

DOVER VILLAGE CENTER DESIGN WORKSHOP REPORT

DOVER PLANNING BOARD | BROVITZ COMMUNITY PLANNING & DESIGN | DODSON & FLINKER

December 12, 2022
Business District
Rezoning Initiative



DESIGN WORKSHOP AGENDA



Time: 9:00 AM- 12:30 PM, Saturday, December 10, 2022

9:00 AM Welcome and Introduction to the Project. Presentation of existing conditions in the study area, intro to visioning process and agenda.

9:20 PM Large Group Discussion

- Groups identify key issues and opportunities (using maps and note pad).
- Facilitated discussion to identify top issues to be addressed and opportunities to be pursued, etc.

10:15 AM Small Group Design Exercise

Participants divide into two groups to develop alternatives for the future of the district. One group will explore redevelopment scenarios at a broad scale, while the second will focus on key areas and design themes. The groups will switch half-way through so all participants have the same opportunities to shape the vision for the town center.

Group 1/ Town Center Development & Design Vision (45 minutes): Using a 1"=100' scale base map of the Town Center, participants will continue the discussion: what buildings, sites or other features need to be protected? Where are opportunities for adaptive reuse, infill development, new development? What improvements are needed to the streetscape, parks, and other public amenities? How should the town center connect with surrounding open space and trail networks?

Group 2/ Strategies for Streetscapes, Architecture and Public Spaces (45 minutes): Participants look more closely at key sites to explore opportunities for building redevelopment an infill, design of streetscapes, parking placement, landscape and screening, etc. This could also include more focused discussion of architectural design preferences, sustainability, housing needs and other themes.

11:45 PM Group Reports and Discussion

Facilitators, with assistance from local participants, present the results from each of the four stations. Participants work to define consensus on potential district boundaries, distribution of land uses, access & parking, preferred building types, streetscape treatment and design standards.

12:30 PM Wrap up



Village Center Project Introduction

DOVER VILLAGE CENTER ZONING INITIATIVE PROJECT SCHEDULE					
WORK PLAN	DEC	JAN	FEB	MAR	APR
1. Review Town Plans and Zoning Bylaws	X				
2. Prepare Project Area Base Maps and Property Evaluation	X	X			
3. Provide Development Case Studies from Similar Communities	X				
4. Conduct Site Walk and Kick Off Meeting with Planning Board	X				
5. Conduct Village Center Design Workshop	X				
6. Prepare Draft Zoning Amendments and Design Guidelines		X	X		
7. Conduct Public Hearings and Finalize Zoning Amendments for Spring Town Meeting			X	X	X



Village Center Site Walk on December 2nd

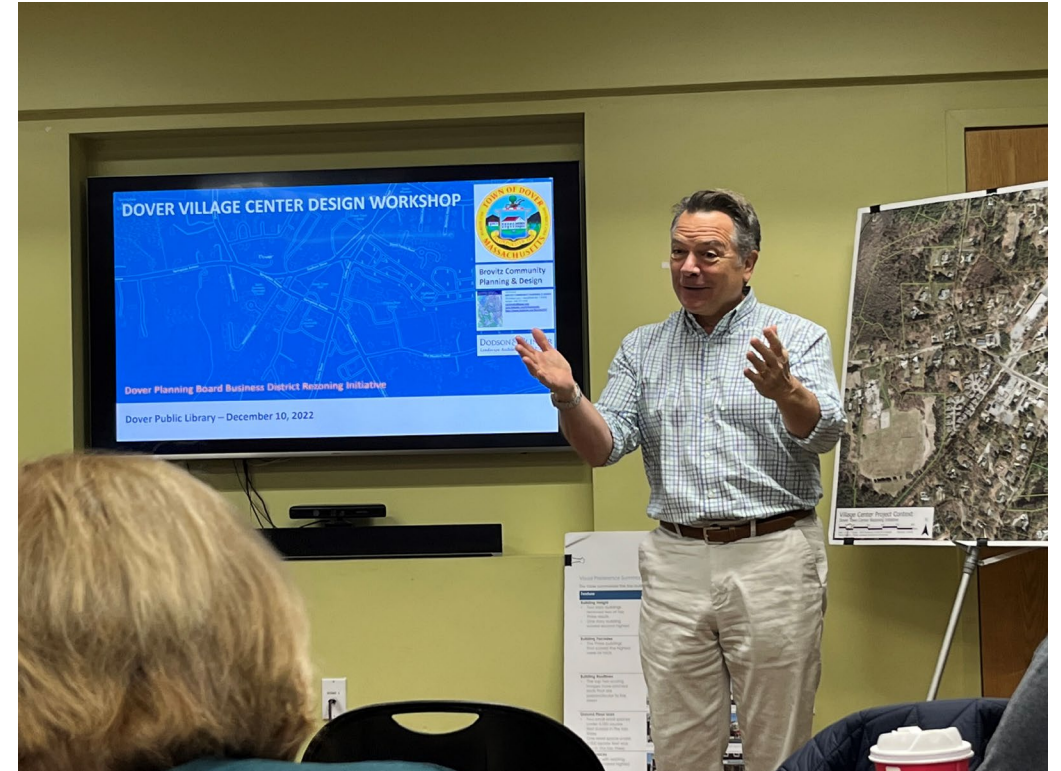
Goal: Present the Village Center Zoning Amendments to Spring Town Meeting (5/1/23) for Adoption

Large Group Discussion

The 29 workshop participants (including Planning Board members) participated in a large group discussion to identify key issues and opportunities using maps and note pads. Participants identified the following Village Center's Strengths, Weaknesses, Opportunities, and Threats (SWOT) addressed and opportunities to be pursued, etc.

Strengths

1. Town House is well situated with nice lawn space for activities/programming: usage is not optimized in or out.
2. The library is an active community center with very usable surrounding land.
3. Basically, the village center is walkable but with crossing dangers and a few missing sidewalk segments (Dover Market to Channing Pond and Springdale Meadows; in front of Needham Bank building around to Dover Country Properties so contiguous on Walpole).
4. Dover Market and Dover Wine Company.
5. Unique landscape and streetscape has natural feel. Buildings are worked into the natural landscape.
6. Current businesses, though limited, cater to residents' needs, yet overall, there is a dearth of retail establishments.
7. Surrounded by towns with full services (and some without).
8. Business and Manufacturing districts about a lot of town-owned open space; needs to compliment and identify synergies.



Large Group Discussion

Weaknesses

1. Dunkin Donuts to Dover Market connection (roads and intersection) is problematic (The Meadows-owned parcel and narrow two-way town-owned connector).
2. Village Center is stark and cold; bereft of people, bare, lacks an invitation.
3. Pedestrian access and use of VC is not safe due to traffic (congestion, traffic patterns, sidewalk non-contiguous, traffic lights, crosswalks) so if one needs to get in a car, why not just go to a surrounding town centers.
4. Lack of destination locations – a coffee shop that folks actually want to hang out at.
5. Lack of public transportation.
6. Traffic volume and flow around village center is a disaster.

Opportunities

1. Rail Trail is a weakness as it is but a big opportunity. Existing parking behind buildings on Whiting Street is underused.
2. Improve and extend sidewalk connections around the village center and from the village center to open spaces (e.g., Chickering Fields/tennis courts and School, Springdale Meadows, Channing Pond.)
3. Build contiguous sidewalks along all main arteries (within a 0.5 to 1 mile) radius of village center.
4. Infrastructure opportunity: modular systems now available for small, shared wastewater/septic systems instead of lot-by-lot approach.

Large Group Discussion

Threats

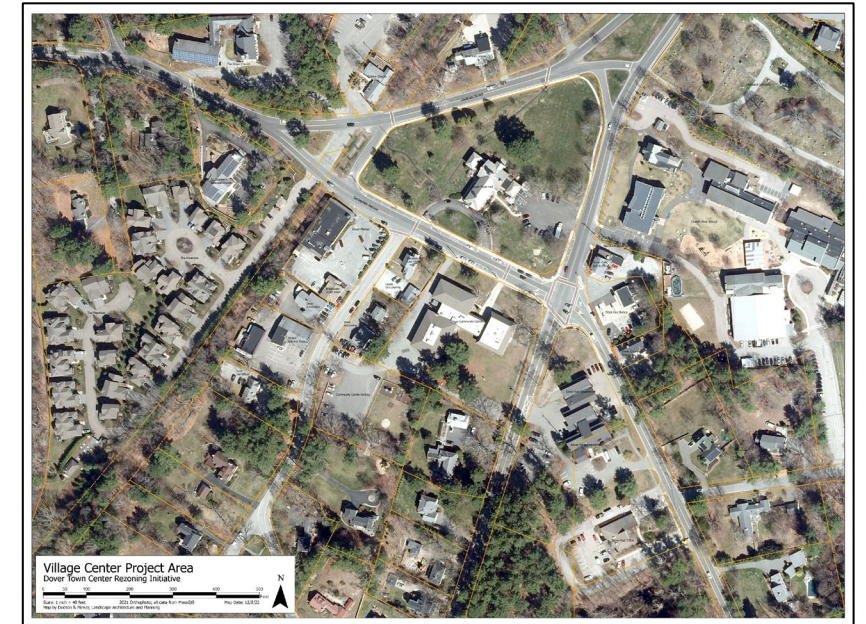
1. Chain retail coming in.
2. Unconstrained development - No architectural guardrails
3. Drive throughs.
4. Balance development so village center does not look cookie cutter.
5. Development that caters too much to outside Dover needs; however, what is viability of retail spaces given Dover's small population?



Small Group Design Exercise

Table 1 – Focused View/Village Center Development & Design Vision

Participants look more closely at key sites to explore opportunities for building redevelopment and infill, design of streetscapes, parking placement, landscape and screening, and other issues in the Business District. This could also include more focused discussion of architectural design preferences, sustainability, housing needs and other themes.

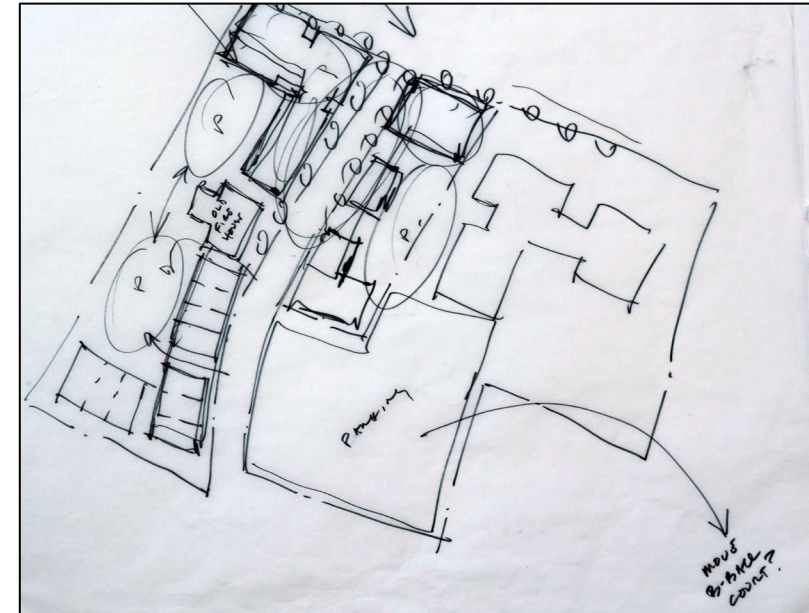
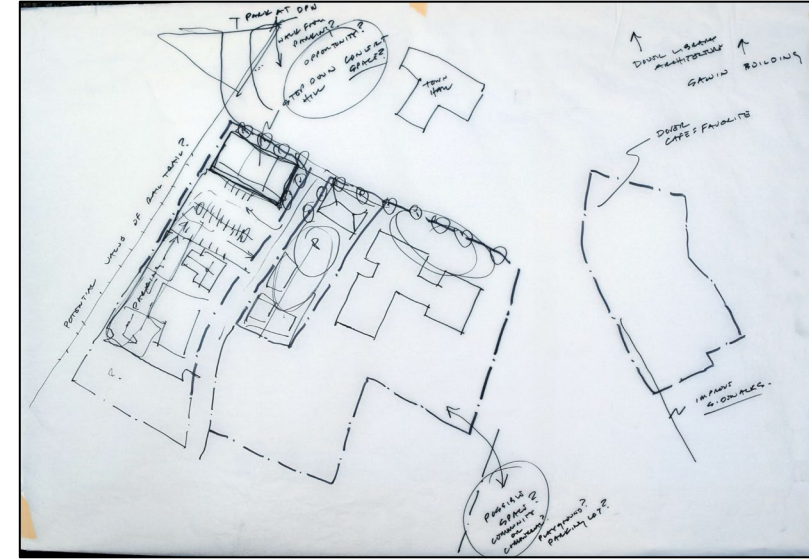


1"=40' Scale Base Map of the Village Center

Small Group Design Exercise

Table 1 – Focused View/Village Center Development & Design Vision

1. What is the current site plan for the Caryl Community Center (CCC) and how does it help the village center?
2. Use the CCC parking area and the back areas along the railbed for Whiting Road retail parking spaces; redesign or relocate CCC parking plan
3. Consistent architectural style - Town House, CCC, and Library, and Dover Cafe are favorites with brick facade.
4. Dover Cafe could be expanded to rear and with addition of second floor.
5. Recreation space is important, space for playground needs to allow parents to watch children.
6. Create more functional space near/on the Town House green (e.g., permanent stage, defined picnic area); add small areas of outdoor seating all over the village center as there is little now.
7. Add sidewalk on Whiting Road; traffic concerns into neighborhood part of road.
8. Use development of the old chapel/fire station (currently Dover Auto storage) as a catalyst to upgrade Whiting Rd; move storage out of historical building and build elsewhere; Storage is the most wasteful use of valuable property in the village center.
9. Consider making the Springdale Ave/Whiting Rd area a pedestrian corridor and move road to run between the CCC and businesses along Whiting Rd.
10. If we have a rail trail, it has an impact on placement of a building on the Dover Market site and back parking lots.

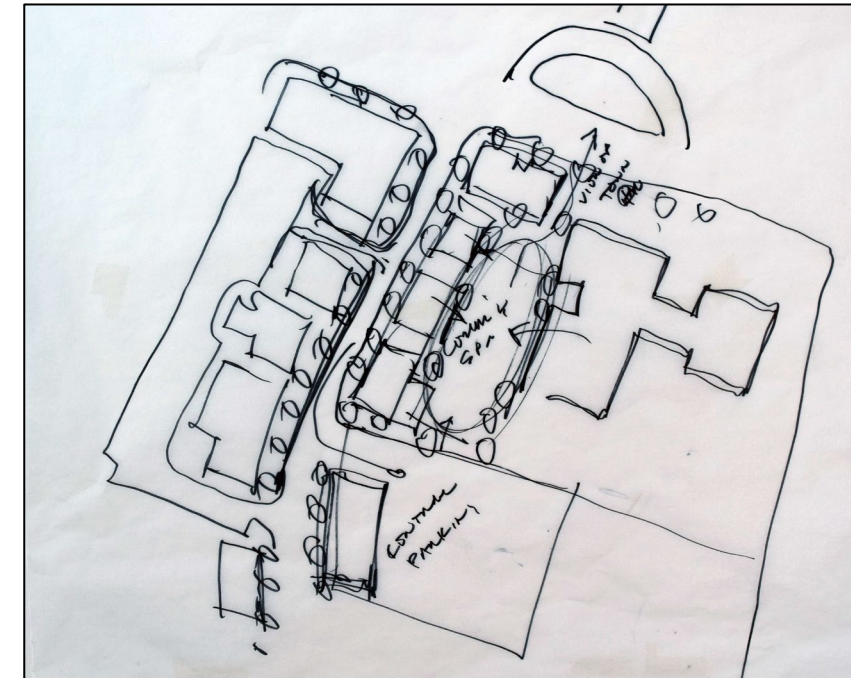
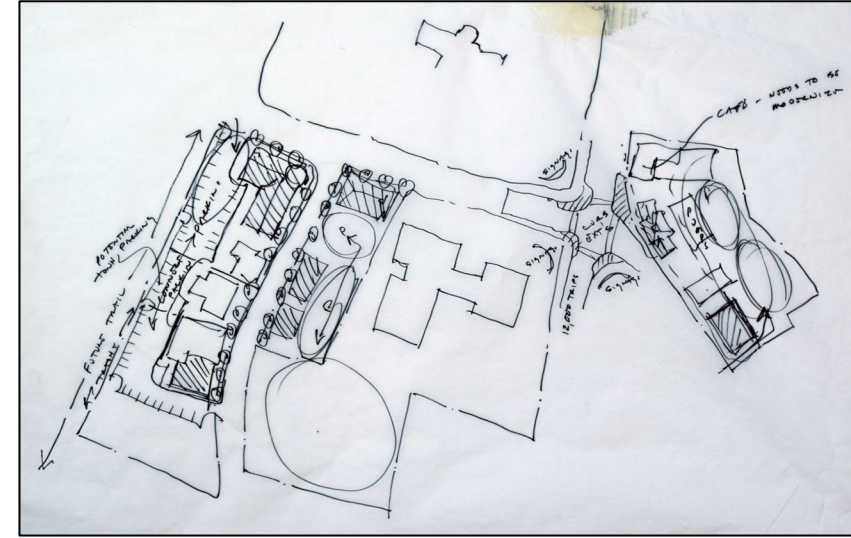


Group 1A Concept Sketches

Small Group Design Exercise

Table 1 – Focused View/Village Center Development & Design Vision

11. Centralized parking could benefit businesses.
12. Are there grants available? Grants for startup businesses could be an incentive.
13. Mobil corner: develop a plan for the Needham Bank building, gas station, Dover Country Properties building, and maybe the empty lot next door.
14. Redesign the traffic light intersection to reduce curb cuts, extend sidewalks, sidewalk bump outs, etc.
15. Traffic light timing should be looked at again with timing adjusted to actual time of day realities. Could be done now.
16. Provide directional signage to public buildings and parking areas.
17. Mixed use housing is important and needs to be explored.
18. Whiting Road past the end of Business District could be a transition zone with higher density housing.
19. Interesting businesses could help draw customers – e.g. a yarn shop, Basil's Restaurant (Medfield), etc. A separate wine shop would be more visible.
20. Create a business roundtable with village center property owners to communicate and identify opportunities to collaborate, discuss creation of a cross-lot plan, and coordination since individual lots are so small and limiting.



Group 1B Concept Sketches

Small Group Design Exercise

Table 2 - Large View Strategies for Streetscapes, Architecture & Public Spaces

Using a 1"=100' scale base map of the Village Center, participants continued the discussion about future design and development in the Village Center: what buildings, sites or other features need to be protected? Where are opportunities for adaptive reuse, infill development, new development? What improvements are needed to the streetscape, parks, and other public amenities? How should the village center connect with surrounding open space and trail networks?



1"=100' Scale Base Map of the Village Center

Small Group Design Exercise

Table 2 - Large View Strategies for Streetscapes, Architecture and Public Spaces (Group 1)

Group 1 - General Comments

1. People need a reason to come to the village center.
2. Open space draws people to the village center.
3. Places and activities are needed to attract people. Examples are the Kickstand Restaurant (Arlington) and Blue Moon Bagel Café (Medfield).
4. Expand sidewalk network and connections.
5. Program activities and public and private open spaces.
6. A lot of bicyclist travel through the village center; Need bike racks.
7. Allow for shared private parking and access to underutilized public parking.
8. Public art installations would be a benefit.
9. The Recreation Department is responsible for the stewardship of public lands and its uses.
10. The Rail-Trail has been 22 years in the making. It needs to move forward.
11. The Community Center could be the “heart of the community”



Small Group Design Exercise – Table 2

Group 1- Large View Strategies for Streetscapes, Architecture and Public Spaces

Dover Greenway: Complete the Rail-Trail and connect to Whiting Rd., Clover Cr., St. Dunstan's Church, Town Hall, Dunkin Donuts, American Legion, Rec. Dept., Town Library, and Haven St.

Savin Museum: More programming coordination with the Historical Society.

Caryl Park/Chickering Fields
Connections: Formalize pathway,
install trailhead. \

Dover Library: More outdoor amenities and programming.

American Legion:
Engage for social events.

Dedham St/Railroad Ave/Springdale Ave Improvements: Make pedestrian safety improvements and streetscape enhancement (possible redesign the intersection as a roundabout with interior landscaping and welcome sign).

Sidewalk Extension - To Channing Pond and Park and Springdale Meadows and provide a trailhead sign.

Whiting Road: Add sidewalk, lighting, and streetscape improvements.

Caryl Community Center: Add playground, string lights, and terrace on front and side for various programs (e.g. live music, community dinners, etc.)

Old Meadow Road: Install trail head sign at end of the cul-de-sac.

Pedestrian Safety Improvements: At library and at Dedham St. and Dedham St.

Highland Cemetery: Popular for walking but no dogs allowed; add a historical kiosk.

Walpole St/Centre St Corner Sidewalk
Improvements: Complete sidewalk connection/streetscape at Mobil, reduce curbcuts, add sidewalk seating at Dover Café.
Charles River School: Collaborate on community event on village center properties and school facilities (i.e. auditorium and activity center).

–Activate/Program the Town House lawn: Farmers market, summer concert Series (Rec. Dept), classic car shows, holiday events, pop up shops, arts & craft shows, and town events kiosk.

Springdale Ave/Walpole St/Centre St Intersection: Make pedestrian safety improvements and streetscape enhancement (possible curb extensions, street trees, street banners, terrace, community kiosk, etc.).

Public Realm 

Private Realm 

Small Group Design Exercise

Table 2 - Large View Strategies for Streetscapes, Architecture and Public Spaces (Group 2)

Group 2 - General Comments

1. Only one traffic light in village center is beneficial to maintaining small town character.
2. Don't impact visual quality.
3. Create an art center with theater group and outdoor programming.
4. Create an association or standing Committee for village center revitalization and activities with representatives from town departments, boards and committees, Historical Society, Charles River School, Council on Aging, local business and property owners, etc.
5. Improve street lighting with ornamental pedestrian scale lampposts.
6. Make streetscape improvements.



Small Group Design Exercise – Table 2

Group 2 Large View Strategies for Streetscapes, Architecture and Public Spaces

DPW/Rec. Dept Parking Lot: Utilize as public parking to support business and village center events when available.

Channing Pond Park

Dedham St/Railroad Ave/Springdale Ave Improvements: Make pedestrian safety improvements and streetscape enhancement (new crosswalks).

Sidewalk Extension or Bike Lane: To Channing Pond and Park and Springdale Meadows and provide a trailhead sign.

Whiting Road: Add sidewalk and streetscape improvements.

Caryl Community Center Parking Lot: Utilize as public parking to support business and village center events when available.

Dover Library Grove: More outdoor amenities and programming.

Dover Greenway: Complete the Rail-Trail and connect to Whiting Rd., Clover Cr., St. Dunstan's Church, Town Hall, Dunkin Donuts, American Legion, Rec. Dept., Town Library, and Haven St.

Savin Museum: More programming coordination with the Historical Society.

Caryl Park/Chickering Fields
Connections: Formalize pathway, install trailhead, and possible add a bike lane/bikepath.

Pedestrian Safety Improvements: At library and at Dedham St. and Dedham St.

War Memorial Lawn: Install streetscape, landscaping enhancements, and possibility welcome sign and directional signs.

Highland Cemetery: Historic landmark that has potential for walking and learning about local history.

Charles River School Traffic Pattern: Afternoon release of students is right turn only onto Centre St. requiring a loop on Dedham St. and Springdale Ave. to go south on Centre Street (Dover Public Safety Requirement).

Walpole St/Centre St Corner Sidewalk Improvements: Complete sidewalk connection/streetscape at Mobil, reduce curbcuts, add sidewalk seating at Dover Café.

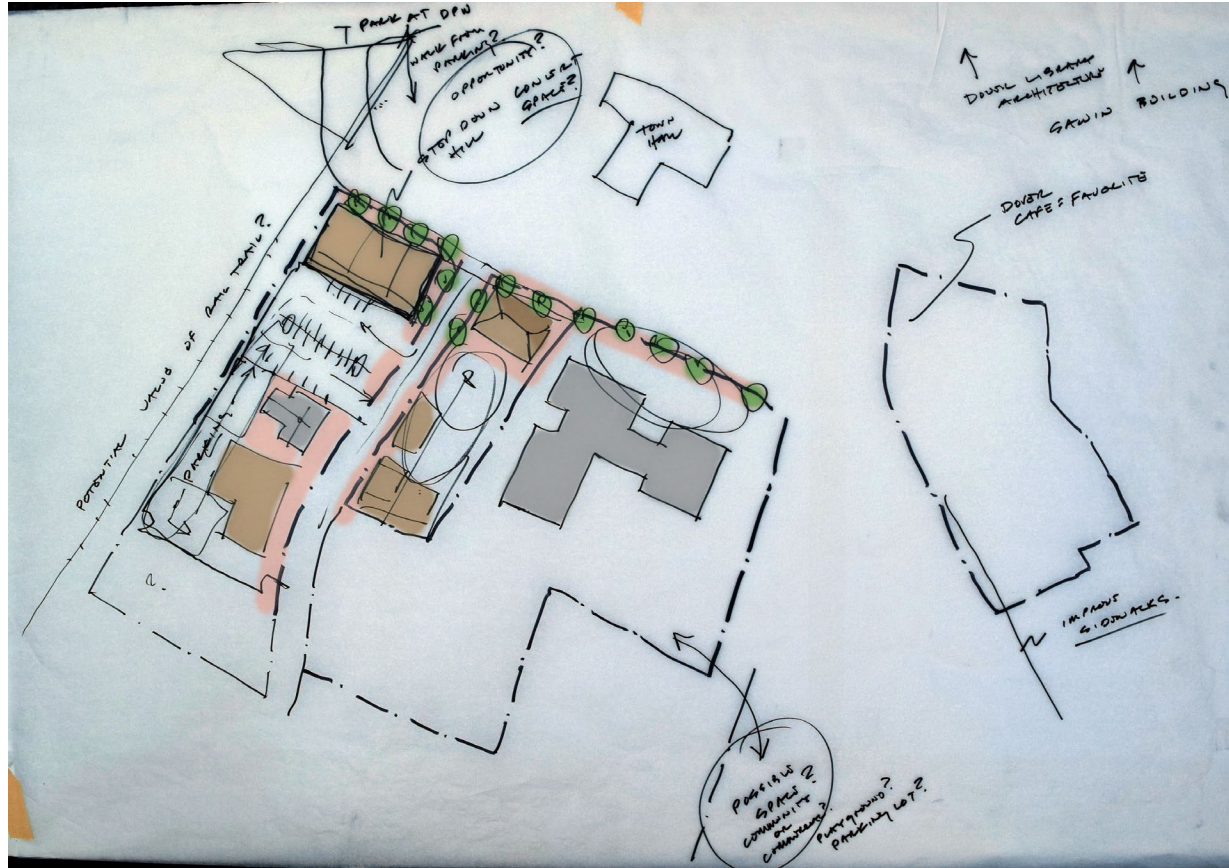
Activate/Program the Town House and Lawn: Create a plaza at the corner of Springdale for various events and activities; program the lawn for recreation and events, Use the hall for indoor events (stage is not currently usable).

Caryl Community Center: Add pedestrian oriented amenities and program a variety of community activities.

Public Realm
Private Realm

Small Group Design Exercise

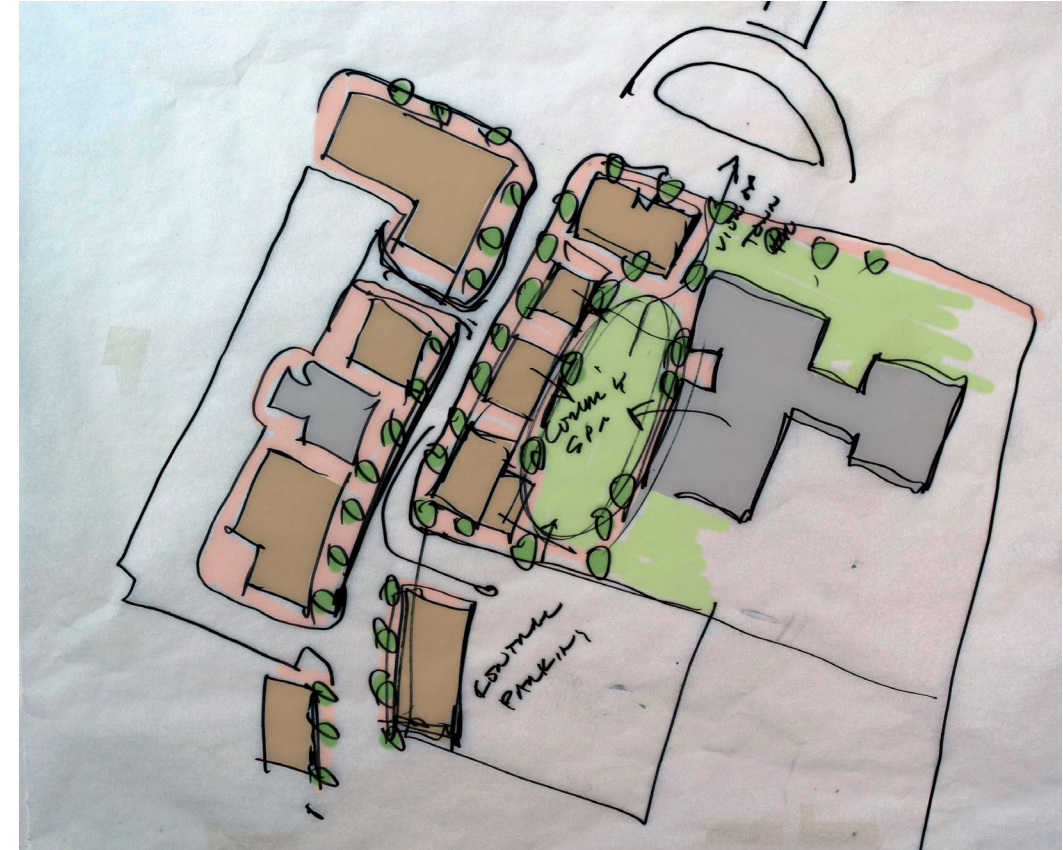
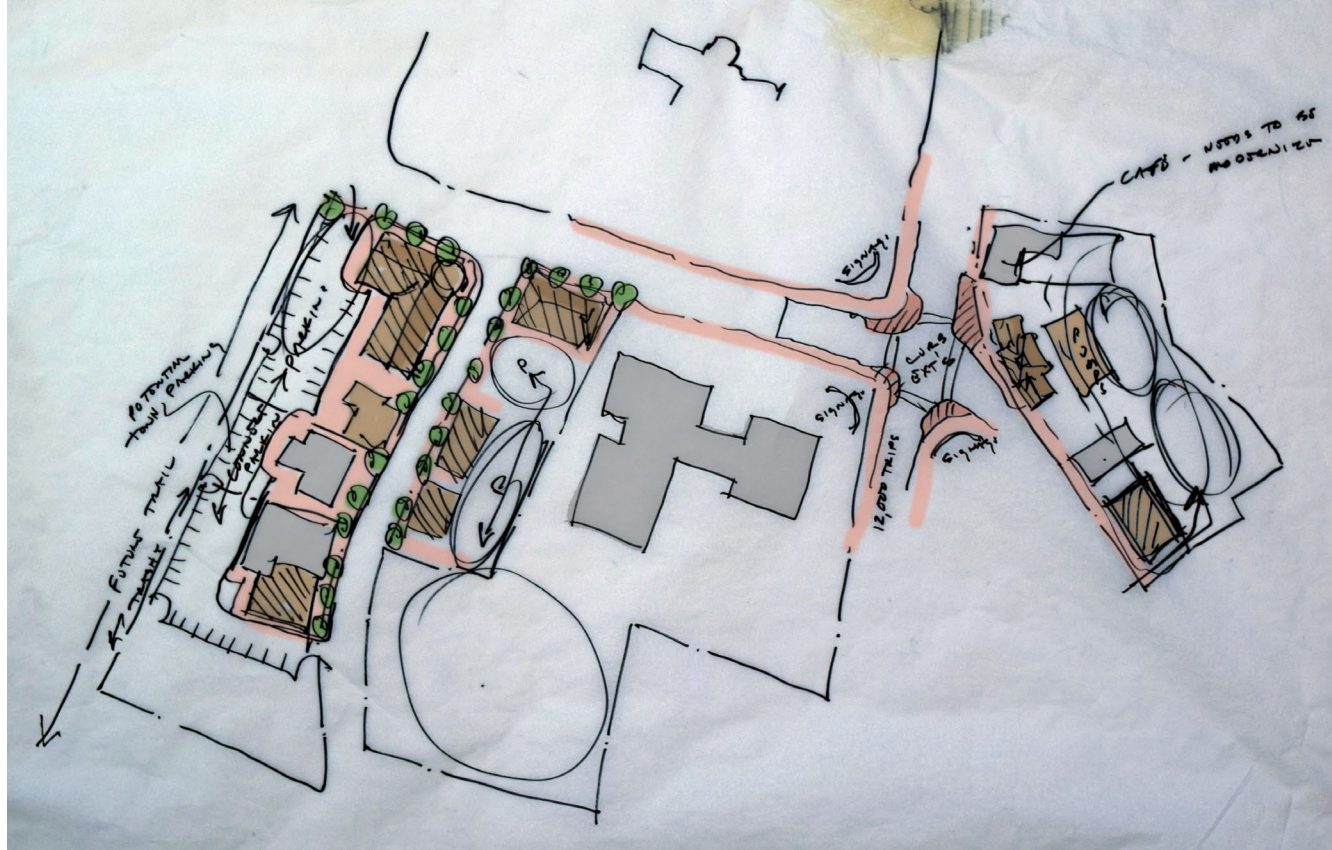
Table 2 - Large View Strategies for Streetscapes, Architecture and Public Spaces



Group 1 – Color Concept Sketch Plans

Small Group Design Exercise

Table 2 - Large View Strategies for Streetscapes, Architecture and Public Spaces



Group 2 – Color Concept Sketch Plans

Activation Ideas

❑ Public Realm Activation



Programming Music, Movies, and Recreation on the Common



Rail/Trails & Pathways

Public Art & Artistic Furnishings (Bike Rack)

Curb Extension, Seating, and Public Art

Activation Ideas

❑ Public Realm Activation



Business Incubator in Action Town Center and Art Sheds in Hyannis

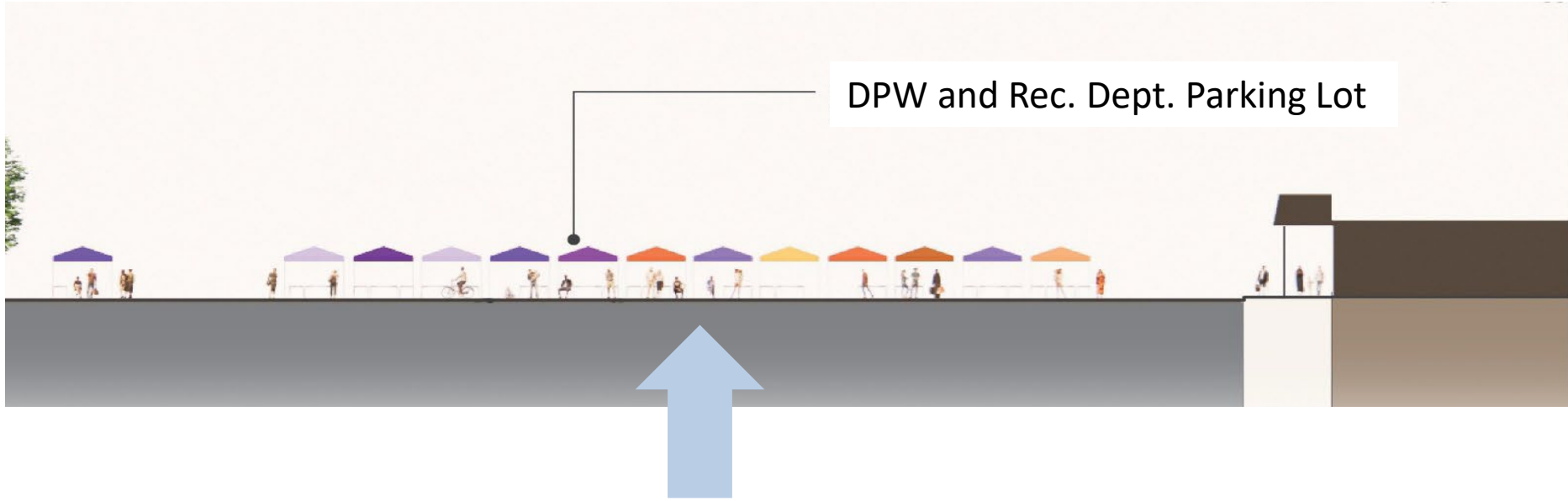


Farmers Market and Craft Fairs

Community BBQ and Long Table Dinners

Activation Ideas

❑ Public Realm Activation



Classic Cars Shows



Food Trucks



Farmers Market and Craft Fairs

Activation Ideas

❑ Private Realm Activation



Front Plaza, Seating Terrace, Sidewalk Cafe



Outdoor Patio in Duxbury



Window Display &
Sign in Mashpee



Sandwich Board
Sign in Gloucester



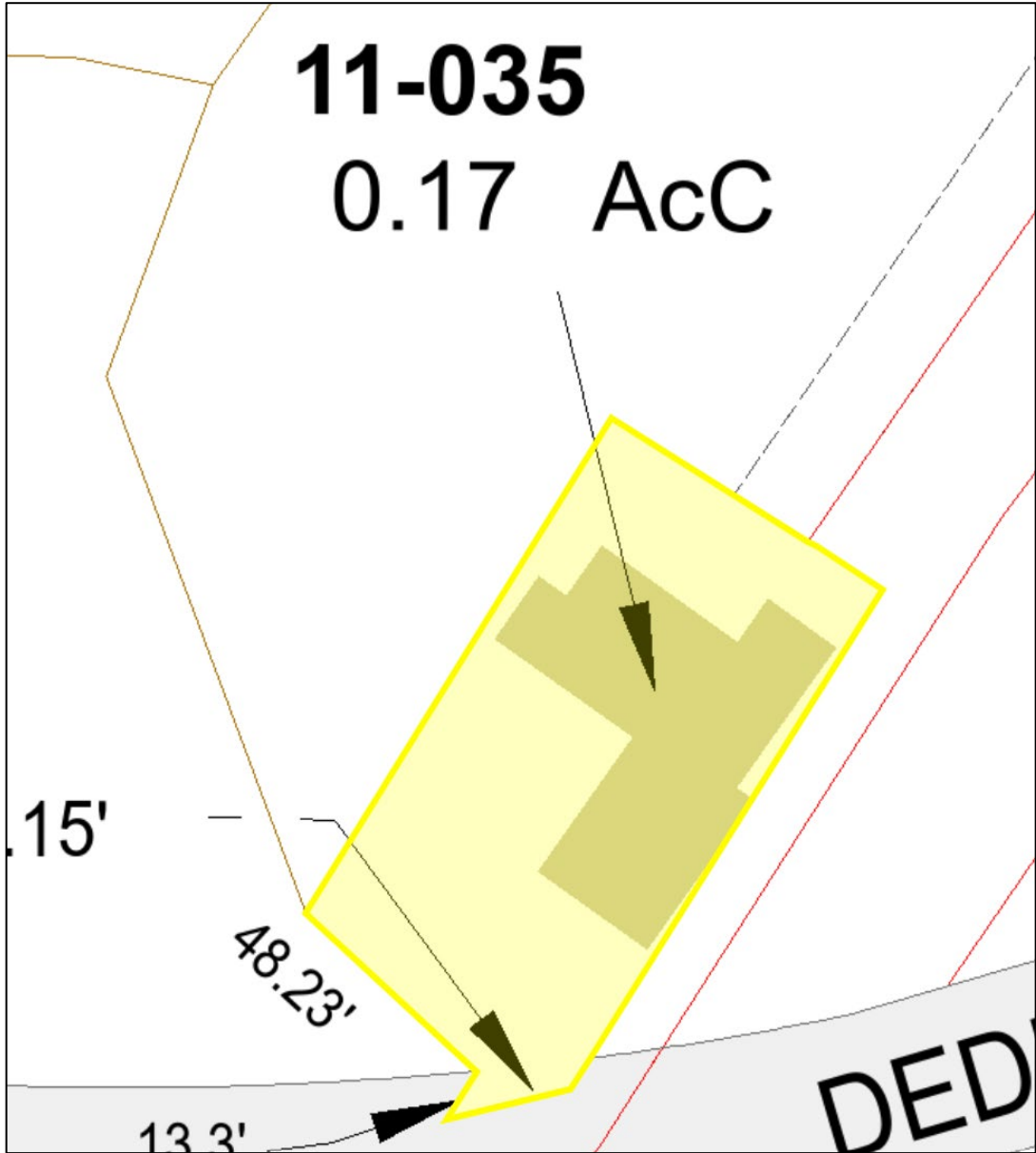
Display in Northampton

PROPERTY ANALYSIS

Village Center Project Area Properties

Dover Village Center Business District Property Characteristics*													
Parcel	St. #	Street	Current Use	Zoning District	Lot Size (Acres)	Approx. Frontage	Approx. Front Setback	Approx. Parking Spaces	Land Use Code	Gross Floor Area	Finished SF	Res. Units	Year Built
Lot 11-035	14	Dedham Street	Dunkin Donuts, Offices	M	0.17	48	20	5	326	2,895	2,807	NO	1890
Lot 11-062	10	Springdale Ave	Jack Donohue Attorney (Victorian House)	B	0.327	100	26	0	31	3,642	2,206	YES	1900
Lot 11-062	2	Whiting Road	Dover Eyes/Lapels Cleaners (Rear Buildings)	B	0.327	140	68	15				NO	
Lot 11-063	4	Whiting Road	Dover Auto Repair & House	B	0.35	160	30	25	31	3,468	1,564	YES	1924
Lot 11-074	14/16	Springdale Ave	Dover Market/Dover Wine/Berkshire Hathaway	B	0.82	146	13	41	325	16,489	12,967	NO	1956
Lot 11-074	3	Whiting Road	Bridgewater Saving Bank (Vacant)	B	0.82	194	14	2				NO	
Lot 11-075	5	Whiting Road	Dover Auto Storage (Town) - Former Chapel/Fire Station	B	0.3	70	20	15	332	3,501	2,777	NO	1916
Lot 11-076	7	Whiting Road	Nutop/Lift Boxing Gym	B	0.56	154	14	26	43	6,044	5,841	NO	1926
Lot 12-72	60	Centre/4 Walpole St	Dover Café & Deli/Needham Bank	B	0.33	84	14	15	340	4,215	3,135	NO	1928
Lot 12-73	2	Walpole Street	Mobil Gas Station	B	0.42	180	70	20	334	1,451	1,275	NO	1965
Lot 12-75	6	Walpole Street	Vacant Land	B	0.38	80		0	391	-	-	NO	NA
Lot 11-77	9	Whiting Road	Dover Law Office/Fryer & O'Brien	B	0.46	106	95	15	340	3,130	1,913	NO	1950
Lot 12-74	4	Walpole Street	Dover Country Property	B	0.22	64	12	20	31	5,949	3,311	YES	1964
Lot 11-073	4	Springdale/Centre St	Caryl Community Center (Town)	R2/O	2.00	500	50	0	934	39,425	26,218	NO	1980
Lot 11-64	4	Whiting Road	Caryl Community Center (Town - Parking Lot)	R2/O	1.05	200	0	85	933				
			Total Average		5.48			199		50,784	37,796		
* Does not include Caryl Comm. Center					0.42	117.4	33.0	15.3		4,617	3,436		1932
	LAND USE CODES												
	31	Single Family Home		334	Gasoline Service Stations								
	43	Storage		340	General Office Buildings								
	332	Auto Repair Facilites		391	Potentially Developable Land								
	325	Small Retail & Services Stores		933	Vacant, Education								
	326	Eating & Drinking Estab.		934	Improved, Education								

Key Village Center Properties

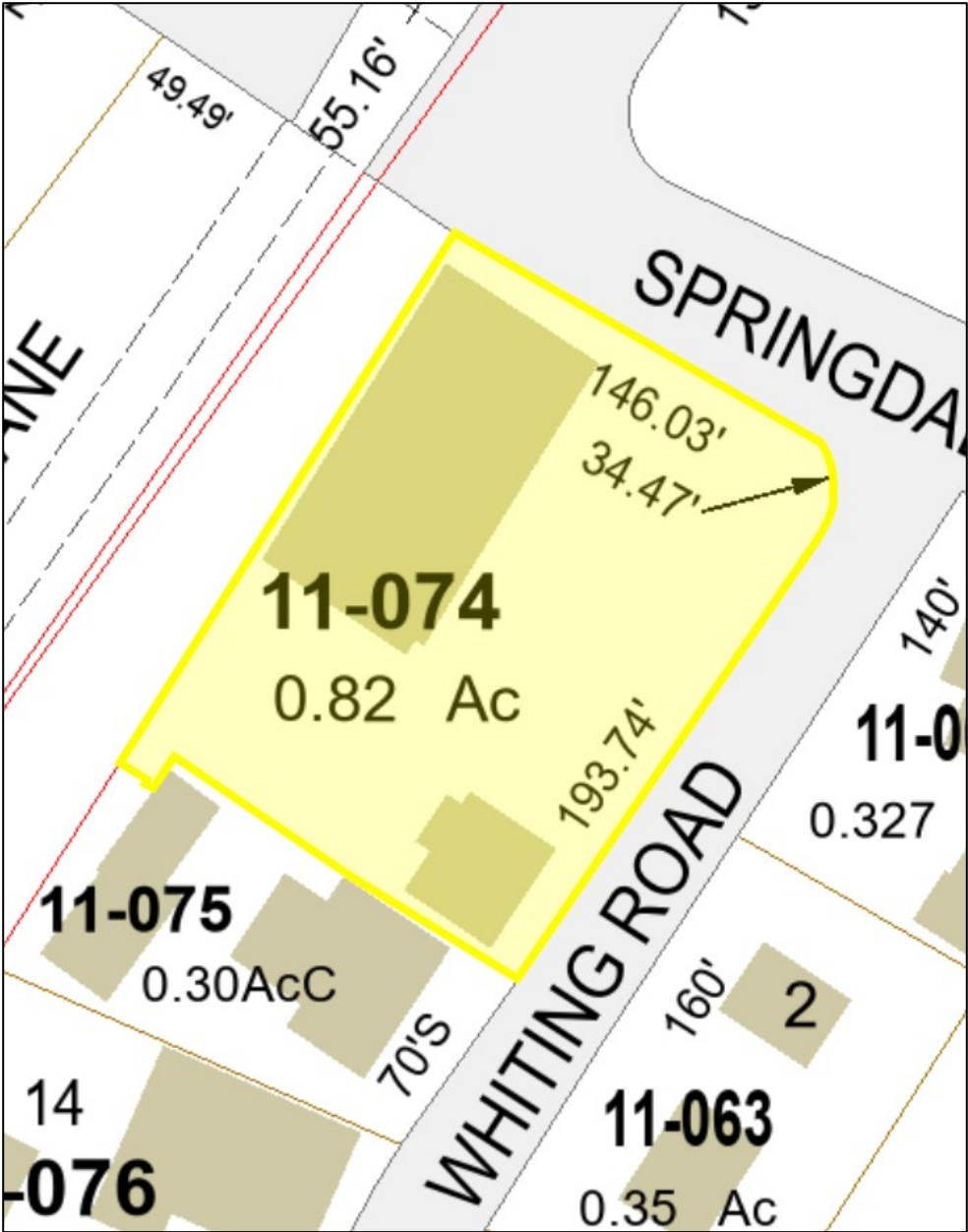


Dunkin Donuts

Current Use	Dunkin Donuts
Parcel	Lot 11-035
St. #	14
Street	Dedham St
Zoning District	M
Lot Size (Acres)	0.17
Apprx. Frontage	48
Apprx. Front Setback	20
Apprx. Parking Spaces	5
Land Use Code	326
Gross Floor Area	2,895
Finished SF	2,807
Res. Units	NO
Year Built	1890
Façade	Clapboard

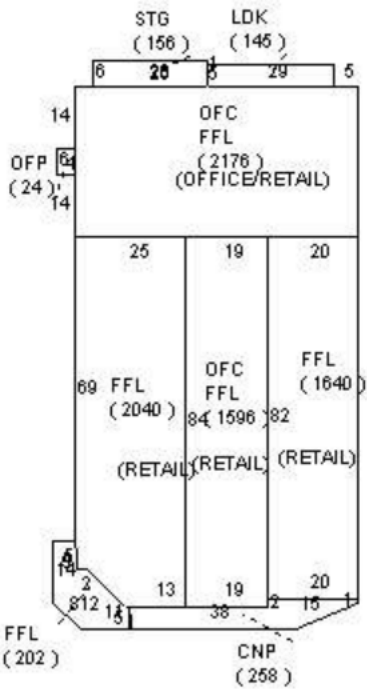


Key Village Center Properties

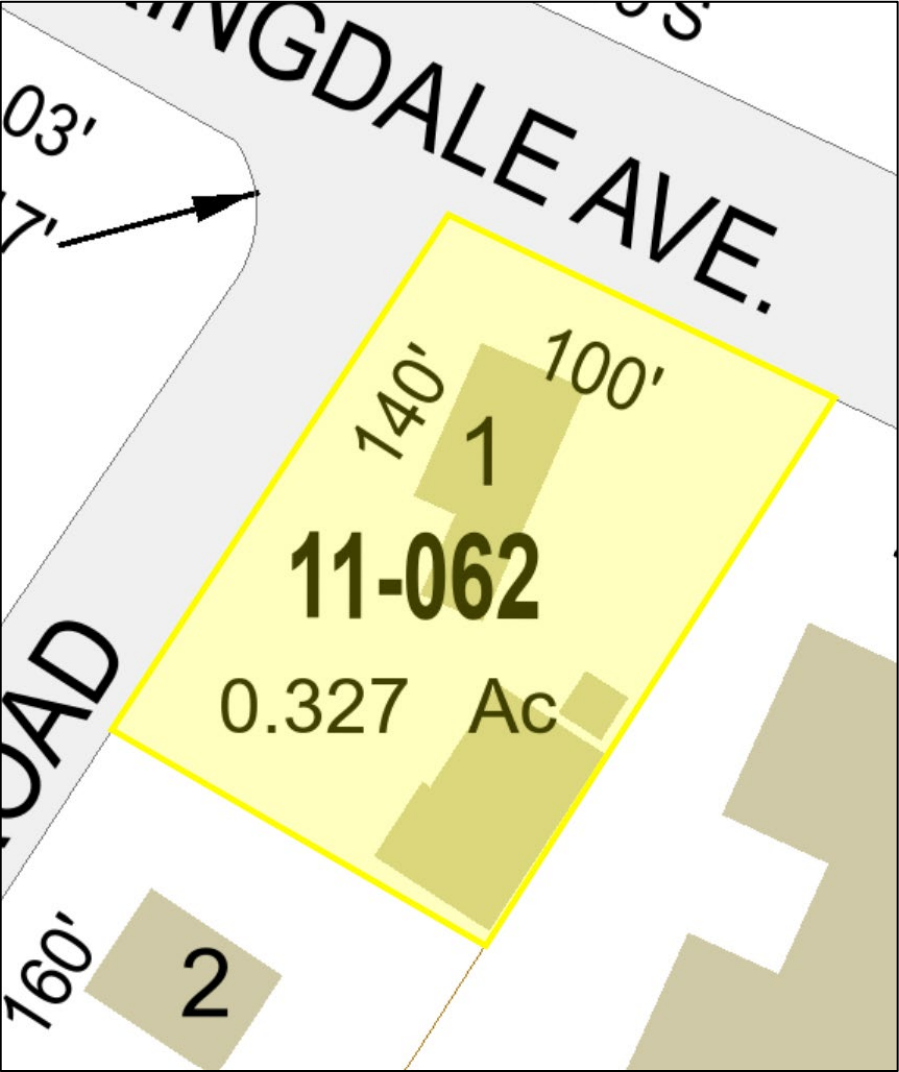


Dover Market and Liquor Store

	Dover Market/ Dover Wine/ Berkshire Hathaway	Bridgewater SB (Vacant)
Current Use		
Parcel	Lot 11-074	Lot 11-074
St. #	14/16	3
Street	Springdale Ave	Whiting Rd
Zoning District	B	B
Lot Size (Acres)	0.82	0.82
Apprx. Frontage	146	194
Apprx. Front Setback	13	14
Apprx. Parking Spaces	41	2
Land Use Code	325	
Gross Floor Area	16,489	
Finished SF	12,967	
Res. Units	NO	NO
Year Built	1956	
Façade	Stucco	Clapboard



Key Village Center Properties

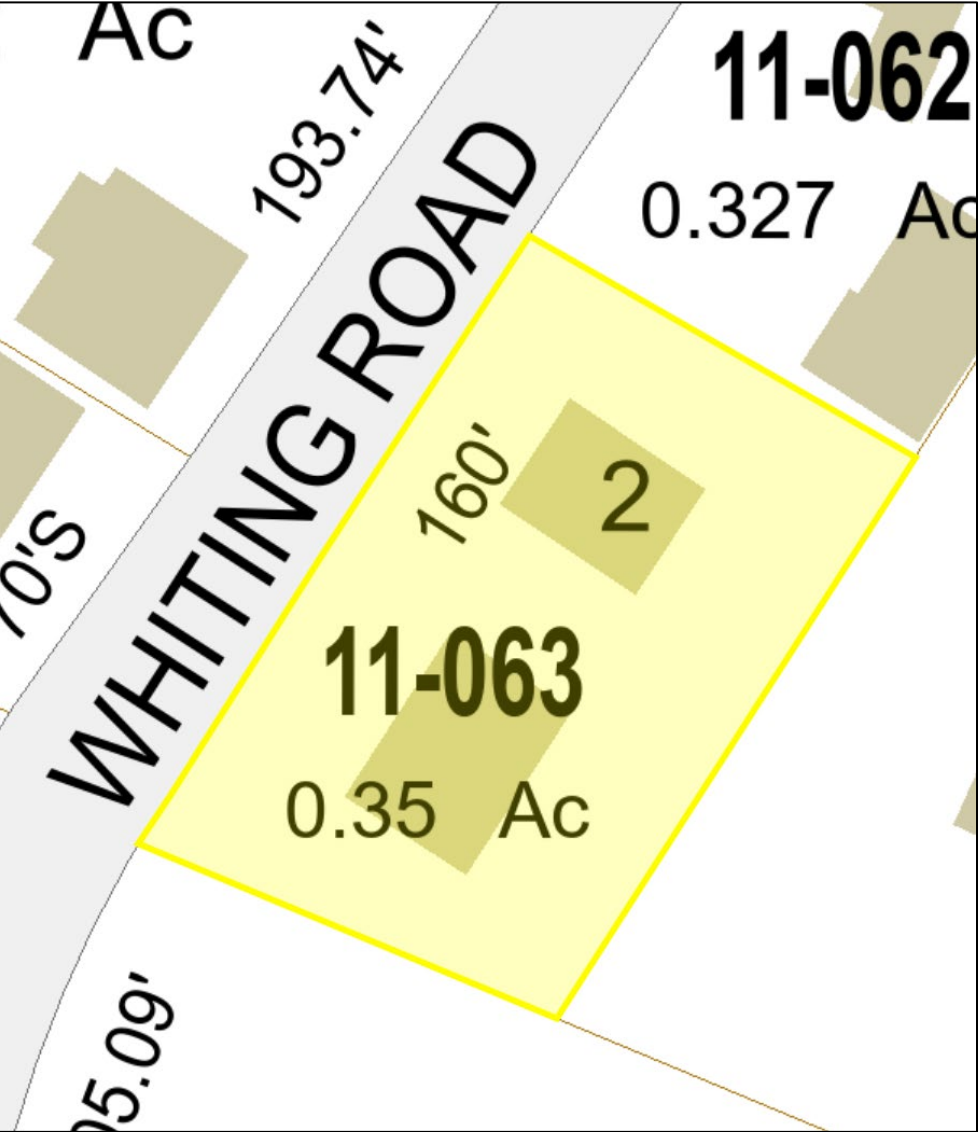


Law Office/Lapels/Dover Eye

	Jack Donohue Atty	Dover Eyes/ Lapels Cleaners (Rear Buildings)
Current Use		
Parcel	Lot 11-062	Lot 11-062
St. #	10	2
Street	Springdale Ave	Whiting Rd
Zoning District	B	B
Lot Size (Acres)	0.327	0.327
Apprx. Frontage	100	140
Apprx. Front Setback	26	68
Apprx. Parking Spaces	0	15
Land Use Code	31	
Gross Floor Area	3,642	
Finished SF	2,206	
Res. Units	YES	NO
Year Built	1900	
Façade	Wood Shingles	Wood Shingles



Key Village Center Properties

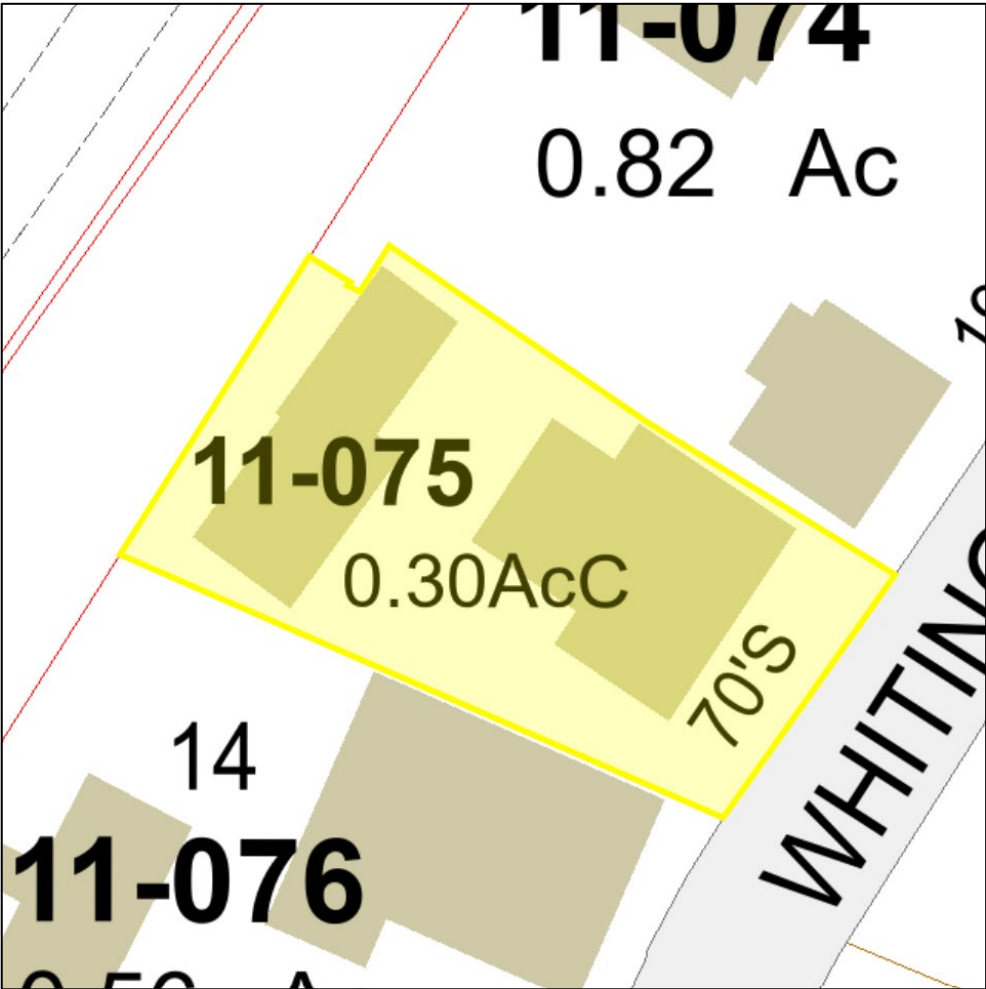


Dover Auto Repair

	Dover Auto & House
Current Use	
Parcel	Lot 11-063
St. #	4
Street	Whiting Rd
Zoning District	B
Lot Size (Acres)	0.35
Apprx. Frontage	160
Apprx. Front Setback	30
Apprx. Parking Spaces	25
Land Use Code	31
Gross Floor Area	3,468
Finished SF	1,564
Res. Units	YES
Year Built	1924
Façade	Vinyl



Key Village Center Properties



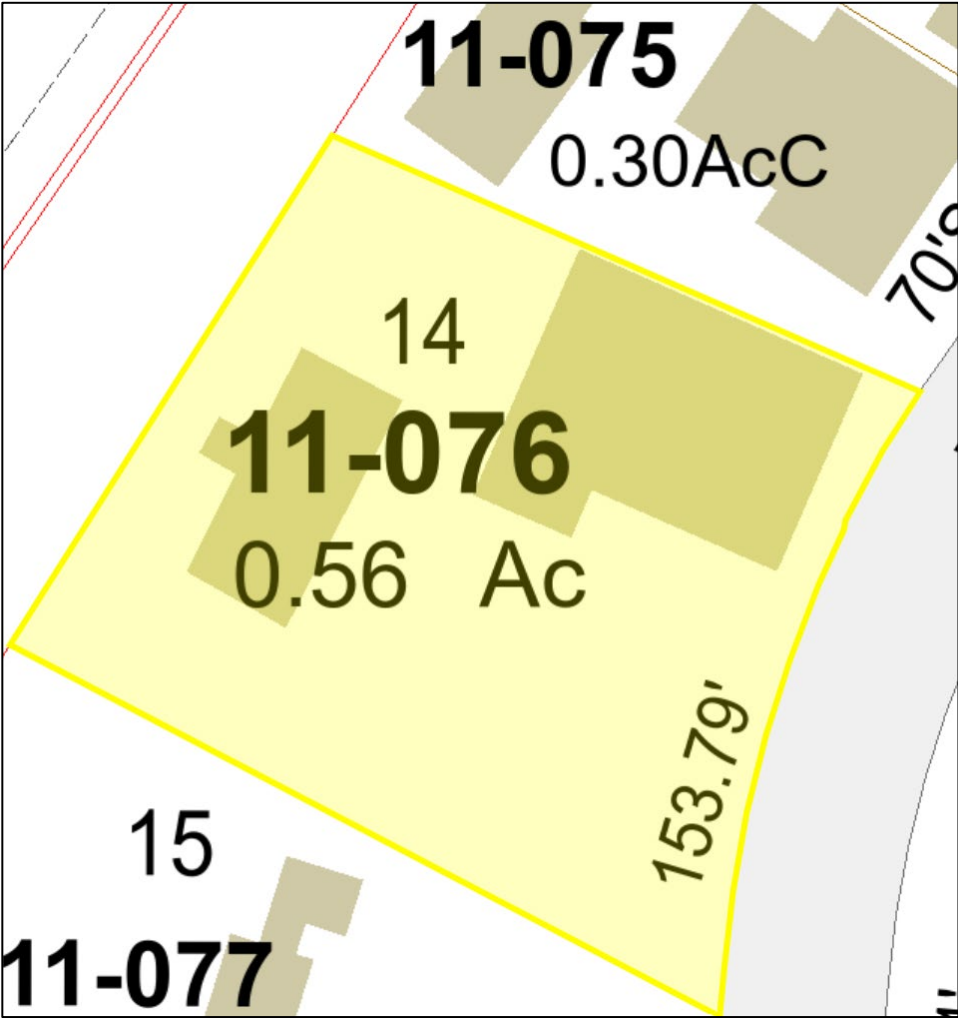
Dover Auto Repair Storage

	Dover Auto Storage
Current Use	
Parcel	Lot 11-075
St. #	5
Street	Whiting Rd
Zoning District	B
Lot Size (Acres)	0.3
Apprx. Frontage	70
Apprx. Front Setback	20
Apprx. Parking Spaces	15
Land Use Code	332
Gross Floor Area	3,501
Finished SF	2,777
Res. Units	NO
Year Built	1916
Façade	Clapboard



Former Church and Fire Station
(Owned by Town of Dover)

Key Village Center Properties

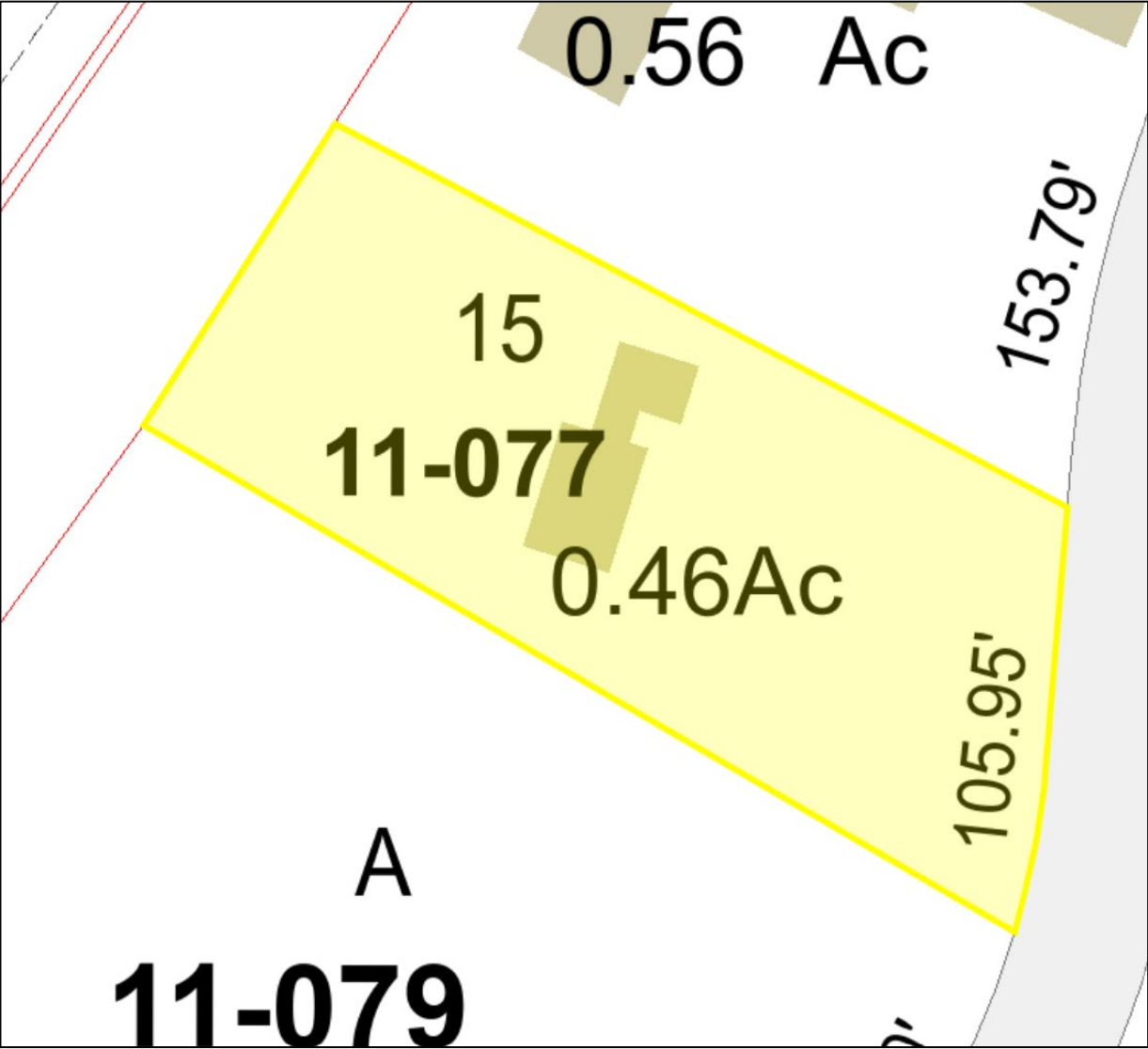


Nutop/Lift Gym

Current Use	Nutop/Lift Boxing Gym
Parcel	Lot 11-076
St. #	7
Street	Whiting Rd
Zoning District	B
Lot Size (Acres)	0.56
Apprx. Frontage	154
Apprx. Front Setback	14
Apprx. Parking Spaces	26
Land Use Code	43
Gross Floor Area	6,044
Finished SF	5,841
Res. Units	NO
Year Built	1926
Façade	Concrete B



Key Village Center Properties



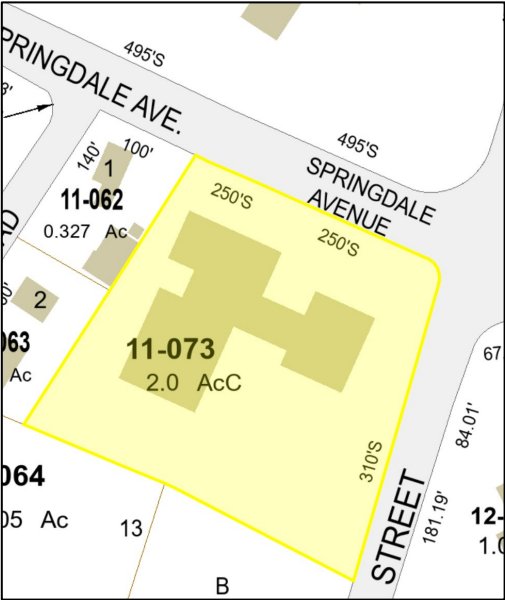
Fryer & O'Brien Law Office

	Dover Law Office/ Fryer & O'Brien
Current Use	
Parcel	Lot 11-77
St. #	9
Street	Whiting Rd
Zoning District	B
Lot Size (Acres)	0.46
Apprx. Frontage	106
Apprx. Front Setback	95
Apprx. Parking Spaces	15
Land Use Code	340
Gross Floor Area	3,130
Finished SF	1,913
Res. Units	NO
Year Built	1950
Façade	Clapboard



Key Village Center Properties

Caryl Community Center



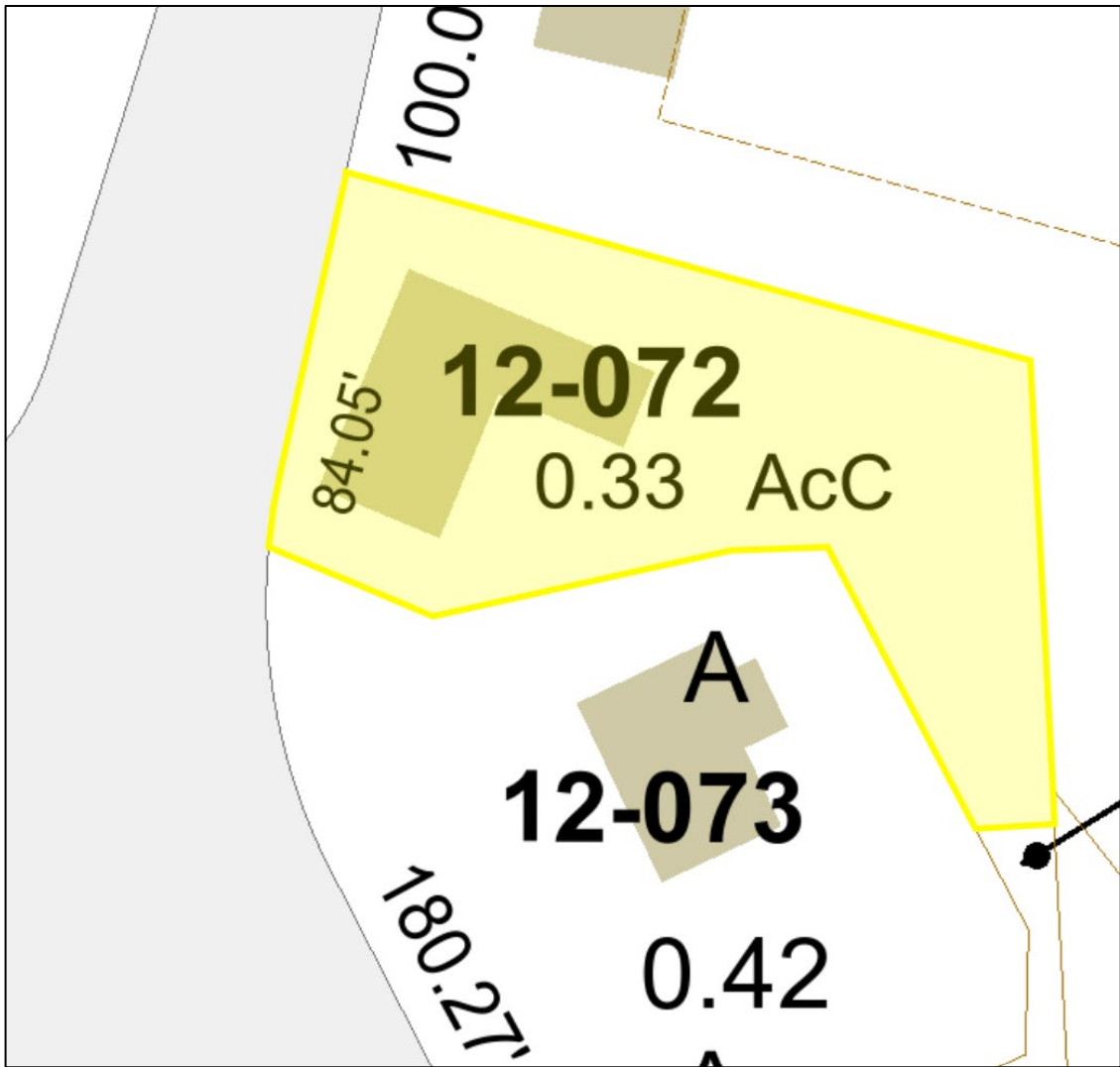
Current Use	Caryl Community Center	Caryl Community Center (Parking Lot)
Parcel	Lot 11-073	Lot 11-64
St. #	4	4
Street	Springdale/Centre St	Whiting Rd
Zoning District	R2/O	R2/O
Lot Size (Acres)	2.00	1.05
Apprx. Frontage	500	200
Apprx. Front Setback	50	0
Apprx. Parking Spaces	0	85
Land Use Code	934	933
Gross Floor Area	39,425	
Finished SF	26,218	
Res. Units	NO	
Year Built	1980	
Façade	Brick	

Renovated Caryl Community Center Site Plan



- Accessible entries (north & south)
- Service Drive on west side Separated drop-off lane
- 59 regular parking spaces (96 total)
- 4 Electric vehicle charging
- Maximized open space
- More outdoor activity space
- Basketball court @ South of site

Key Village Center Properties

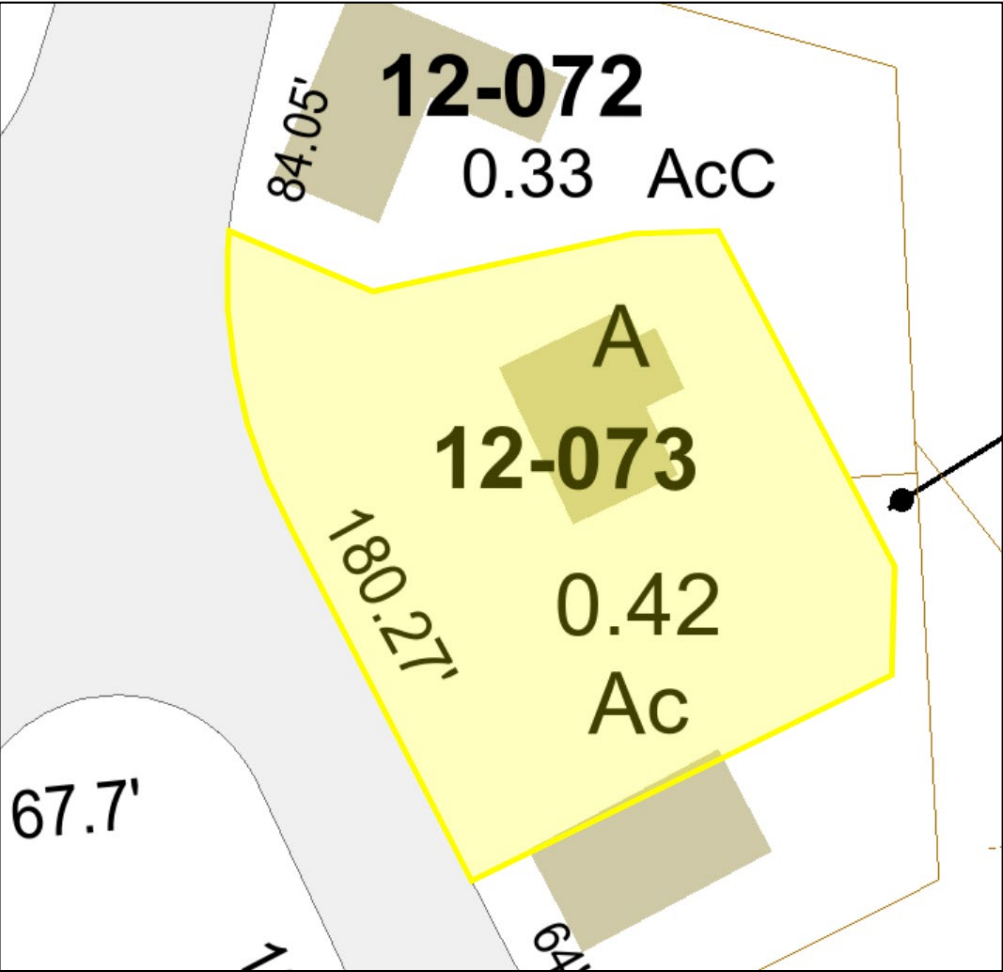


Dover Café & Deli

	Dover Café & Deli/ Needham Bank
Current Use	
Parcel	Lot 12-72
St. #	60
Street	Centre/4 Walpole
Zoning District	B
Lot Size (Acres)	0.33
Apprx. Frontage	84
Apprx. Front Setback	14
Apprx. Parking Spaces	15
Land Use Code	340
Gross Floor Area	4,215
Finished SF	3,135
Res. Units	NO
Year Built	1928
Façade	Brick/Stucco



Key Village Center Properties

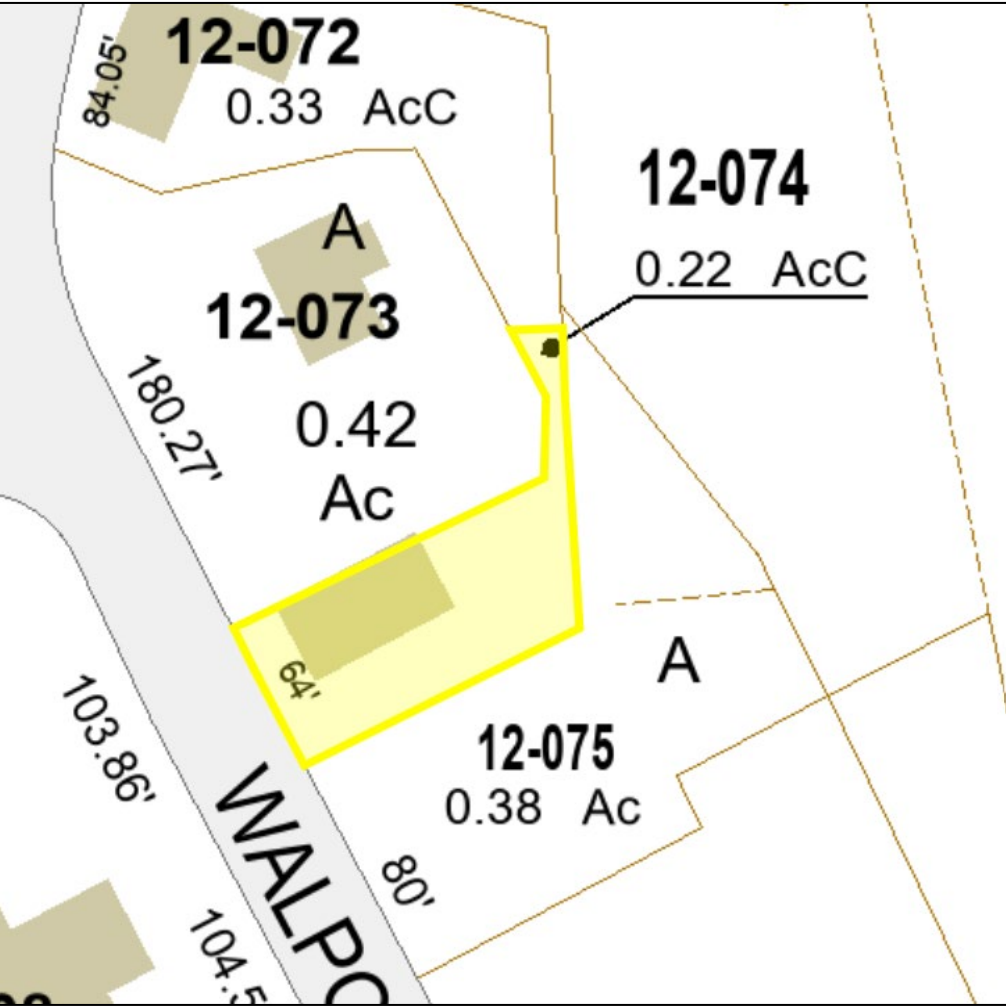


Mobil Gas Station and Repair

Current Use	Mobil Gas Station
Parcel	Lot 12-73
St. #	2
Street	Walpole St
Zoning District	B
Lot Size (Acres)	0.42
Apprx. Frontage	180
Apprx. Front Setback	70
Apprx. Parking Spaces	20
Land Use Code	334
Gross Floor Area	1,451
Finished SF	1,275
Res. Units	NO
Year Built	1965
Façade	Concrete B



Key Village Center Properties

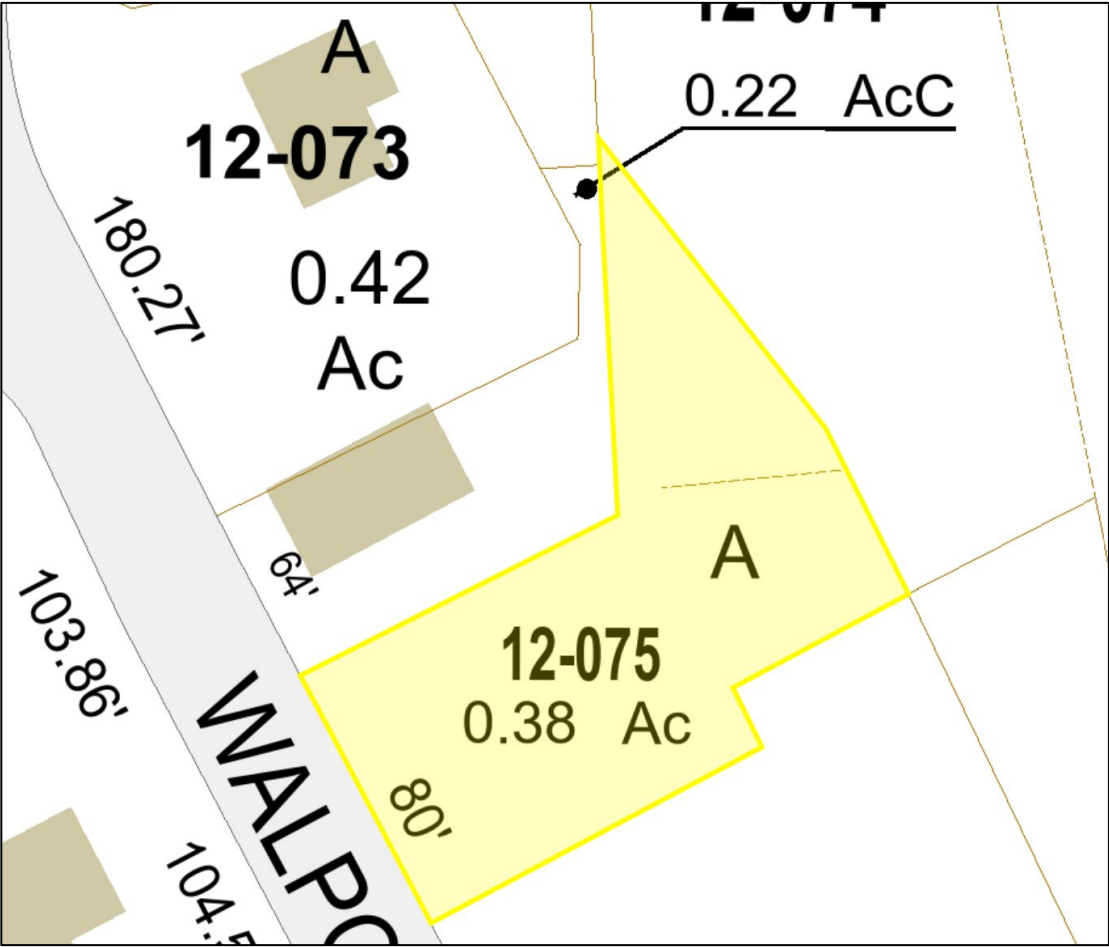


Dover Country Properties

	Dover Country Property
Current Use	
Parcel	Lot 12-74
St. #	4
Street	Walpole St
Zoning District	B
Lot Size (Acres)	0.22
Apprx. Frontage	64
Apprx. Front Setback	12
Apprx. Parking Spaces	20
Land Use Code	31
Gross Floor Area	5,949
Finished SF	3,311
Res. Units	YES
Year Built	1964
Façade	Brick



Key Village Center Properties



Open Lot on Walpole Street

Current Use	Vacant Land
Parcel	Lot 12-75
St. #	6
Street	Walpole St
Zoning District	B
Lot Size (Acres)	0.38
Apprx. Frontage	80
Apprx. Front Setback	
Apprx. Parking Spaces	0
Land Use Code	391
Gross Floor Area	-
Finished SF	-
Res. Units	NO
Year Built	NA
Façade	NA

Plans Review

Summary Of Visual Preference Survey Respondent's Preferences For The Village Center:

Building Features:

- ☐ Two-story buildings
- ☐ Brick façade
- ☐ Pitched roof perpendicular to the street
- ☐ One or multiple small retail establishments
- ☐ Outdoor patio seating, overhang awnings
- ☐ Close proximity to the public right-of-way

Building Use:

- ☐ Ground Floor Uses:
 - Small retail/shop space (less than 5,000 square feet)
 - Cafés, restaurants, and/or a bar/wine bar
 - Uses that promote foot traffic and patronage
- ☐ Higher Level Floors Uses - Office space, professional services, possibly mixed uses.

Visual Preference Summary

This table summarizes the top building feature results for Dover Village Center.

Feature	Top Scoring Images	
Building Height <ul style="list-style-type: none">Two story buildings received two of top three resultsOne story building scored second highest		
	Two Stories	One Story
Building Facades <ul style="list-style-type: none">The three buildings that scored the highest were all brick		
	Brick	Brick
Building Rooflines <ul style="list-style-type: none">The top two scoring images have pitched roofs that are perpendicular to the street		
	Pitched perpendicular	Pitched perpendicular
Ground Floor Uses <ul style="list-style-type: none">Two small retail spaces under 5,000 square feet scored in the top threeOne retail space under 5,000 square feet was also in the top three		
	One retail space	Multiple retail spaces
Public Spaces <ul style="list-style-type: none">Images with seating options scored highest		
	Tables / picnic tables	Awning + Benches
Setbacks <ul style="list-style-type: none">Decks and patios received first- and third- highest resultsFlush with ROW and small lawns also scored highly		
	Deck / patio	Flush with right-of-way

Zoning Analysis

Table of Use Key Issues

DOVER ZONING BYLAWS - CHAPTER 185

Article I - General Provisions

- § 185-1 - Statutory authority.
- § 185-2 - Purpose.
- § 185-3 - Continuation of prior provisions.
- § 185-4 - Severability.
- § 185-5 - Definitions.

Article II - Establishment of Districts

- § 185-6 - Classes of districts.
- § 185-7 - Incorporation of Zoning Map.
- § 185-8 - District boundaries.

Article III - Use Regulations

- § 185-9 - Basic requirements.
- § 185-10 - Schedule of Use Regulations.
- § 185-10.1 - (Reserved)

Article IV - Nonconforming Structures, Buildings or Uses

- § 185-11 - Continuation of nonconformities.
- § 185-12 - Restoration.
- § 185-13 - Change or extension.
- § 185-14 - Temporary uses or buildings; permits.
- § 185-15 - Waiver of provisions.

Article IV - Nonconforming Structures, Buildings or Uses

- § 185-11 - Continuation of nonconformities.
- § 185-12 - Restoration.
- § 185-13 - Change or extension.
- § 185-14 - Temporary uses or buildings; permits.
- § 185-15 - Waiver of provisions.

Article V - Dimensional Regulations

- § 185-16 - Conformity required.
- § 185-17 - Schedule of Dimensional Requirements.
- § 185-18 - Lot area computation.
- § 185-19 - Street frontage interpretation.
- § 185-20 - Division of lots or reduction of area.
- § 185-21 - Height exceptions.
- § 185-22 - Front yard average setbacks.
- § 185-23 - Lots abutting more than 1 street.
- § 185-24 - Watercourse yards.
- § 185-25 - Accessory buildings.
- § 185-26 - Projections.
- § 185-27 - Corner clearances.
- § 185-28 - Appurtenant open space.
- § 185-29 - River and stream protection.
- § 185-30 - Previously existing lots.
- § 185-31 - Partial invalidity of requirements.
- § 185-32 - Windmills (WECS).
- § 185-33 - Lots in 2 districts.

Article VI - Special Regulations

- § 185-34 - Off-street parking.
- § 185-35 - Signs.
- § 185-36 - Site plan review.
- § 185-38 - Material removal.
- § 185-39 - Conservancy District.
- § 185-40 - Official or Open Space District.
- § 185-41 - Residences in the B, MP, and M District.
- § 185-42 - Multifamily Residence Districts.
- § 185-43 - Accessory apartments.
- § 185-44 - Floodplain District.
- § 185-45 - Privately owned wastewater treatment facility.
- § 185-46 - Personal wireless service facilities.
- § 185-46.2 - Special requirements for medical marijuana facilities.
- § 185-46.3 - Large-scale ground-mounted solar photovoltaic facilities.

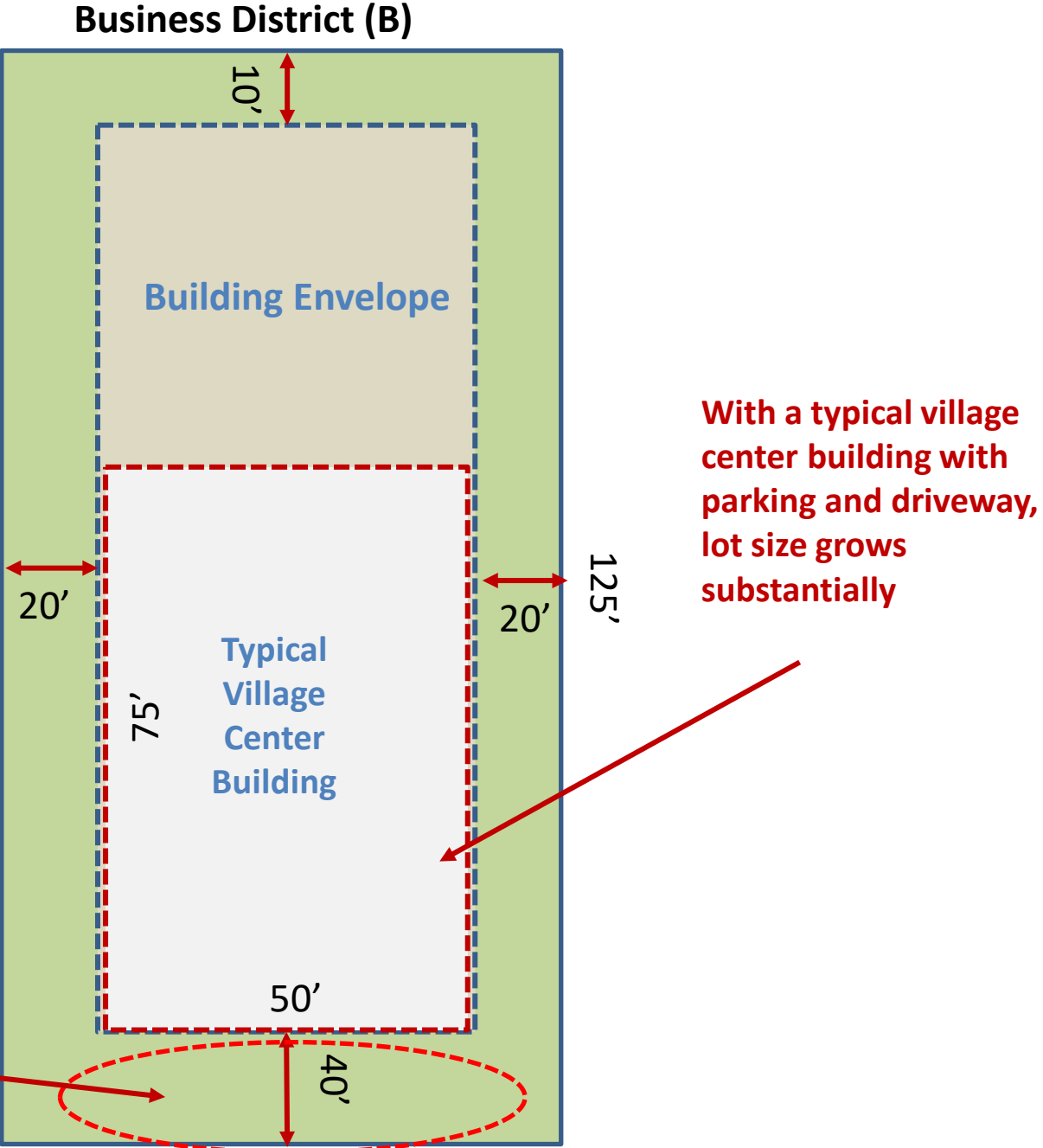
Article VII - Administration

- § 185-47 - Enforcement; violations and penalties.
- § 185-48 - Building permit requirements.
- § 185-49 - Certification of compliance.
- § 185-50 - Zoning Board of Appeals.
- § 185-51 - Variances.
- § 185-52 - Special permits.
- § 185-53 - Public hearing and notice.
- § 185-54 - Decisions; reconsideration; withdrawal; judicial review.
- § 185-55 - Subsequent amendments.

Zoning Analysis

Table of Dimensional Standards Use Key Issues

Zoning District	Business District	With Typical VC Building
General Lot Standards and Notes		
Minimum Lot Area (Sq. Ft.)	NA	
Frontage (Ft.)	NA	
Front Setback (Ft.)	40	40
Side Setback (Ft.)	20	20
Rear Setback (Ft.)	10	10
Max. Structure Height (Floors)	2 1/2	
Max. Man Made Structure Height (Ft.)	35'	
Max Lot Coverage Impervious Area as %)	40%	
Parking (1 Space/300 Active GFA)*		56
Effective Lot Size (SF)		11,250
Effective Lot Coverage/Building Envelope (%)		4,500
Effective Lot Frontage (FT.)		90
Effective Lot Depth (FT.)		125
* Assumes 50% of Building GFA is in Active		



Zoning Analysis

Table of Parking Requirements Use Key Issues

DOVER PARKING REQUIREMENTS VS ITE PEAK DEMAND RATES				
Principal Use		Dover Requirement	ITE Peak Parking Demand Rates	Dover vs. ITE
Residential	Multi-Family residential	2 Space/D.U	1.38 per Dwelling Unit	Higher
	Assisted Living		0.41 per Dwelling Unit	
	Nursing Home		0.35 per Bed	
Institutional	Elementary School	1 Space Per 100 GFA of Active Uses	0.17 per student	Higher
	Middle School		0.09 per student	
	High School		0.23 per student	
	Day Care		0.24 per student/1.38 per employee	
	Church		0.01 per seat	
Commercial/ Retail	General Office		2.84 per 1,000 SF	
	Restaurant		0.47 per seat	
	Shopping Center		2.55 per 1,000 SF	
	Convenience Market		5.5 per 1,000 per SF	
	Motor Vehicle Sales		1.78 per 1,000 SF	
	Hotel/Motel		0.71 per room	
Recreation	Athletic and Physical		3.55 per 1,000 SF	
	Screen Cinema / Theater		0.26 per seat	
Industrial	Manufacturing/Light		0.75 -1.02 per 1,000 SF/ 0.64 per employee	
	Warehouse / Distribution		0.78 per employee/0.5 per 1,000 SF	
Medical	Hospital		4.49 per bed	
	Animal Hospital / Kennel		1.6 per 1000 sq ft	

§ 185-34. Off-Street Parking Req’s

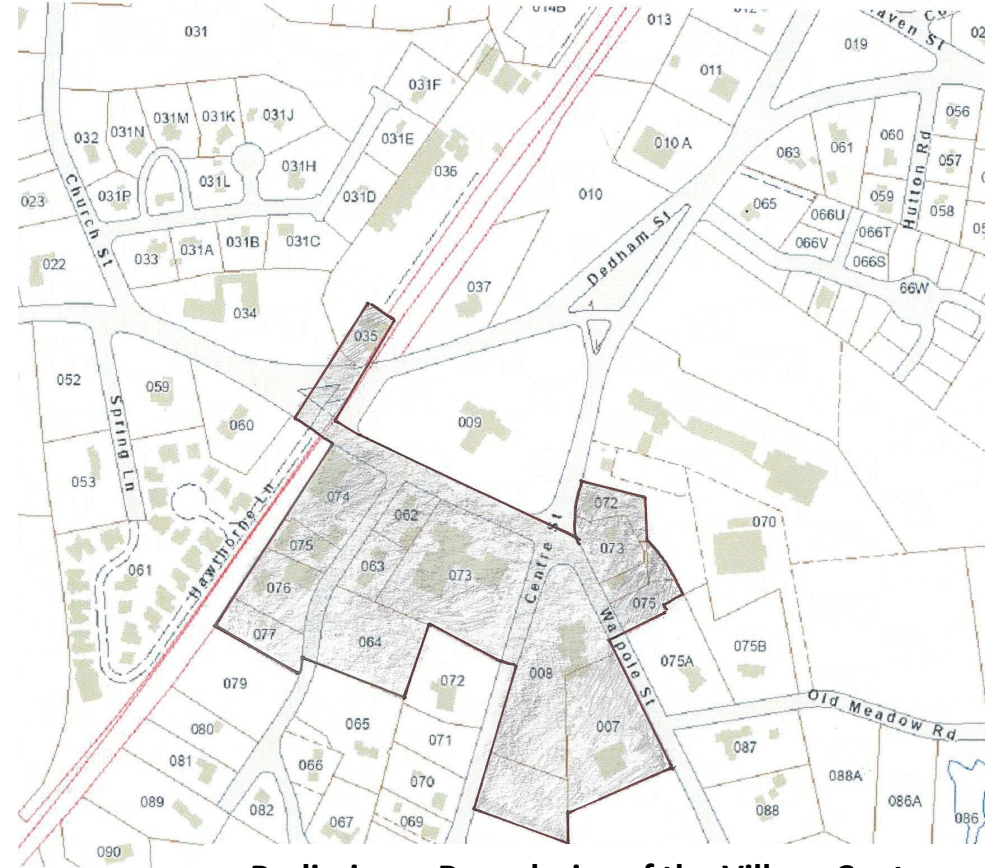
- ❑ Parking Space Size: At least 300 SF
- ❑ Non-Residential Parking Rate: 1 Parking Space Per 100 square feet of gross floor area of intended active uses (excluding inactive areas)
- ❑ Non-Residential Parking Rate: 2 Parking Spaces Per Single-Family Dwelling.

[Amended ATM 5-14-1979 by Art. 14]

Dover Village Public Parking Inventory	
Location	Est. Available Spaces
Springdale Ave (On-Street)	26
Centre Street (On-Street)	4
Town DPW Facility	30
Dover Public Library	25
Caryl Community Center	25
Dover Town House	30
Total	140

Next Steps

1. Prepare the preliminary draft Village Center Bylaw for Planning Board review by December 31st.
2. Planning Board review of the preliminary draft on January 9th and a follow up meeting to review the revised draft VC bylaw.
3. Prepare the final draft VC bylaw by February 13th for Town Attorney review and make revisions as necessary.
4. Conduct public hearings in February and March.
5. Provide the final Village Center bylaw by the March 20th deadline for Warrant Articles.
6. Planning Board presentation of the VC bylaw at the May 1st Town Meeting.
7. Prepare VC Design Guidelines for adoption into the Planning Board Rules & Regulations (not required to go to town meeting) by March 20th with PB review of a draft versions in January and February.



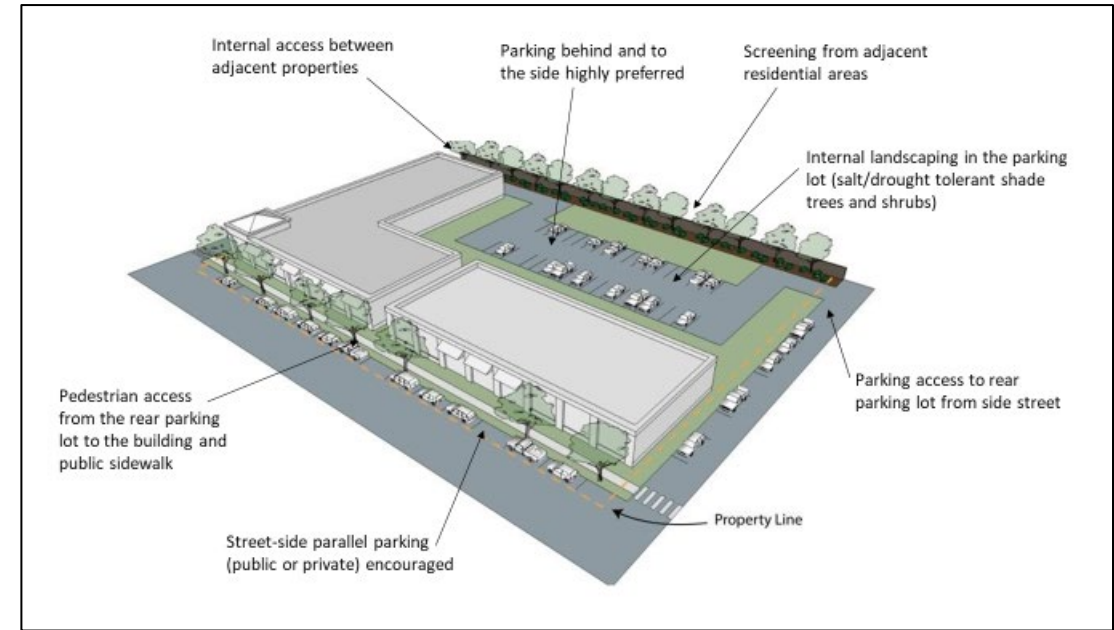
Preliminary Boundaries of the Village Center District for Planning Board Discussion

Next Steps

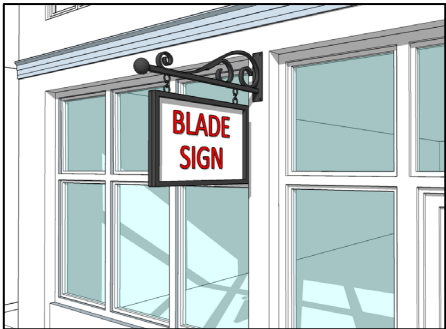
EXAMPLE OUTLINE OF VILLAGE CENTER BYLAW

ARTICLE XX – VILLAGE CENTER DISTRICT

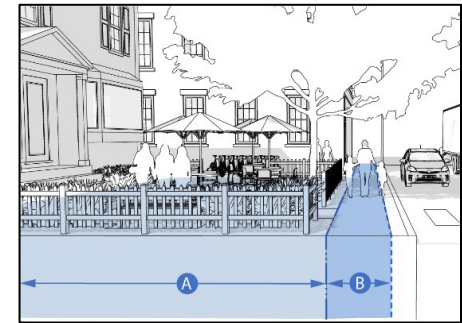
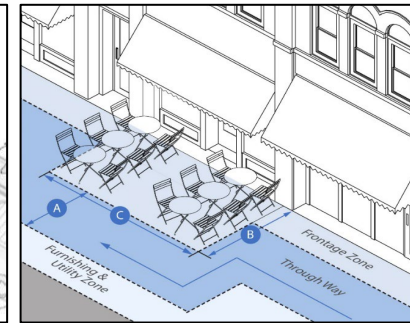
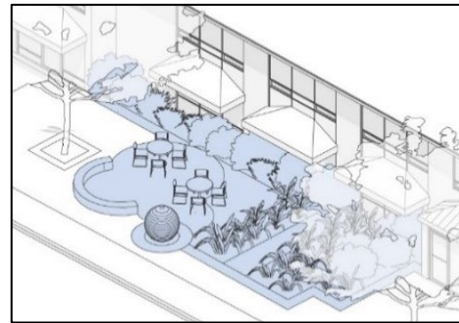
1. Purpose and Intent.
2. Village Center Zoning District Boundaries and Description.
3. Development and Design Standards.
4. Parking Standards.
5. Design Waiver and Special Permits Review Criteria




Example Building and Parking Placement Standards



Example Building Use, Façade and Signage Standards



Example Frontage and Outdoor Amenity Space Standards



DOVER VILLAGE CENTER DESIGN WORKSHOP

Thanks for Your Participation

Dover Public Library – December 10, 2022



Dover Planning Board

Brovitz Community
Planning & Design

Dodson & Flinker