



February 2, 2022

Alan Fryer, Chair
Zoning Board of Appeals
Dover Town House
P.O. Box 250
Dover, MA 02030

Re: Tetra Tech Peer Review Letter 4
Red Robin Pastures
Dover, Massachusetts

Dear Mr. Chairman:

In its most recent submittals and responses during public hearings, the Applicant has adequately addressed our comments. The following provides a final summary/history of comments provided during the course of our review.

Plan Comments

Existing Conditions Plan

1. Resolved Nov. 30, 2021
2. Resolved Nov. 30, 2021
3. Resolved Sept. 29, 2021
4. Resolved Sept. 29, 2021
5. Resolved Nov. 30, 2021
6. Resolved Nov. 30, 2021

Site Layout and Utilities Plan

7. Resolved Nov. 30, 2021
8. Resolved Sept. 29, 2021.
9. The plan shows a proposed fire system storage tank. Please provide documentation as to its intended use and operation parameters.

Sept. 29, 2021 Update – No documentation or response has been provided. At a minimum, please provide confirmation that size and location shown have been approved by the Dover Fire Department.

Nov. 30, 2021 Update – Technical data requested has been provided. However, it is our understanding that the Fire Department would prefer the cistern not be located within the building fall zone. We recommend the cistern be relocated outside the building fall zone and suggest it be located partially under the front driveway so that as much of the proposed planting can be maintained as possible.

February 2, 2022 Update – Cistern has been relocated and Landscape Plan has been coordinated with the revised cistern location. **Comment Resolved.**

10. Resolved Sept. 29, 2021.

11. Resolved Sept. 29, 2021.
12. Resolved Sept. 29, 2021.
13. Resolved Nov. 30, 2021
14. Resolved Sept. 29, 2021.

Standard Title V System Plan and Detail Sheet

15. Resolved Sept. 29, 2021
16. Resolved Sept. 29, 2021.
17. Resolved Sept. 29, 2021.
18. Resolved Sept. 29, 2021.

Presby Sanitary System Plan

Resolved Nov. 30, 2021

Drainage and Grading Plan

19. Resolved Nov. 30, 2021
20. Resolved Nov. 30, 2021
21. Resolved Nov. 30, 2021
22. Resolved Nov. 30, 2021
23. Resolved Nov. 30, 2021
24. Resolved Sept. 29, 2021
25. Resolved Sept. 29, 2021
26. Resolved Sept. 29, 2021.
27. Resolved Sept. 29, 2021.

Landscape Plan

28. Resolved Sept. 29, 2021.
29. Resolved Sept. 29, 2021.
30. Resolved Nov. 30, 2021
31. Resolved Sept. 29, 2021.
32. Site distance triangles should be added to the landscape plan to ensure proposed plantings will not interfere with required site lines for traffic entering onto Route 109.

Sept. 29, 2021 Update – Updated sight distance calculations have been provided but triangles are not shown on the plans. Request the applicant provide a plan or figure depicting required sight distance triangles to confirm required lines of sight are met and maintained.

Nov. 30, 2021 Update – Plans include information requested however the triangles are not included on the Grading and Drainage Plan which appears to show grading (looking east) that obstructs the required site line. Please address by showing site lines on Grading Plan and any other plans where improvement may obstruct sight lines.

February 2, 2022 Update – Sight lines have been added as requested. **Comment Resolved.**

33. Resolved Sept. 29, 2021.

Lighting Plan

34. Resolved Sept. 29, 2021.

35. The Lighting Plan suggests no lighting will be provided at the main entrance, along the driveway (except for building wall packs), in the landscaped area between the buildings or for the Dog Park or Community Garden. Please confirm that all proposed exterior lighting is shown on the plan or otherwise describe what is excluded from the analysis.

Sept. 29, 2021 Update – A Lighting Plan was not found despite Cover Sheet indicating one was included in the submittal. Please provide lighting plan showing information requested.

Nov. 30, 2021 Update – Lighting Plan was provided as requested and indicates no light spillage beyond the subject parcel however the plan lacks information on the specific fixtures used to generate the photometric plan. Specific fixture and wattage information should be included on the plans to confirm consistency with final design.

February 2, 2022 Update – Information requested has been provided. **Comment Resolved.**

Storm Water Report

36. Resolved Sept. 29, 2021.

37. Resolved Sept. 29, 2021.

38. Resolved Sept. 29, 2021.

39. Resolved Sept. 29, 2021.

40. Resolved Sept. 29, 2021.

41. Resolved Sept. 29, 2021.

42. Resolved Sept. 29, 2021

43. Resolved Nov. 30, 2021

44. Resolved Sept. 29, 2021.

Traffic Report

45. Resolved Sept. 29, 2021

46. Resolved Nov. 30, 2021

47. Resolved Nov. 30, 2021

48. Resolved Sept. 29, 2021.

Conservation Commission Comments

Resolved Nov. 30, 2021

Construction Management Plan

49. Resolved Nov. 30, 2021

New Comments (Sept. 20, 2021 Update)

50. Resolved Nov. 30, 2021

51. Resolved Nov. 30, 2021

52. Resolved Nov. 30, 2021

53. Resolved Nov. 30, 2021

54. Show stop bar at exit and provide sight distance triangles as requested in prior comments. Please note, grading shown suggests sight lines facing east may be blocked by earth mound.

Nov. 30, 2021 Update – Plans include information requested but do not demonstrate the mounding noted would not obstruct sight lines.

February 2, 2022 Update – Comment Addressed. Comment Resolved.

55. Resolved Nov. 30, 2021

56. Resolved Nov. 30, 2021

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66. Resolved Nov. 30, 2021

67. Resolved Nov. 30, 2021

New Comments (Nov. 30, 2021 Update)

68. Please note, Applicant's response to comments letter deviates from comment numbering at Comment 54 due to a response being allocated a comment number. Please make sure to adjust numbering on future responses.

February 2, 2022 Update – Comment addressed. Comment Resolved.

Red Robin Pastures
Comprehensive Permit Peer Review
(Letter 4 – February 2, 2022)

69. Proposed generator should be shown on all plans as well as any required grading or other site accommodation needed.

February 2, 2022 Update – Information requested has been provided. **Comment Resolved.**

70. The Cover Sheet includes inaccurate references to submittal content (ie. No Soil Test Pit Plan of Detail Sheet 6.1 was included in the set). Please take care to accurately document the submittal to avoid confusion.

February 2, 2022 Update – Comment addressed. **Comment Resolved.**

As noted in the comment summary/history above, all prior comments have been addressed and appropriate conditions incorporated into the decision. As such, this concludes our review of the Comprehensive Permit Preliminary Plans and supporting documentation. If needed, we are available to assist the Board with review of Final Plans and supporting documentation incorporating changes resulting from subsequent reviews or final details and/or design changes.

As always, please feel free to contact me at (508) 786-2230 with any questions.

Very truly yours,



Sean P. Reardon, P.E.
Vice President

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