

LAND ON TROUTBROOK ROAD, CHICKERING DRIVE AND EDGEWATER DRIVE DOVER, MA

AUGUST 3, 2023



PRESENTATION TO THE TOWN OF DOVER ZONING BOARD OF APPEALS



Dover Homes Development Team



Robert W. Rechia
Owner/Applicant

**Scott Goddard, M. Eng., PWS, CWS, Goddard
Consulting, LLC**
Project Manager

Daniel J. Merrikin, P.E., Legacy Engineering LLC
Civil/Site

Erin Fullam, Principal, CME Architects, Inc.
Architect

Lynne D. Sweet, LDS Consulting Group, LLC
40B Consultant

PEL Process: Complete!



Request to MassHousing for a Project Eligibility Letter ("PEL") Process:

- **Submitted to MassHousing August 17, 2022**
- **Revised Plans submitted February 7, 2023**
- **City had 60 day comment period**
- **Site Walk with MassHousing and City Officials and Boards February 15, 2023**
- **No town comments**

MassHousing made its findings and issued a PEL on April 14, 2023

ZBA PROCESS

**Filed Comprehensive Permit Application with the
Zoning Board of Appeals on June 7, 2023**

- **Town can request MHP Grant for board training and technical assistance**
- **Distribute Application - 7 Days**
- **Notice of Public Hearing - 14 days**
- **Open public hearing within 30 days**
 - **Peer reviews can commence**
 - **Discuss waivers and conditions**
- **Close Public Hearing - 180**
- **Vote on decision - 40 days**

**Back to MassHousing for final closing and
regulatory agreement before obtaining building
permit**

Request for Findings

1. Robert W. Rechia (the “Applicant”) is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.
2. The Applicant has shown evidence of its site control of Assessors Map 5, Lots 1, 2, 4 and 45 (the “Sites”) in order to qualify it as a recipient of a Comprehensive Permit for this Site.
3. MassHousing, is the subsidizing agency within the meaning of the regulations of M.G.L. Chapter 40B (760 CMR 56.00) and within the meaning of the procedural regulations of the Housing Appeals Committee (7640 CMR: 30.01(C)).
4. The number of low- or moderate-income housing units in the Town of Dover constitutes less than ten percent (10%) of all housing units as reported in the latest decennial census of the Town of Dover and reported by the Massachusetts Department of Housing & Community Development as of the date of this application.
5. The project, as proposed in this application, is consistent with local needs within the meaning development of M.G.L., Chapter 40B, Section 20.

Development Overview



- 4, four bedroom for sale homes on 4 lots
- Lot 1A Troutbrook Road: 44,652 Sq. Ft.
- Lot 2A Troutbrook Road: 46,934 Sq. Ft.
- Lot 4 Chickering Drive: 56,650 Sq. Ft.
- Lot 45 Edgewater Drive: 59,650 Sq. Ft.
- One home will be income restricted to 80% of AMI in perpetuity
- 3 homes will be sold at market pricing
- 2 Homes with a garage in front and 2 homes with a side entrance garage
- Outside facades are the same for both building types
- Interior built out square footage will be differ:
 - 2,716 Affordable (2 baths)
 - 3,542 Market (2.5 baths, basement, built out over garage)
- All with two car garages

Need and Affordability



23% of Dover Homeowners are Cost Burdened

Per 2021 Housing Production Plan:

Goal: To integrate affordable and diverse housing options at a scale in a character with the built environment. Incentivize smaller affordable developments by created a regulatory path to permit and construct them.

- One home will be eligible for Sherborn's Subsidized Housing Inventory (SHI) and affordable in perpetuity
- The Town will have the ability to sign on to the regulatory agreement
- The affordable home will be subject to a lottery based on MassHousing approved affirmative marketing and resident selection plan
- MassHousing will provide annual monitoring for the affordable home.

Dover Homes Community Features

- Smaller home designs will allow for market pricing below typical Dover single family homes
- More achievable pricing will attract young families and downsizing seniors creating a multi-generational community
- Lower pricing will also attract residents with more diverse backgrounds of experience, perspective and economic means
- The lots are similar in size to typical lots in Dover, albeit the sites have substantial wetlands.

Location Map

Existing Conditions



Front Elevation Side Garage



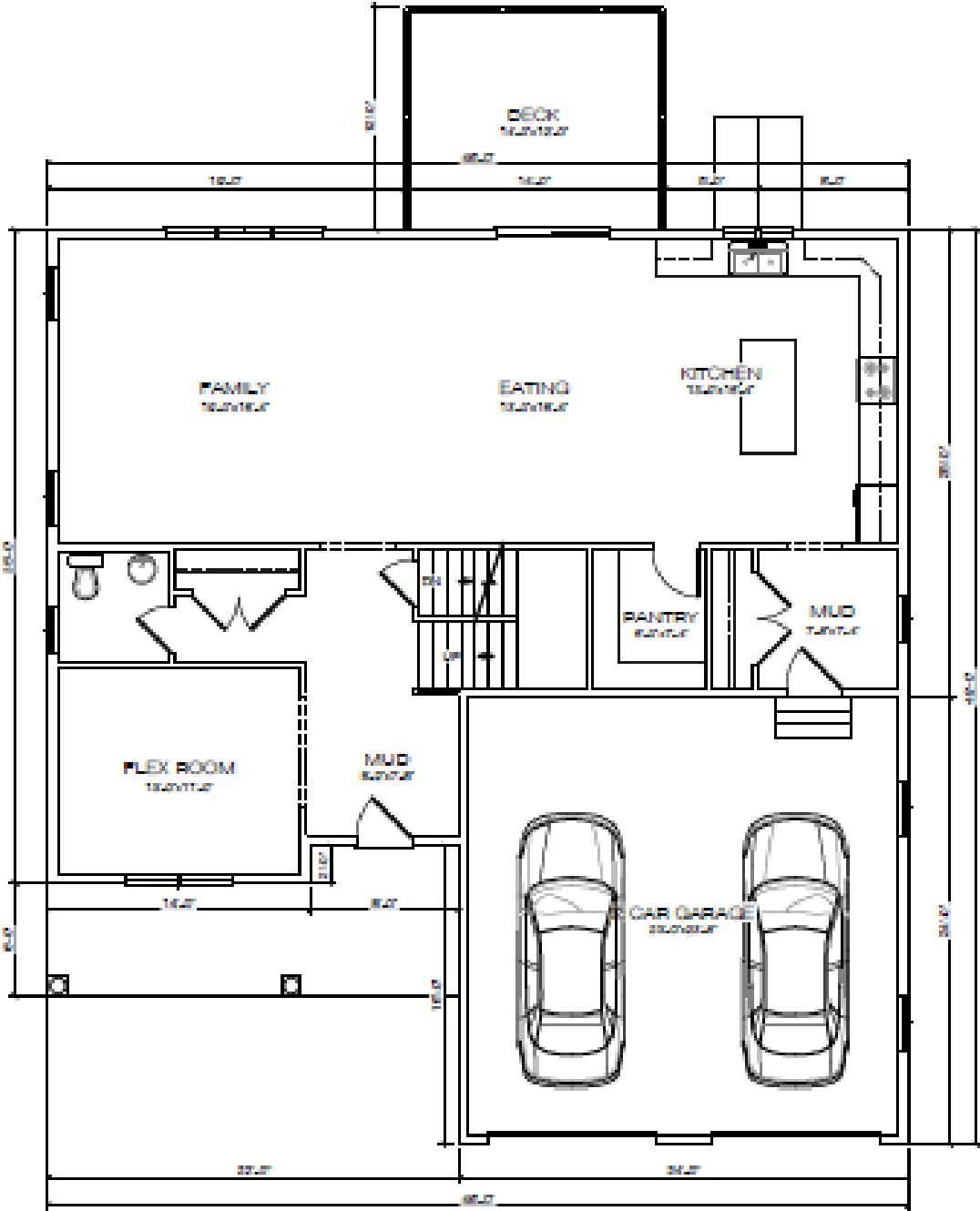
Typical Exterior Materials



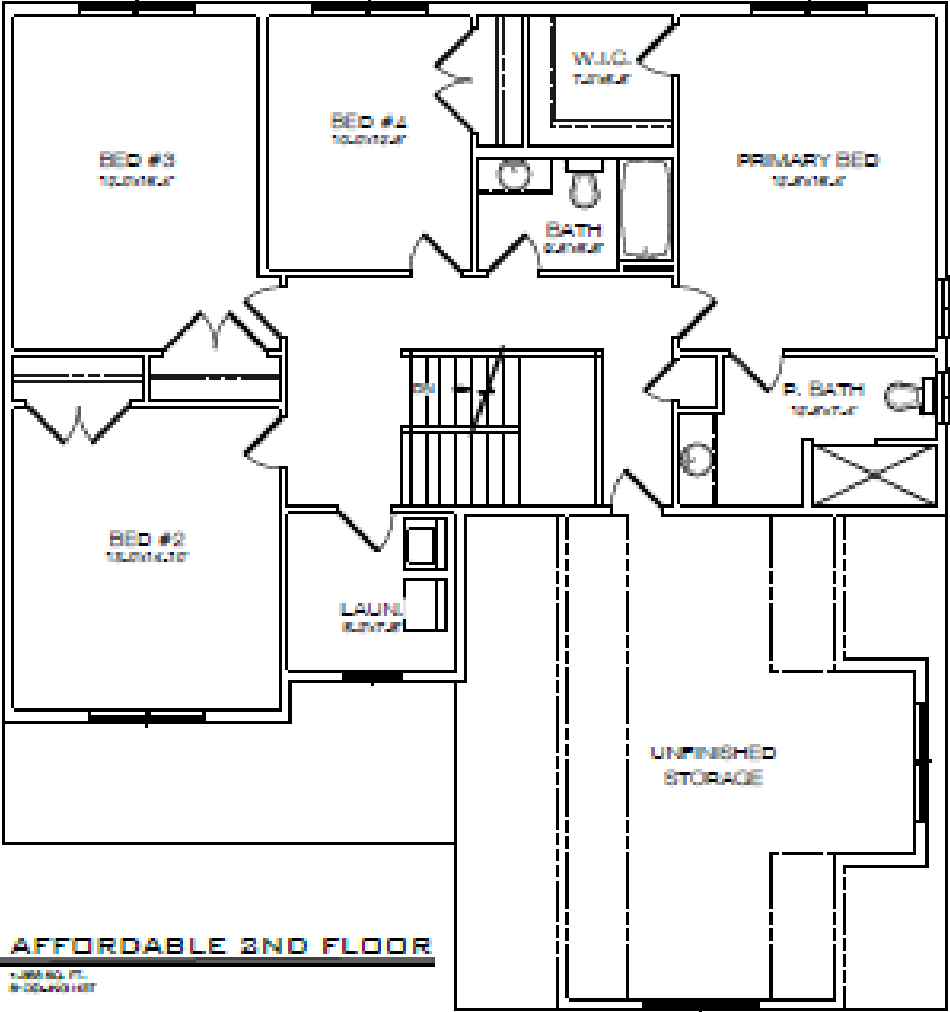
- Composite clapboard siding
- Smooth composite running trim and cornerboards
- Stained wood panels and accents
- Flat composite window casings with
- PVC subsill
- Double-hung insulated vinyl windows with low-e glazing and divided lites
- Fiberglass entry door with vision lite
- Steel carriage house style overhead garage door with lites
- Architectural asphalt shingle roof with standing seam metal roof accents
- Half-round prefinished aluminum gutters and downspouts
- Composite decking

4 Bedroom Front Garage - Affordable

○ FRONT ELEVATION

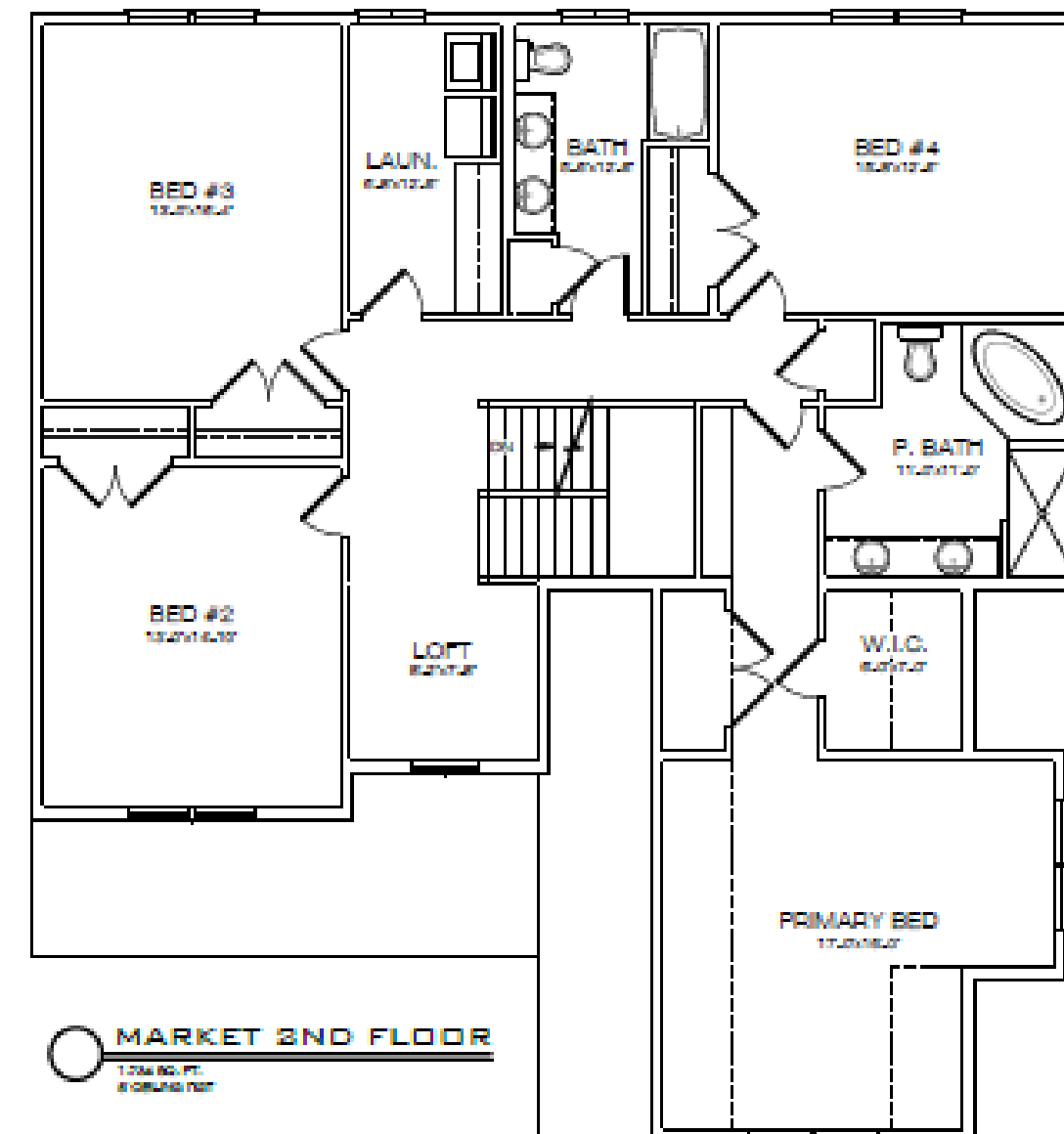
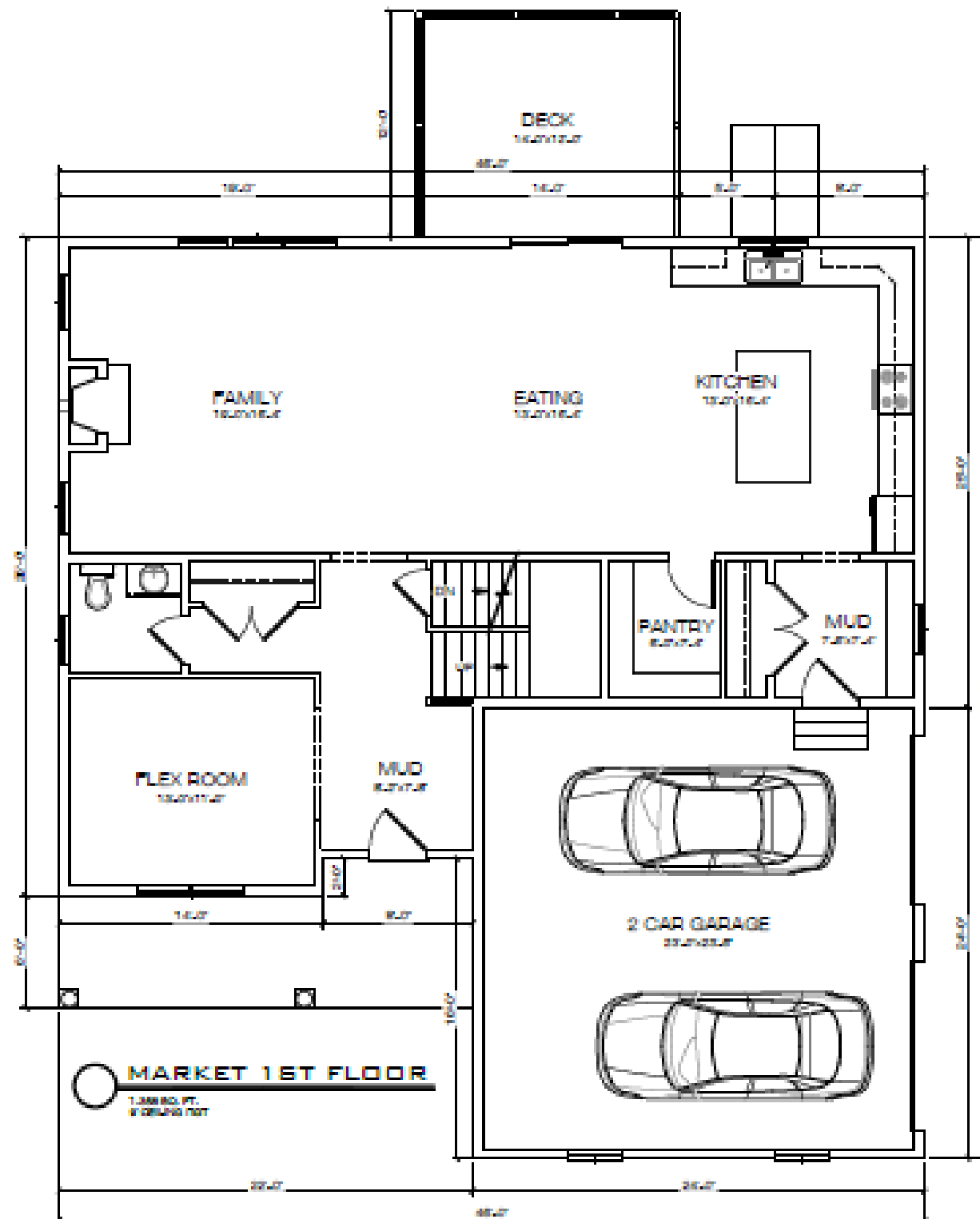


○ AFFORDABLE 1ST FLOOR
1/8" = 8'0" FT.
0' 0" = 0'0"0"0"0"0"

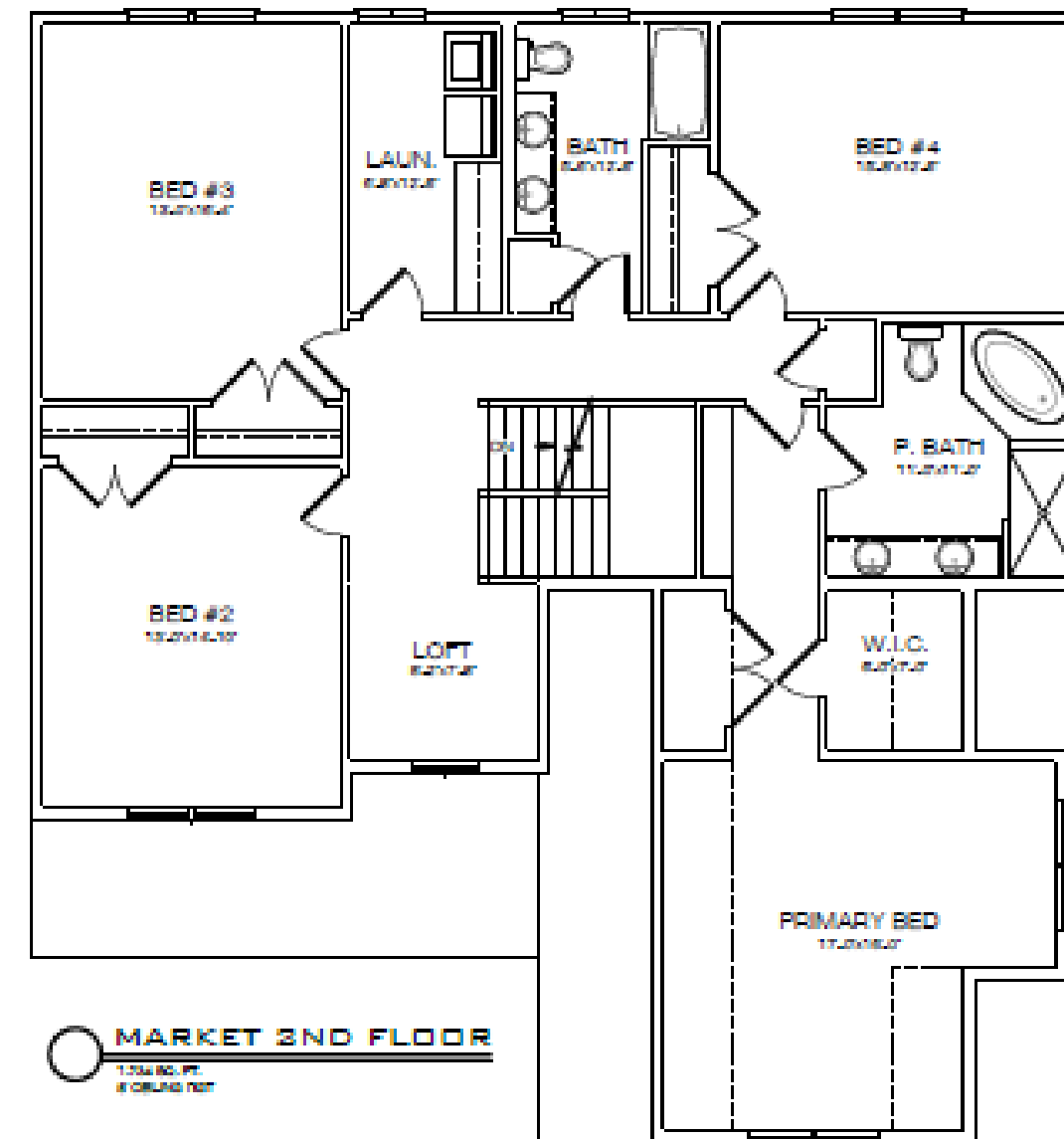
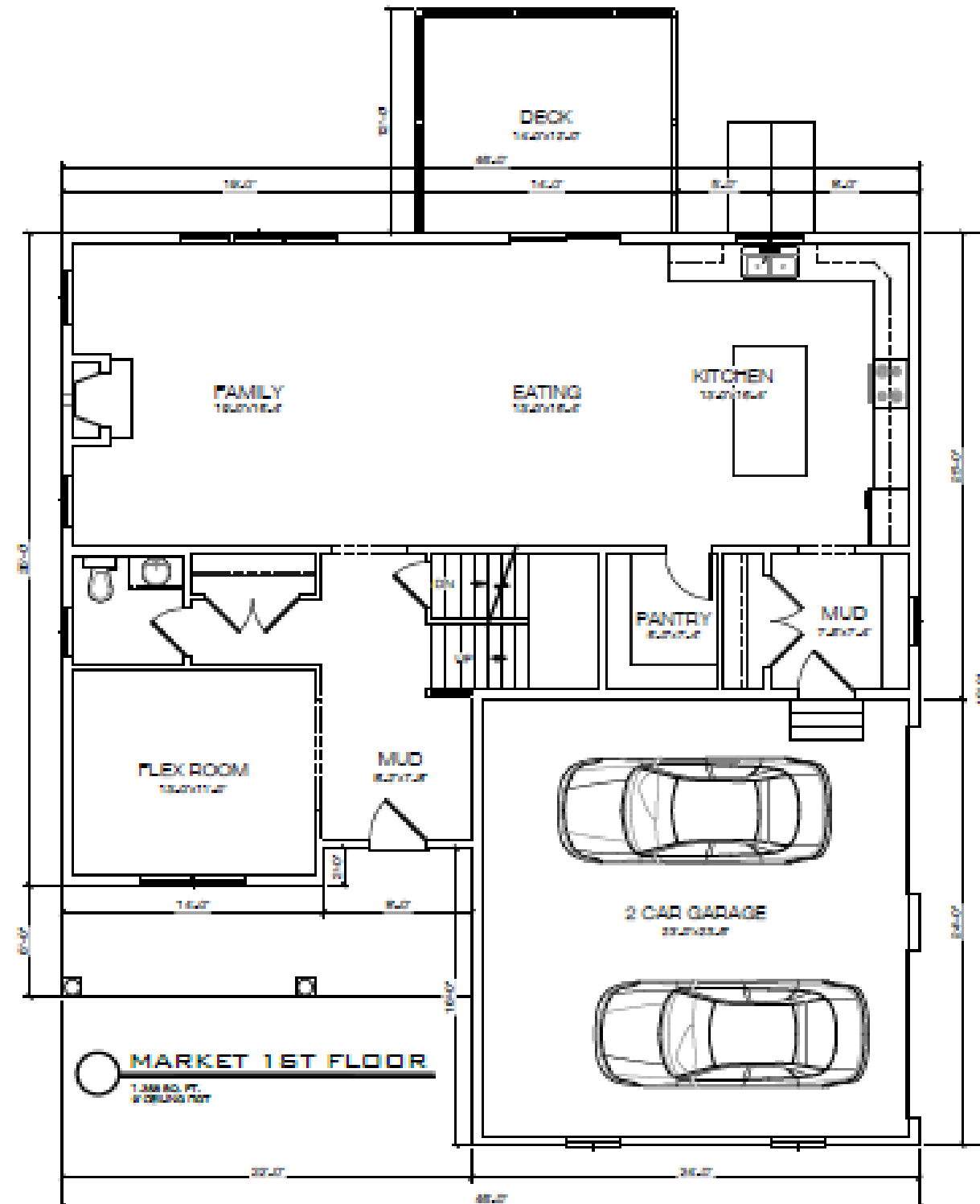


○ AFFORDABLE 2ND FLOOR
1/8" = 8'0" FT.
0' 0" = 0'0"0"0"0"0"

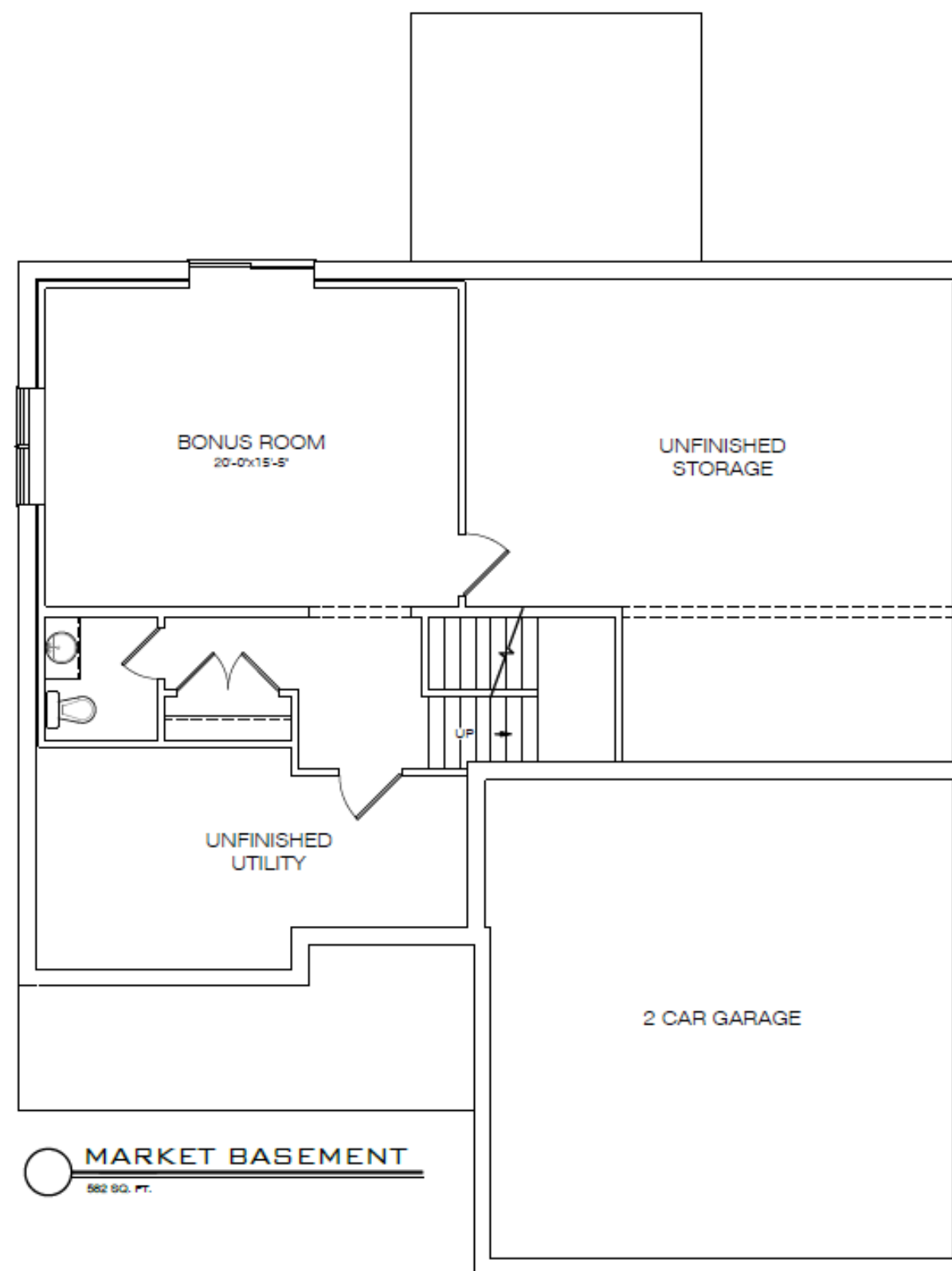
4 Bedroom Front Garage - Market



4 Bedroom Side Garage - Market



Market Basement



Stormwater, Wells and Septic Matters

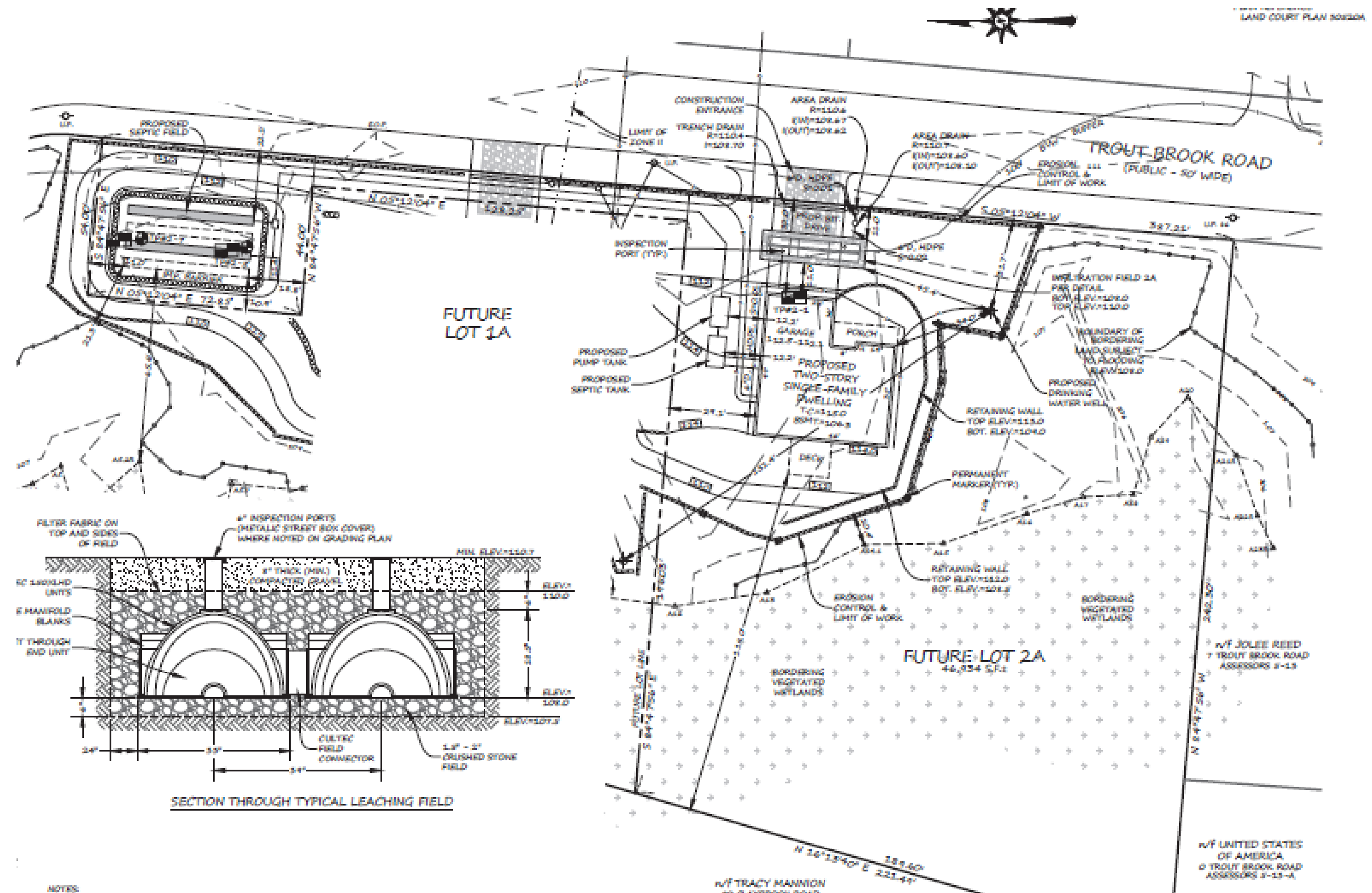


- Sites are currently vacant and partially wooded
- Stormwater management plan submitted
- The design incorporates underground infiltration systems for driveway and roof runoff with a focus on meeting the recharge and water quality treatment standards (3 and 4), which are the principal issues at stake for a Zone II.
- Four private wells, one per lot
- Future Lot 1A will have a access and utility easement for the benefit of Lot 2A to pass to its septic system leaching field.

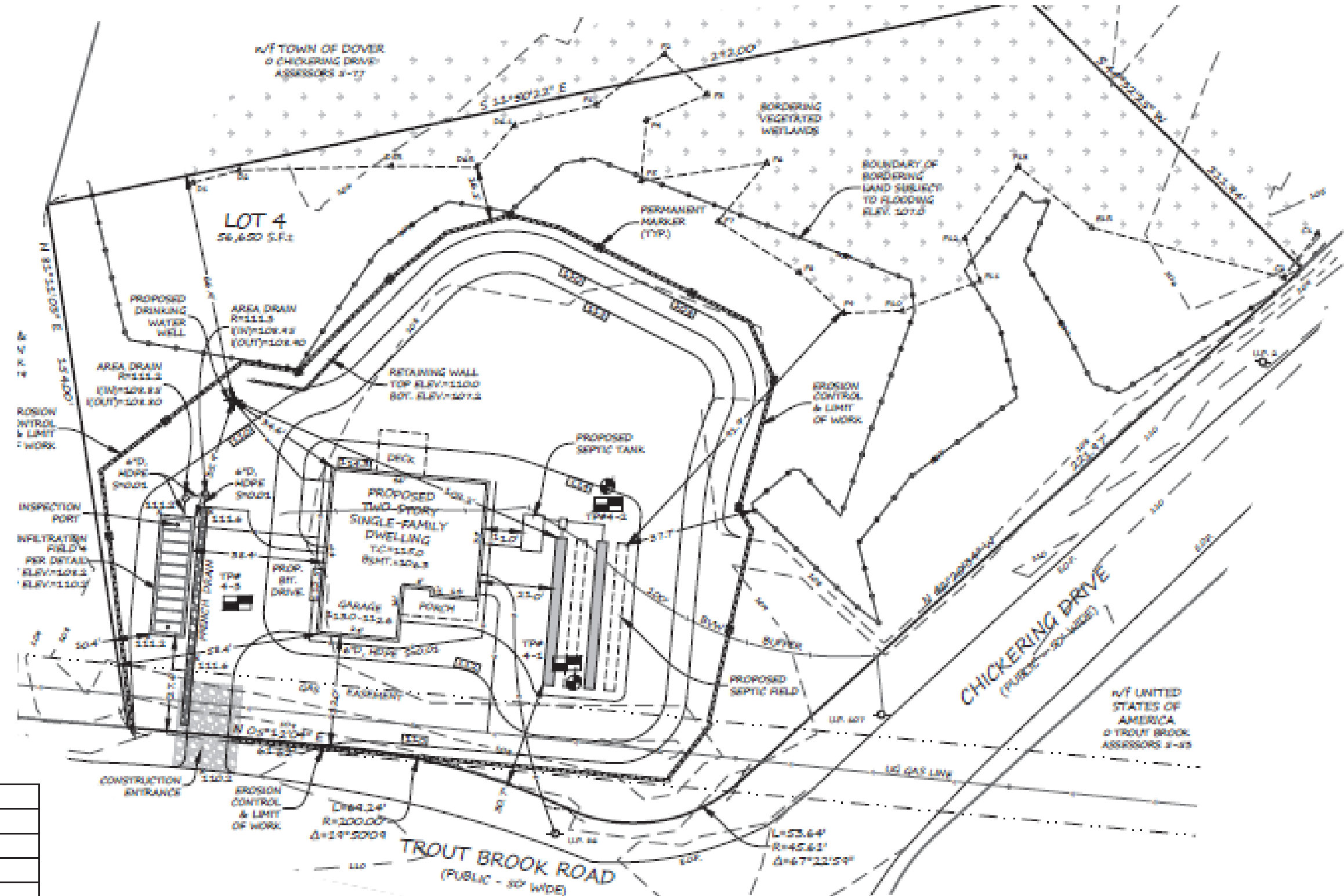
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Future Lot 2A

| | REQUIRED | LOT 2A |
|----------------|-------------|--------------|
| LOT AREA | 43,560 S.F. | 46,934 S.F. |
| LOT FRONTAGE | 150' | 210.00' |
| FRONT SETBACK | 40' | 32.0' |
| SIDE SETBACK | 30' | 29.1' |
| REAR SETBACK | 30' | 119.0' |
| HEIGHT | 2.5 STORIES | <2.5 STORIES |
| LOT COVERAGE | 20% | 6.1% |
| PERFECT SQUARE | 150'x150' | YES |



Lot 4



| | REQUIRED | LOT 4 |
|----------------|-------------|--------------|
| LOT AREA | 43,560 S.F. | 56,650 S.F. |
| LOT FRONTAGE | 150' | 157.68' |
| FRONT SETBACK | 40' | 32.0' |
| SIDE SETBACK | 30' | 58.4' |
| REAR SETBACK | 30' | 84.0' |
| HEIGHT | 2.5 STORIES | <2.5 STORIES |
| LOT COVERAGE | 20% | 6.2% |
| PERFECT SQUARE | 150'x150' | YES |

The site plan for Lot 45 (59,429 S.F.) details the proposed construction of a two-story single-family dwelling with a two-car garage. Key features include:

- Proposed Two-Story Single-Family Dwelling:** Located centrally, with a deck and porch. Dimensions include 307.5' and 120.00'.
- Driveway:** A 40' wide driveway leading to the garage.
- Septic System:** Includes a proposed septic field, a 40' x 2' tank, and an infiltration field.
- Retaining Walls:** Multiple retaining walls are shown with top and bottom elevations (e.g., 113.0, 110.0, 114.0, 111.0).
- Erosion Control:** Various erosion control measures are indicated, including double layers of erosion control and erosion control & limit of work areas.
- Boundaries and Easements:** The plan shows boundaries with adjacent lots (Lot 44 to the west, Lot 46 to the east) and easements for Trout Brook and Edgewater Drive.
- Other Features:** A 40' drain easement, a 240' by Trout Brook easement, and a 100' x 100' area are also noted.

Peer Review?

- **Stormwater**
- **Discuss Waivers**
- **Wetlands/NOI**
- **BOH/Septic**



THANK YOU

Lynne Sweet
Principal

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