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July 10, 2023

BY HAND

Mr. R. Alan Fryer, Chair
Dover Zoning Board of Appeals
C/O Dover Town Clerk
5 Springdale Avenue
P.O. Box 250
Dover, MA 02030

Re: **ZBA Application: Land on Troutbrook Road, Chickering Drive and Edgewater Drive, Dover, MA (the "Subject Property").**

Dear Mr. Fryer:

LDS is the development consultant to Robert W. Recchia (the "Applicant"). **The Applicant hereby applies to the Zoning Board of Appeals of the Town of Dover, pursuant to M.G.L. Chapter 40B, Sections 20-23, as amended, for the issuance of a Comprehensive Permit authorizing the Applicant to develop 4 ownership units on land located on Troutbrook Road, Chickering Drive and Edgewater Drive, Dover, MA as further described in the application materials.**

The Applicant and the development are more particularly described in the attached 5 notebooks, submitted simultaneously herewith, all of which are incorporated herein by reference and constitute the documents required to be submitted under the regulations for filing a M.G.L. Chapter 40B application by the Commonwealth of Massachusetts Department of Housing and Community Development under 760 CMR 56. More particularly, the applicant seeks a permit for four, four-bedroom single family homes on four parcels of land shown on Assessors Plan 5, parcels 1, 2, 4 and 45. One home will be income restricted to 80% of AMI in perpetuity. Once the permit is issued and the Applicant is seeking construction financing and final approval from MassHousing, the land will be transferred from its current ownership to a single purpose LCC.

We have also enclosed one hard copy of the stormwater management report. In addition, we have simultaneously provided electronic copies of each document to Felicia S. Hoffman, Dover Town Clerk (<mailto:fhoffman@doverma.gov>).

We look forward to answering any questions you may have.

As required by the statute, please inform us as soon as possible of the first available public hearing date.

Thank you for your time and attention.

Sincerely,
LDS Consulting Group, LLC

Lynne D. Sweet
By: _____
Lynne D. Sweet, Managing Member

Table of Contents

1. Town of Dover – Board of Appeals Application
 - a. Check to Town of Sherborn \$150
 - b. Certified Abutters List
2. Request for Finding of Facts
3. MassHousing Project Eligibility Letter
4. Proof of Status of Petition
 - a. NEF Bank Letter of Interest
 - b. Deed demonstrating site control
5. Site Plans and Stormwater Management Plan
6. Preliminary Architectural Plans (Unit Layout Plans and Elevations)
7. Preliminary Request of Exceptions/Waivers
8. Team Qualifications