



PLANNING BOARD

DOVER, MASSACHUSETTS

To: Zoning Board of Appeals

From: Planning Board

Date: May 18, 2021

Subject: Site Plan and Advisory Review to the ZBA for a Special Permit/Variance to Construct an Accessory Apartment

Location: 301 Dedham Street

Map:	8	Lot Area:	2.29 acres
Block:	12	Zoning District:	R2
Lot:	E	Use:	Single-family home

Administrative Summary

The Planning Board received an application for Site Plan Review & Special Permit (Advisory Review to the ZBA) on April 28, 2021 to construct a garage with an accessory apartment in the attic at 301 Dedham Street, a single-family home currently under construction. The Planning Board reviewed the application at 301 Dedham Street at their May 10, 2021 meeting, determined the application was complete, and discussed the merits of the application. The Planning Board exercised two votes: a unanimous vote to authorize Site Plan approval subject to several conditions detailed in this report, and a unanimous vote to approve the specific findings required from the Planning Board by the Zoning Board of Appeals in the review of an accessory apartment application, also detailed in this report.

Project Description

The applicant, Mark Howe, of Calumet Construction, is proposing to construct an accessory apartment in the attic of a new garage. The property is being designed to accommodate the needs of an intergenerational household. The proposed apartment, contains approximately 900 square feet of finished area and approximately 200 square feet of unfinished area dedicated to storage and mechanical equipment. The proposed accessory structure meets setback requirements for a principal structure, and is located in the side yard away from the septic field. The proposed structure is consistent in style, character, and materials with the single-family home on site.

Findings

Table of Uses

185-10.31: Accessory Apartments

Accessory apartments require a Special Permit from the Zoning Board of Appeals in the R2 zoning district with Site Plan Review and from the Planning Board.

Preliminary Site Plan Review

185-36: Site Plan Review Required per Section 185-10.31

185-36.B(2): Where a special permit from the ZBA is also required for a use requiring Site Plan Review, the Planning Board shall conduct a Site Plan Review and make written recommendations regarding approval or approval with conditions to the Zoning Board of Appeals.

Site Plan Review Criteria

1. 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 required building setbacks.
2. 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 location of the driveway and local traffic are not impacted by this proposal.
3. The adequacy of arrangement and number of parking and loading spaces in relation to the proposed use of the premises;
The accessory apartment is located in the attic of a garage, above the parking serving the accessory apartment.
4. The arrangement and appearance of proposed new buildings, structures, colors and materials, or changes to the aspects of a site;
The accessory apartment is designed and clad in materials consistent with the principal structure.
5. Provisions to protect surrounding premises against detrimental impacts;
The lot lines are wooded limiting visibility of the proposed accessory structure on abutting properties.
6. The relationship of structures, design aspects, and open spaces to the natural landscape, existing buildings, historic and architectural heritage, and other community assets;
The accessory structure is located behind the principal structure at the bottom of a hill. The structure is cited so that it is minimally visible or impactful on the landscape.
7. Potential impacts on natural resources, including groundwater and open space;
The principal and accessory structure contain a combined six bedrooms; nearly ¼ of residential structures in Dover have a similar number of bedrooms or more. The accessory apartment does not significantly intensify the use of the property beyond that which is typically seen in single family development in Dover.
8. Potential impacts on Town resources, including protective agencies, streets, and public spaces;
The proposed accessory apartment should have no more impact than that of a standard single-family home.
9. Harmony in architectural treatment and avoidance of incongruous or inappropriate character or architectural appearance and arrangement of buildings; and
The structures are typical of luxury single-family home development in Dover.
10. Compliance with all other requirements of this Chapter.
The project requires a Special Permit from the Zoning Board of Appeals for the Accessory Apartment Use under Sections 185-10.31 and 185-41.A(1) and a Variance from Section 185-41.B(5), which applies to structures that existed prior to 1985.

Accessory Apartments – Special Permit Required (ZBA)

185-43.D: Consultation with the Planning Board

1. (a) **Determination of lot area:** The lot area is 2.29 acres.
(b) **Description of the Neighborhood:** The lot is located on Dedham Street, a local scenic road that provides east/west access through Dover, that is largely characterized by large single-family homes located on large lots. Most, but not all homes located along this segment of Dedham Street are visible from the roadway. Larger accessory structures, including carriage and pool houses with accessory living areas are not uncommon in this area of Dover. The proposed garage with an accessory apartment in the attic area will largely be screened by trees and does not represent an architectural departure from the character of the existing neighborhood.
(c) **Recommendations:** See recommendations section of this report.

Site Photos



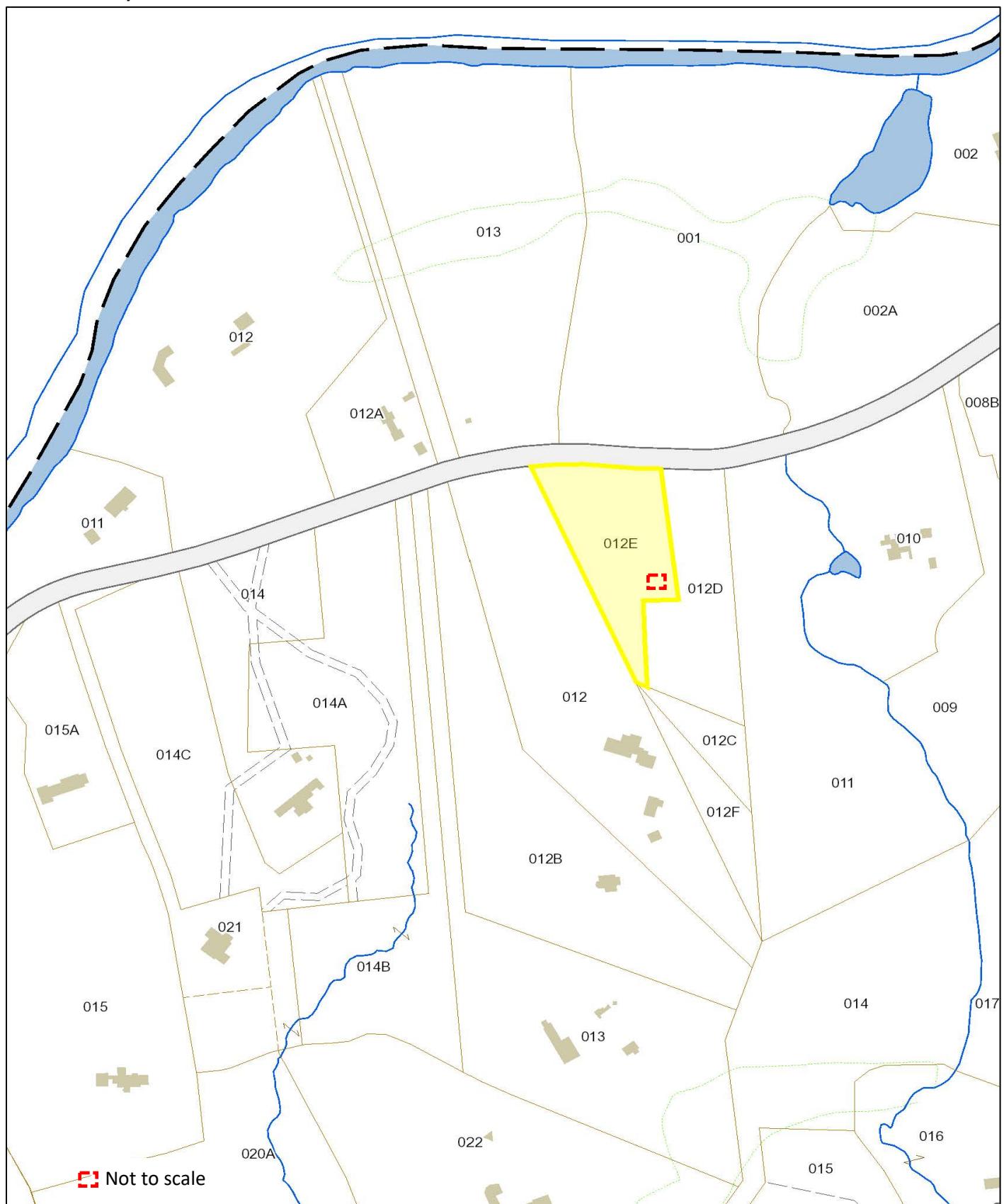
Recommendation

The Planning Board is generally supportive of this proposal to construct an accessory apartment in the attic of a proposed garage at 301 Dedham Street. The Town of Dover severely lacks housing diversity and the Planning Board believes that accessory apartments are a modest way of increasing local housing opportunities without significantly impacting the character of the town. Guest houses, pool houses, carriage houses, quarters for domestic staff, and similar accessory dwellings are common throughout the community, the zoning district, and the neighborhood and present few impacts on local services. Further, the creation of intergenerational housing provides social and economic benefits for local families.

Should the Board of Appeals determine the relief sought is appropriate, the Planning Board is supportive of the granting of a Special Permit and Variance in support of this project. The Planning Board approves the Site Plan by GLM Engineering, last dated 3/31/21, and the architectural plans by David Scharff, last dated 2/21/21, subject to the following conditions:

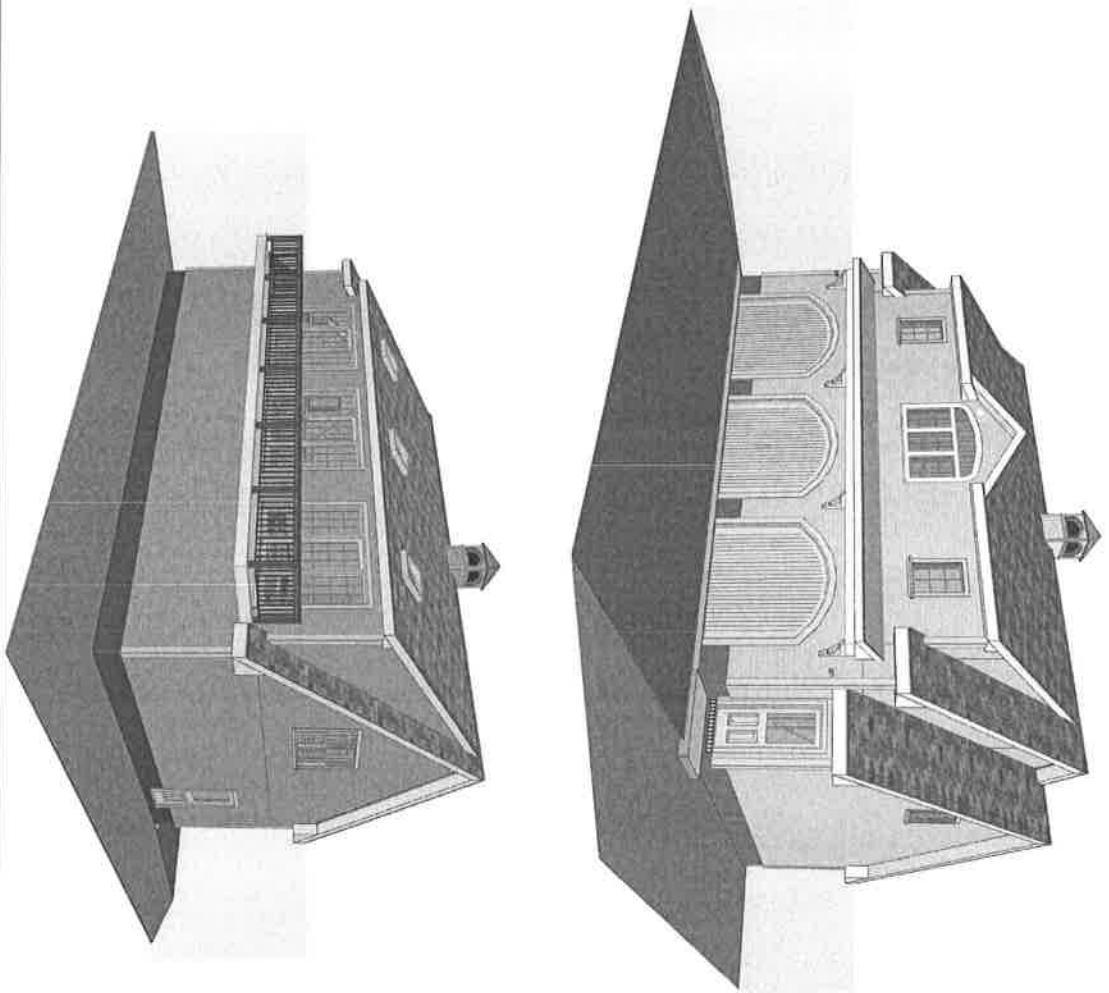
1. Prior to the issuance of a building permit for the accessory structure, the applicant shall complete construction of the driveway serving the property to provide construction access (inclusive of deliveries) to the rear of the site. Dedham Street may not be used for loading or unloading of construction supplies serving this project, with or without police detail.
2. Prior to the issuance of a building permit for the accessory structure, the applicant shall submit a landscape plan depicting vegetative screening of the garage from the front lot line.
3. Prior to the issuance of a certificate of occupancy for any structure on the lot, the applicant shall submit as-built drawings and a certified floor area analysis indicating the accessory structure does not contain more than 900 square feet in finished floor area, stamped and signed by a registered architect or engineer.

Assessor's Map



Attached: Site Plan & Architectural Drawings

PROPOSED GARAGE



SHEET INDEX	
ID	NAME
C1	Site Plan
A1	Foundation Plan
A2	Architectural Plans
A3.1	Architectural Elevation
A3.2	Architectural Section
A3.3	Architectural Section
A3.4	Architectural Section
A4	Architectural Details
A5	Architectural Details
A6	Architectural Details
A7	Architectural Details
A8	Architectural Details
A9	Architectural Details
A10	Architectural Details
A11	Architectural Details
A12	Architectural Details
A13	Architectural Details

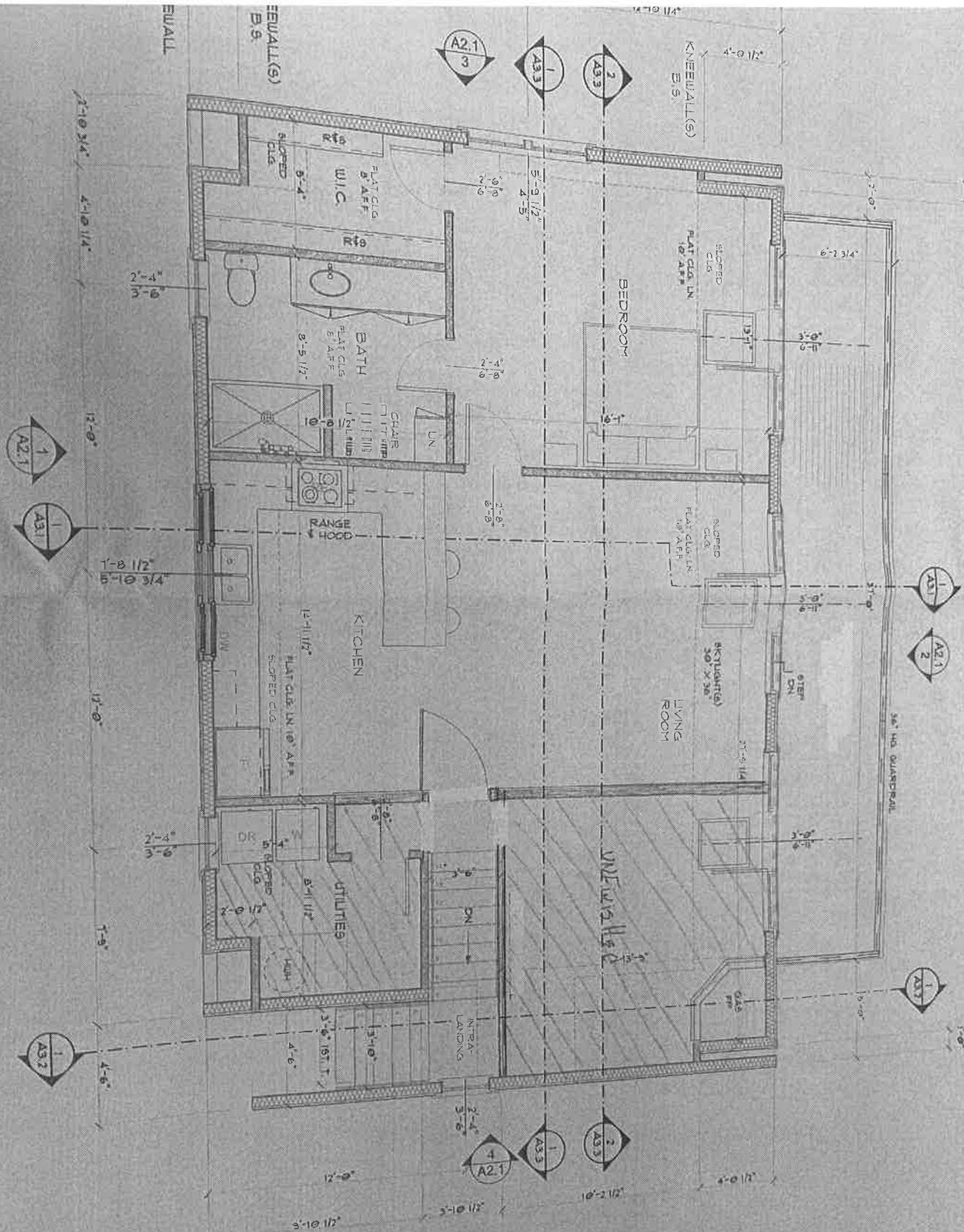
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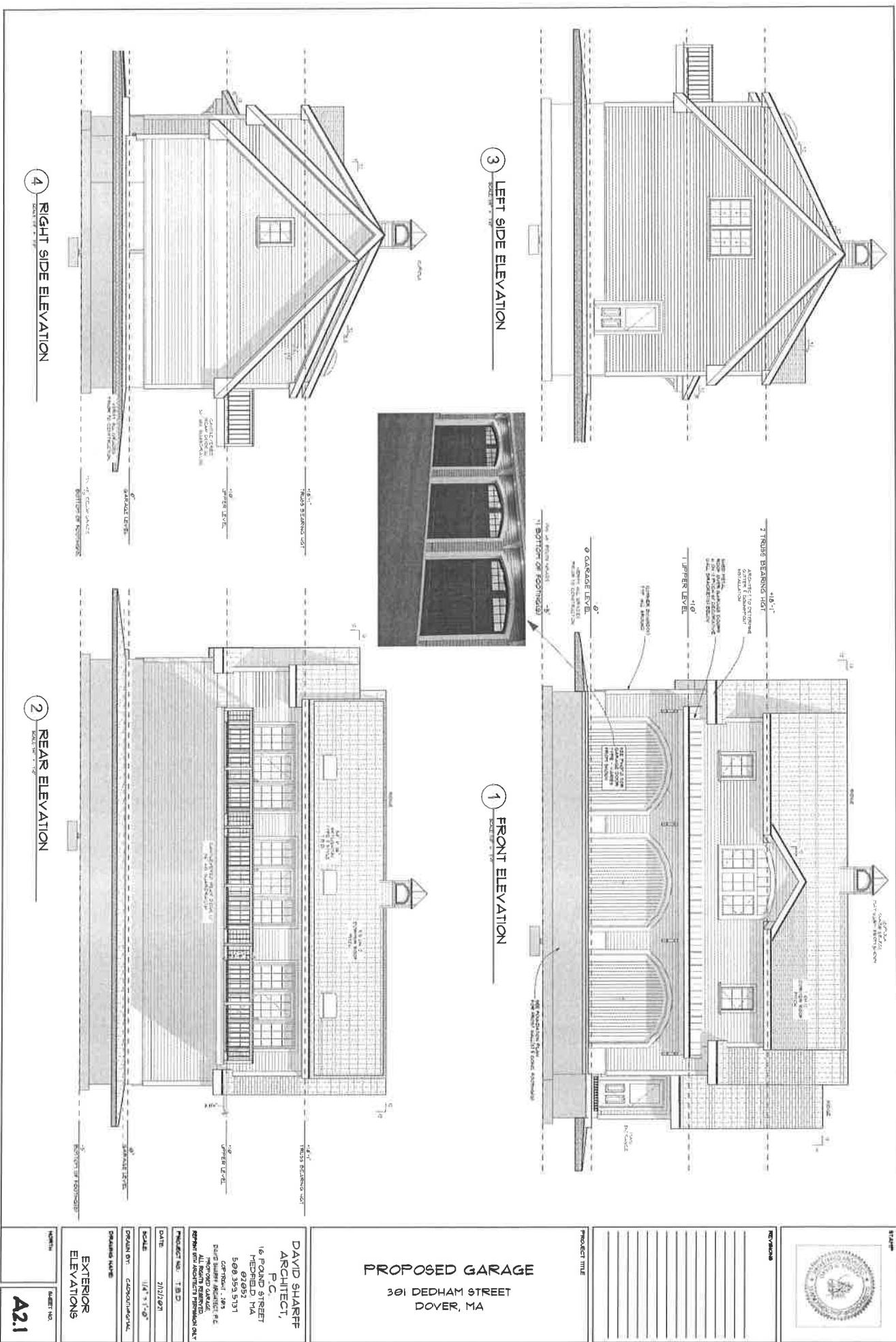
PROPOSED GARAGE
301 DEDHAM STREET
DOVER, MA

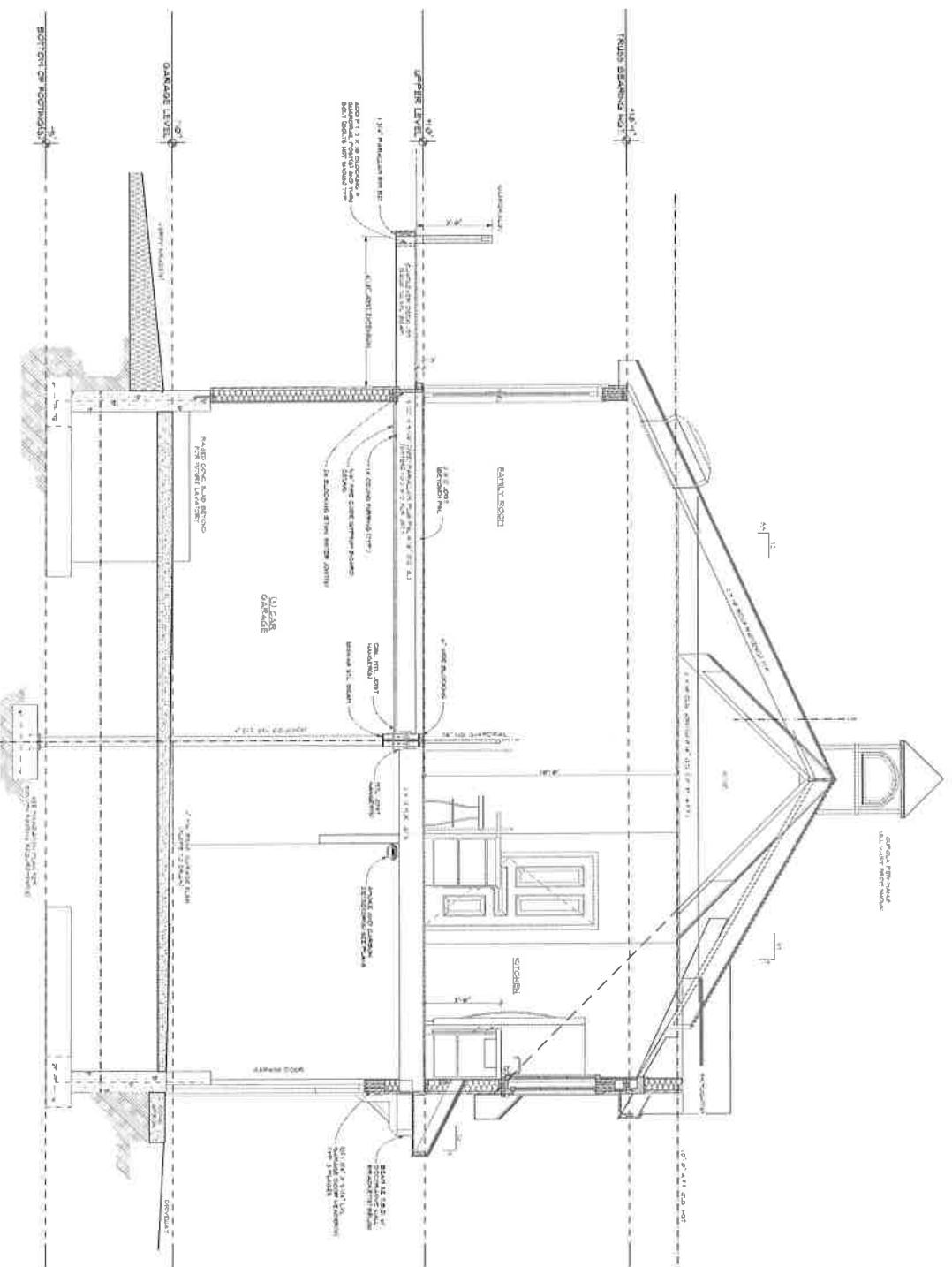
DAVID SHARFF ARCHITECT, P.C.	
16 POND STREET NEWTON, MA 617-965-1311	
David Sharff Architect, P.C. Proposed Garage	
ALL RIGHTS RESERVED. Reproduction in whole or in part is prohibited.	
Product No.	105-12
Date	2/12/02
Scale	1/4" = 1'-0"
Drawn By	David Sharff Architect, P.C.
Checked By	
Approved By	
Comments	
COVER SHEET	
Sheet No.	C1.1

PROPOSED GARAGE	PROJECT TITLE	REMARKS
<p>301 DEDHAM STREET DOVER, MA</p> 		
DAVID SHARFF ARCHITECT, P.C. 16 FOUNDRY STREET MEDFIELD MA 02052 508-359-5731	DATE 2/12/01	MONTH FEB YEAR NO. 01
DAVID SHARFF ARCHITECT, P.C. PROPOSED GARAGE REPLACEMENT OF EXISTING GARAGE REMOVED AND RELOCATED TO NEW SITE	PROJECT NO. 1-B-12	DRAWING NAME CLOTHING HALL
FOUNDATION PLAN		



FINISHED AREA
900 SF
MAY 29, 2021

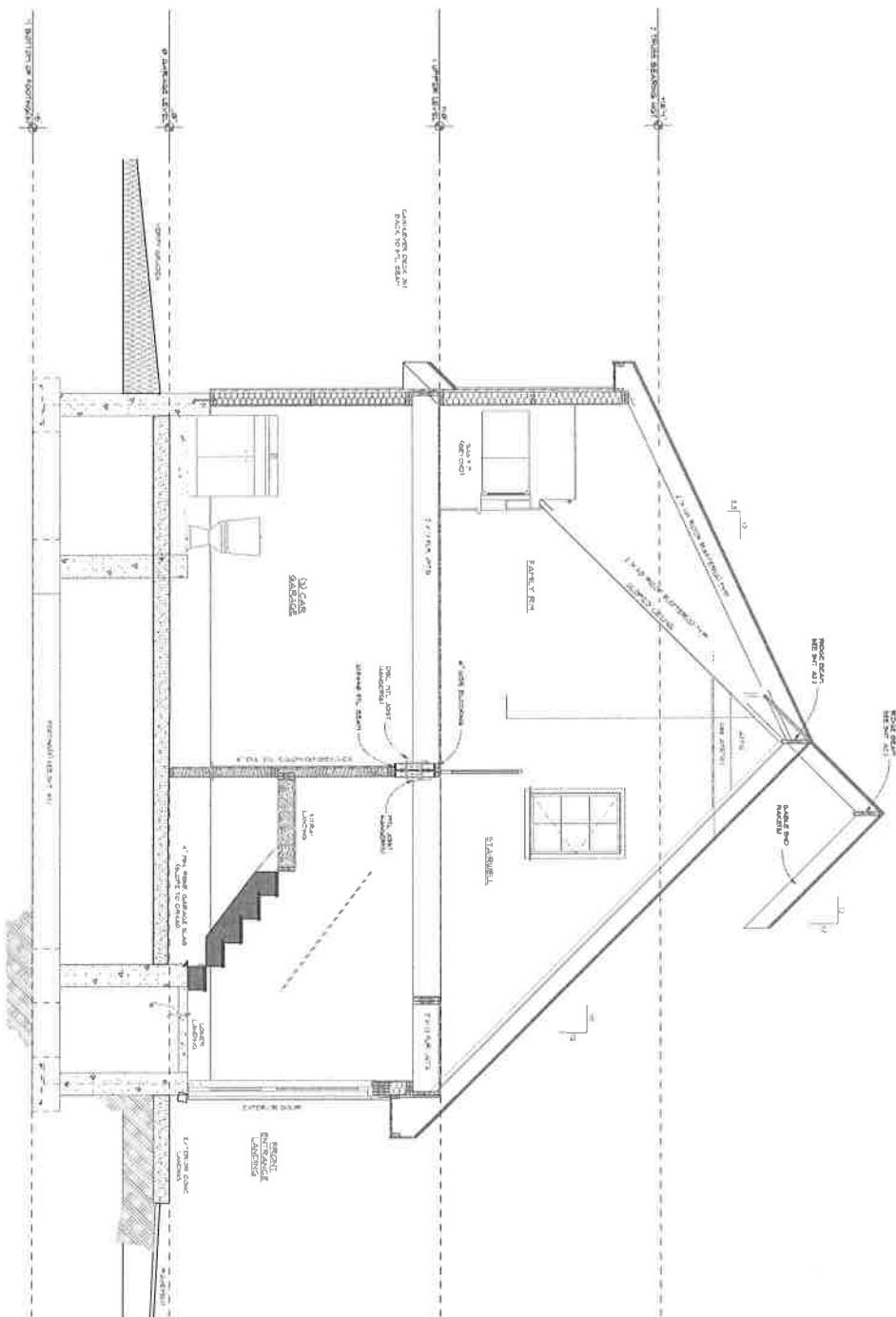




1 BUILDING SECTION
SCALE 1:20 1:40

PROPOSED GARAGE
301 DEDHAM STREET
DOVER, MA

1 BUILDING SECTION

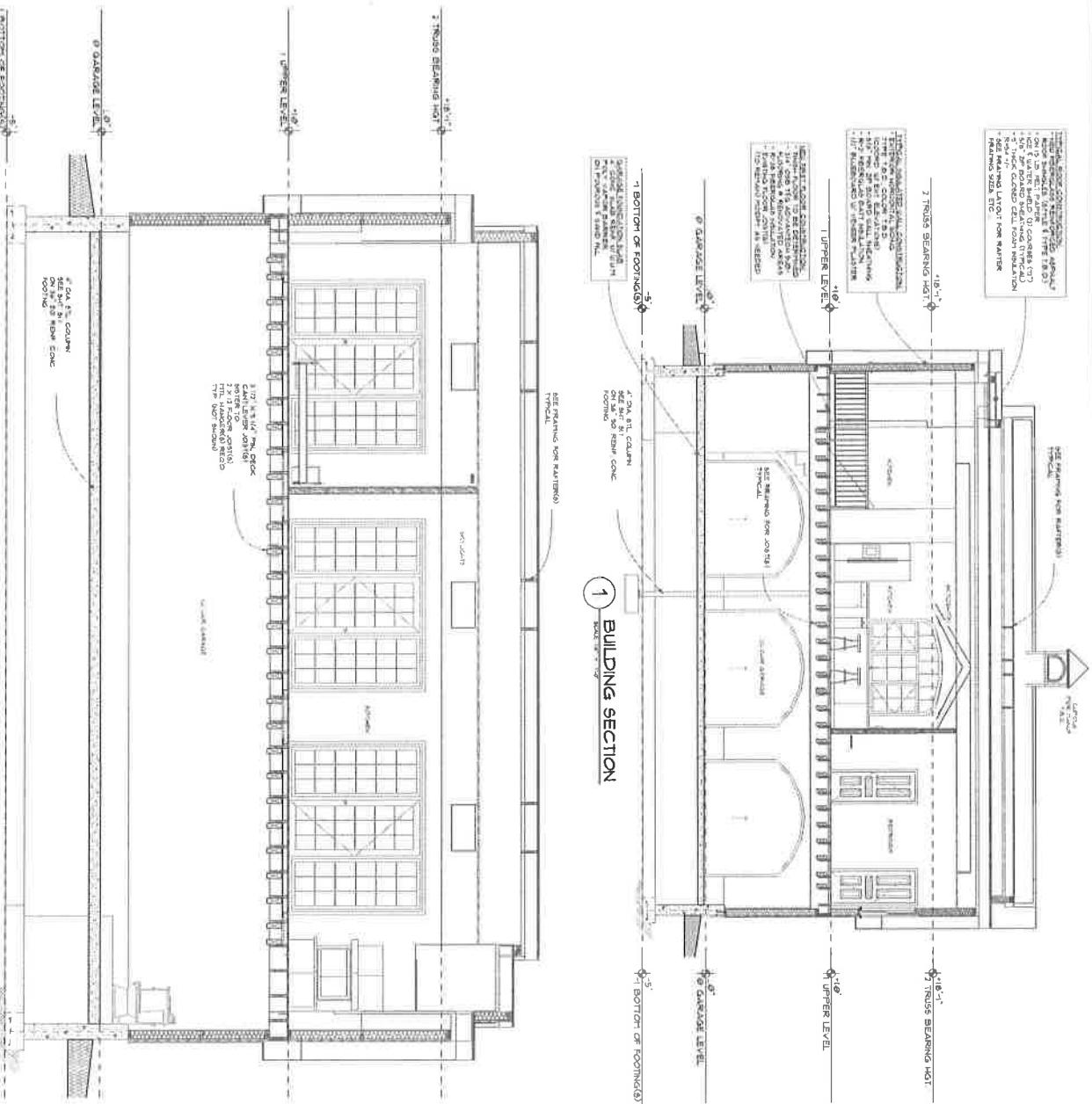


PROPOSED GARAGE
301 DEDHAM STREET
DOVER, MA

1



DAVID SHARFF	
ARCHITECT,	
P.C.	
16 FOUNDRY STREET	
HEBBED MA	
02165-2	
508.355.5131	
CONTRACTS, 300	
DAVID SHARFF, P.C.	
PROPS/CD, INC.	
ALL RIGHTS RESERVED	
PRINTED ON 100% POSTCONSUMED PAPER	
PRINTED NO. : 150	
DATE: 2/25/01	
SCALE: <input type="checkbox"/> 1/8" = 1'-0"	
DRAWING BY: DAVID SHARFF, P.C.	
DRAWING NO. 000000000000	
PROPOSED NAME	
BUILDING SECTION	
NORTH	SHEET NO.
A3.2	



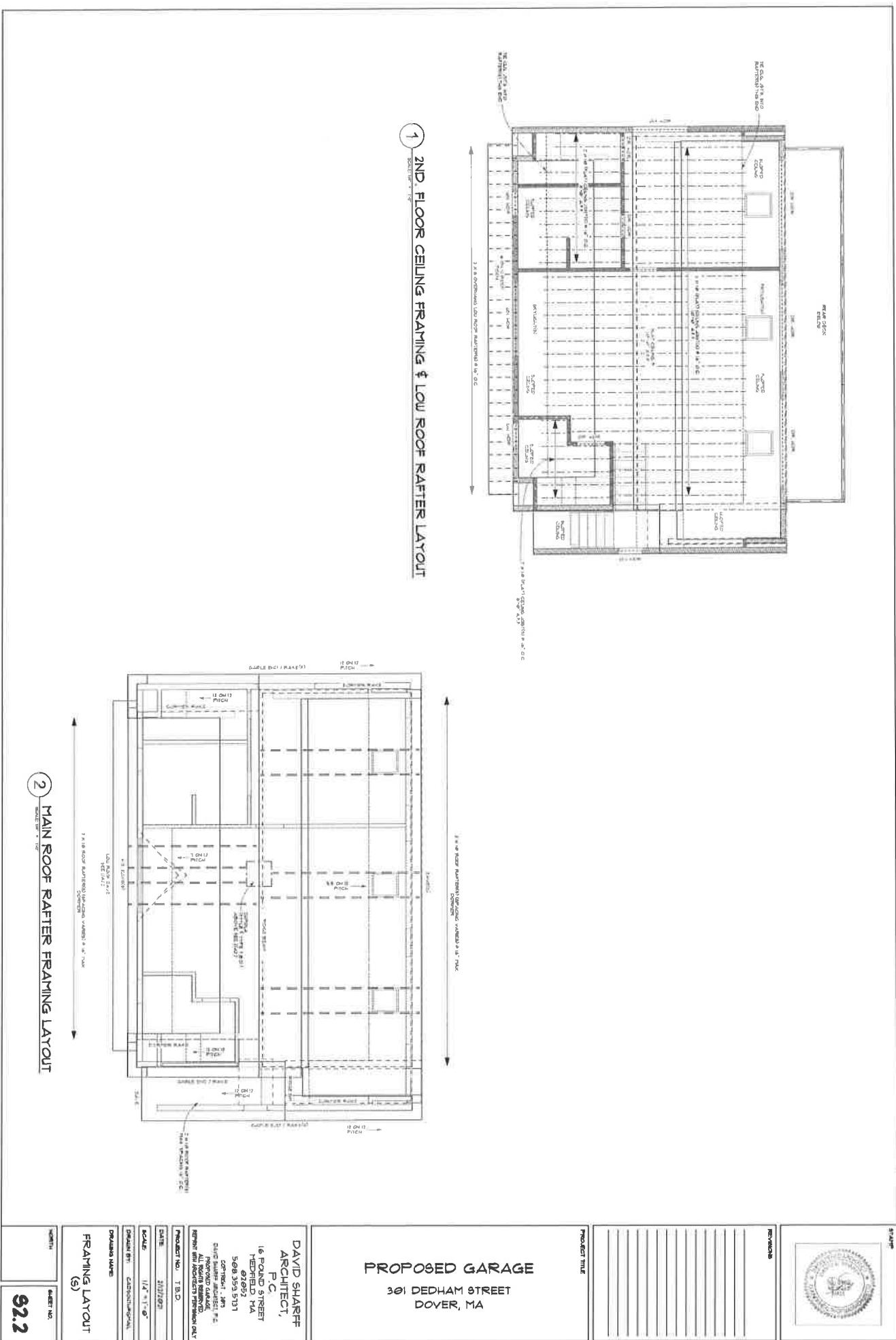
PROPOSED GARAGE

301 DEDHAM STREET
DOVER, MA

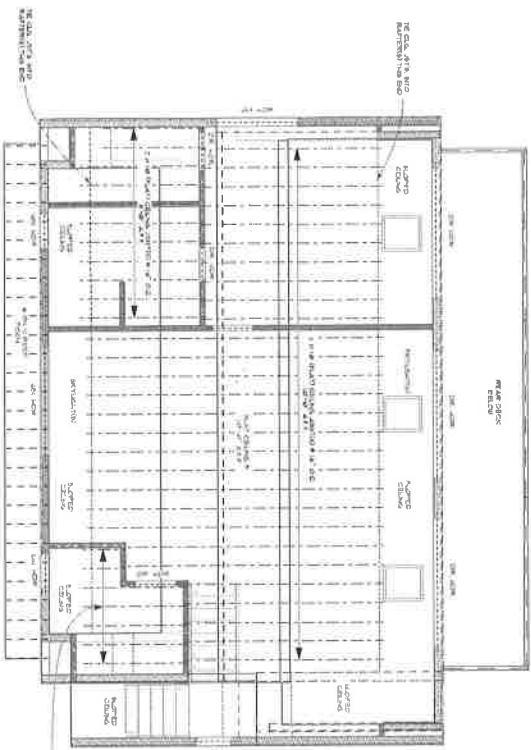
NAME:	DAVID SWARFF		
ADDRESS:	16 POUND STREET HEDDLE, MA		
PHONE NO.:	892-0822		
MEET. NO.:	509-359-5131		
DATE: 2/12/2007			
ROLE: 1/4 = 1/4			
DRAWN BY: J. SWARFF			
CABINET NO.:			
CHASER NAME:			
REMARKS: All dimensions are in inches. Drawn on architect's equipment. Date			
PROJECT NO.:	130		
DATE:	2/12/2007		
ROLE:	1/4 = 1/4		
DRAWN BY:	J. SWARFF		
CHASER NAME:			
BUILDING SECTION			



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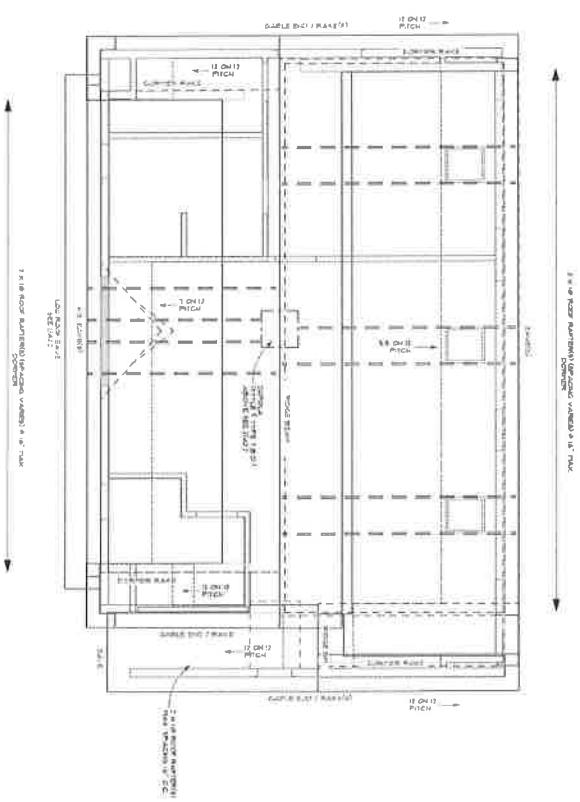


1 2ND FLOOR CEILING FRAMING & LOW ROOF RAFTER LAYOUT



2 MAIN ROOF RAFTER FRAMING LAYOUT

111



PROPOSED GARAGE

301 DEDHAM STREET
DOVER MA

DRAWING NAME:
FRAMING LAYOUT
(S)

922

DEDHAM STREET

