



## 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

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### 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



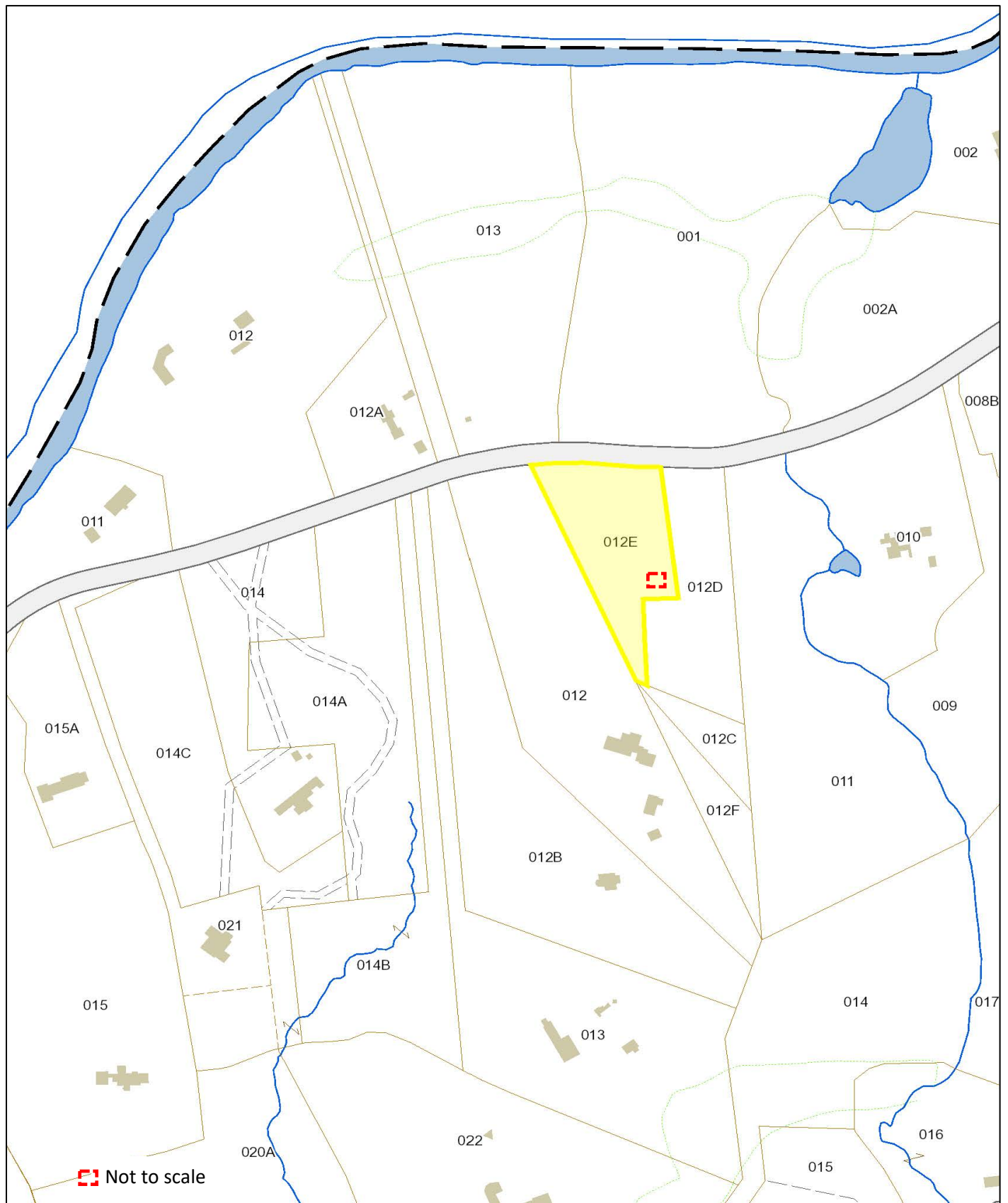
## Recommendation

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:

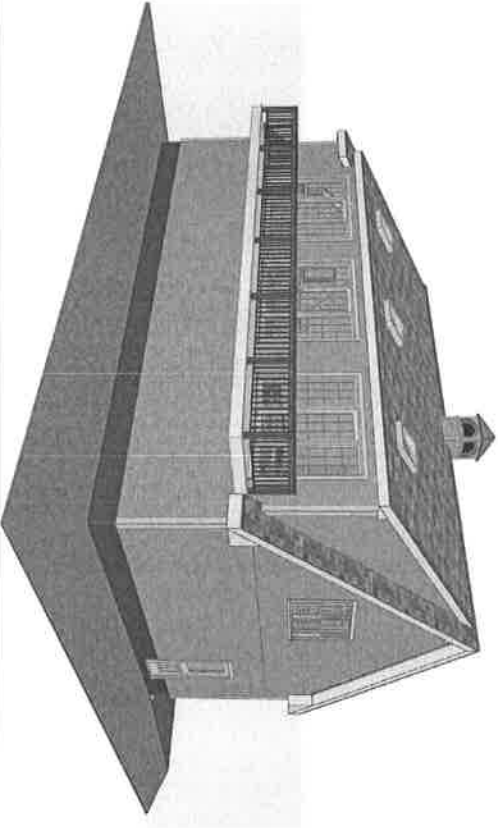
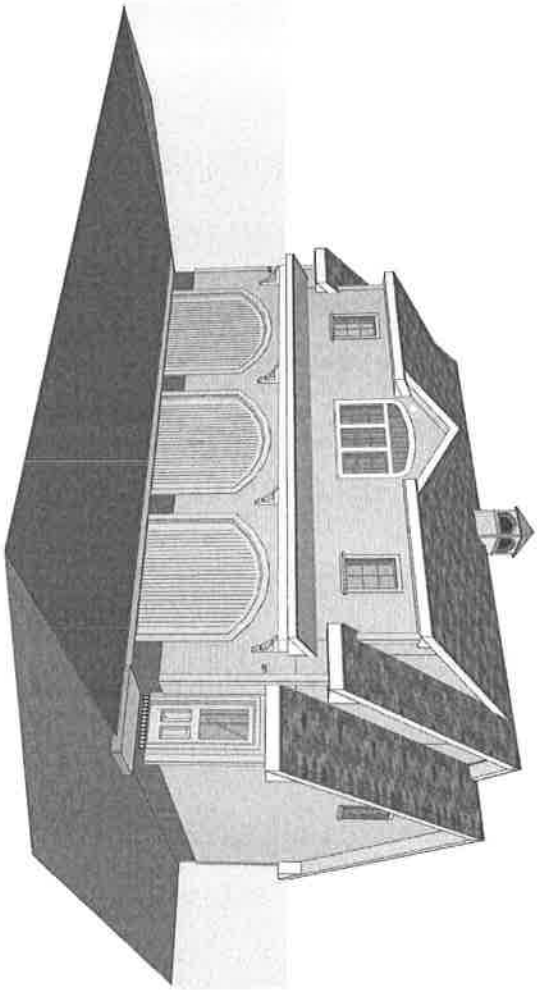
1. Prior to the issuance of a building permit for the accessory structure, the applicant shall complete construction of the driveway serving the property to provide construction access (inclusive of deliveries) to the rear of the site. Dedham Street may not be used for loading or unloading of construction 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	COVER SHEET
B1	FOUNDATION PLAN
A1	GROUND PLAN
M1	SECTION ELEVATIONS
M2	SECTION ELEVATIONS
M3	SECTION ELEVATIONS
M4	SECTION ELEVATIONS
M5	SECTION ELEVATIONS
M6	SECTION ELEVATIONS
M7	SECTION ELEVATIONS
M8	SECTION ELEVATIONS
M9	SECTION ELEVATIONS
M10	SECTION ELEVATIONS
M11	SECTION ELEVATIONS
M12	SECTION ELEVATIONS



PROPOSED GARAGE  
361 DEDHAM STREET  
DOVER, MA

DAVID SHARF  
ARCHITECT,  
P.C.  
16 POUND STREET  
METHUEN, MA  
01842  
508.355.5131  
dsharf@earthlink.net  
DAVID SHARF ARCHITECT, P.C.  
PROPOSED GARAGE  
361 DEDHAM STREET  
DOVER, MA 01928

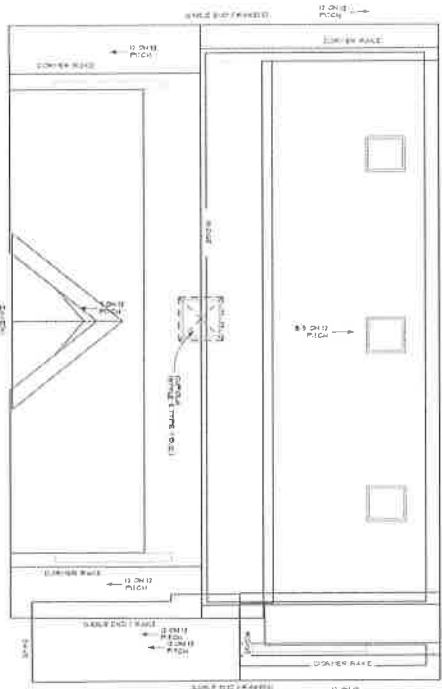
PROJECT NO. 1512  
DATE 2/27/03  
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CHECKED BY  
DESIGNED BY

COVER SHEET

NOTES

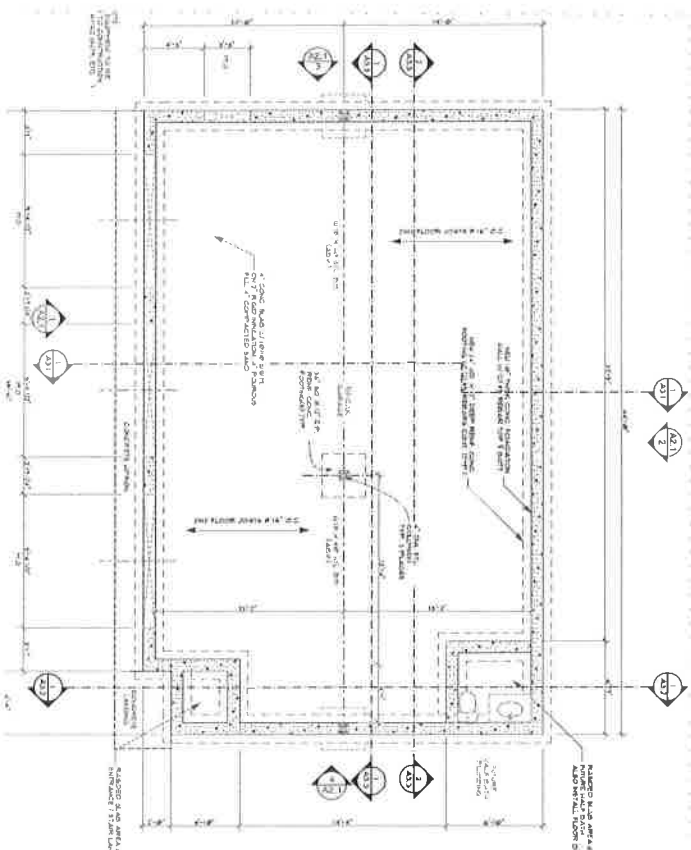
SHEET NO.

C1.1



## FOUNDATION NOTES

1. FOUNDATION SUGAR-BEETS SHALL HAVE A BEARING CAPACITY OF 1 TONS PER SQUARE FOOT.
2. ALL PEAT, LOOSE OR LOOSE FILL BELOW FOOTING SHALL BE REPLACED WITH COMPACTED STRUCTURAL FILL W/ A BEARING CAPACITY OF 1 TONS PER SQUARE FOOT.
3. DO NOT EXCAVATE BELOW EXISTING FOOTINGS OR FOUNDATIONS BEFORE VIBRATING WITH AN ARCHITECT BOTTOM OR ALL FOOTINGS SHALL BE 4'-0" RN BELOW
4. EXCAVATION FILL GRADE OF ADJOINING SURFACE EXPOSED TO FREEZING
5. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND, AND THE GROUND UNDER AND AROUND THE FOOTING SHALL BE PREVENTED FROM FREEZING
6. PROVIDE CONCRETE HAVING MINIMUM 3000 PSI, 5000 MN REQUIRED FOR GARAGE SLABS & WHERE EXPOSED TO WEATHERED COMPRESSIVE STRENGTH
7. PLACE CONCRETE CONTINUOUSLY AND IN COMPLIANCE WITH ACI CONSOLIDATE CONCRETE WITH ELECTRIC/SCAFFOLD VIBRATING
8. WHERE VERTICAL CONCRETE IS VISIBLE, REMOVE RISKS AND PROJECTIONS AND FLAT AND PATCH JOINTS WITH ONE CONCRETE GROUT TO CREATE A FINE TEXTURED UNIFORM PLASTER-LIKE SURFACE
9. STEEL TIEBARS, HORIZONTAL SURFACES TO PROVIDE LAPPED SLICE, SMOOTH UNIFORM PLACES, AT GARAGE AND CONCRETE TO RECEIVE CERAMIC
10. EQUIPMENT TO ELIMINATE HOIST/CORERS AND JAW POCKETS AND TO EXPOSE ALL SURFACES OF REINFORCING STEEL
11. ANCHOR CONCRETE TIEBARS TO POSTS AND OTHER FRAMING W/ STEELPOST POST ANCHORS
12. INSTALL ANCHOR ANCHOR BOLTS, MINIMUM 1/2" DIA. W/ 6" EMBEDMENT 1'-0" ON CENTER MINIMUM 1' FROM END.



PROPOSED GARAGE

301 DEDHAM STREET  
DOVER, MA

DAVID SHARF  
ARCHITECT,

20

16 POUND STREET

MEDFIELD, MA  
02057

02052  
508.359 5737

568.559.5131  
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Project No. 115 D.

DATE: 1.15.12

2/2/2021

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NAME BY: CAD30UT14PG1

NAME \_\_\_\_\_

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## MINI DATA BRIEF

FOUNDATION PL

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SHEET NO.

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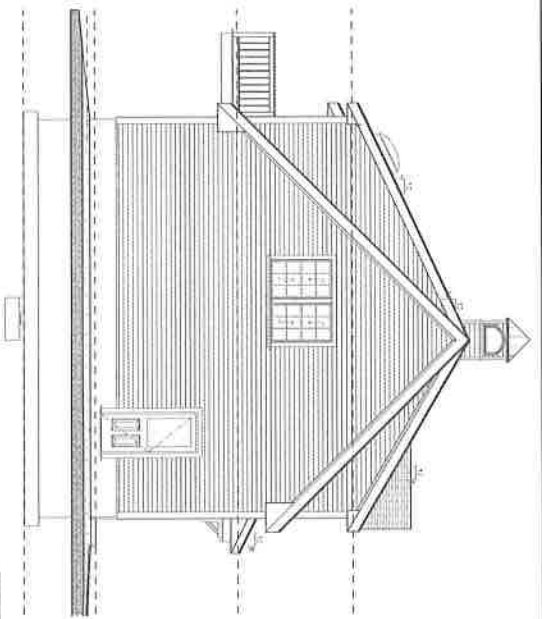
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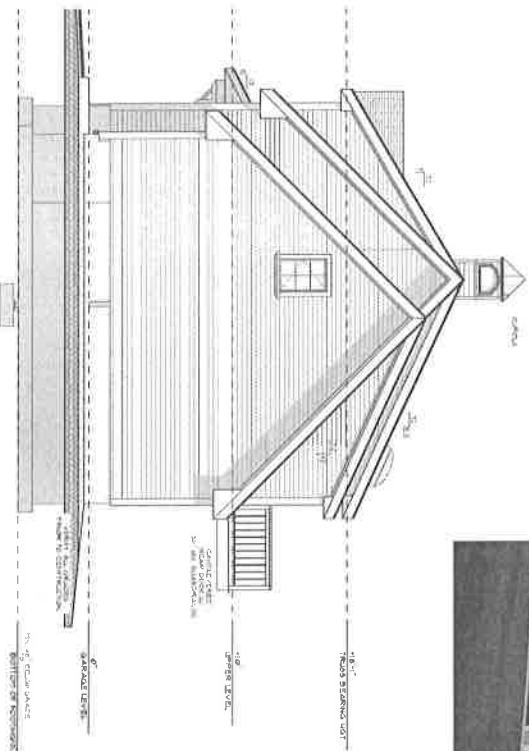
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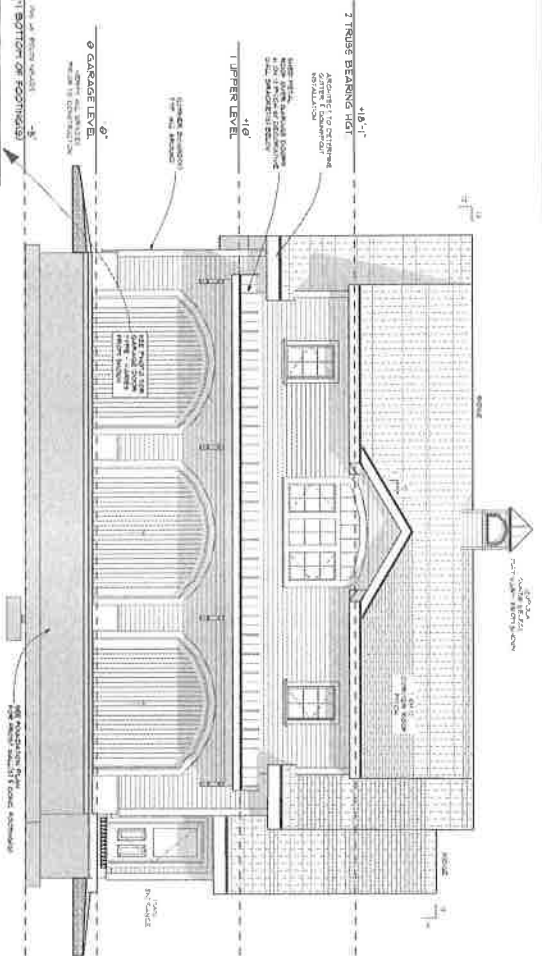
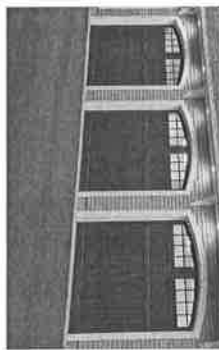




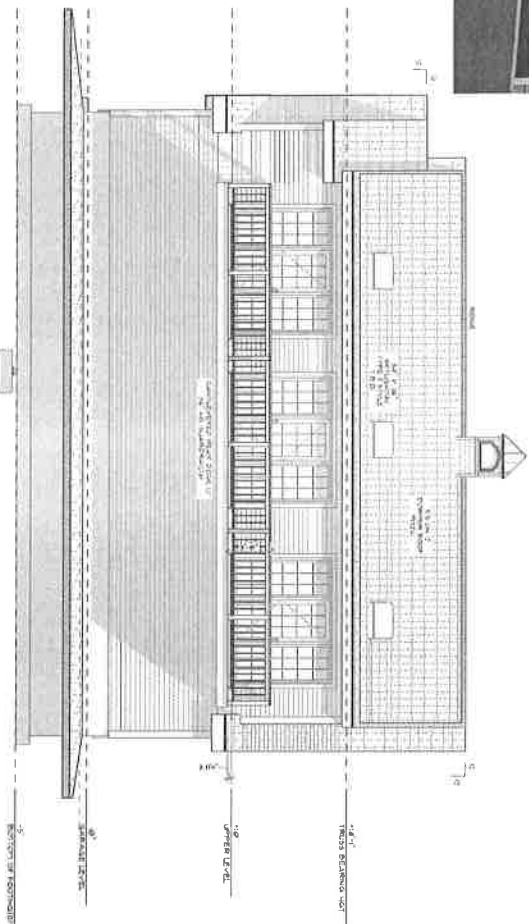
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4 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



PROPOSED GARAGE  
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DOVER, MA

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ARCHITECT  
REGISTERED PROFESSIONAL ARCHITECT  
MASSACHUSETTS

PROJECT NO. 12345  
DATE: 11/11/2011  
SCALE: 1/4" = 1'-0"  
DRAWN BY: CAD/CAM/ARCH/ML  
CHECKED BY: ML  
EXTERIOR ELEVATIONS  
SHEET NO. A2.1





**OBJECT NO.**

BUILDING SECTION

### A3.1

PROPOSED GARAGE  
301 DEDHAM STREET  
DOVER, MA

DAVID SHARF  
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P.C.  
16 POUND STREET  
METHUEN MA

02057  
508.359 5737

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BOSTON, MA 02115

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Project No. T.D.D.

DATE	2/2/2021
SCALE	1/4" = 1'-0"

DETAILS OF: CARDIOPULMONARY

**DEPARTMENT NAME:**

BATH TUB SECT

DATE: \_\_\_\_\_

2000	2001
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A



STAMP



REVISION


PROJECT TITLE

PROPOSED GARAGE  
301 DEDHAM STREET  
DOVER, MA

DAVID SHARF  
ARCHITECT,  
P.C.  
16 POUND STREET  
MEDFORD, MA  
02152  
B0835955131  
OWNER: JAMES  
DOWD  
ARCHITECT: DAVID SHARF, P.C.  
REPORT: PROPOSED GARAGE  
PROJECT: 301 DEDHAM STREET

PROJECT NO. 15-D

DATE 2/11/07

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DRAWN BY CAD/COURTNEY

CHECKED BY

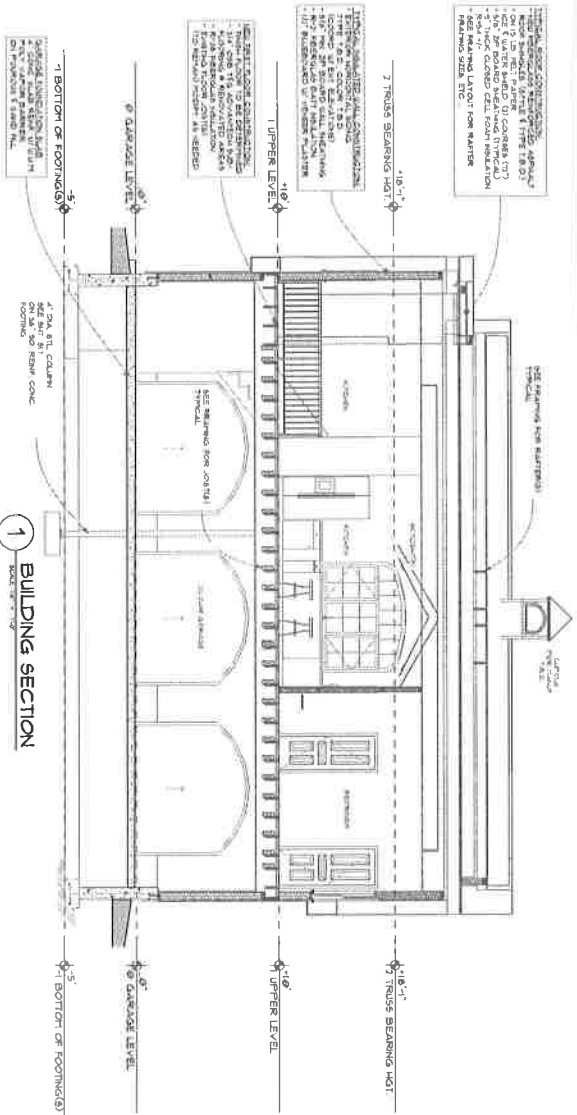
BUILDING SECTION

NOTES

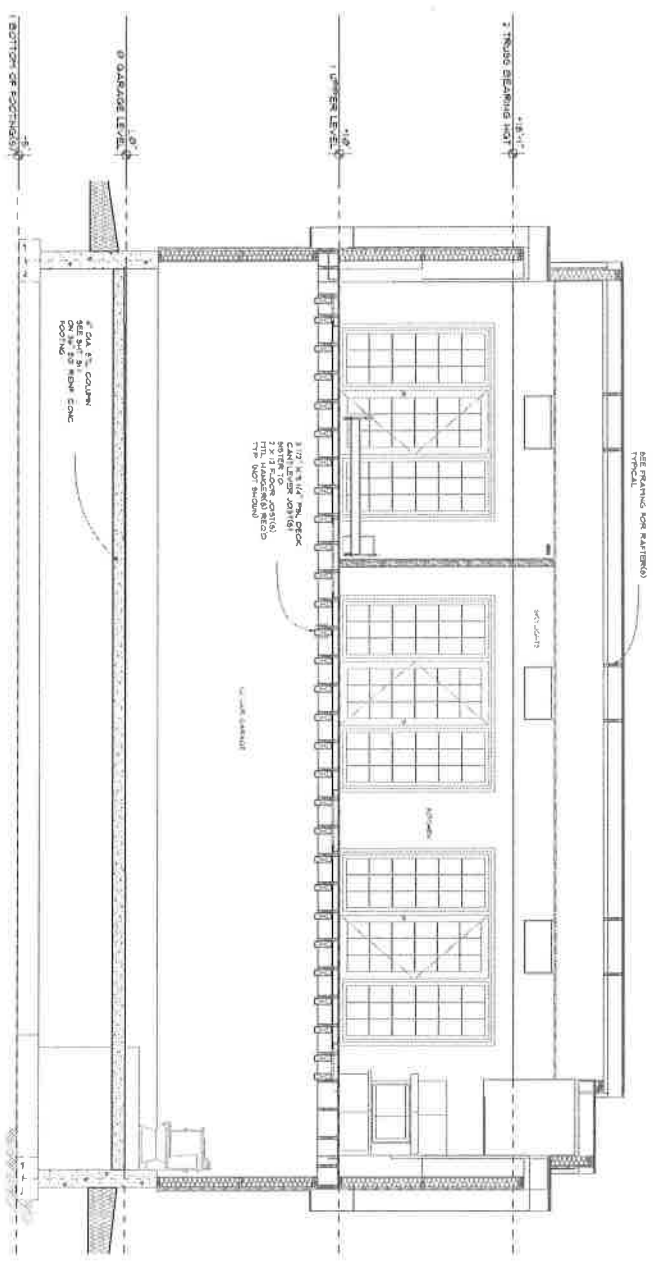
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A3.3

1 BUILDING SECTION  
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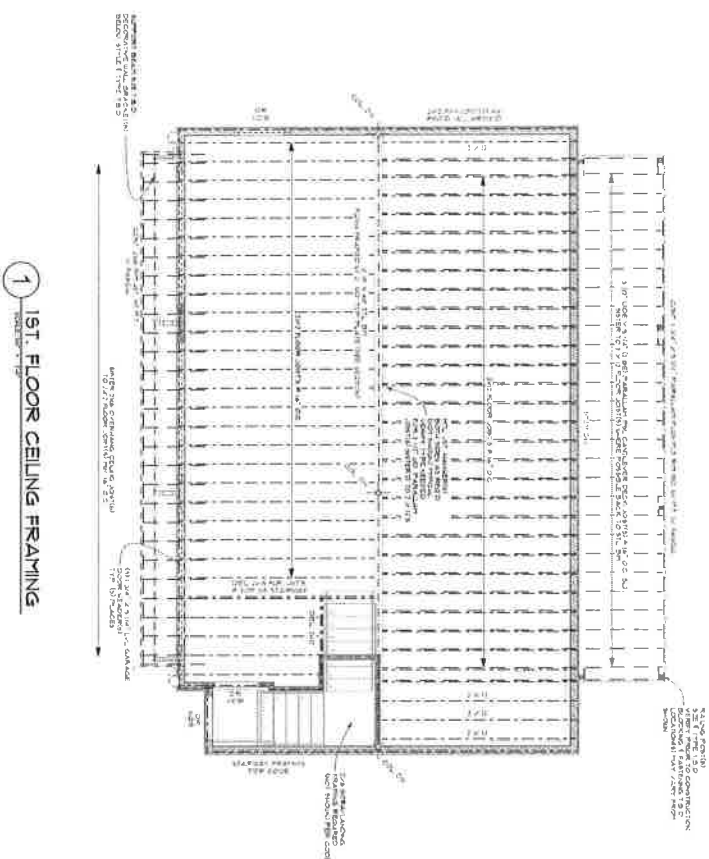


2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



1. FRAMING BLOCKING: SAVED, CANNOT BE SAVED, 1 STUDS  
2. SQUEAKING: 12 HITCHHIKING IN SOUTHERN YELLOW PINE, OR OTHER  
3. GOOD STUDS: 21 OR BETTER HAVING A MIN. 75 OR 100% RSI, AND NOT LESS THAN  
150% OF MIN. RSI  
4. STUDS: STUDS FRAMING AT 16" O.C. JUNCTIONS INDICATED OTHERWISE PROVIDE SINGLE  
WALL PLATE AND  
DOUBLE TOP PLATES SINGLE TOP PLATE 2X ACCEPTABLE FOR NON-LOAD BEARING  
PARTITIONS  
PROVIDE AT LEAST 3 STUDS AT CORNERS AND PARTITION INTERSECTIONS  
RAISE OPENINGS WITH MULTIPLE STUDS AND HEADERS EQUAL TO WIDTH OF STUDS  
SET HEADERS ON EDGE AND SUPPORT WITH JAMB STUDS AND JACK STUDS OR COMPLETLY  
PROVIDE DOUBLE JAMB STUDS AT OPENINGS OF 6" WIDE OR LESS AND TRIPLE JAMB  
STUDS AT  
OPENINGS OVER 6" WIDE PROVIDE HEADERS 6" STRICT COMPLIANCE WITH REFERENCED  
CODES

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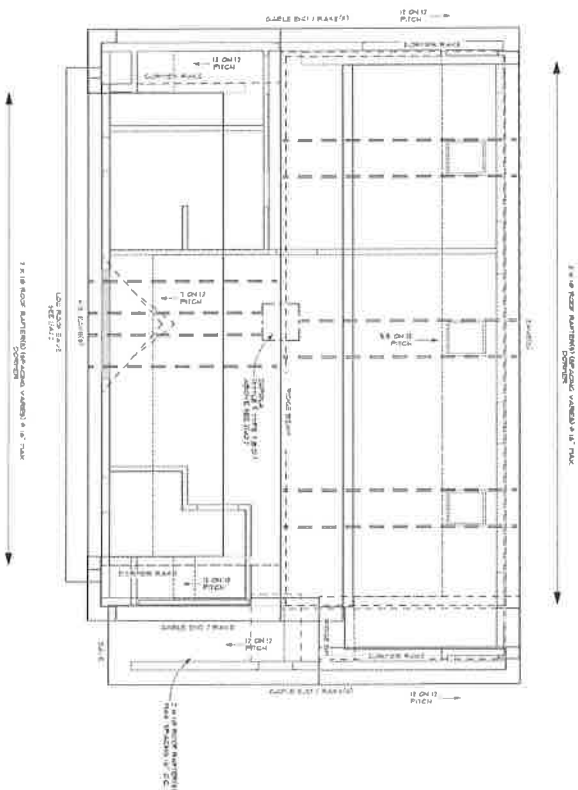
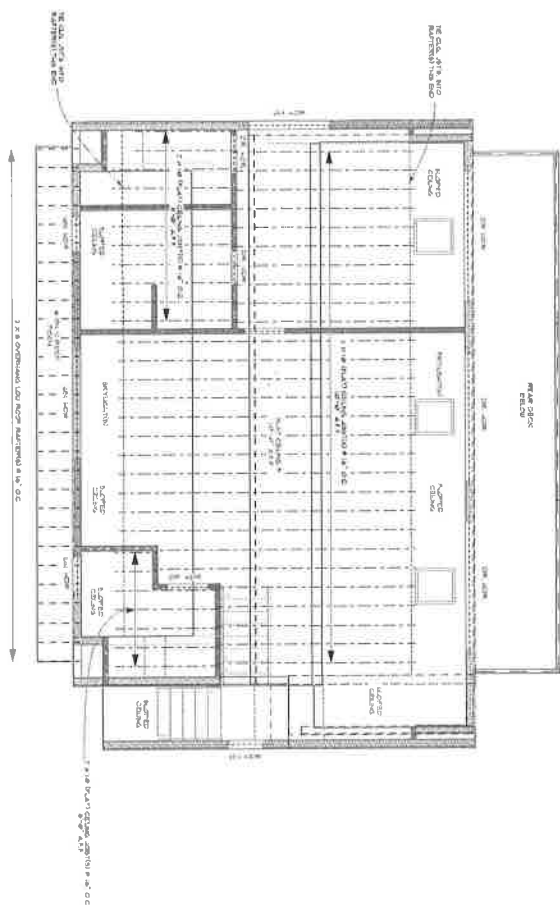


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FRAMING LAYOUT  
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## 92.1



9742715



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301 DEDHAM STREET  
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DATE	2/12/2022
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SCALE 1/4" = 1'-0"

DEALING WITH CARDIOVASCULAR

DRAFTING NAME

FRAMING LAYOUT  
(5)

SHEET NO.



