



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

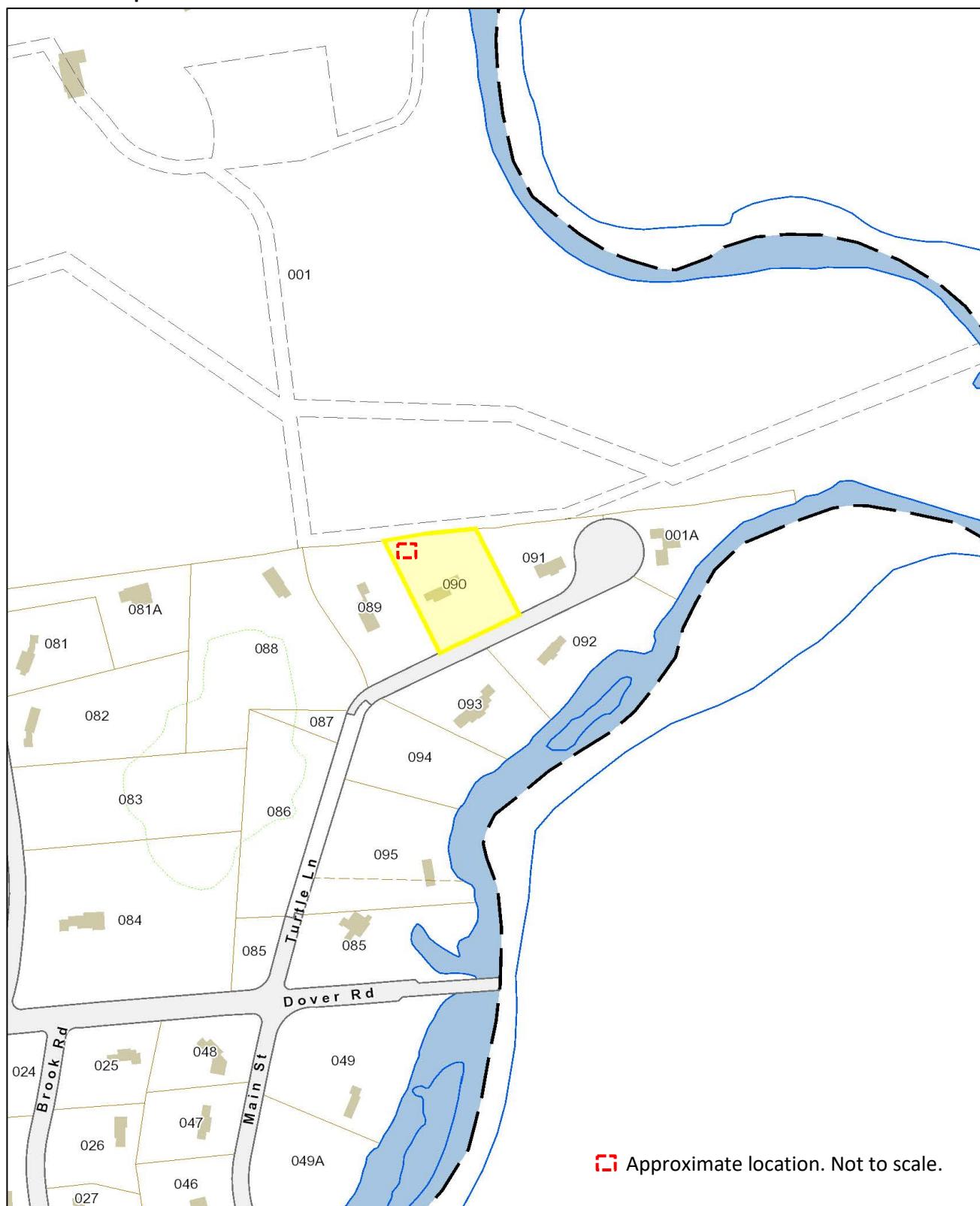
185-10: Table of Uses

185-36: Site Plan Review

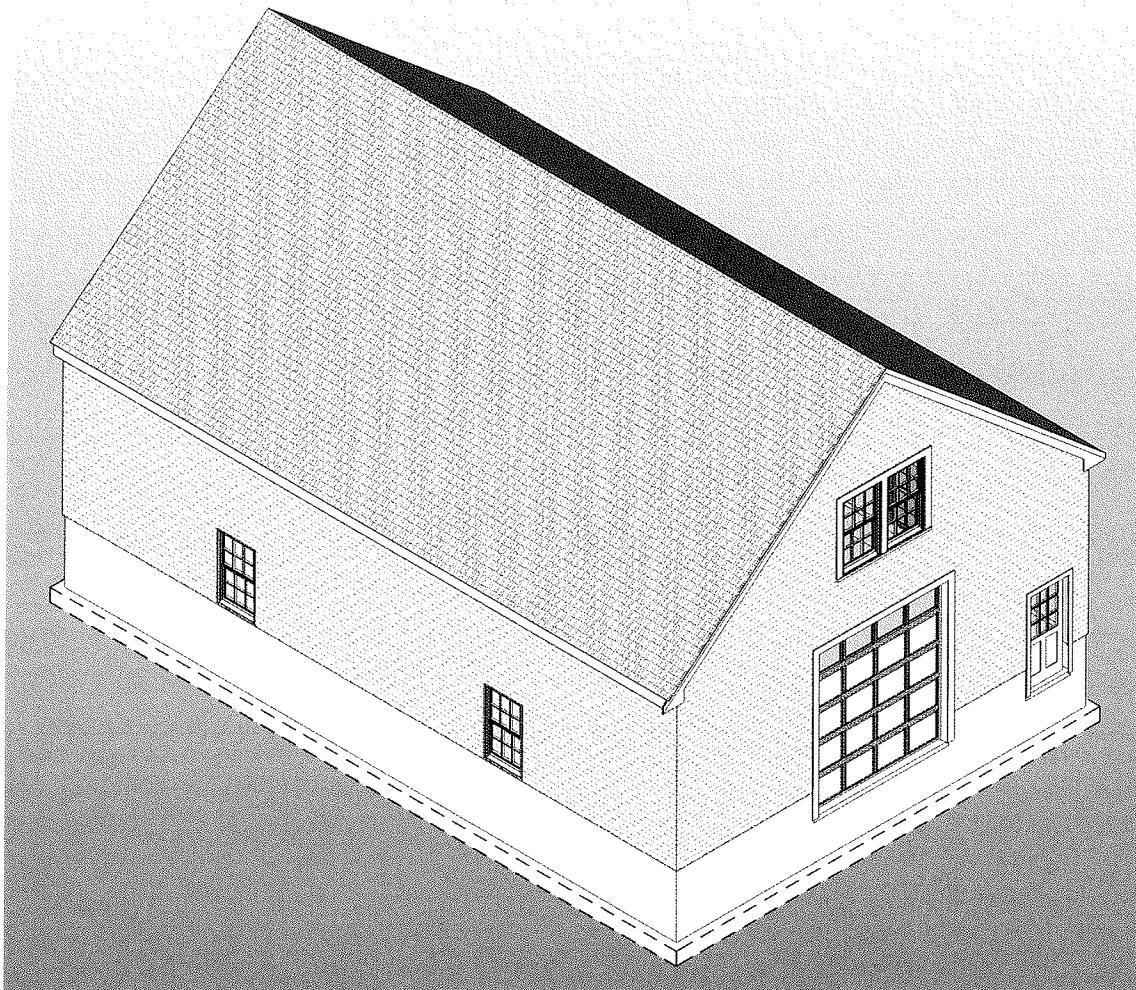
Preliminary Site Plan Review Criteria

- 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 proposed structure meets the dimensional requirements and parking and loading provisions of the Zoning Bylaw.
- 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 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.
- c) **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.
- d) **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.

Assessor's Map



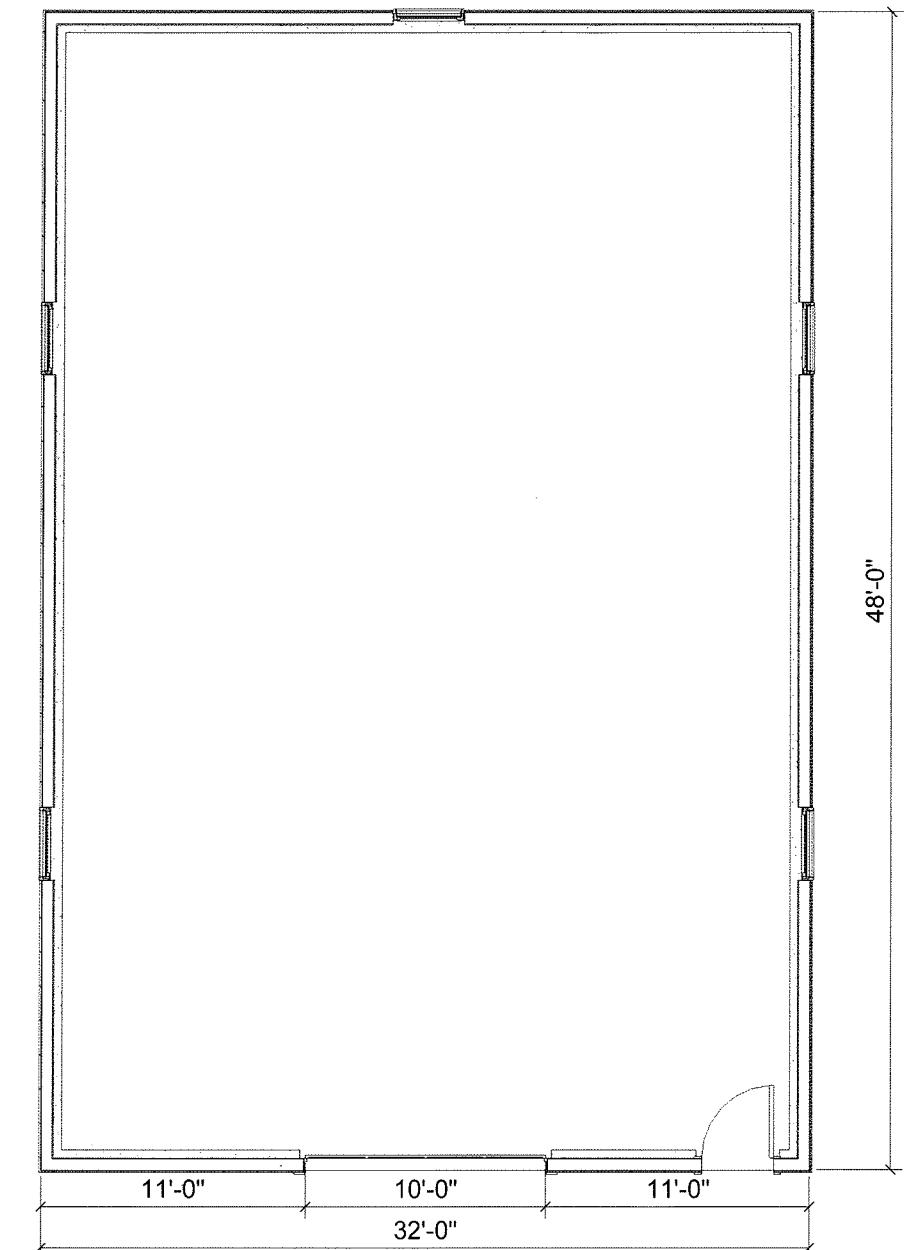
Attached: Site Plan & Architectural Drawings



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

