

# Red Robin Pastures

September 15, 2021

RE: Red Robin Pastures, LLC  
61/63 County St,  
Dover, MA 02030

Proposed changes from originally submitted plans.

- Lot size increased from 2 acres to 2.52 acres.
- Main entrance driveway shifted from west side of building to east side of building.
- Building shape changed from U shaped building to L/V shaped.
- Revised front entrance to include drop off driveway with covered entrance Vestibule and foyer.
- Unit count reduced from 39 units to 34 units. Bedroom count to remain at 75 bedrooms.
- Property to include 1br – 5 qty, 2 br – 17 qty and 3 bed – 12 qty.
- 2 Group 2 units included. All units to be accessible.
- Front setback from County St increased from 18' to 38'.
- West side setback at 32.5' with driveway eliminated and existing trees / screening along boundary to remain where possible/practical.
- Overall Building Height reduced from 50' to 44'. Sections of building reduced from 3 to 2/2.5 story.
- Loft rooms eliminated.
- Outdoor amenities to consist of enclosed patio with direct access to property. Consolidated amenities at rear of property to consist of seating/grilling areas, dog park area and community garden. Tot Lot also under consideration.
- Electric Car Charging locations included.
- Bike Rack locations included at front and rear of property.
- Pedestrian path from front entrance to proposed bus pickup point included.
- Basement area with Elevator Access to include for trash disposal, tenant storage and additional bike storage.