single-family home

Location: 10 Turtle Lane

Map: 2	Lot Area: 1.31 Acres
Block: 90	Zoning District: R1
Lot: 0	Use: Single-Family Home

Project Narrative

The applicants, James Krawiecki and Belinda Carroll, are proposing to building a 32'x 48' detached garage in the rear yard of their property. The garage will be clad in red vertical vinyl siding and off-white trim, with brown 10' x 11' doors, with a grey metal raised seam roof; consistent in style and appearance of the existing attached garage serving the property.

Findings

Preliminary Site Plan Review Required

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

Preliminary 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 proposed structure meets the dimensional requirements and parking and loading provisions of the Zoning Bylaw.
- 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 proposed structure will be accessed via a proposed dirt driveway extending from the existing h-shaped driveway. As Turtle Lane is a private dead-end way serving only a handful of homes with extremely low traffic volume, the proposed structure has no impact on local traffic safety of any mode.
- The adequacy of arrangement and number of parking and loading spaces in relation to the proposed use of the premises;**
The property is more than adequately served by parking, and it would be inadvisable to add any additional impervious surface to the lot, particularly given the proximity of the Charles River.
- The arrangement and appearance of proposed new buildings, structures, colors and materials, or changes to the aspects of a site;**
The proposed structure will be glad to match the existing attached garage serving the property.

- e) **Provisions to protect surrounding premises against detrimental impacts;**
The proposed structure is positioned at the rear of the property and is well screened from neighboring properties by existing vegetation.
- 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 proposed structure is designed to be consistent with the architectural character of the existing structure and has little, if any, impact on community character, heritage, or other asset.
- g) **Potential impacts on natural resources, including groundwater and open space;**
The proposed structure creates 1,536 new square feet of impervious surface. The lot coverage of the buildings exclusive of paved areas is 9.9%, therefore paving any additional areas would be undesirable and the dirt access driveway should remain as such for as long as the driveway exists.
- h) **Potential impacts on town resources, including protective agencies, streets, and public spaces;**
The proposed structure has no impact on town resources.
- i) **Harmony in architectural treatment and avoidance of incongruous or inappropriate character or architectural appearance and arrangement of buildings; and**
The proposed structure is consistent in appearance with the existing garage.
- j) **Compliance with all other requirements of this Chapter.**
The project complies with all other zoning requirements.

Site Photos

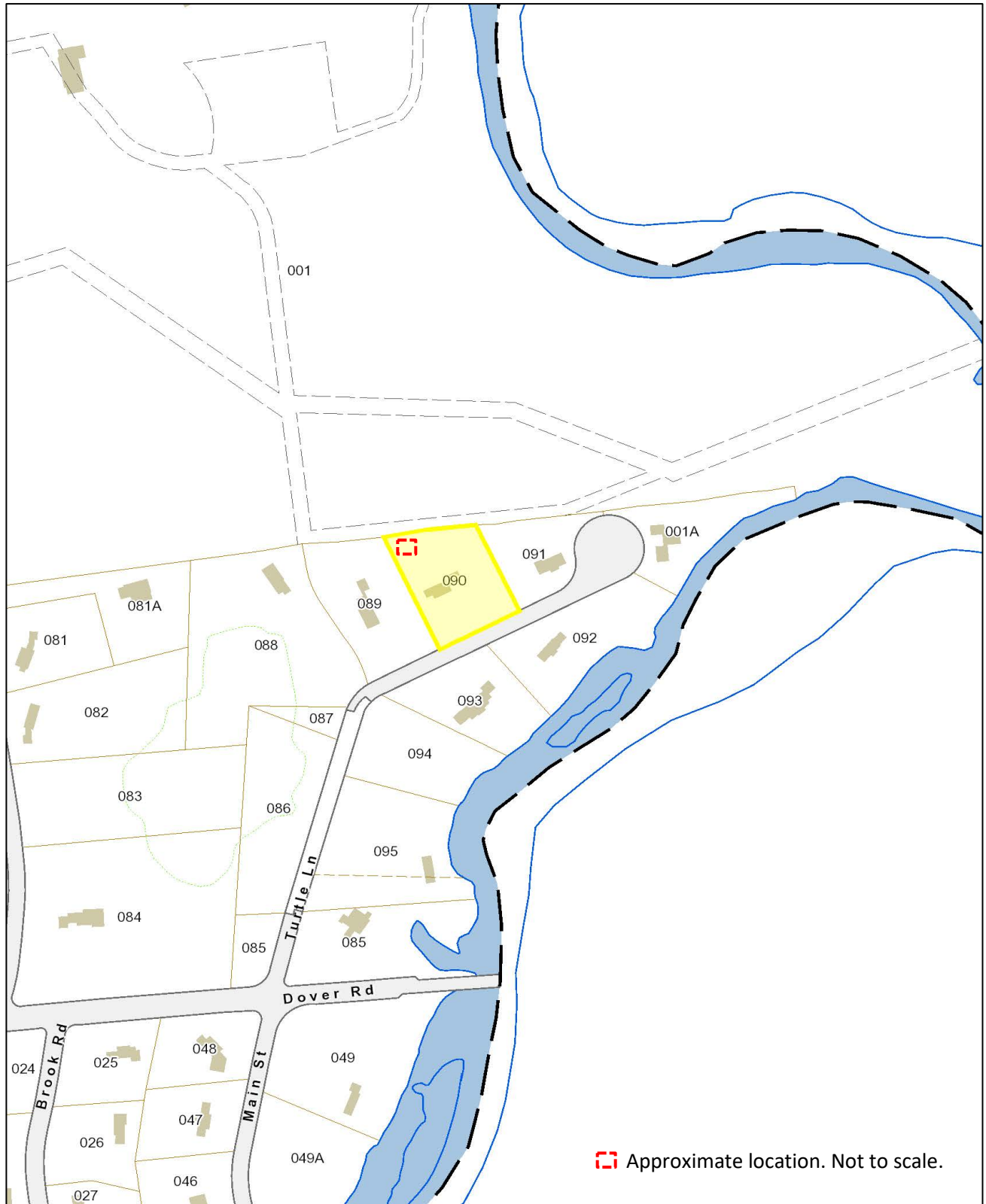


Recommendation

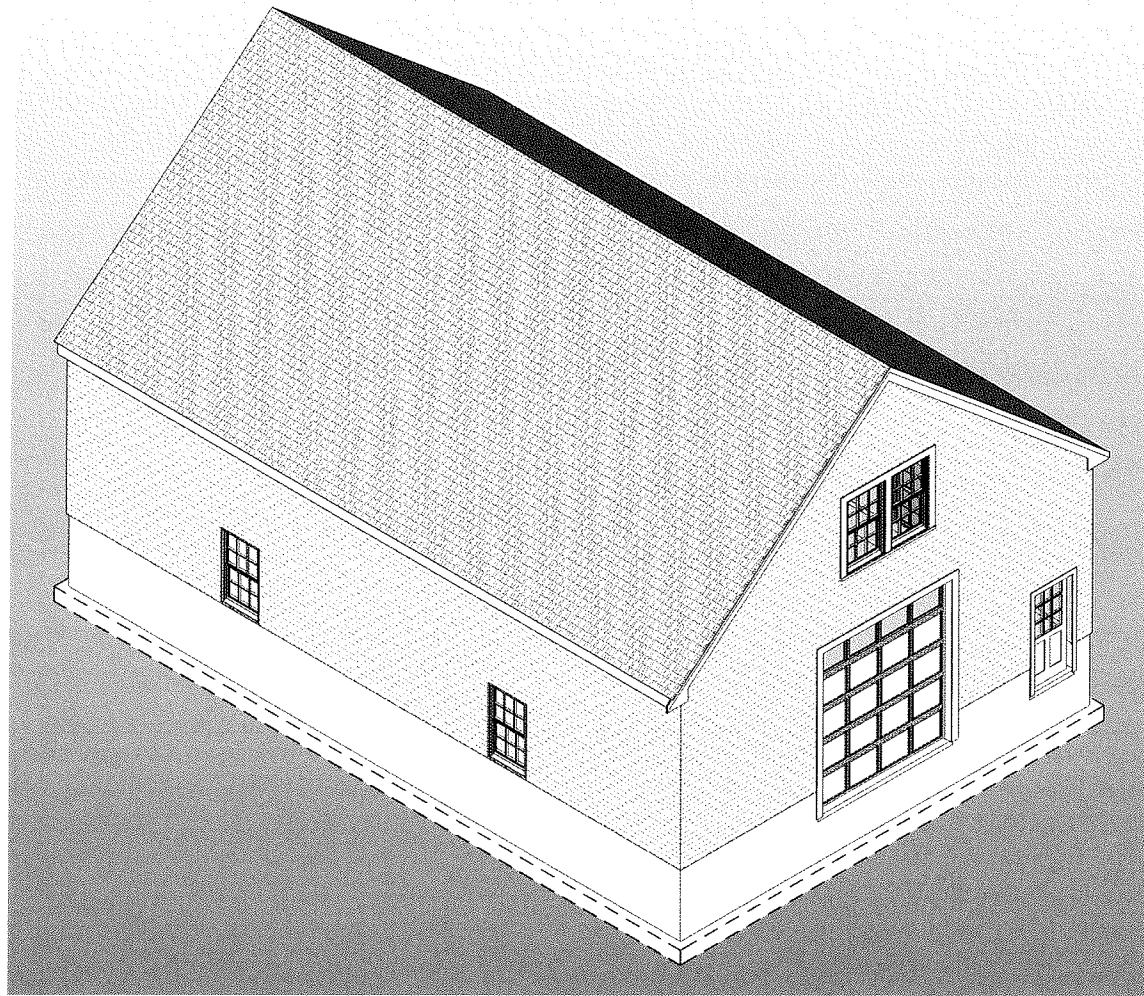
Approval of the site plan by Cheney Engineering, stamped and signed by Stephen Davis, and last dated 4/27/2021, and the elevations by Narlee Design, last dated 6/1/21, subject to the following condition:

1. The proposed access drive shall not be paved with impermeable materials at any point to avoid an increase in impervious surfaces on the lot.

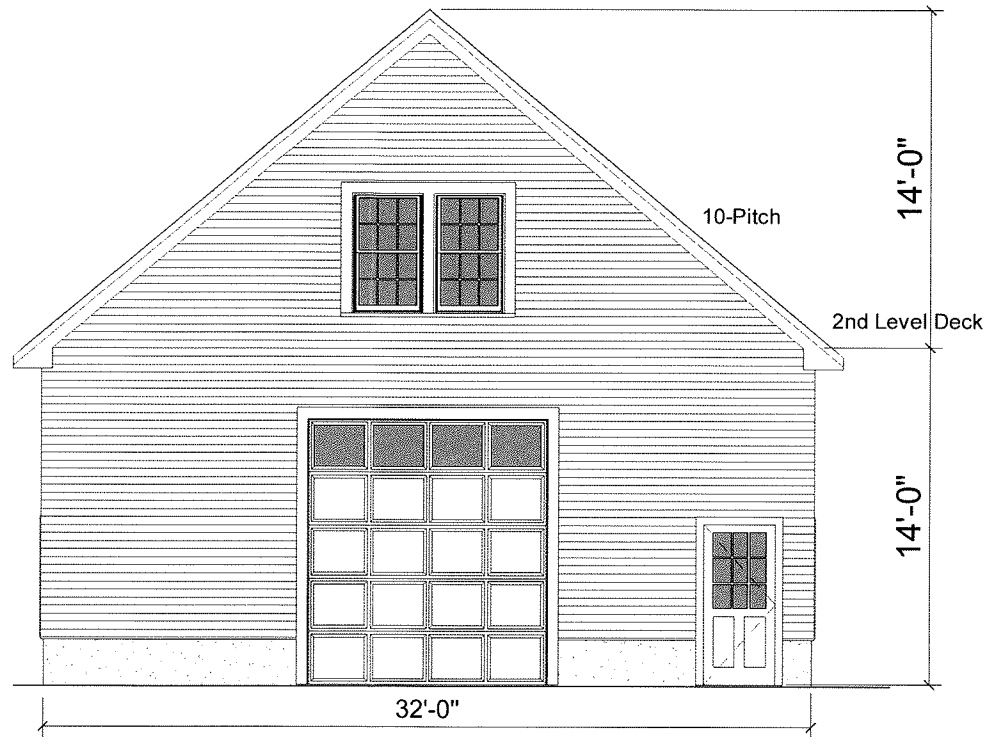
Assessor's Map



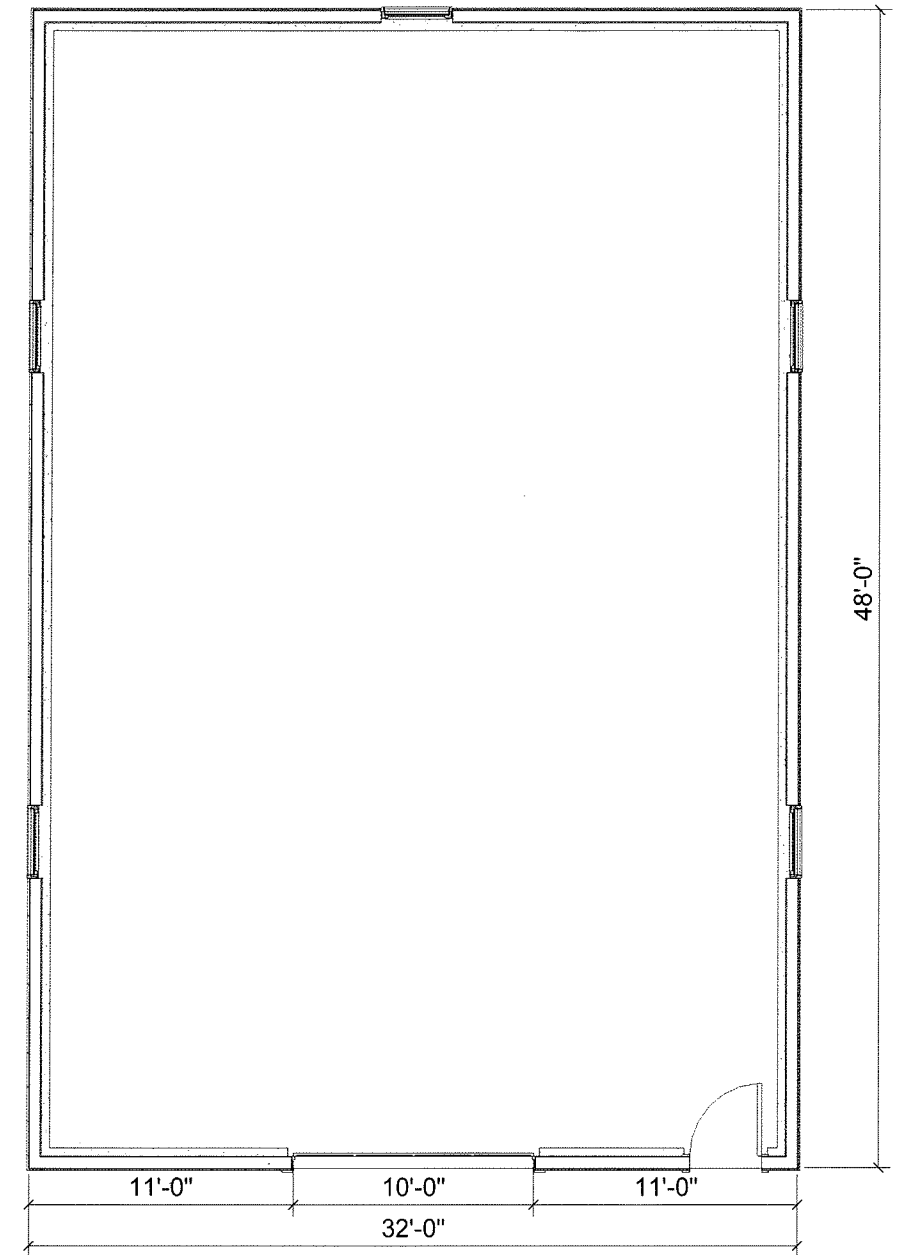
Attached: Site Plan & Architectural Drawings



① AERIAL FRONT-LEFT



② FRONT ELEVATION
1/8" = 1'-0"



③ GARAGE PLAN
1/8" = 1'-0"

A1 -PLANS

Date 6/1/21

Scale 1/8" = 1'-0"

Barn

10 Turtle Lane, Dover MA

NARLEE DESIGN

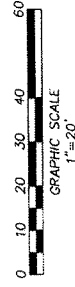
19 Arbor Court, #2
East Walpole, MA 02032

508-660-1199

design@narlee.com

BIT.	BITUMINOUS
ETW	EDGE OF TRAVELED WAY
F.F.	FINISHED FLOOR
GG	GAS GATE
INV.	INVERT
PP	POWER POLE
SMH	SEWER MANHOLE
GAR	GARAGE
TH	THRESHOLD
T.O.C.	TOP OF CONCRETE
---	EXISTING CONTOUR
100	PROPOSED CONTOUR

1. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO -DATE ABSTRACT OF TITLE WOULD DISCLOSE.
2. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
3. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN, SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL TOLL FREE, DIG SAFE CALL CENTER AT 1-888-3444-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
4. NO WETLANDS OR VERNAL POOLS WITHIN 150 FEET OF PROPOSED GARAGE.
5. NO PERENNIAL STREAM OR RIVER WITHIN 200 FEET OF PROPOSED GARAGE.



IMPERVIOUS SURFACE:
EXIST. = 16.8%
PROP. = 19.4%

CHENEY
ENGINEERING CO., INC.

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Needham, MA 02494
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admin@cheney-eng.com

JAMES KRAWIECKI

DATE: 4/27/2021	PROJECT # 3719
REV.	