



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 pool and cabana in rear yard
Location: 210 Dedham Street

Map: 7 Lot Area: 5.03 Acres
Block: 29 Zoning District: R2
Lot: 0 Use: Single-Family Home

Project Narrative

The applicant, Daniel Stokes, Trustee, is proposing to construct a 20' x 40' pool and 14' x 28', 392 square foot cabana. The proposed cabana will include a bathroom, changing area, kitchenette, and sitting area. The structure will be a single story with a flat roof in a mid-century modern, or Scandinavian type style (take your pick). The structure is low-rise to fit into the landscape and will be clad in tongue and groove shiplap with a 4' wide metal pergola extending from the "front" of the cabana.

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 pool and cabana 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 pool and cabana structure are located in the rear yard and will have no impact on the location of the existing driveway or traffic.
- 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.
- d) The arrangement and appearance of proposed new buildings, structures, colors and materials, or changes to the aspects of a site;**
The existing structure is brick Georgian revival that was originally constructed in 1929 and is currently undergoing significant renovation; the proposed cabana does not seek to replicate the architecture of the existing structure, but complement it with a modern structure. From a historic preservation

perspective, it is generally preferred to complement the existing architecture rather than attempt to replicate it with modern materials. While the proposed cabana is a departure from the existing architecture, in terms of appearance and materials, it does not appear that this will be in any way detrimental to the existing 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 and the main house.

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 complement 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;

Provided the pool is filled by a water truck, there should be no impact on local groundwater resources.

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 cabana structure is designed in conformance with typical historic preservation standards for new buildings.

j) Compliance with all other requirements of this Chapter.

The project complies with all other zoning requirements.

Site Photos

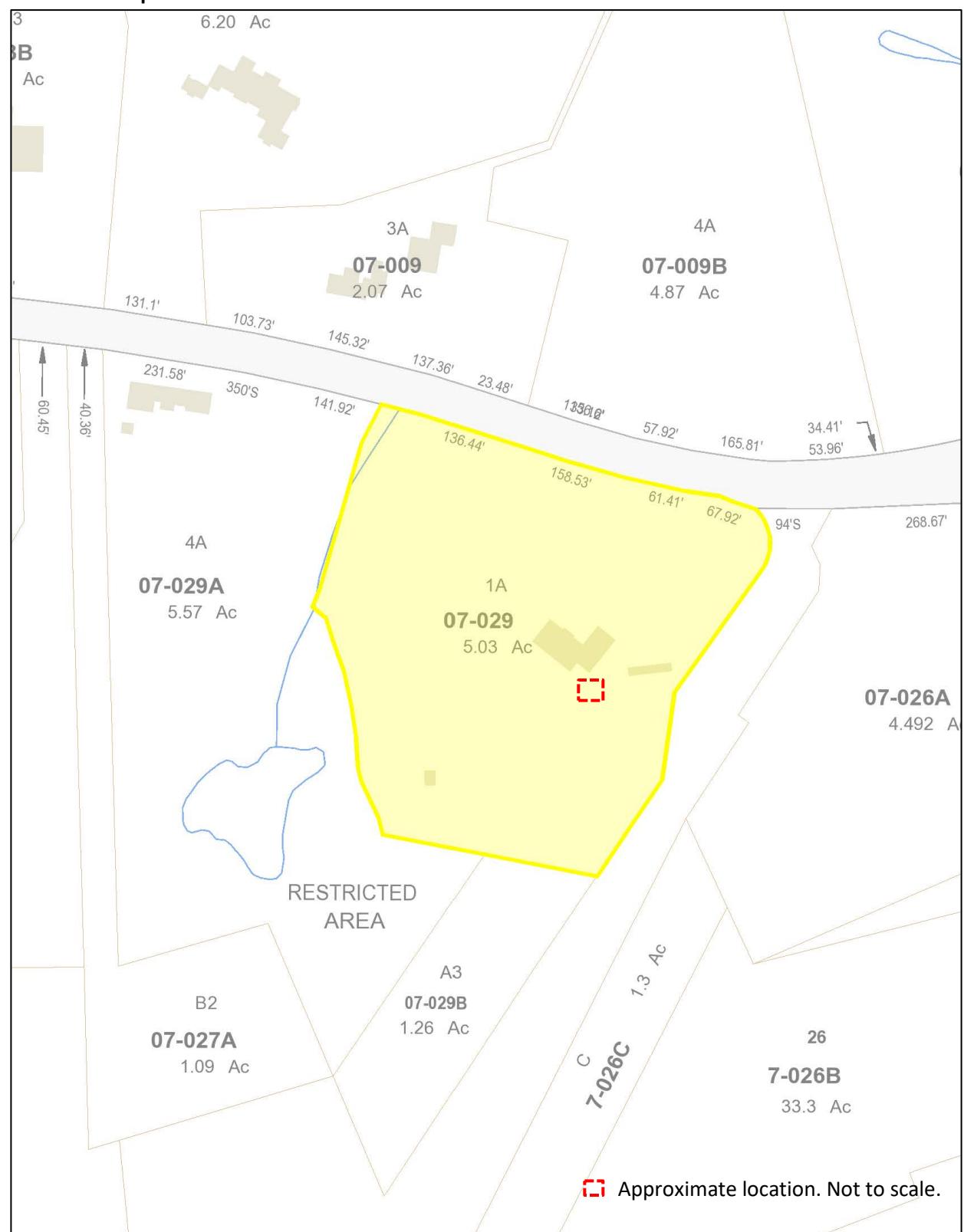


Recommendation

Approval of the site plan by Snelling & Hamel Associates, stamped and signed by John Hamel, and last dated 4/25/21, and the elevations by Preston Design, last dated 5/5/21, subject to the following condition:

1. The cabana may not be used as an Accessory Apartment pursuant to Section 185-43 of the Zoning Bylaws.

Assessor's Map



Attached: Site Plan & Architectural Drawings

219 DEDHAM STREET

ISSUED FOR PRICING
MARCH 31, 2021

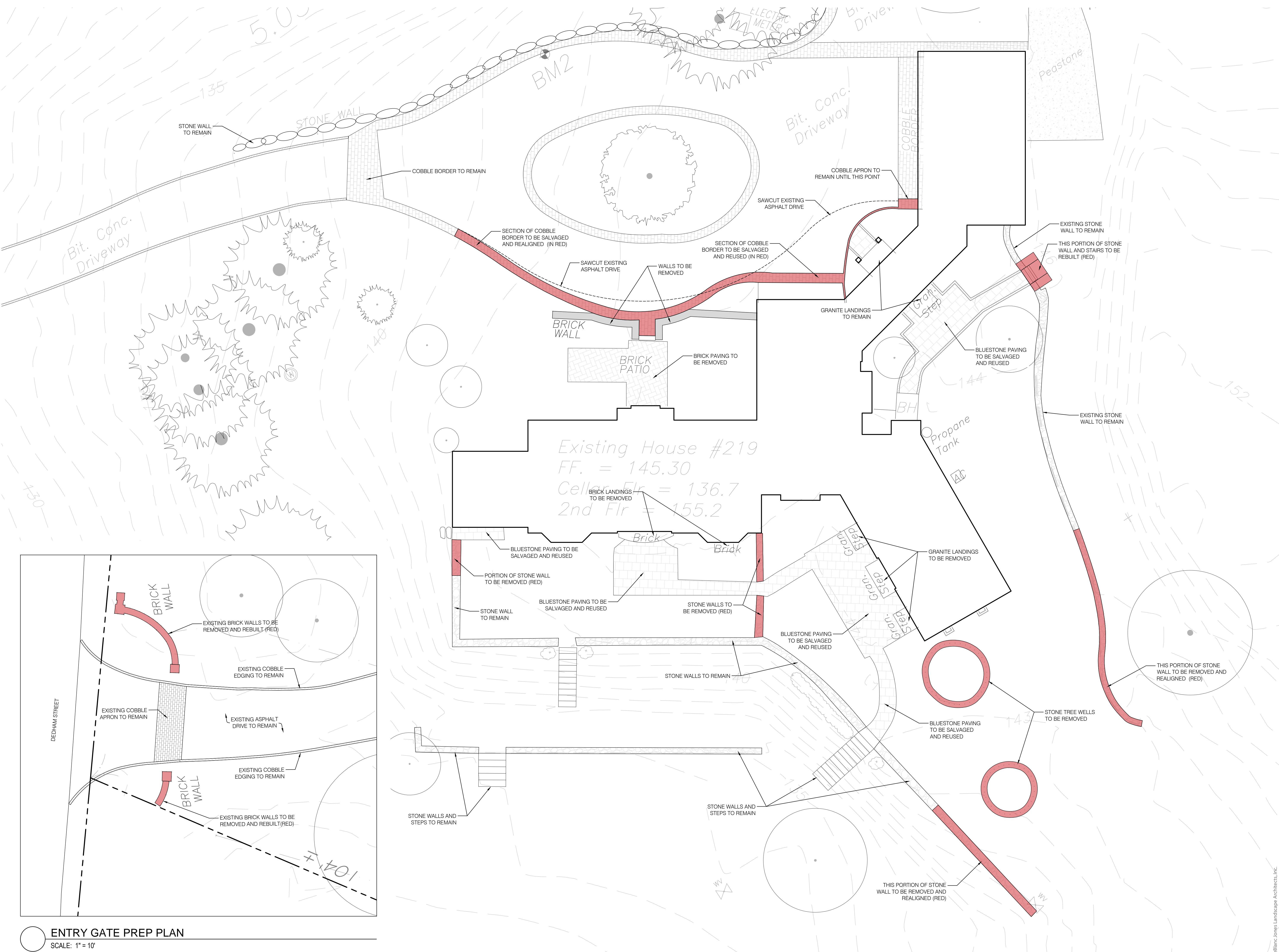
219 DEDHAM ST
DOVER, MA
PROJECT NO: 1935

LIST OF DRAWINGS

SHEET NO.

SITE PREP PLAN	LX.0
OVERALL SITE PLAN	L1.0
HOUSE ZONE ENLARGEMENT PLAN	L1.1
POOL AREA & STREET ENTRY ENLARGEMENT PLANS	L1.2
POOL DETAILS	L2.0
DETAILS	L2.1
DETAILS	L2.2
DETAILS	L2.3
OVERALL PLANTING PLAN	L3.0
HOUSE ZONE PLANTING ENLARGEMENT PLAN	L3.1
PERENNIAL GARDEN & POOL AREA PLANTING ENLARGEMENT PLAN	L3.2
WOODLAND EDGE & POLLINATOR GARDEN PLANTING ENLARGEMENTS	L3.3
LIGHTING & UTILITIES PLAN	L4.0
GAS LINES PLAN	L4.1

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Revisions

No	Date	Description
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219 DEDHAM STREET DOVER, MA

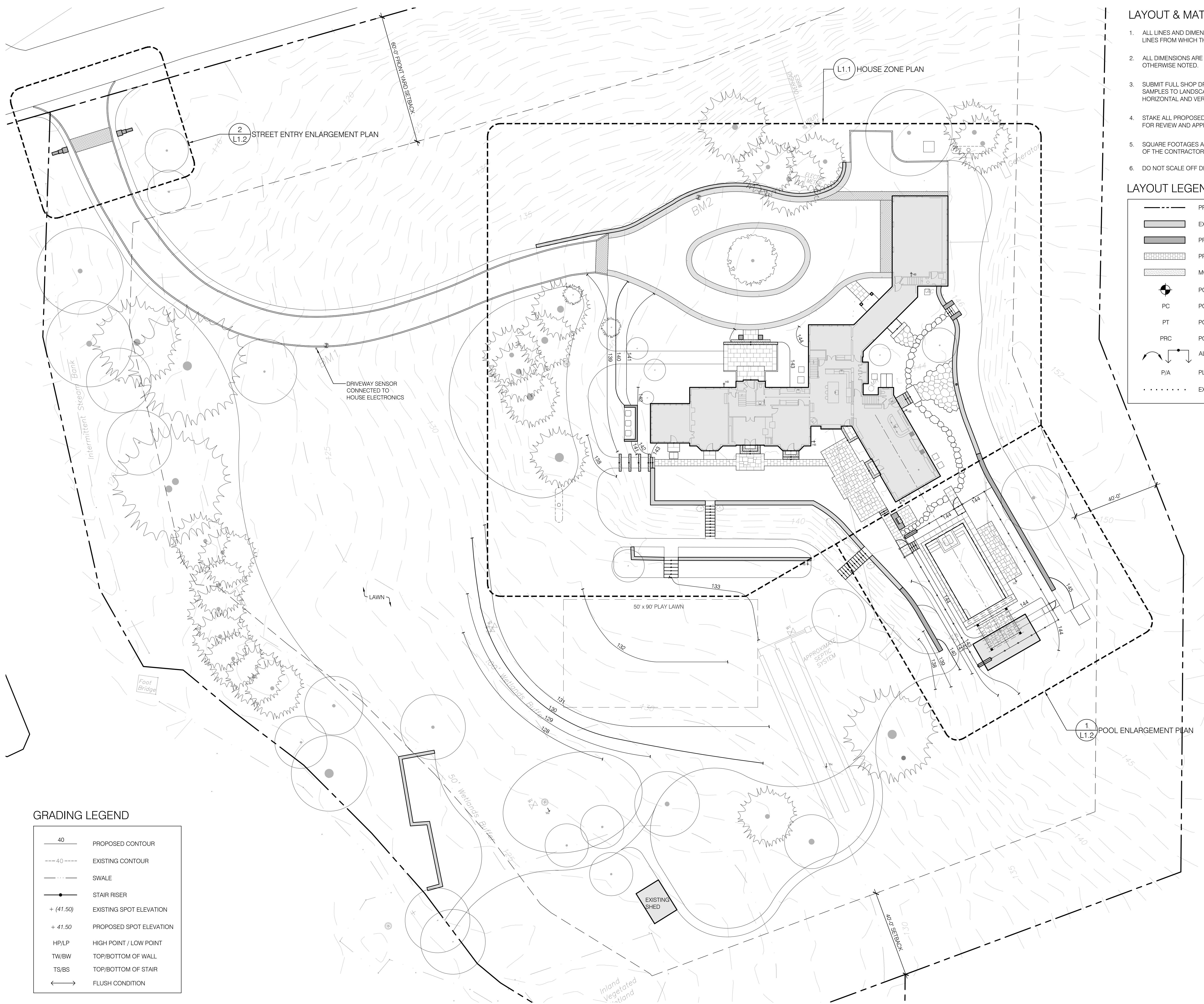
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Project No: 1035

Project No. 1995

SITE PREP PLAN

LX.0

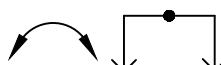


LAYOUT & MATERIALS NOTES:

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FROM FACE OF WALL OR BUILDING, UNLESS OTHERWISE NOTED.
3. SUBMIT FULL SHOP DRAWINGS FOR PAVING LAYOUT AND PAVING SAMPLES TO LANDSCAPE ARCHITECT SHOWING FINISHES OF HORIZONTAL AND VERTICAL FACES AND FULL RANGE OF COLORS.
4. STAKE ALL PROPOSED HARDSCAPE LAYOUT AND ELEVATIONS IN FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
5. SQUARE FOOTAGES ARE PROVIDED AS A GUIDE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL PER THE DIMENSIONS.
6. DO NOT SCALE OFF DRAWINGS.

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LAYOUT LEGEND

	PROPERTY LINE
	EXISTING WALL
	PROPOSED WALL
	PROPOSED BLUESTONE OR GRANITE PAVING
	MONOLITHIC STONE STEP
	POINT OF BEGINNING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
	ALIGN
P/A	PLANTING AREA
.....	EXPANSION JOINT

Revisions

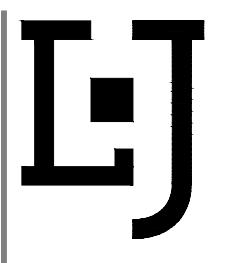
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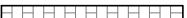
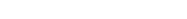
219 DEDHAM STREET DOVER, MA

Scale: 1"=20'
Project No: 1935
Date: 03-31-2021

OVERALL SITE PLAN

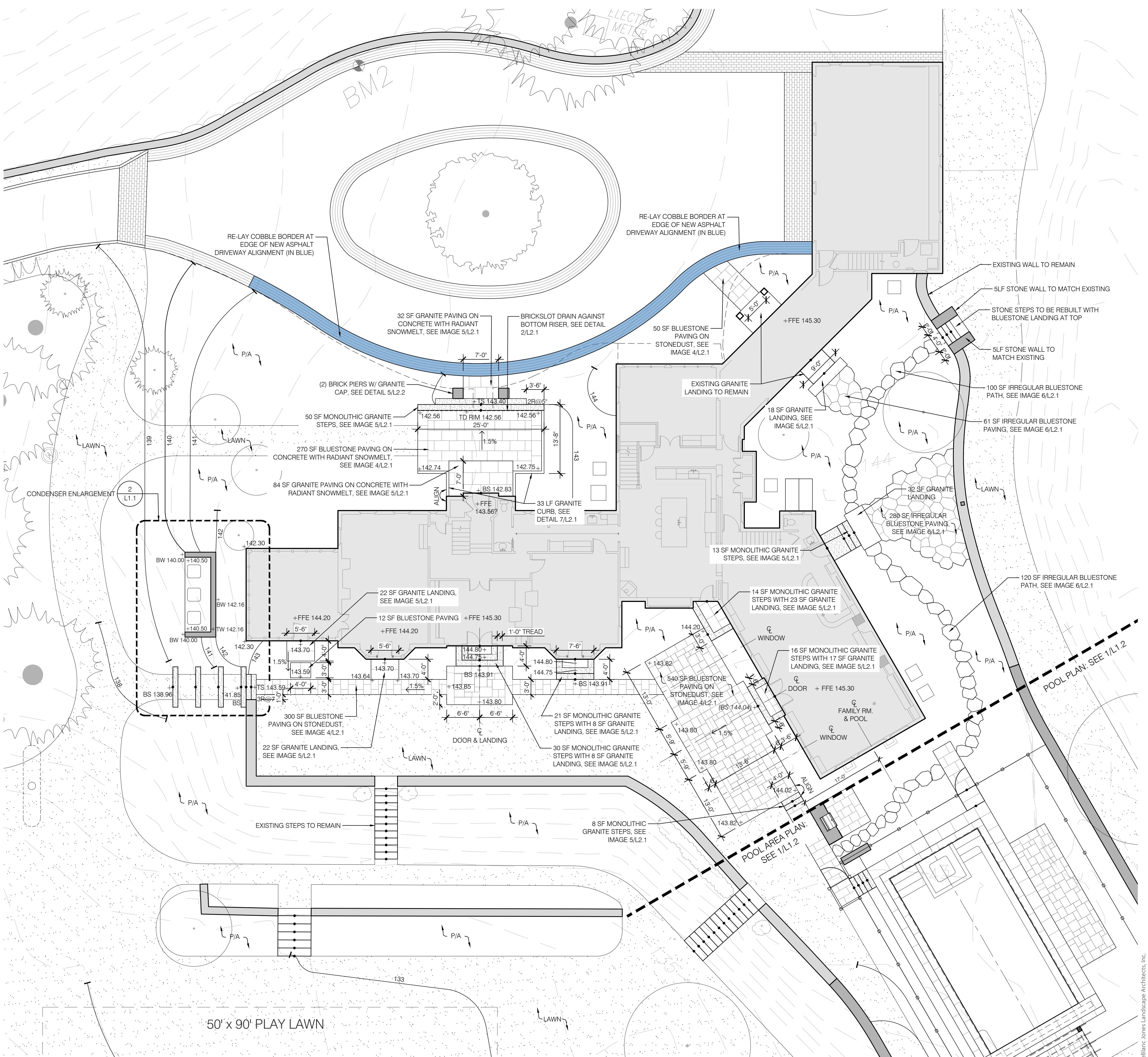
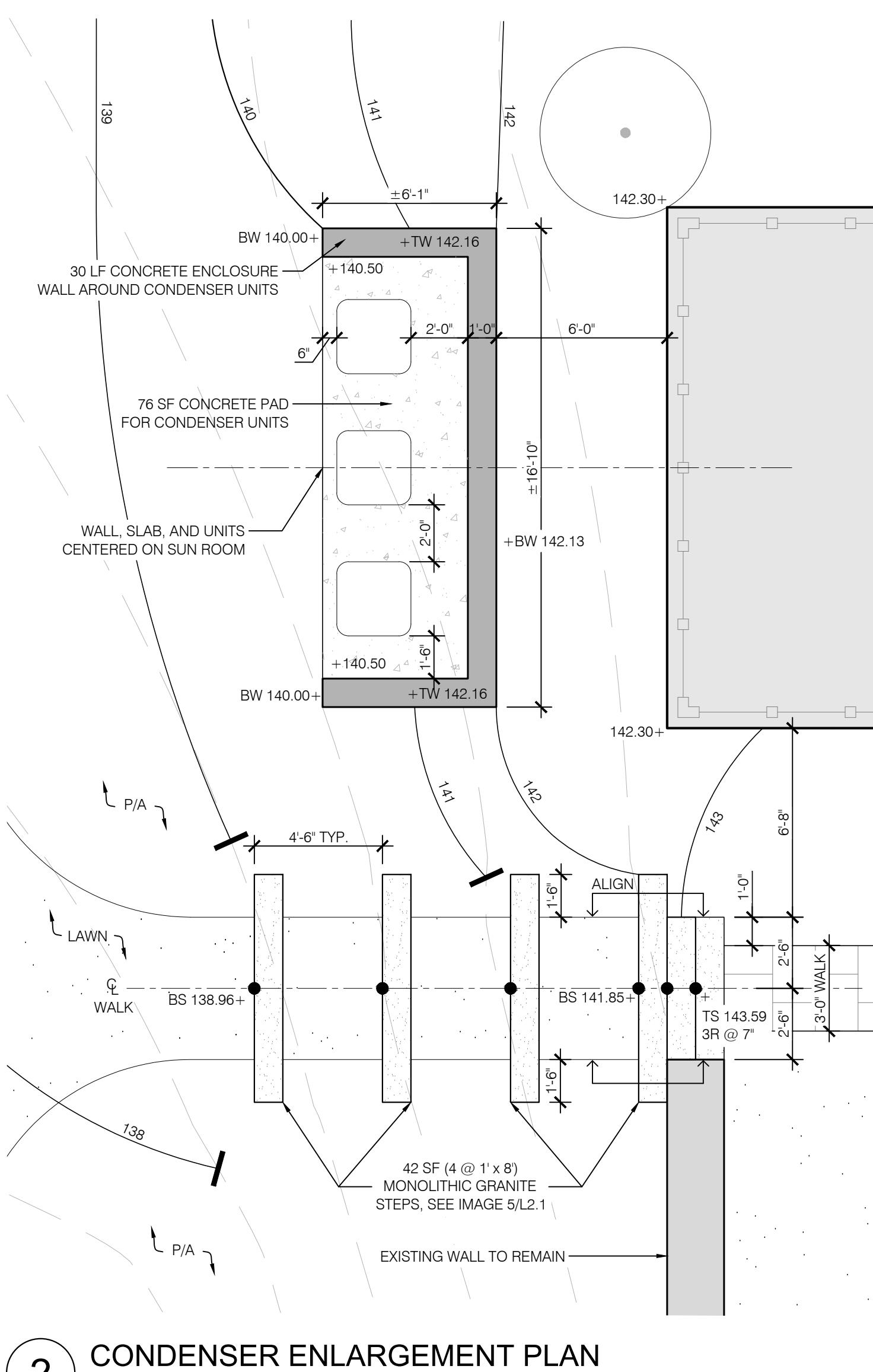
-1.0



	PROPERTY LINE
	EXISTING WALL
	PROPOSED WALL
	PROPOSED BLUESTONE OR GRANITE PAVING
	MONOLITHIC STONE STEP
	POINT OF BEGINNING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
	ALIGN
P/A	PLANTING AREA
· · · · ·	EXPANSION JOINT

GRADING LEGEND

40	PROPOSED CONTOUR
----40----	EXISTING CONTOUR
— · —	SWALE
— • —	STAIR RISER
+ (41.50)	EXISTING SPOT ELEVATION
+ 41.50	PROPOSED SPOT ELEVATION
HP/LP	HIGH POINT / LOW POINT
TW/BW	TOP/BOTTOM OF WALL
TS/BS	TOP/BOTTOM OF STAIR
←→	FLUSH CONDITION



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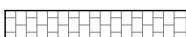
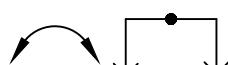
219 DEDHAM STREET DOVER, MA

Scale: 1"=10'
Project No: 1935
Date: 02-21-2021

HOUSE ZONE ENLARGEMENT PLAN

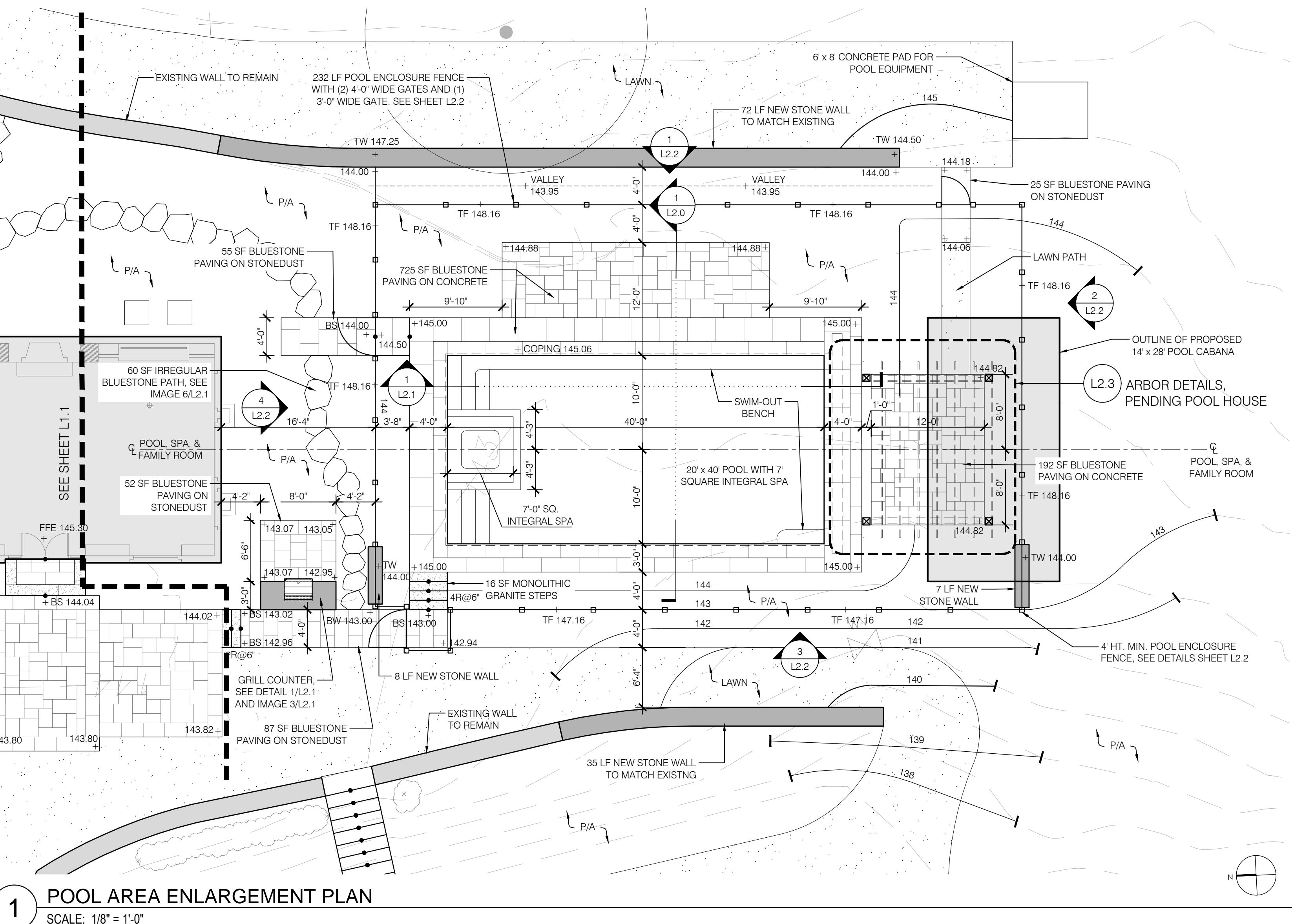
L1.1

LAYOUT LEGEND

	PROPERTY LINE
	EXISTING WALL
	PROPOSED WALL
	PROPOSED BLUESTONE OR GRANITE PAVING
	MONOLITHIC STONE STEP
	POINT OF BEGINNING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
	ALIGN
P/A	PLANTING AREA
	EXPANSION JOINT

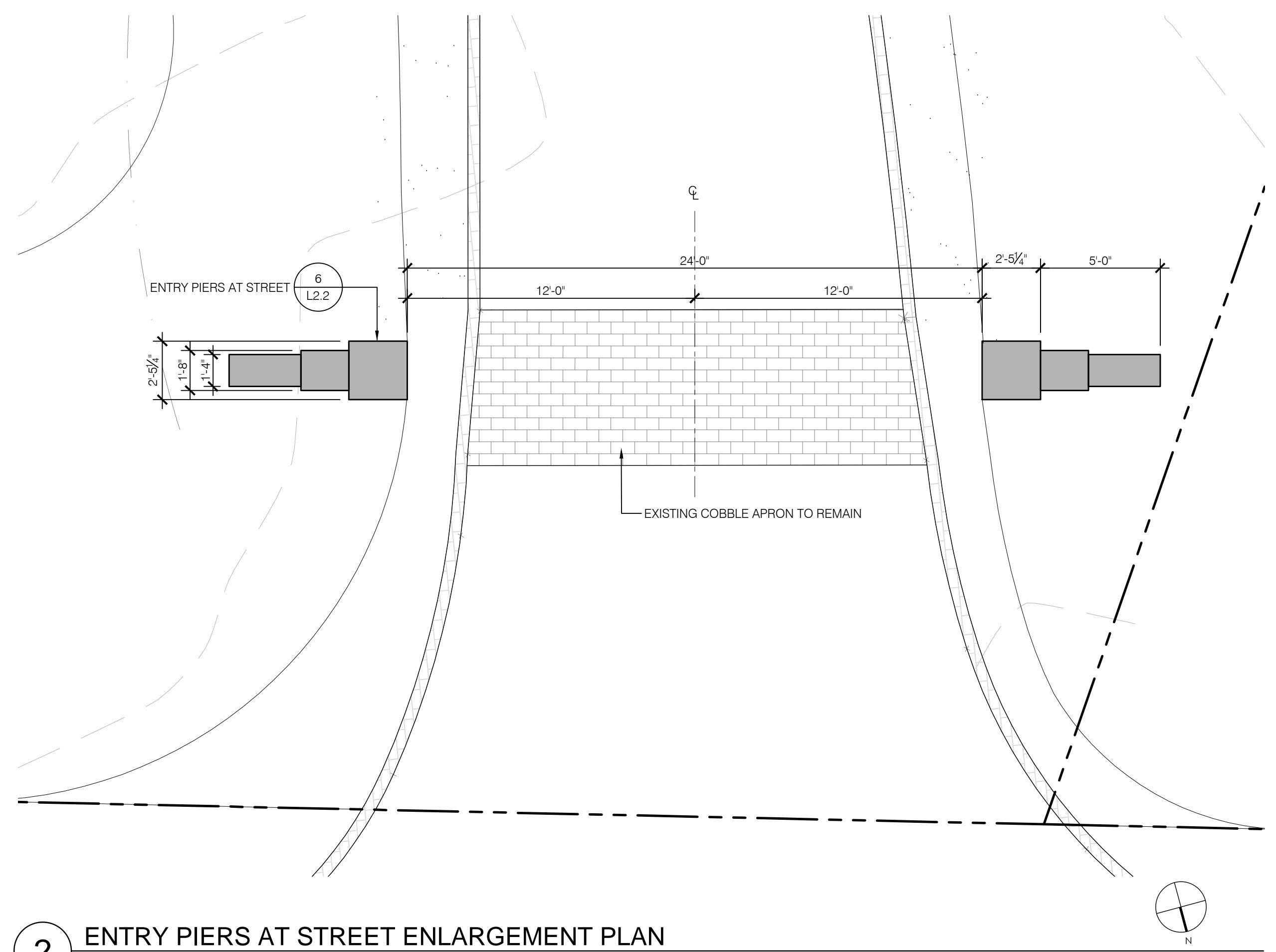
GRADING LEGEND

40	PROPOSED CONTOUR
---- 40 ----	EXISTING CONTOUR
— · · —	SWALE
— • —	STAIR RISER
+ (41.50)	EXISTING SPOT ELEVATION
+ 41.50	PROPOSED SPOT ELEVATION
HP/LP	HIGH POINT / LOW POINT
TW/BW	TOP/BOTTOM OF WALL
TS/BS	TOP/BOTTOM OF STAIR
← →	FLUSH CONDITION



1 POOL AREA ENLARGEMENT PLAN

SCALE: 1/8" = 1'-0"



2 ENTRY PIERS AT STREET ENLARGEMENT PLAN

2 SCALE: 1/4" = 1'-0"

**219 DEDHAM STREET
DOVER, MA**

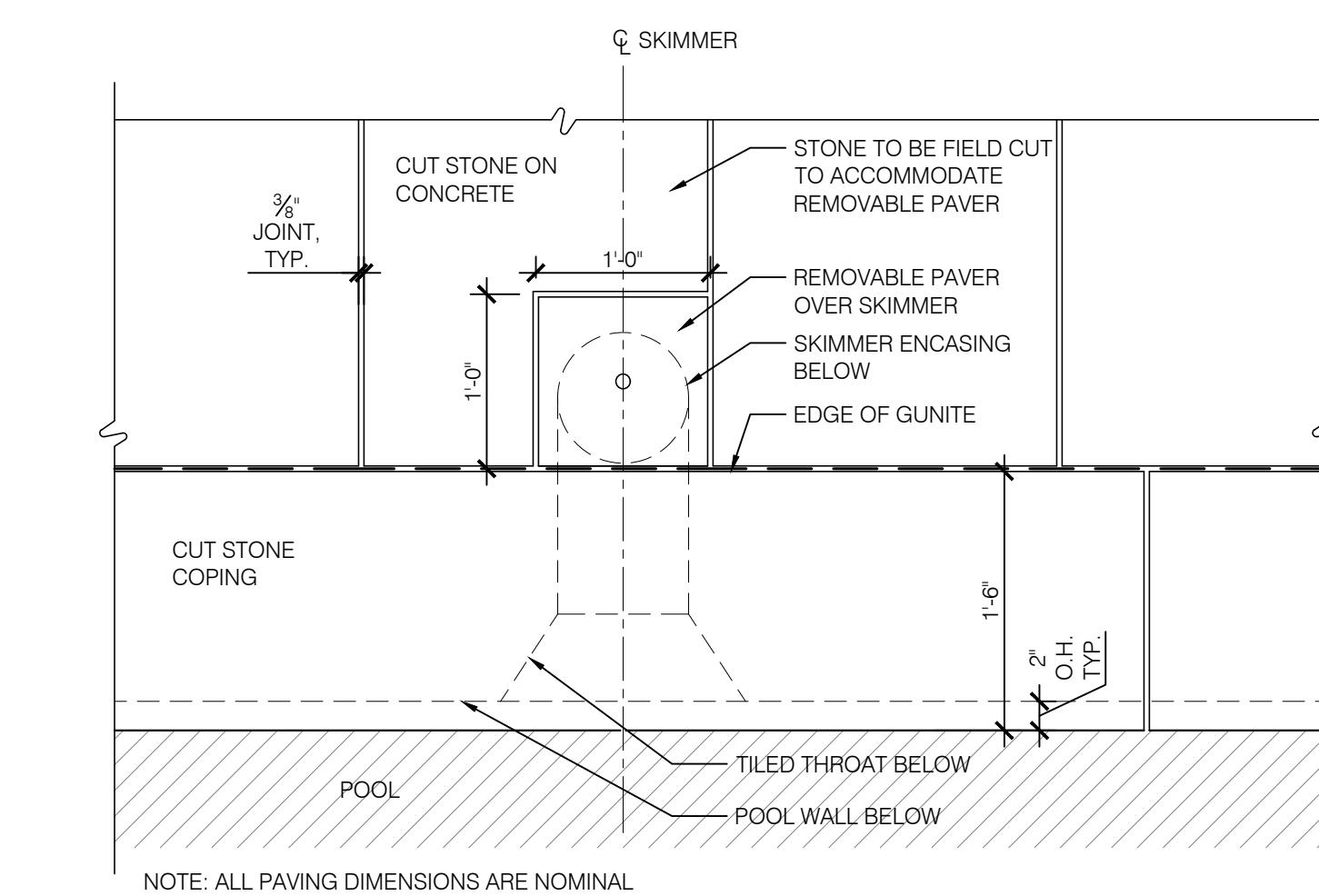
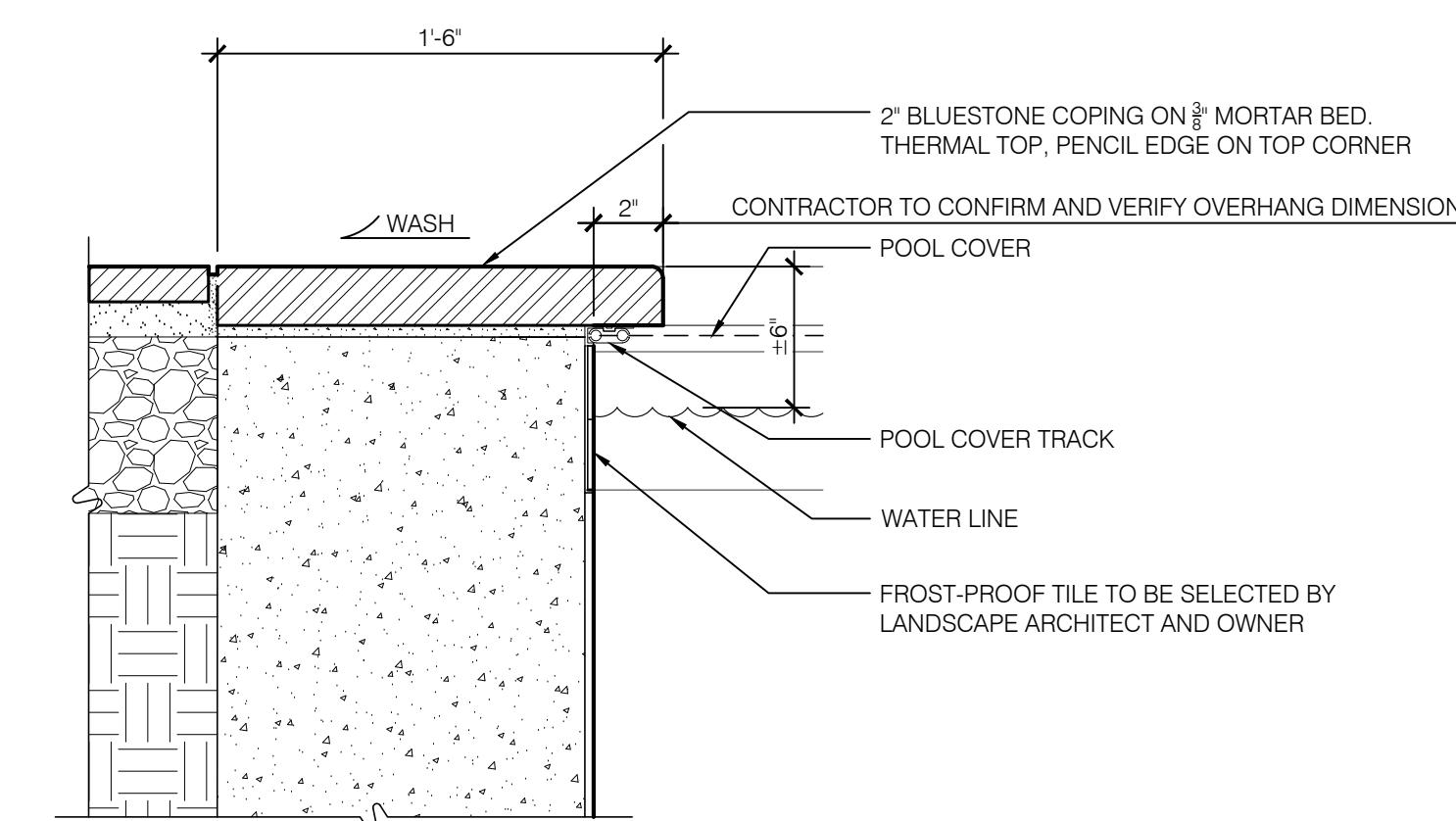
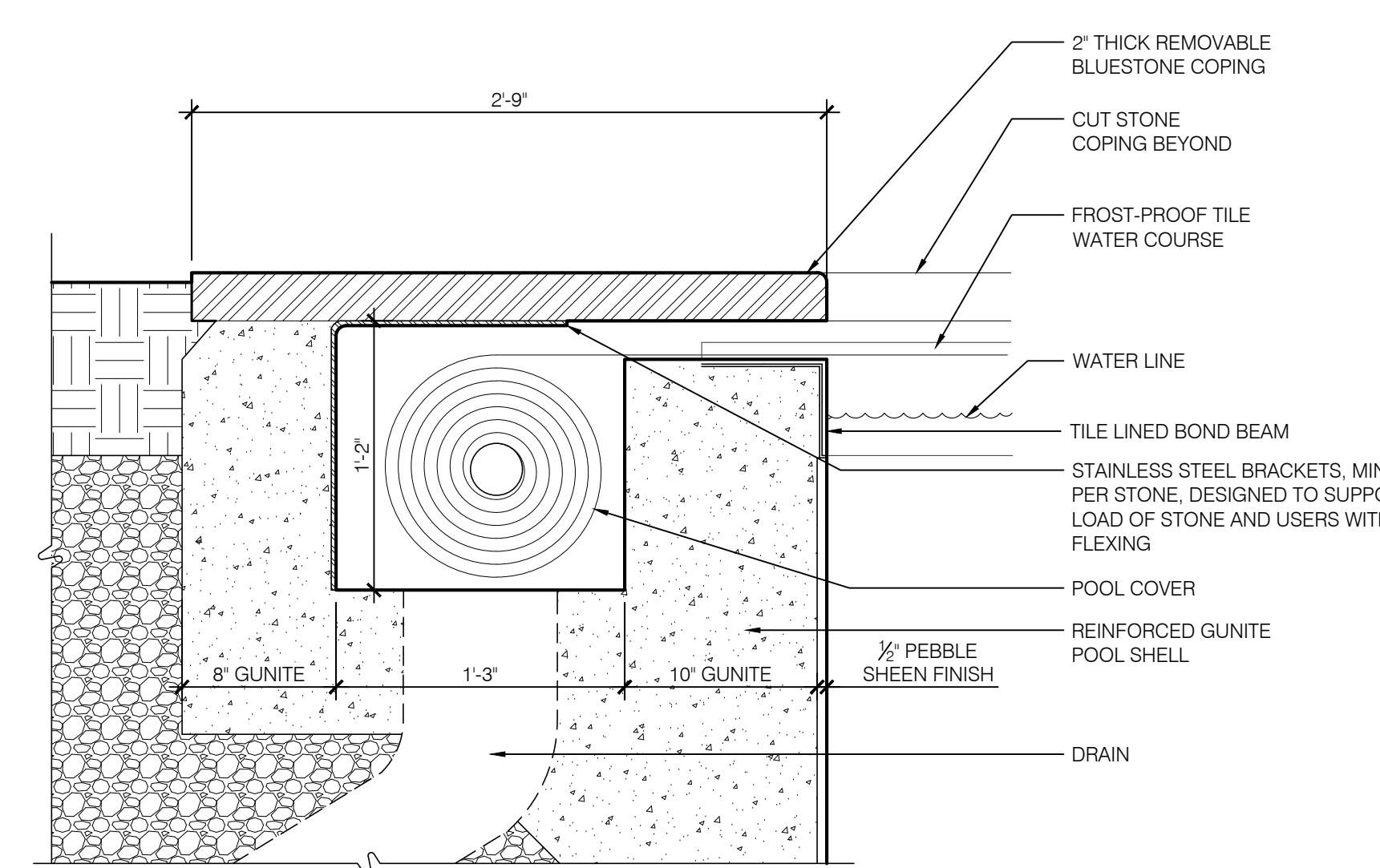
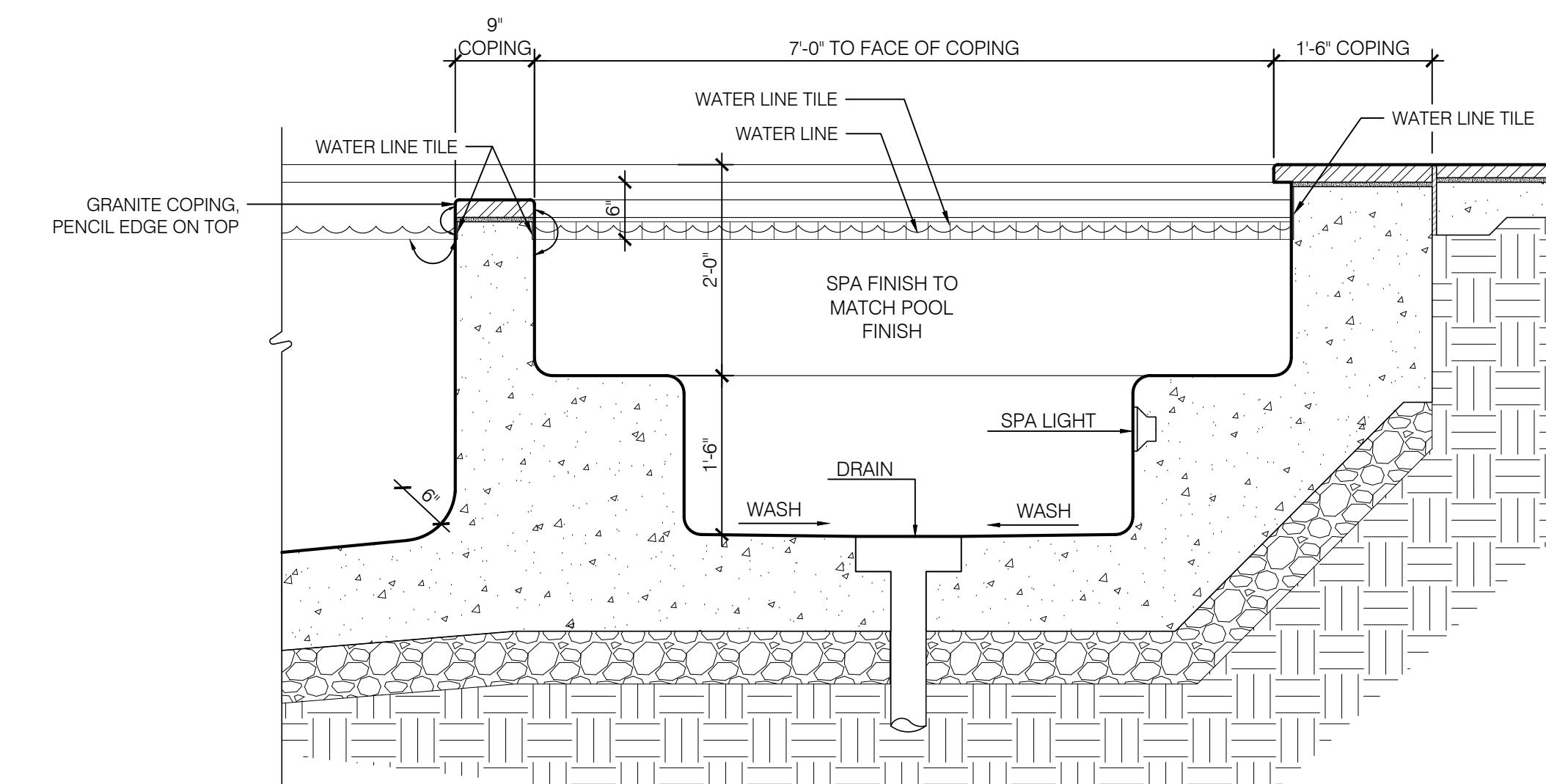
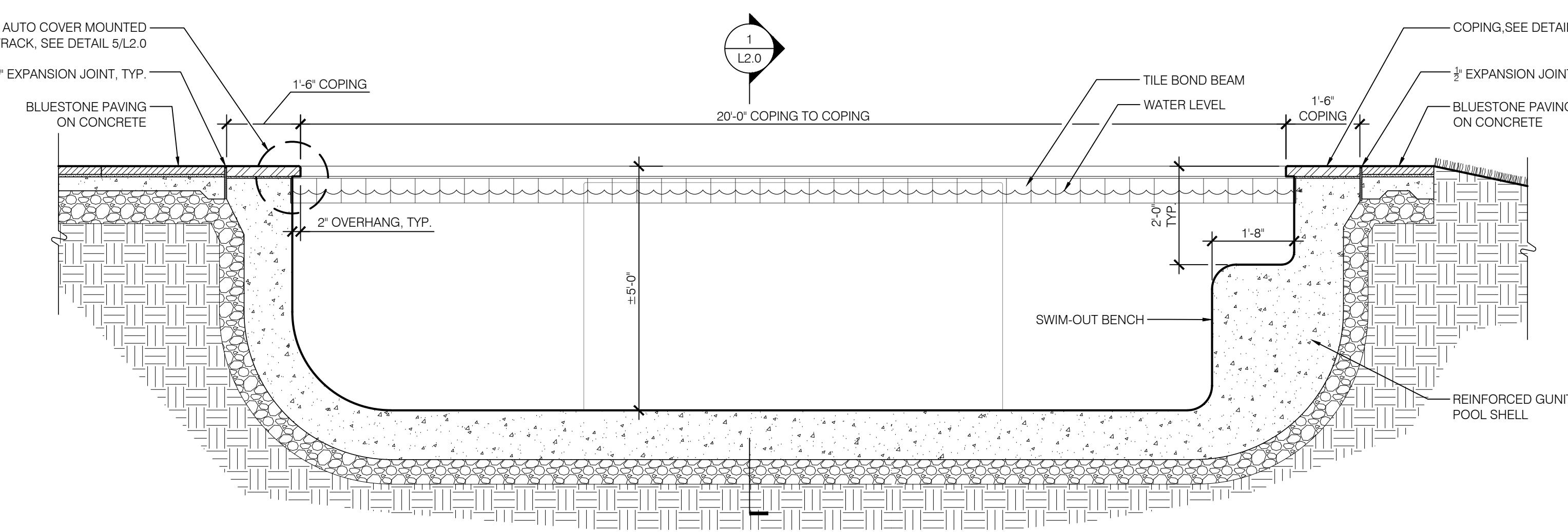
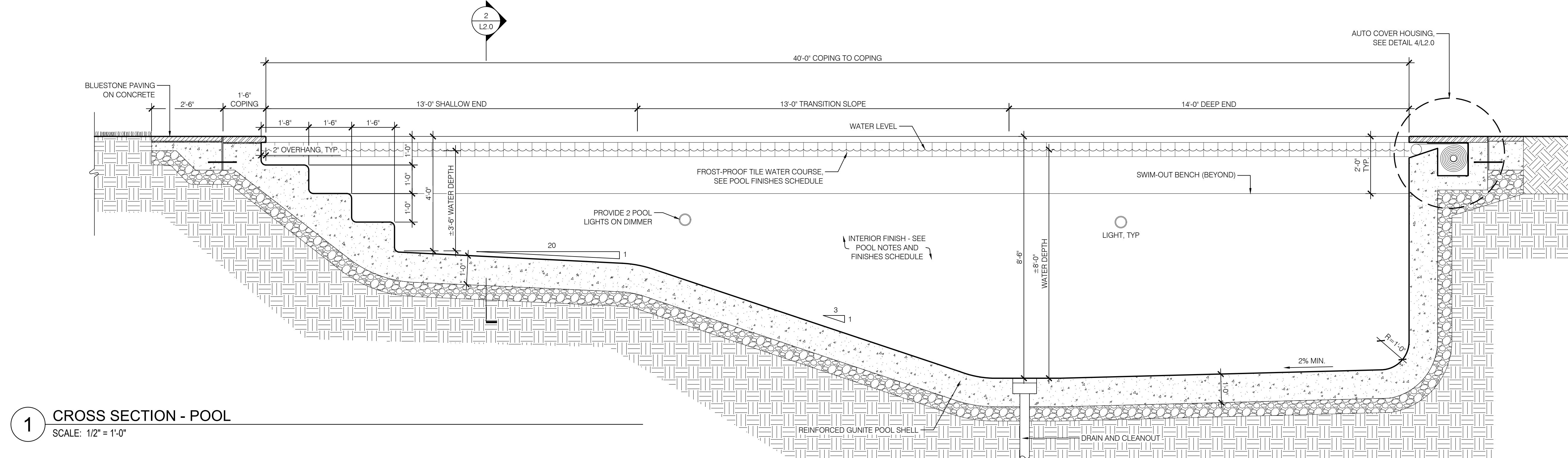
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Date: 03.31.2021

POOL AREA & STREET ENTRY PIERS ENLARGEMENT PLANS

L1.2



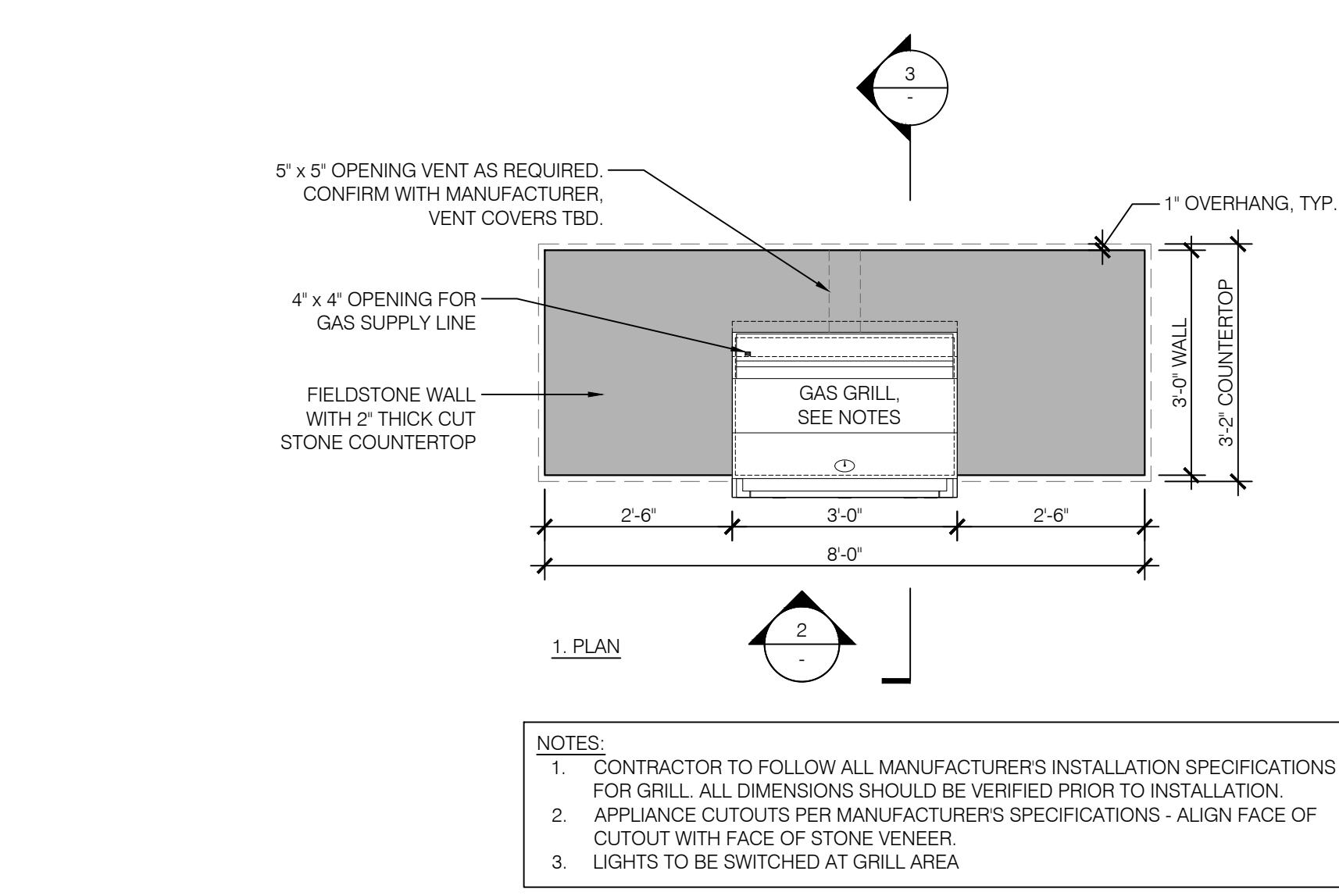
Revisions		
No	Date	Description

219 DEDHAM STREET
DOVER, MA

Scale: AS SHOWN
Project No: 1935
Date: 03-31-2021

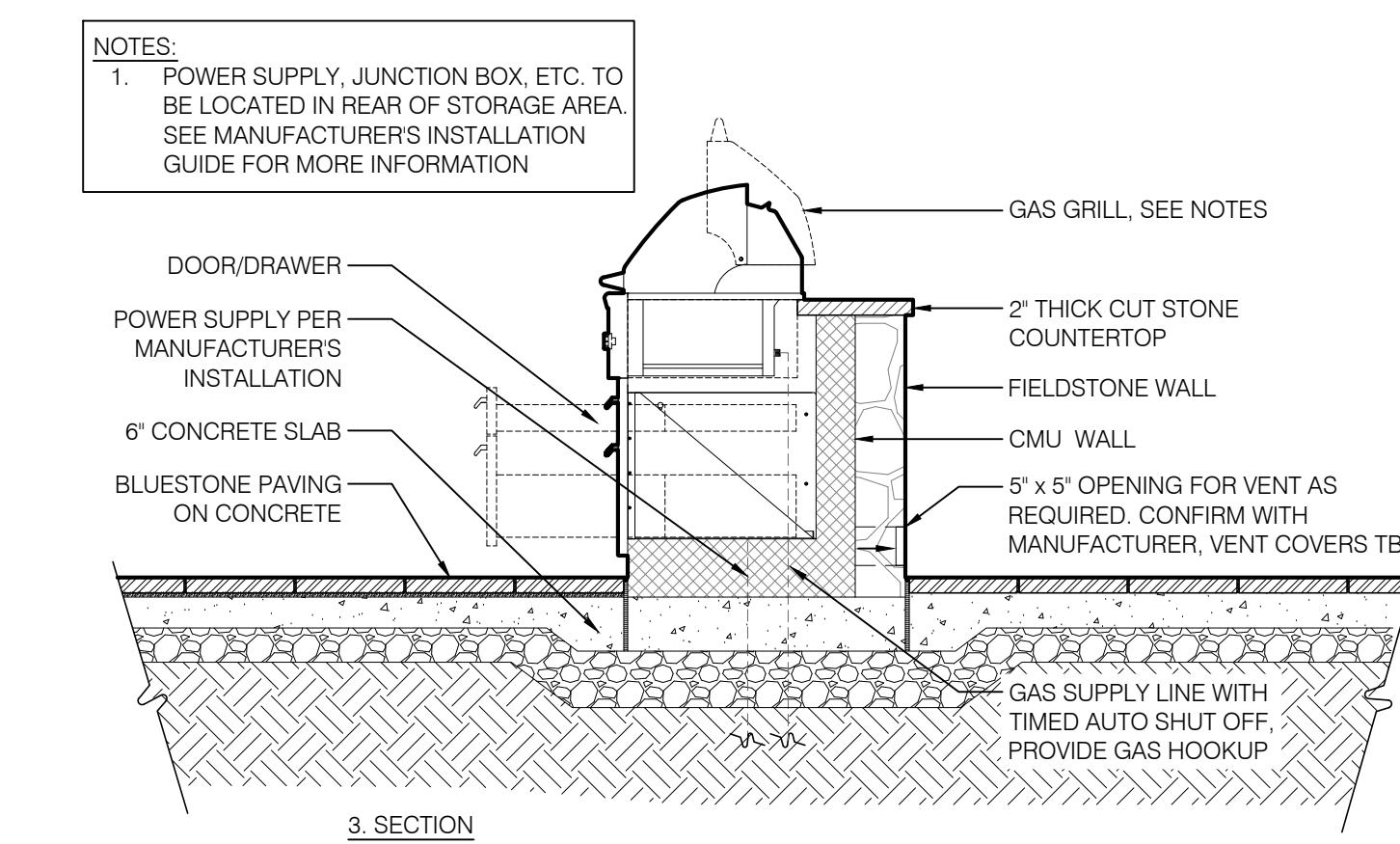
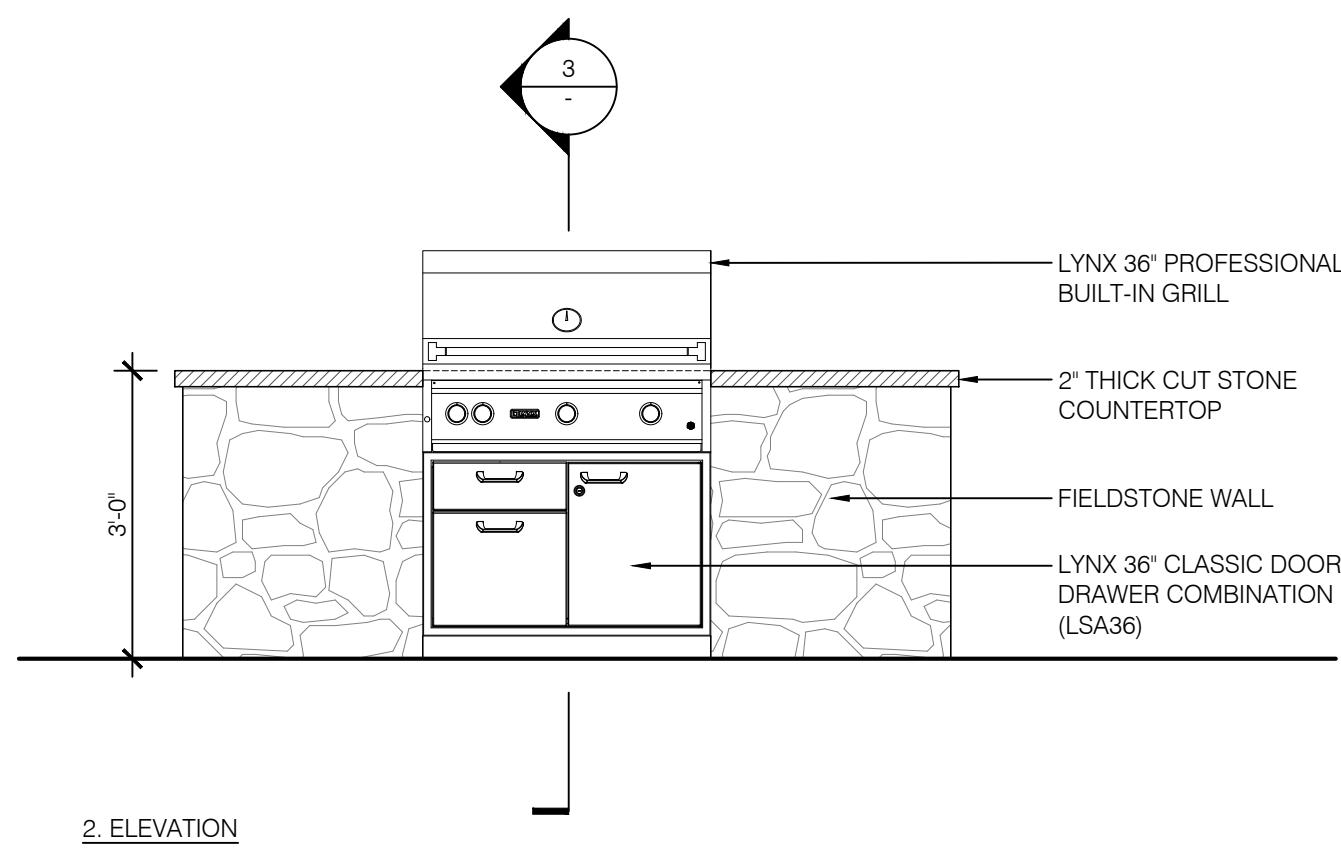
POOL DETAILS

L2.0



1 GRILL STATION

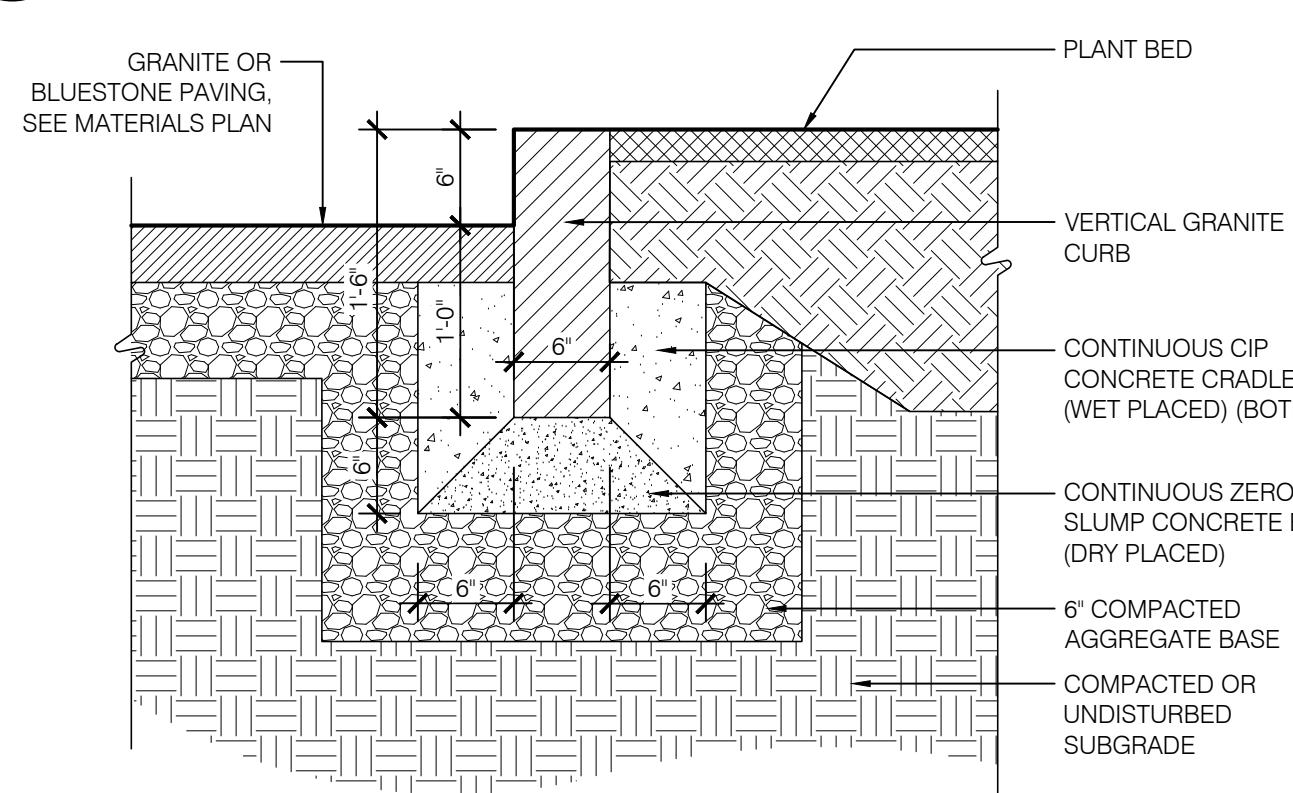
SCALE: 1/2" = 1'-0"



5 MONOLITHIC GRANITE STEPS

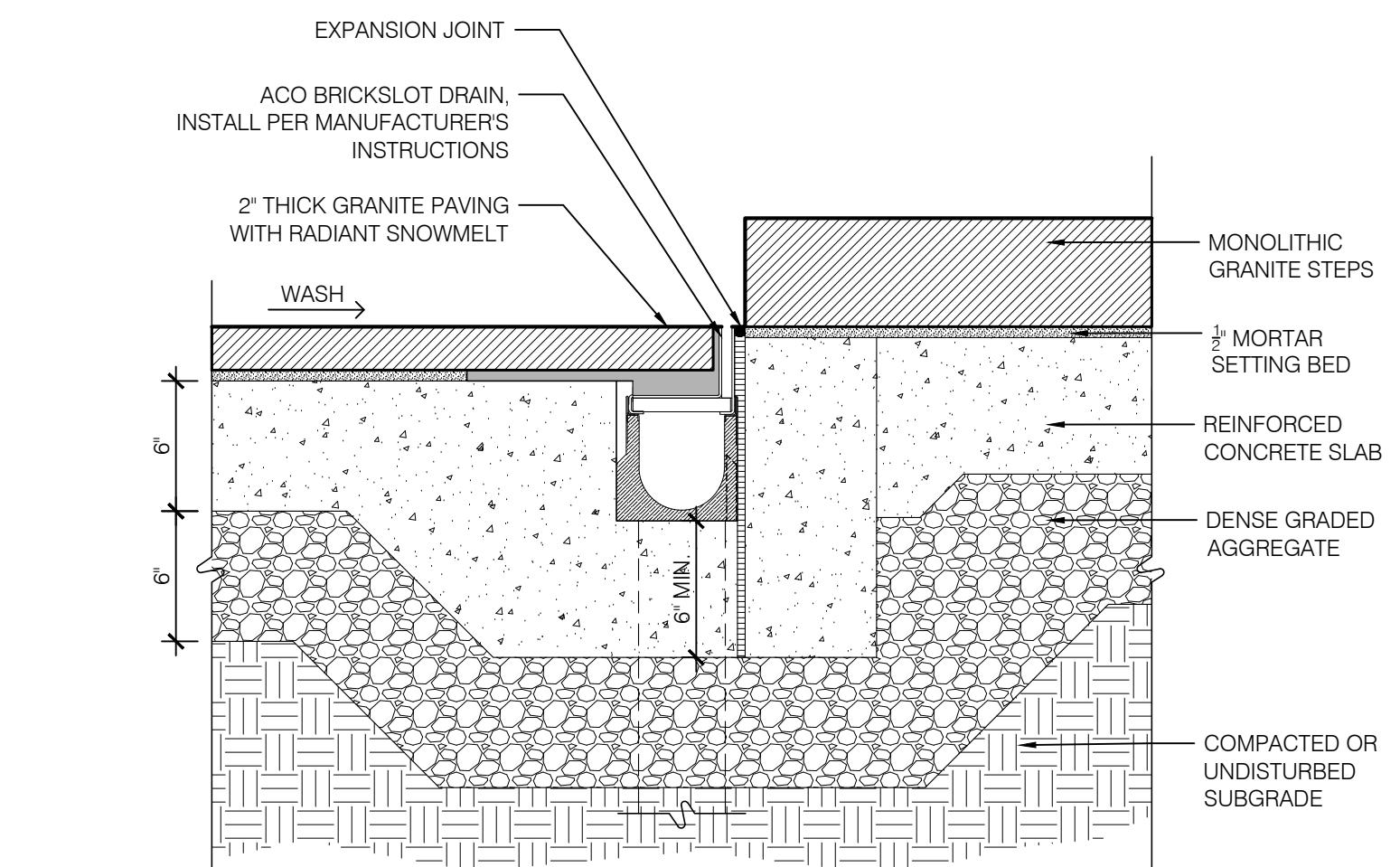


6 IRREGULAR BLUESTONE PAVING



7 VERTICAL GRANITE CURB

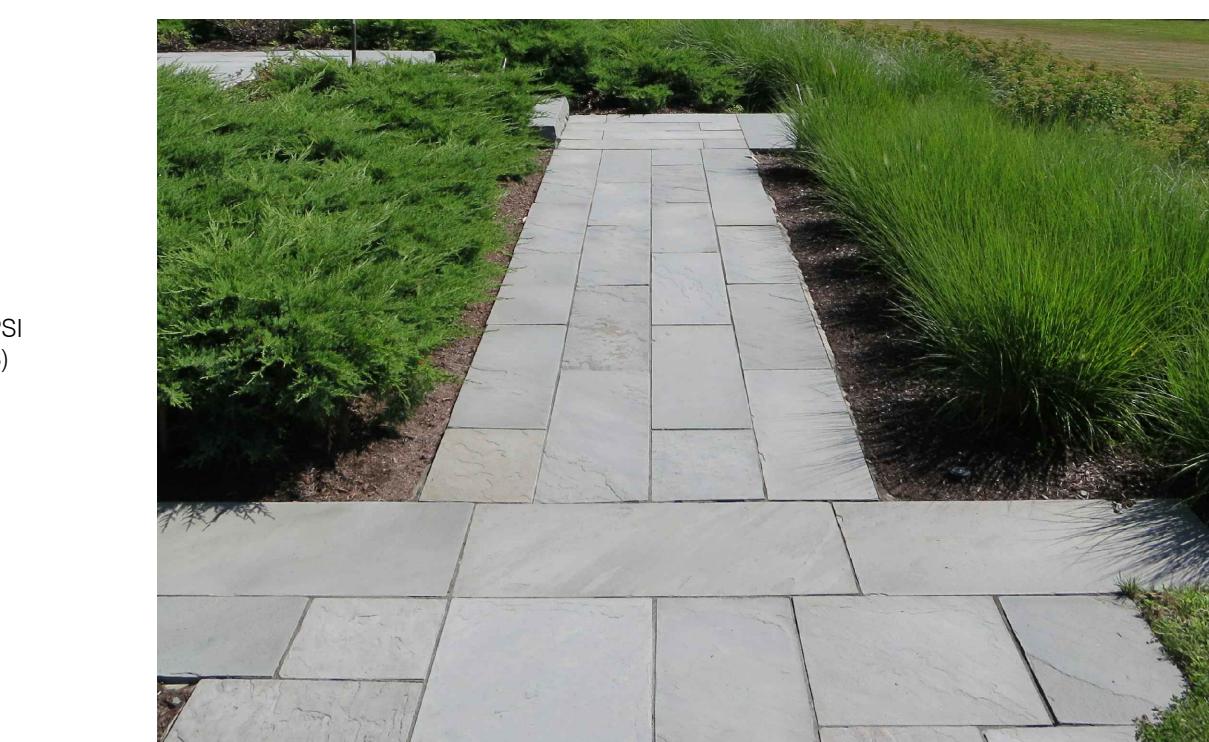
SCALE: 1" = 1'-0"



2 BRICKSLOT DRAIN AT STEP



3 GRILL STATION PRECEDENT IMAGE



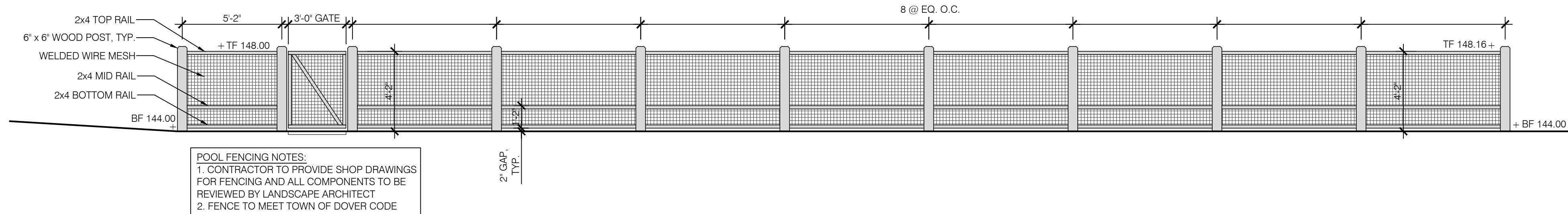
4 NATURAL CLEFT BLUESTONE

Revisions
No Date Description

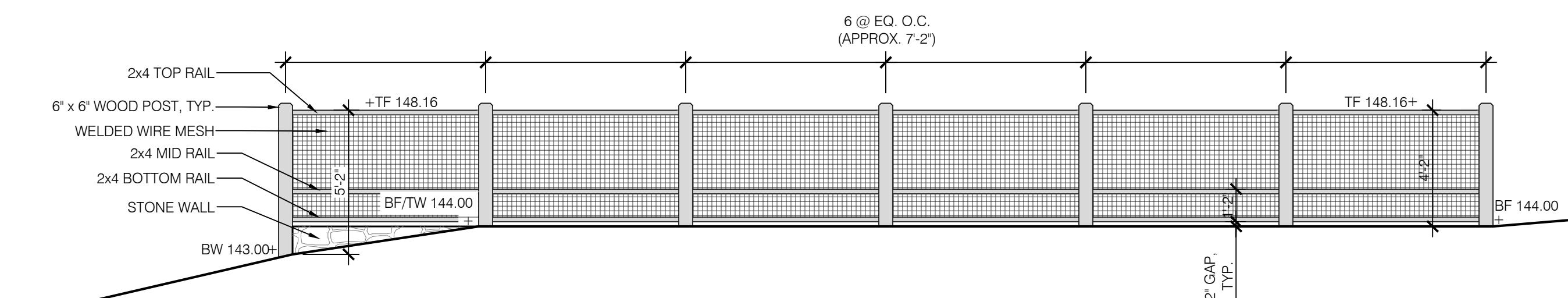
219 DEDHAM STREET
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Scale: AS SHOWN
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Date: 03-31-2021

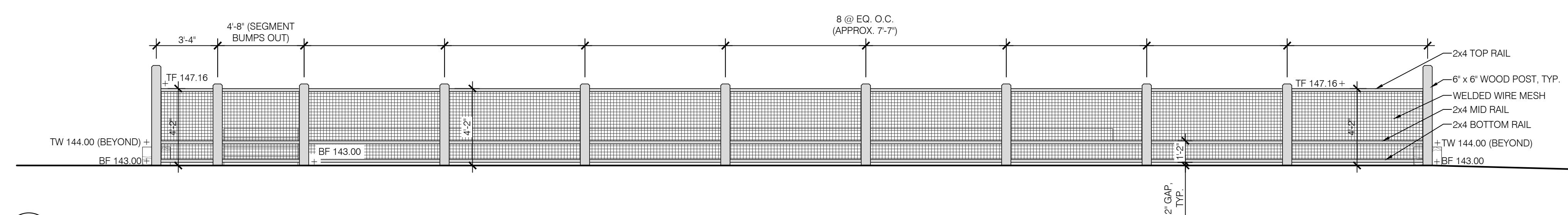
DETAILS & PRECEDENT IMAGES



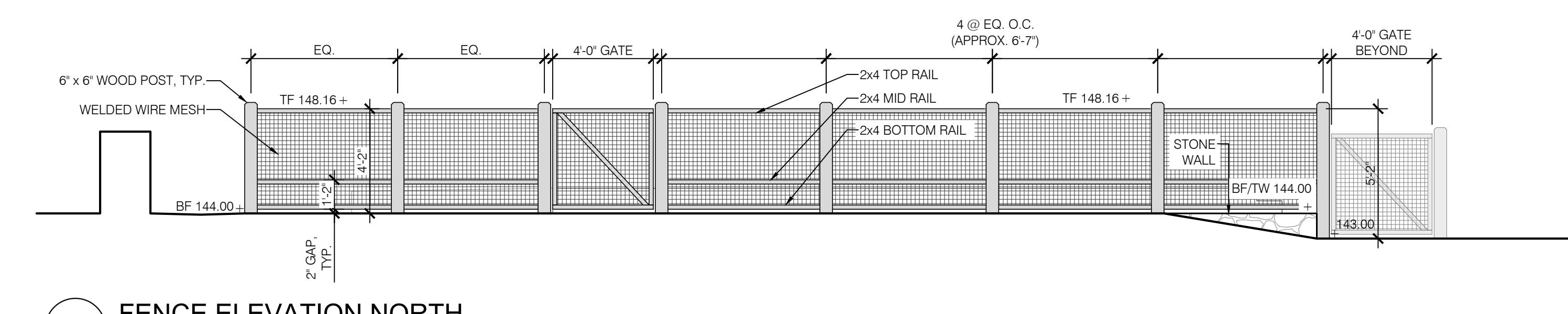
1 FENCE ELEVATION EAST
SCALE: 1/4" = 1'-0"



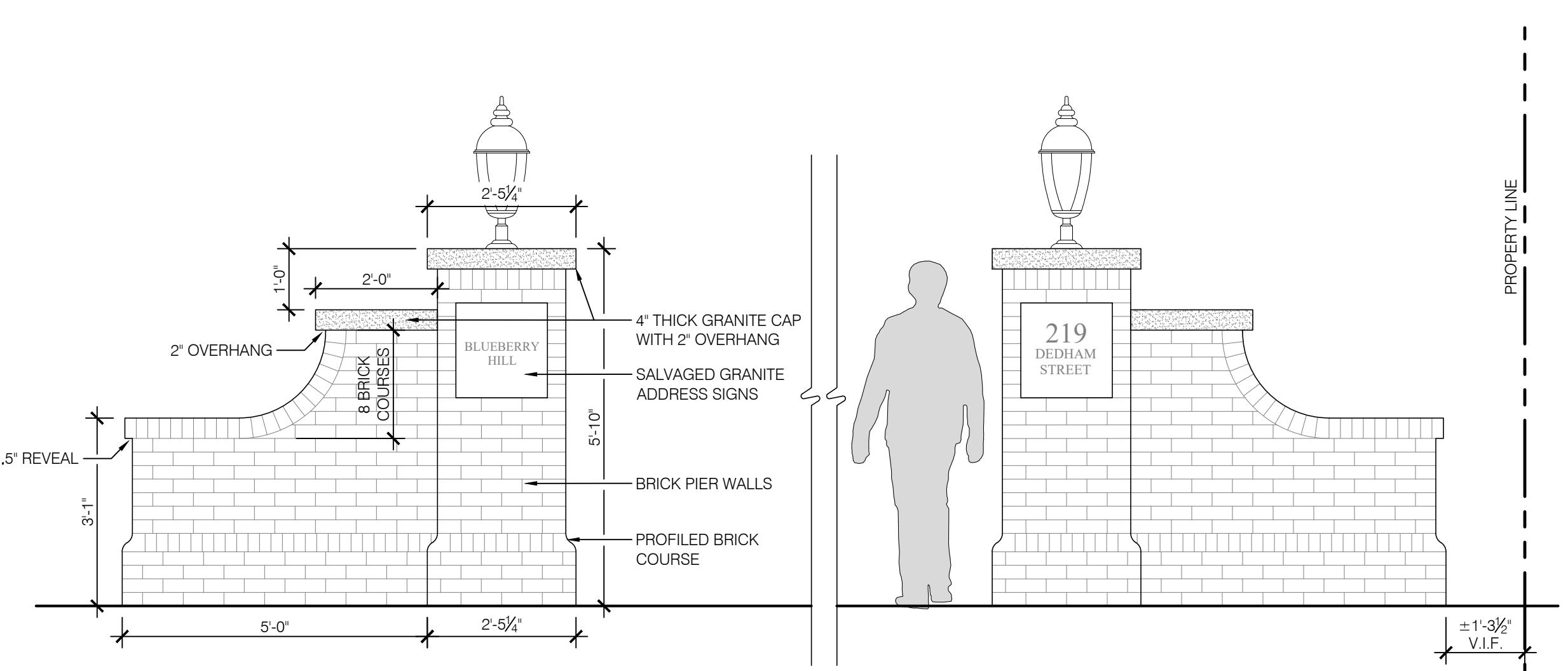
2 FENCE ELEVATION SOUTH
SCALE: 1/4" = 1'-0"



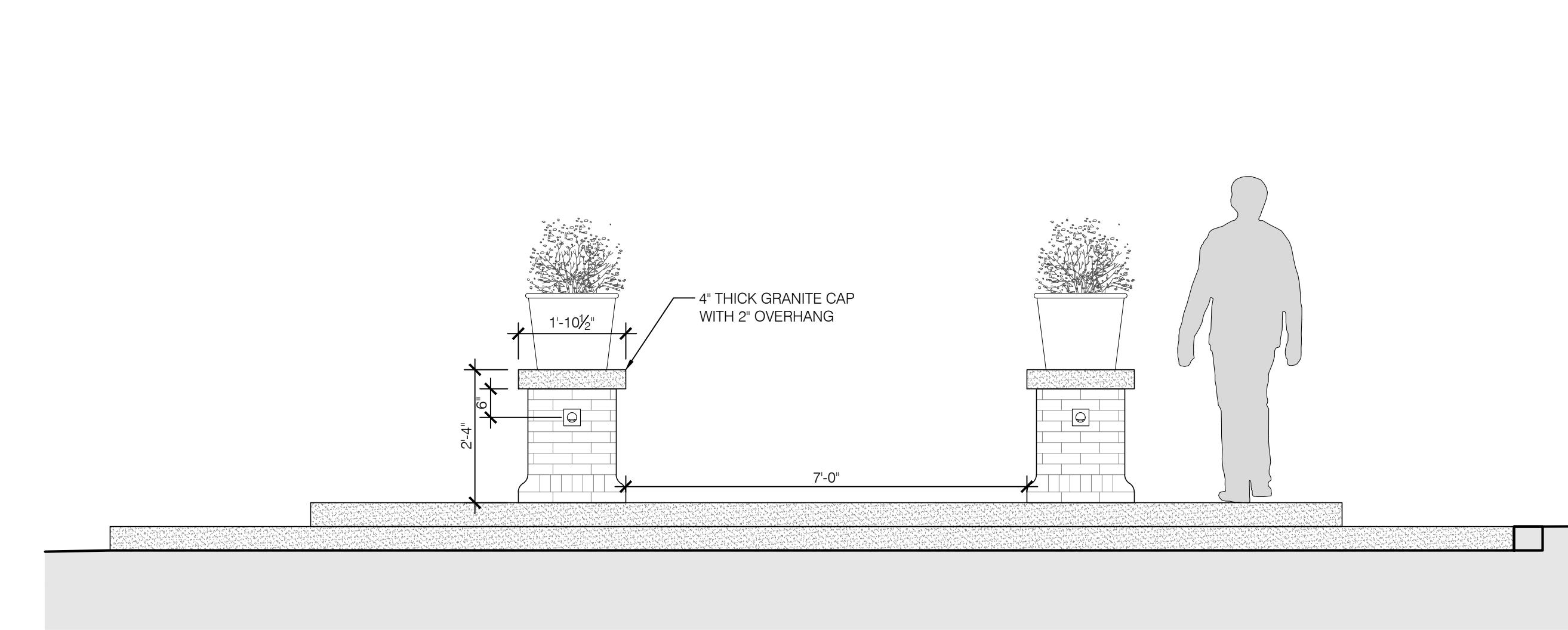
3 FENCE ELEVATION WEST
SCALE: 1/4" = 1'-0"



4 FENCE ELEVATION NORTH
SCALE: 1/4" = 1'-0"



6 ENTRY PIERS AT STREET
SCALE: 1/2" = 1'-0"



5 ENTRY PIERS AT HOUSE
SCALE: 1/2" = 1'-0"

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No Date Description

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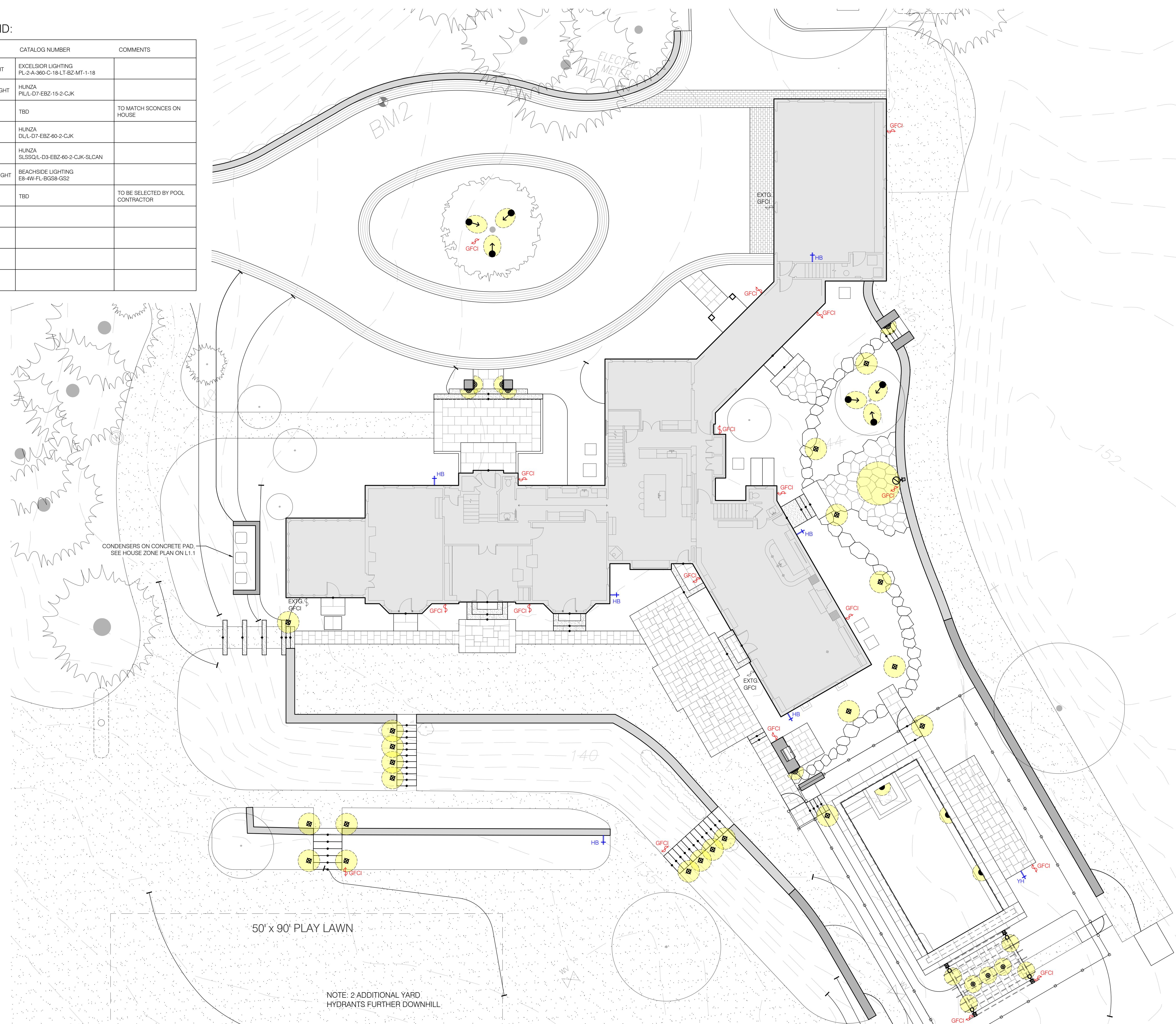
Scale: AS SHOWN
Project No: 1935
Date: 03-31-2021

DETAILS

LIGHTING & UTILITY LEGEND:

QTY	SYMBOL	TYPE	CATALOG NUMBER	COMMENTS
21	⊕	STAKE MOUNTED PATH LIGHT	EXCELSIOR LIGHTING PL-2-A-360-C-18-LT-BZ-MT-1-18	
4	○	PILLAR MOUNTED ARBOR LIGHT	HUNZA PILL-D7-EBZ-15-2-CJK	
1	⊕	POST MOUNTED LIGHT	TBD	TO MATCH SCONCES ON HOUSE
3	◎	DOWN LIGHT AT ARBOR	HUNZA DL-L-D7-EBZ-60-2-CJK	
6	⊖	PIER MOUNTED STEP LIGHT	HUNZA SLSSQ/L-D3-EBZ-60-2-CJK-SLCAN	
6	→	STAKE-MOUNTED TREE UPLIGHT	BEACHSIDE LIGHTING E8-4W-FL-BGS8-GS2	
3	●	POOL LIGHT	TBD	TO BE SELECTED BY POOL CONTRACTOR
2	○	SPEAKER, TBD		
18	\$ GFCI	GFCI OUTLET (PROPOSED) (3 EXISTING)		
6	† HB	HOSE BIB		
3	† YH	YARD HYDRANT		

NOTE: 2 ADDITIONAL YARD HYDRANTS FURTHER DOWNHILL



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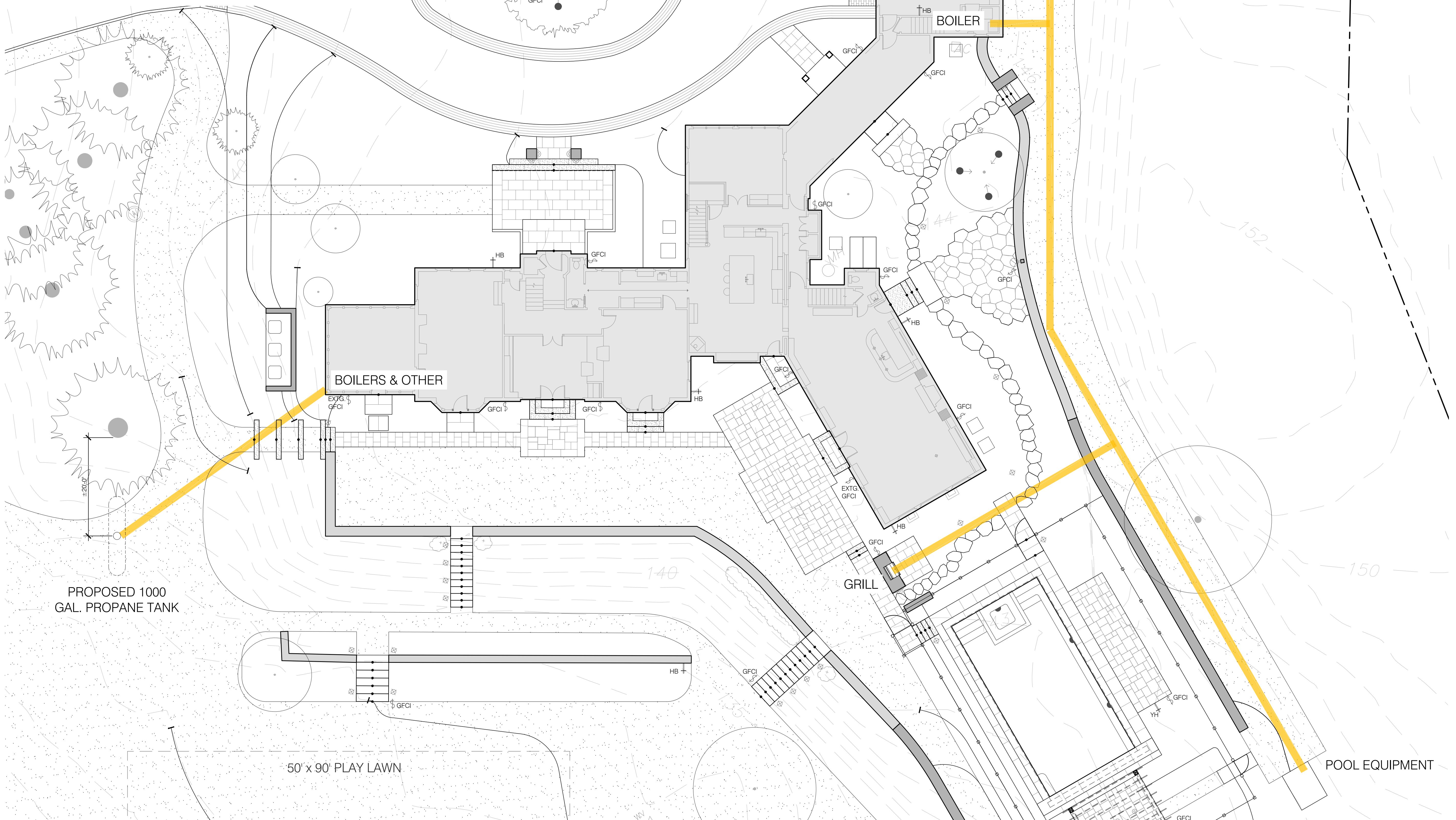
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Project No: 1935
Date: 03-31-2021

LIGHTING & UTILITIES
PLAN

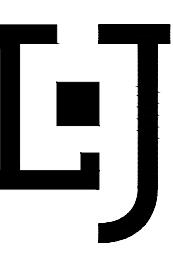
L4.0

LIGHTING & UTILITY LEGEND:

QTY	SYMBOL	TYPE	CATALOG NUMBER	COMMENTS
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4	○	PILLAR MOUNTED ARBOR LIGHT	HUNZA PILL-D7-EBZ-15-2-CJK	
1	⊕	POST MOUNTED LIGHT	TBD	TO MATCH SCONCES ON HOUSE
3	○	DOWN LIGHT AT ARBOR	HUNZA DL-L-D7-EBZ-60-2-CJK	
6	⊕	PIER MOUNTED STEP LIGHT	HUNZA SLSSQ/L-D3-EBZ-60-2-CJK-SLCAN	
6	→	STAKE-MOUNTED TREE UPLIGHT	BEACHSIDE LIGHTING E8-4W-FL-BGS8-GS2	
3	●	POOL LIGHT	TBD	TO BE SELECTED BY POOL CONTRACTOR
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6	† HB	HOSE BIB		
3	† YH	YARD HYDRANT		



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GAS LINES PLAN

