

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

DECEMBER 21, 2023

PRESENTATION TO THE
TOWN OF DOVER
ZONING BOARD OF APPEALS



Response to Architectural Review



Site plan related

5a: There is no need to add a stair case from the deck to the backyard at this time. That will be a choice for each owner to make.

5c+d: Site Clearance/Neighbor footprints. We have highlighted the limit of work which is shown on the civil plans, and added to the civil plans the location of the neighboring buildings. See next slide.

We have no issue with a condition on the comprehensive permit that requires prior to building permit, flagging trees to be removed and/or preserved.

Response to Architectural Review



Site Plans 5m.

- The applicant is not required under the statute to provide a landscape plan at this point in time and has no issue with a provision in the comprehensive permit requiring a landscape plan prior to issuance of building permit
- There are no plans to connect the basements door to the driveway, the plans show a walkway from the driveway to the front door.

5n. Please see the grading plans to understand the view from the street to the homes. There will be retaining walls around some of the septic systems

PROGRESS PRINT

w/f TOWN OF DOVER
CONSERVATION COMMISSION
CLAYBROOK ROAD
ASSESSORS 5-7

L=53.32'
R=40.00'
 $\Delta=76^{\circ}22'31''$

TROUT BROOK ROAD
(PUBLIC - 50' WIDE)

SWALE PER
DETAIL
E.O.P.

PROPOSED
105' S.A.S.
50' S.A.S.
Erosion
Control
&
Limit
of
Work

ACCESS AND
UTILITY
EASEMENT
FOR LOT 1A

CONSTRUCTION
ENTRANCE
LIMIT OF
ZONE II

UP.
CONSTRUCTION
ENTRANCE

APPROXIMATE
100' FROM
EXIST. WELL

CONFIRM
SEPARATION
PRIOR
TO WELL
INSTALLATION

APPROX. LOC'N
EXISTING
SEPTIC
S.A.S.

APPROX. LOC'N
EXISTING
SEPTIC
TANK

EXIST.
HSE. #6

EXIST.
DRIVEWAY

PLAN SCALE: 1" = 20'

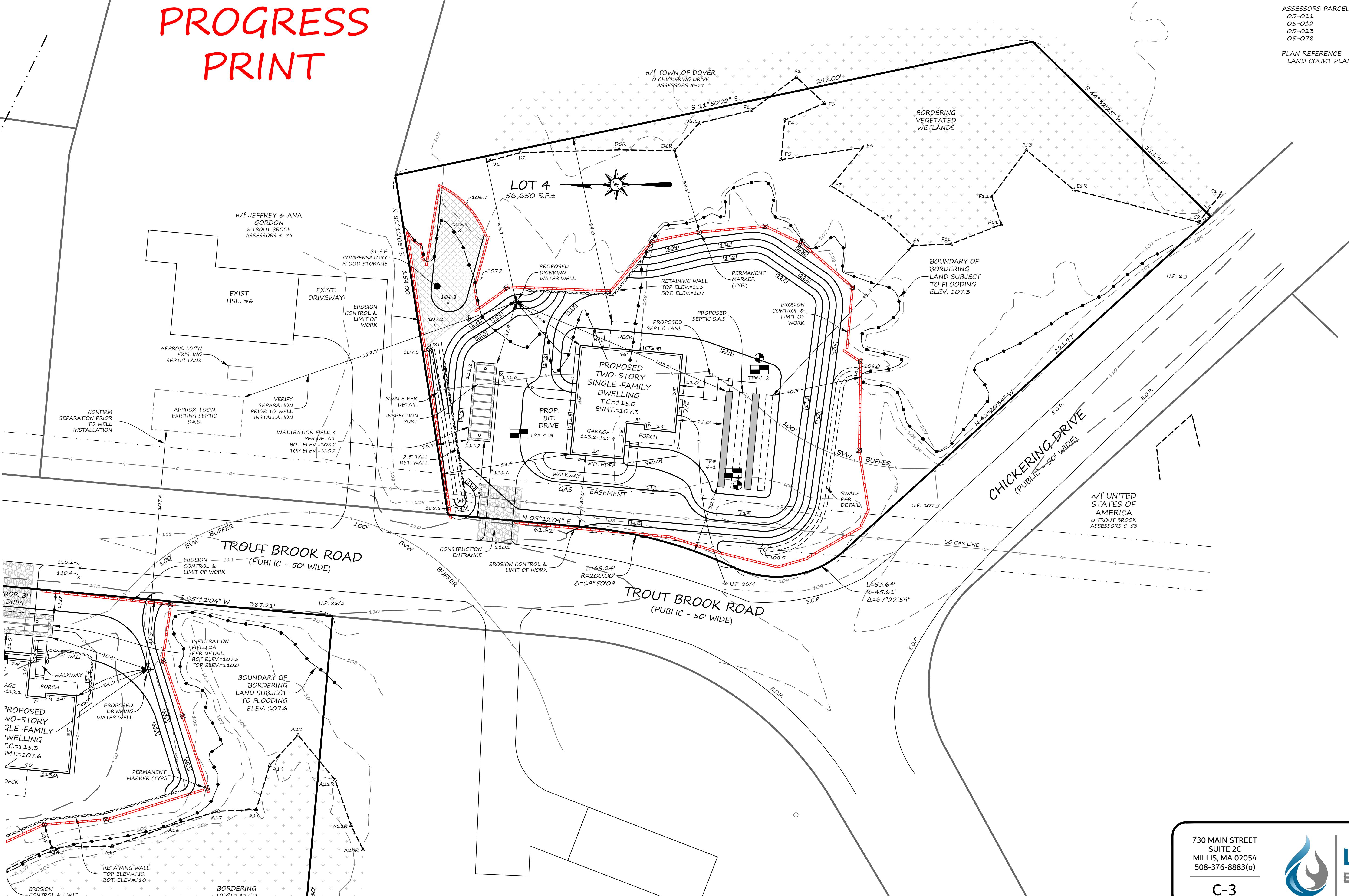
0' 20' 40' 80'

PLAN DATE:	DECEMBER 21, 2023	DATE	BY
REVISION			

DOVER HOMES
LOT 1A & 2A
PRELIMINARY OVERVIEW
PLAN OF LAND IN
DOVER, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

PROGRESS PRINT



OWNER & APPLICANT
ROBERT W RECHIA
16 PUTNAM LANE
GRAFTON, MA 01519

ZONING DISTRICT
R-1
ZONE II
GROUNDWATER PROTECTION
DISTRICT GW-1

ASSESSORS PARCEL
05-011
05-012
05-023
05-078

PLAN REFERENCE
LAND COURT PLAN 30520A

DOVER HOMES
LOT 4
PRELIMINARY OVERVIEW
PLAN OF LAND IN
DOVER, MA

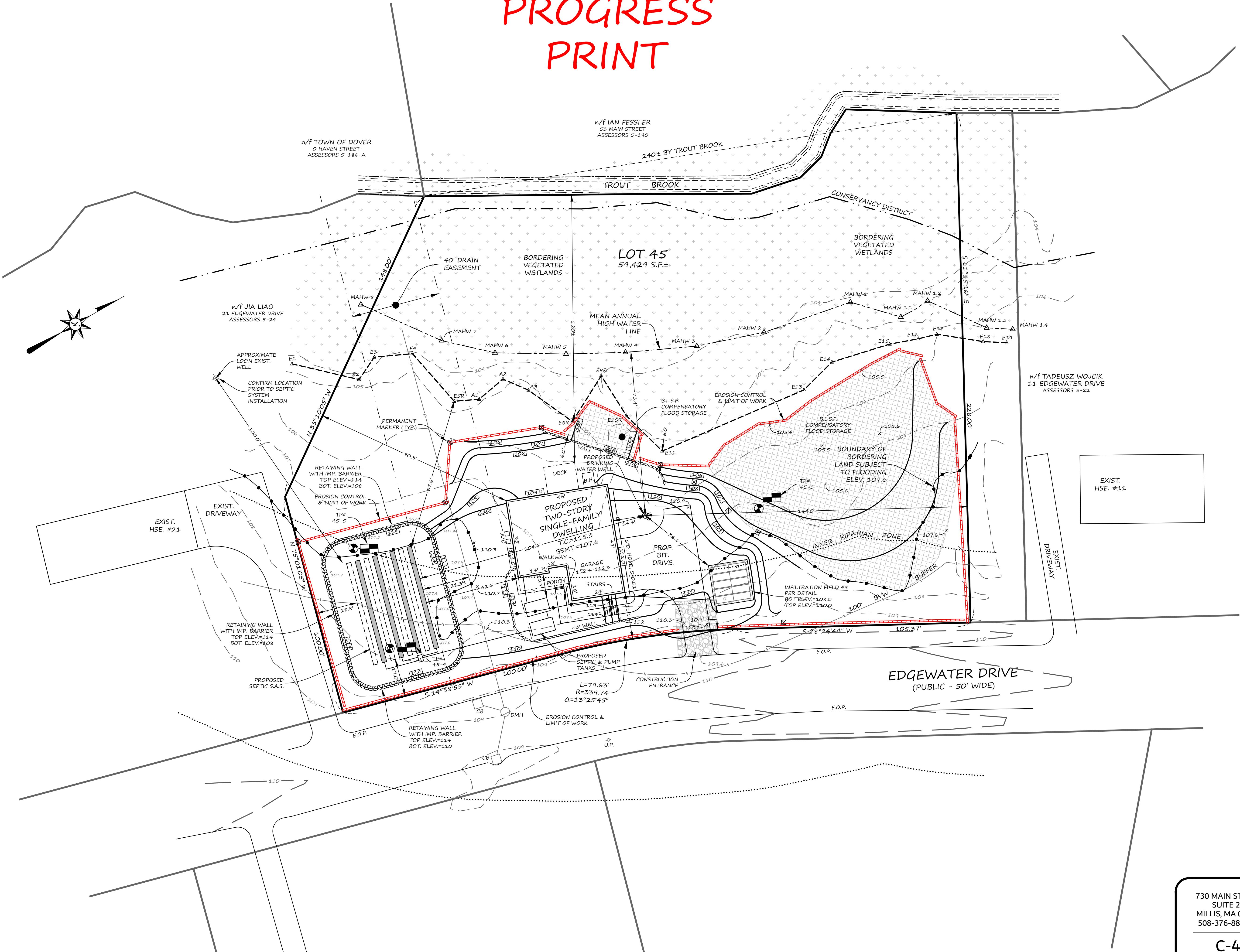
PLAN SCALE: 1" = 20'

0' 20' 40' 80'

PLAN DATE: DECEMBER 21, 2023
REVISION

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

PROGRESS PRINT



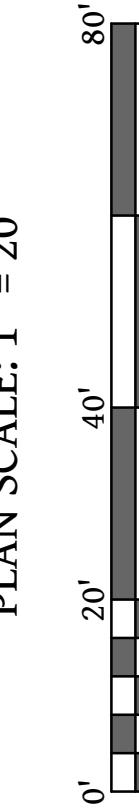
OWNER & APPLICANT
ROBERT W RECCHIA
16 PUTNAM LANE
GRAFTON, MA 01519

ZONING DISTRICT
R-1
ZONE II
GROUNDWATER PROTECTION
DISTRICT GW-1
CONSERVANCY DISTRICT
(PARTIALLY)

ASSESSORS PARCEL
05-011
05-012
05-023
05-078

PLAN REFERENCE
LAND COURT PLAN 30520A

PLAN SCALE: 1" = 20'

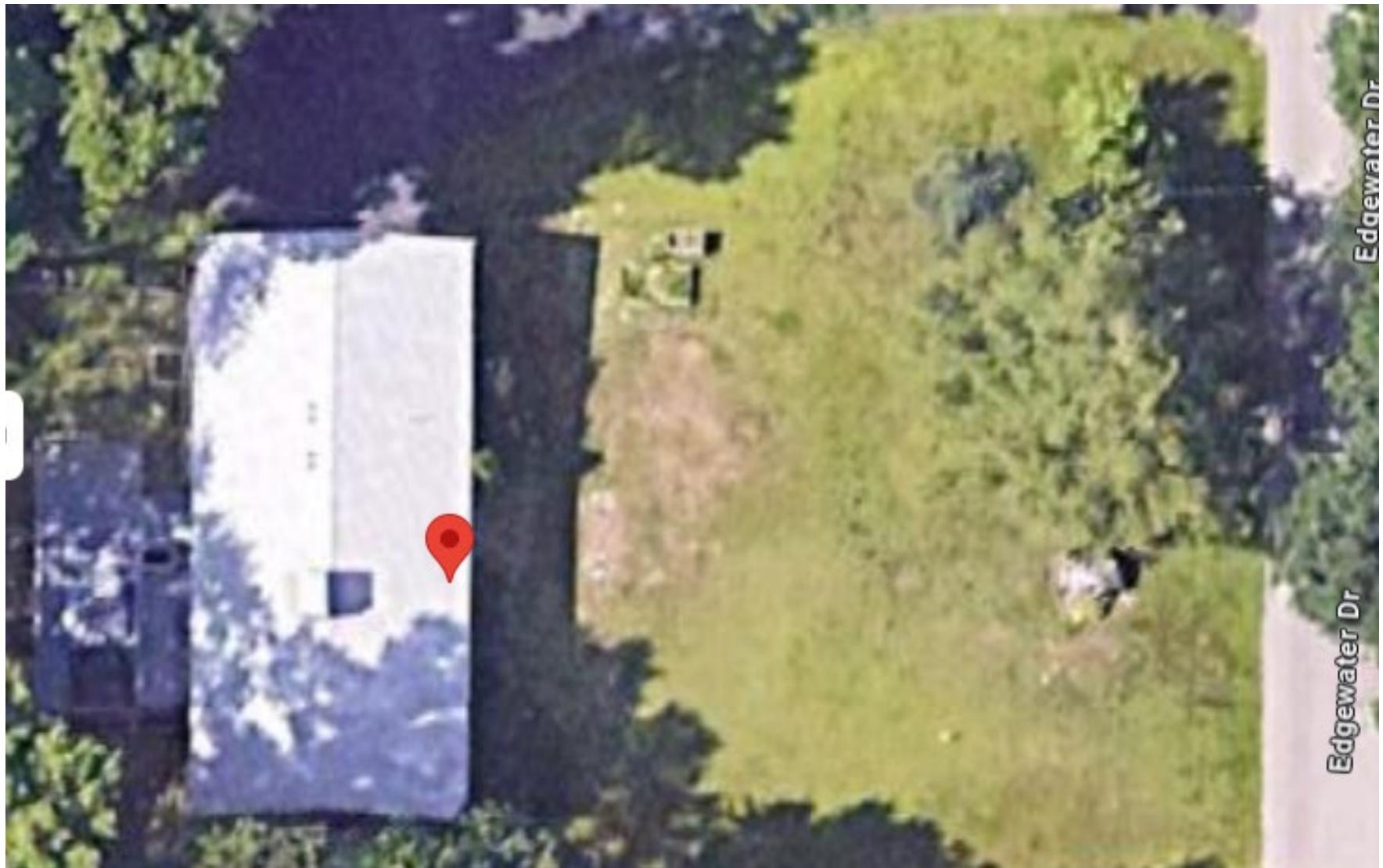


PLAN DATE:	DECEMBER 21, 2023	DATE	BY
REVISION			

DOVER HOMES
LOT 45
PRELIMINARY OVERVIEW
PLAN OF LAND IN
DOVER, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-4



21 Edgewater

Response to Architectural Review



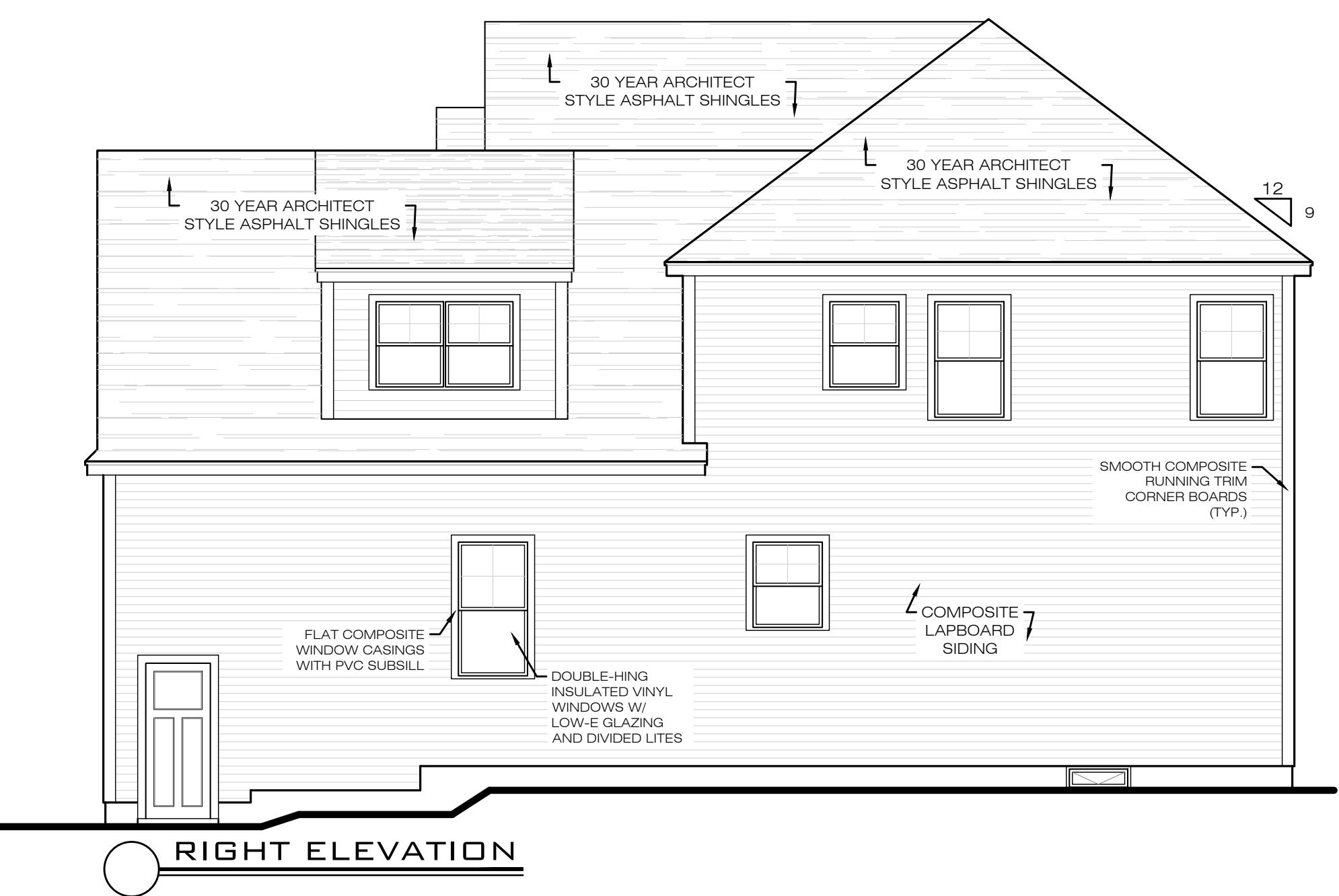
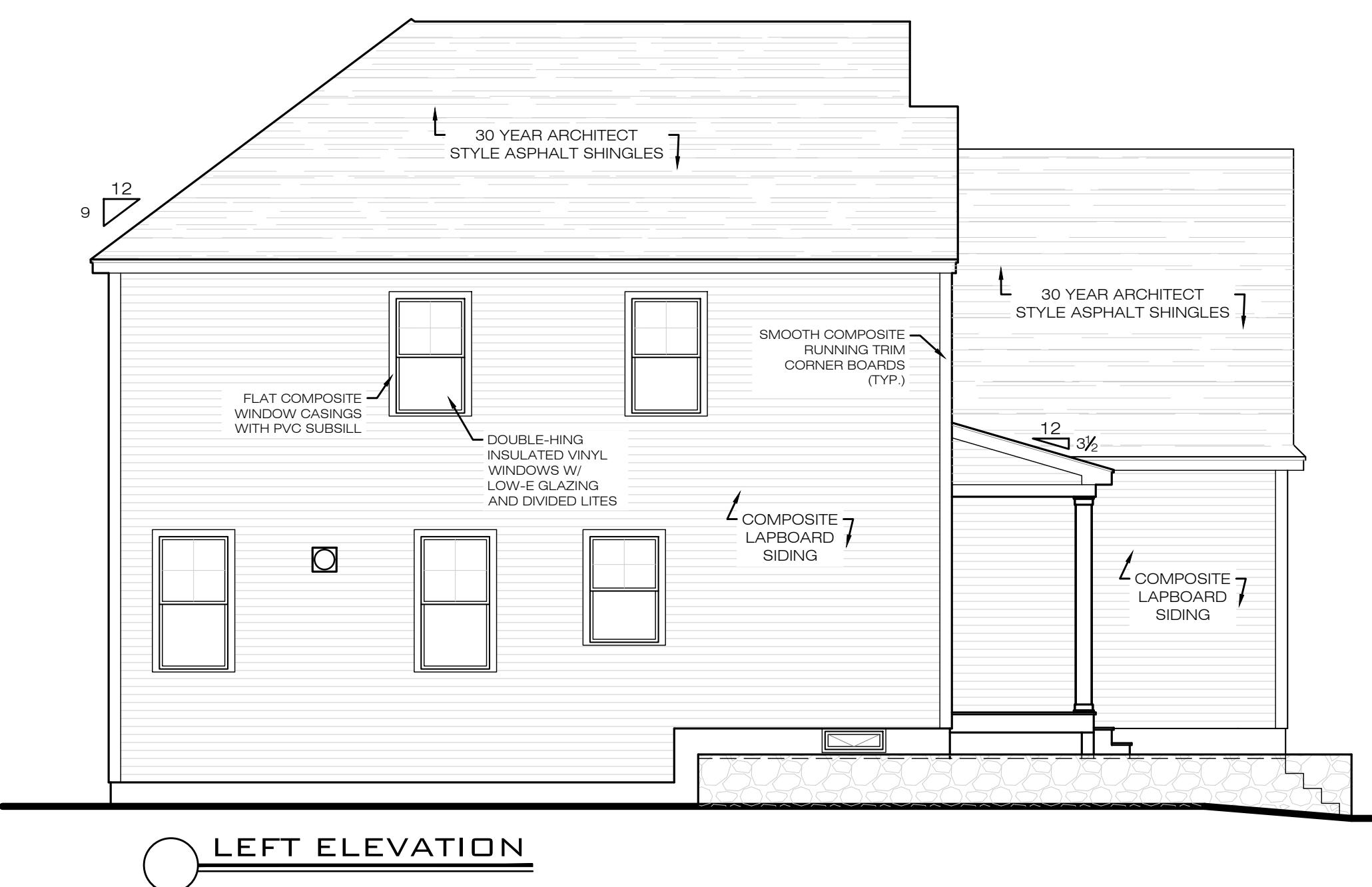
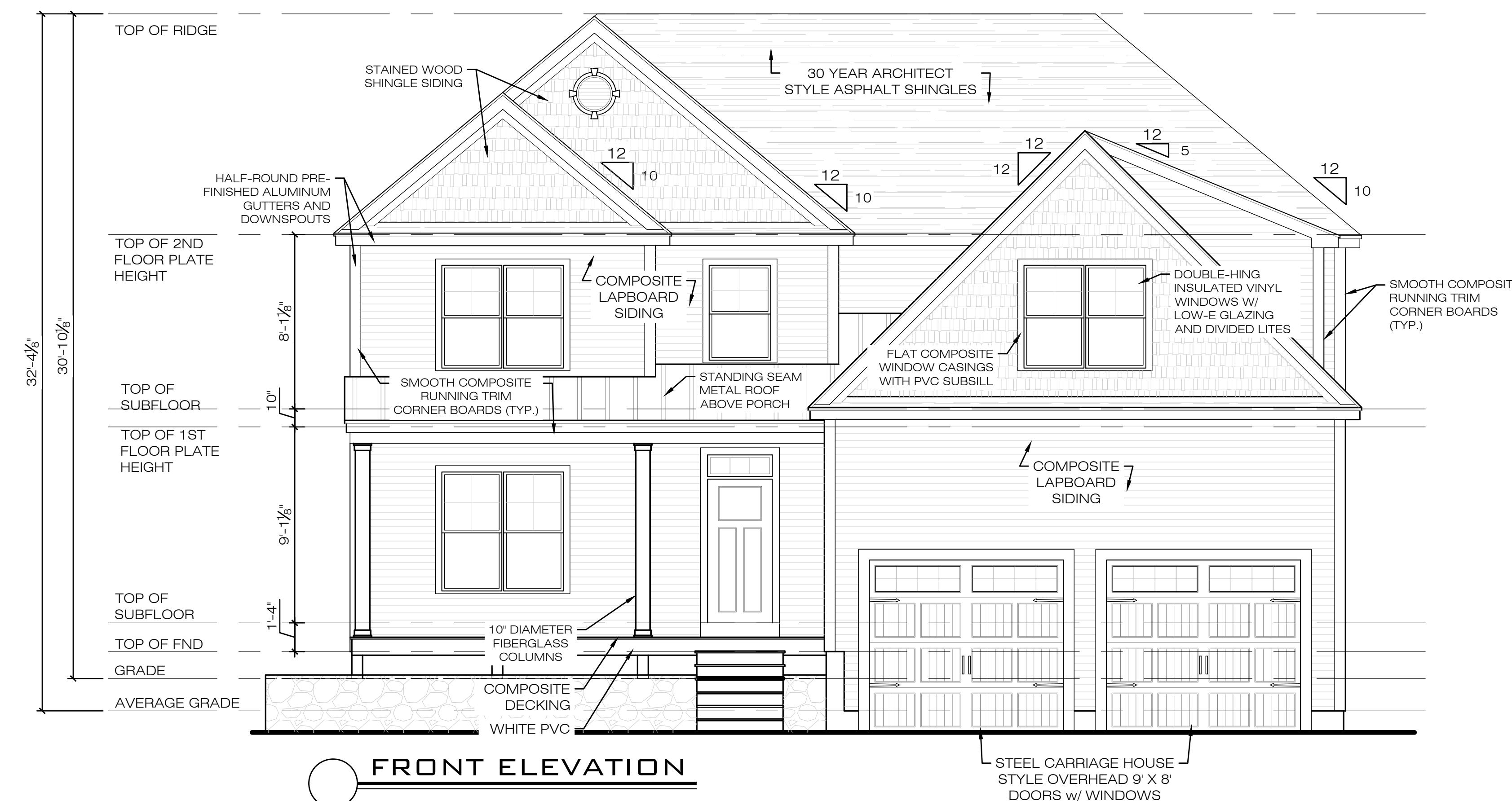
Architectural Plans

5h. We have changed the colors on the building plans, see following slides. In addition, we can confirm that the buildings will meet Dovers stretch code and that they will be all electric

5m

- **The affordable home will have an unfinished basement. We have provided a plan showing the basement section.**
- **We have added a bedroom window on each side elevation**
- **Lot 45. There is no intention to have the bonus room be an additional bedroom. Windows do not meet egress requirements and we are not proposing a window well. See sections with window sashes for each lot.**

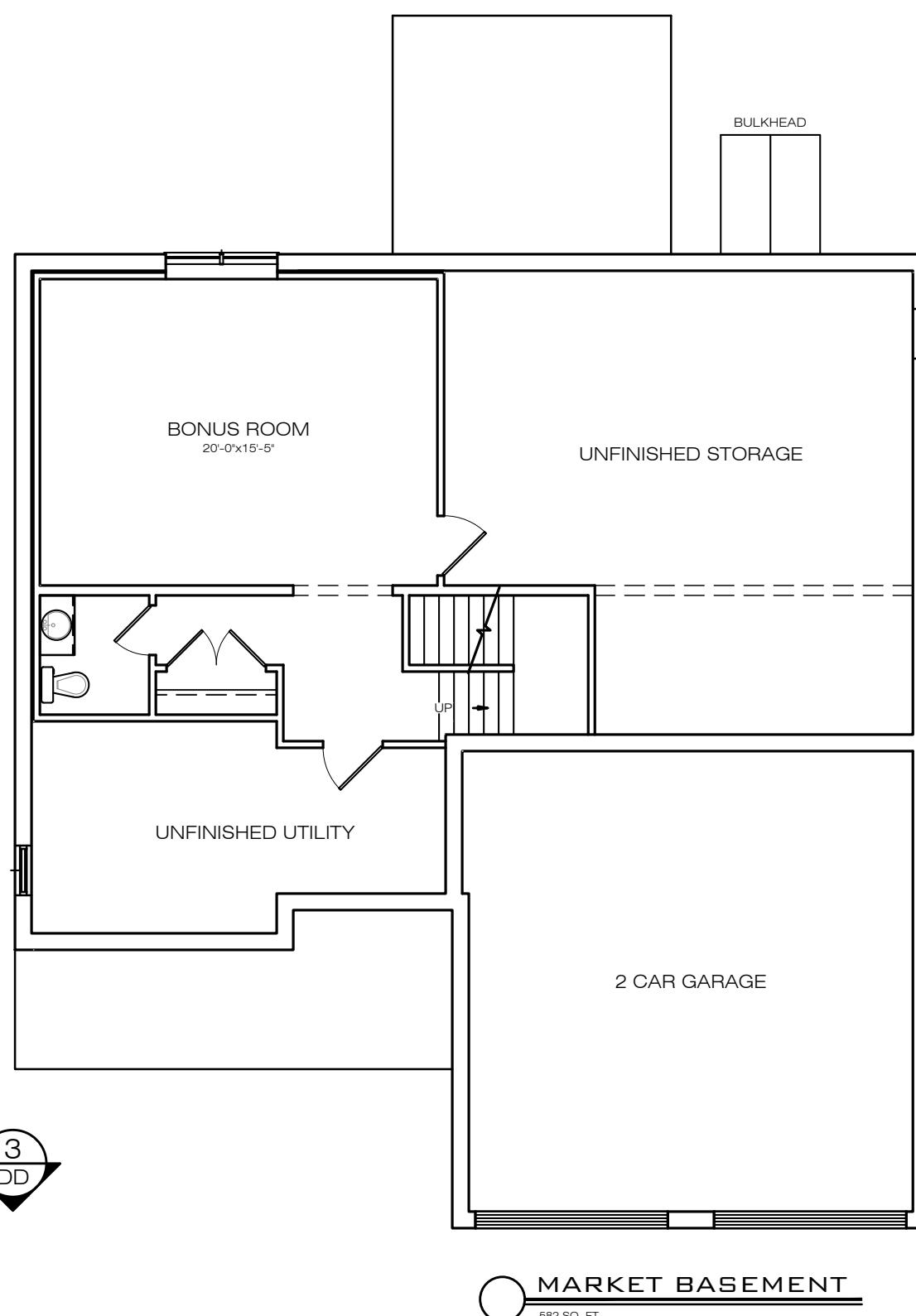
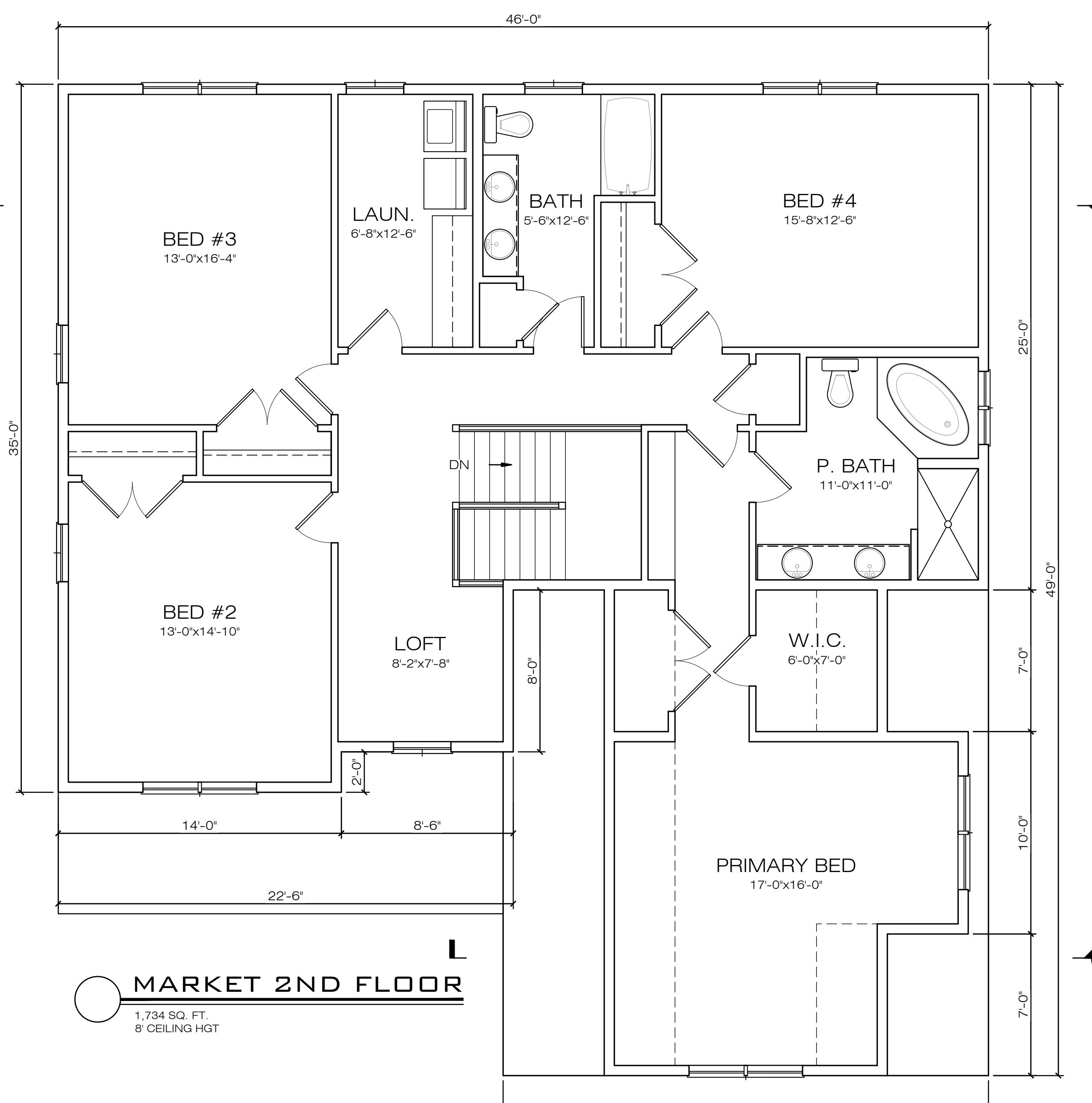
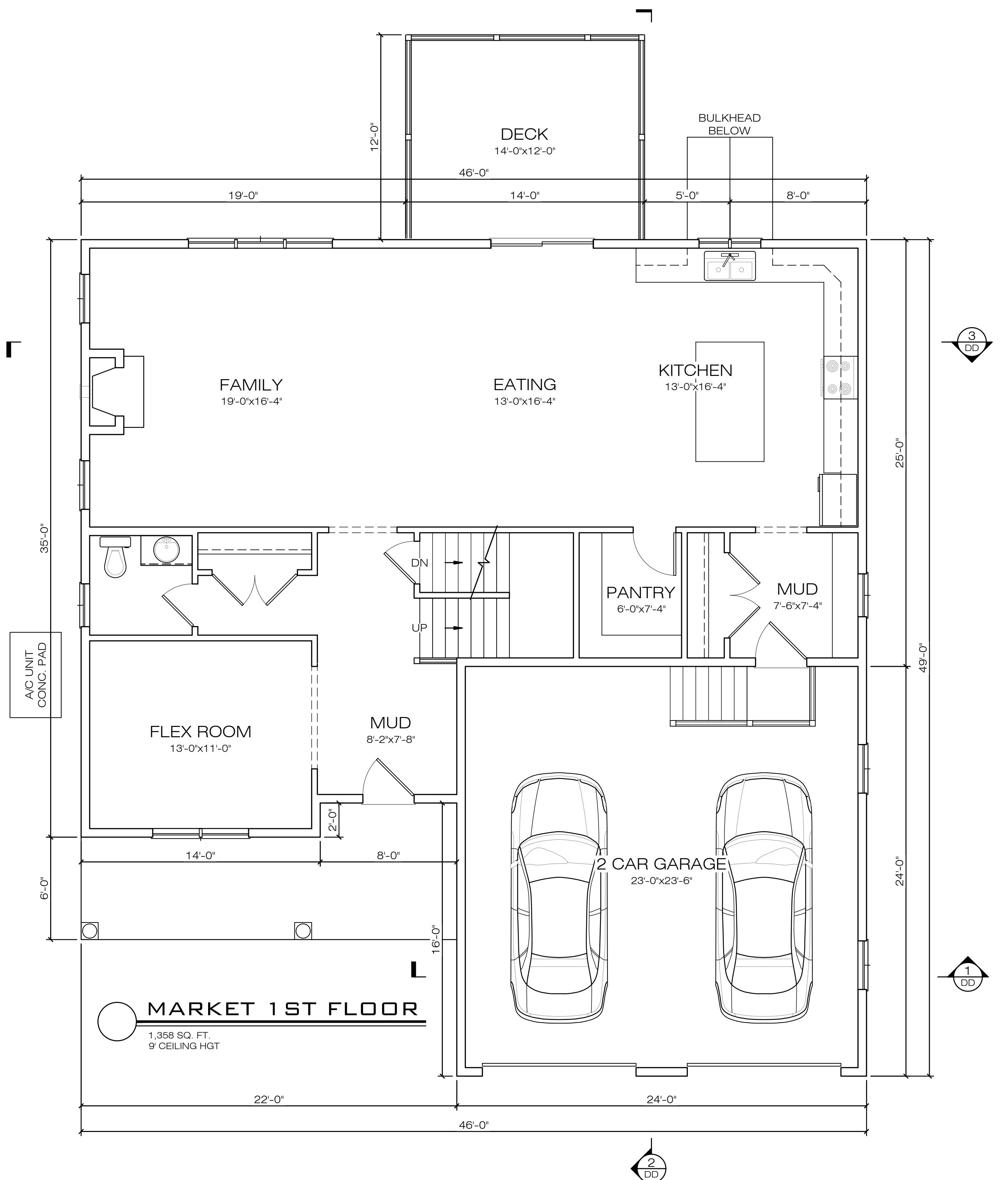
The upper floors will have the same materials as the lower floors.



**MARKET FRONT ENTRY
LOT 1
DOVER, MA
LDS CONSULTING GROUP**

Scale: 1/4" = 1'-0"
Date: 12-20-2023
Drawn By: C.GREEN
Checked By: E.FULLAM
Job Number: 21274
Drawing: DD1

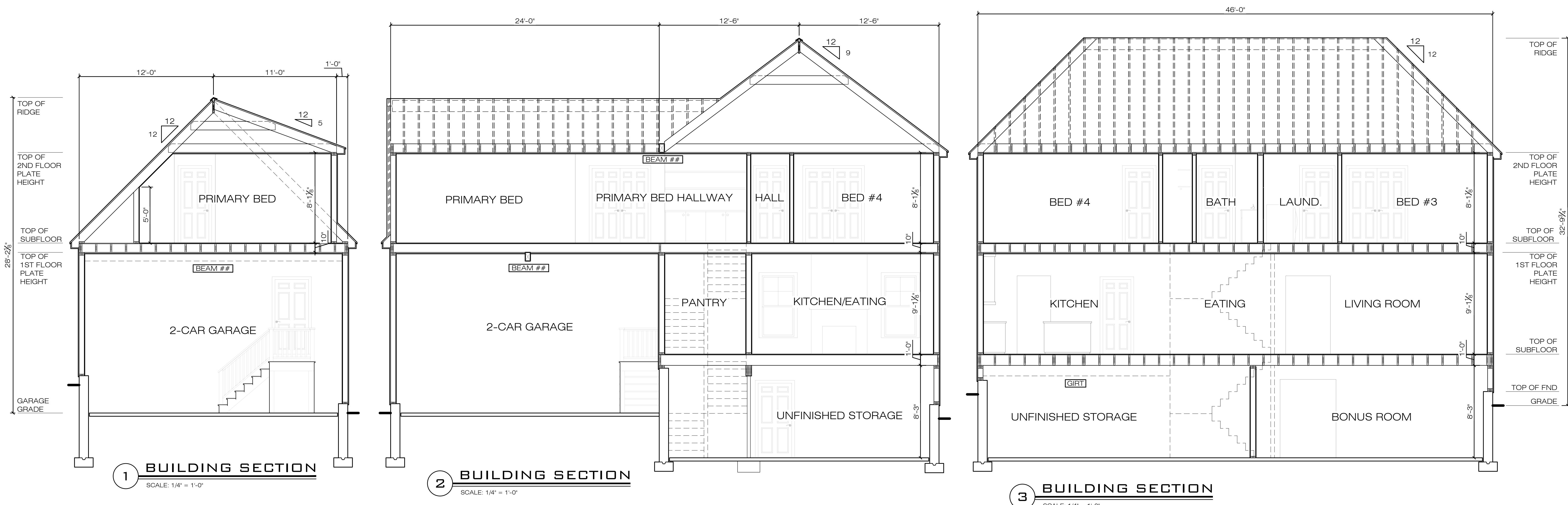
CME
ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509



MARKET FRONT ENTRY
LOT 1
DOVER, MA
LDS CONSULTING GROUP

Scale: 1/4" = 1'-0"
Date: 12-20-2023
Drawn By: C.GREEN
Checked By: E.FULLAM
Job Number: 21274
Drawing: DD2

CME
ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509



MARKET FRONT ENTRY

LOT 1

DOVER, MA

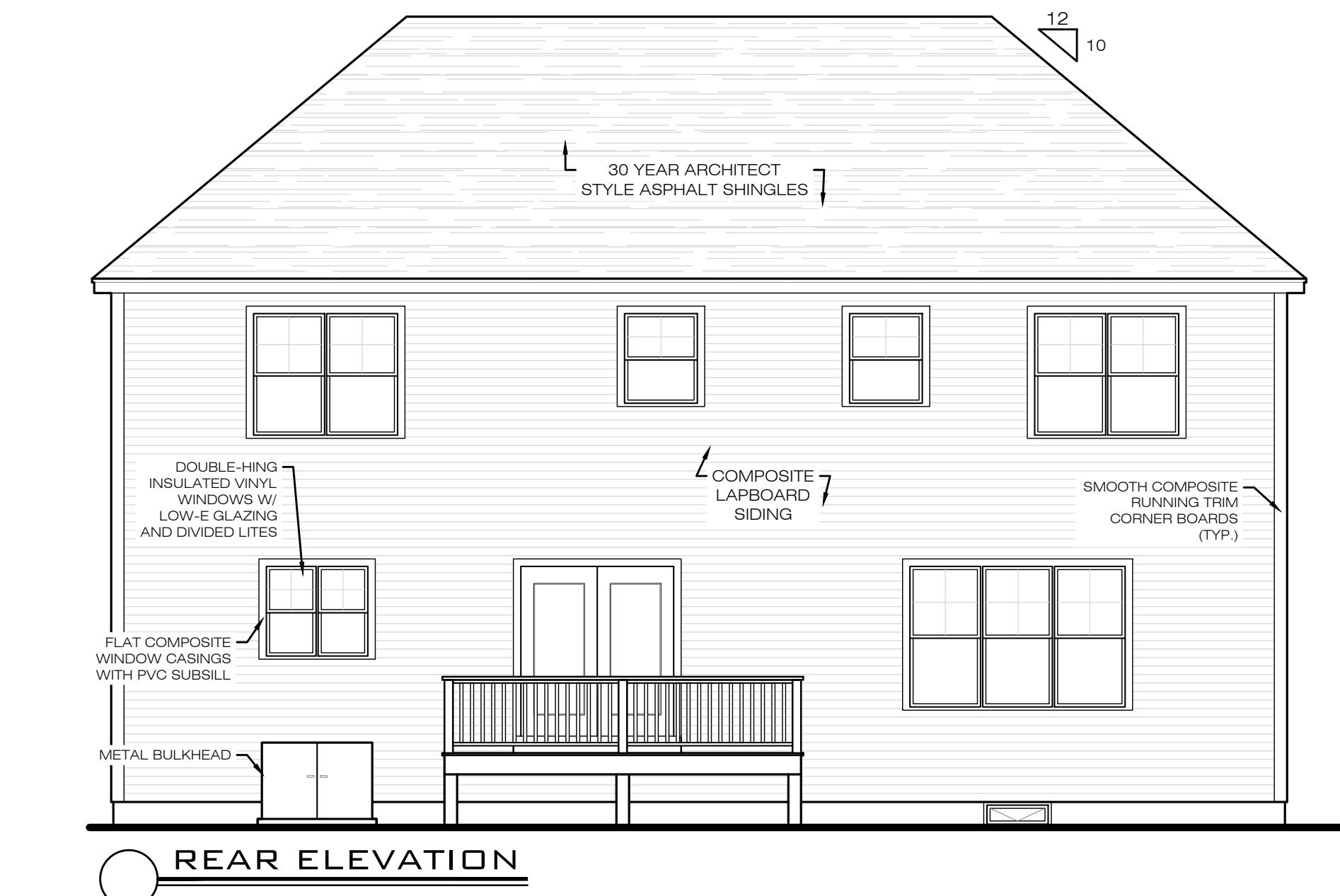
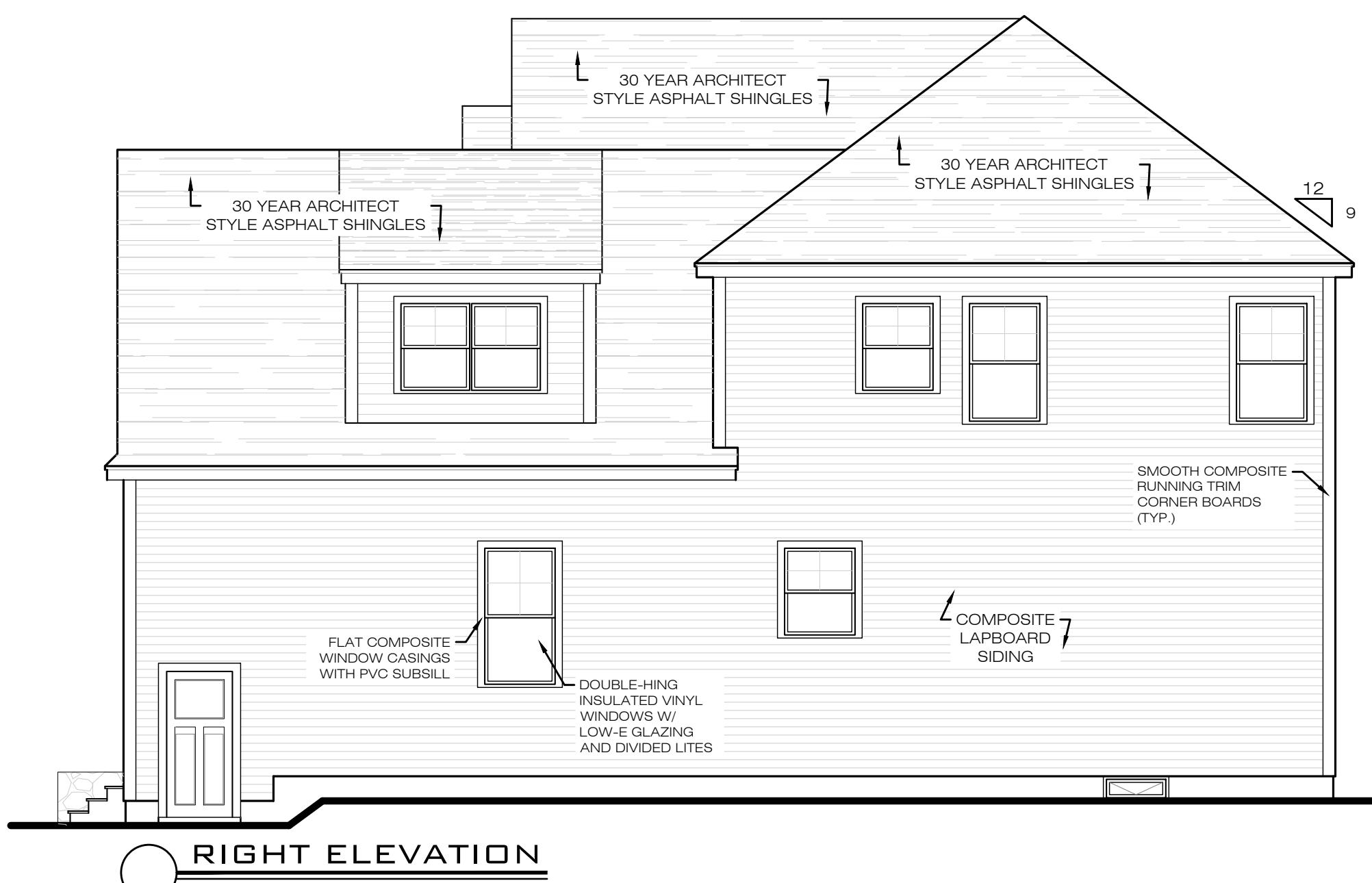
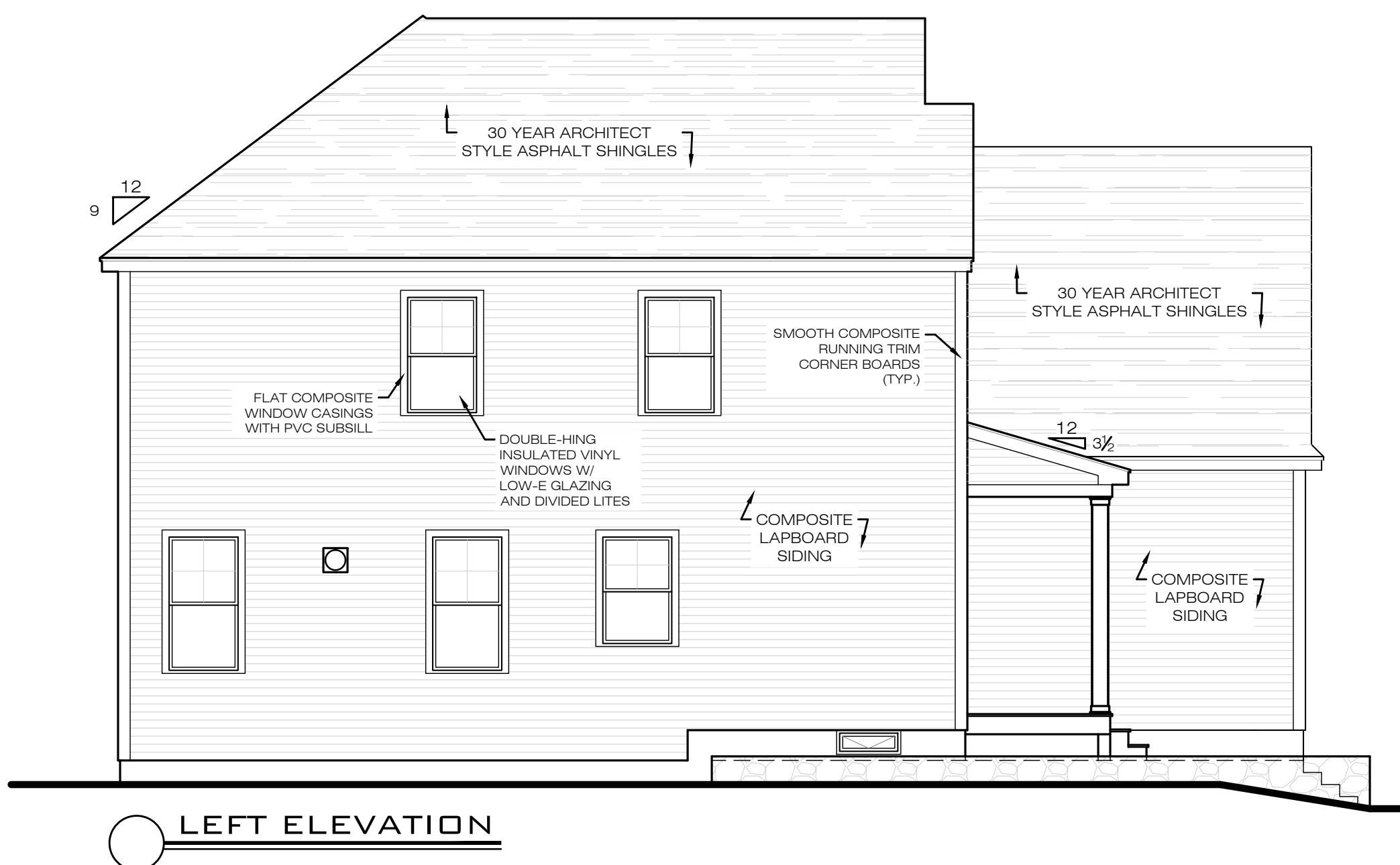
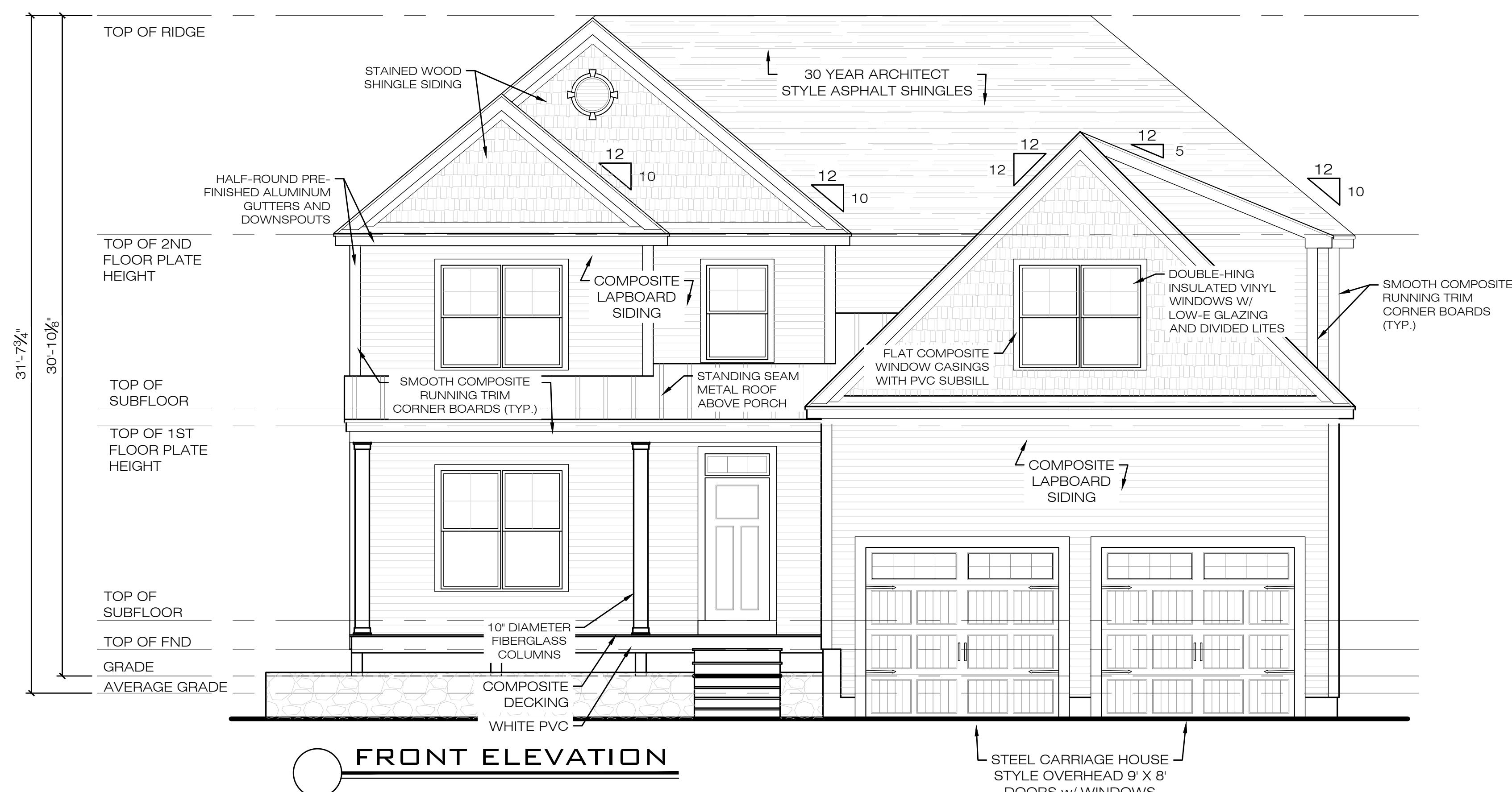
LDS CONSULTING GROUP

The logo for CME Architects, Inc. features the letters 'CME' in a bold, sans-serif font. The 'C' is black, the 'M' is white, and the 'E' is a light gray. Below the letters, the words 'ARCHITECTS, INC.' are written in a bold, black, sans-serif font.

cale: 1/4" = 1'-0"
ate: 12-20-2023
rawn By: C.GREEN
checked By: E.FULLAM
ob Number: 21274

rawing:

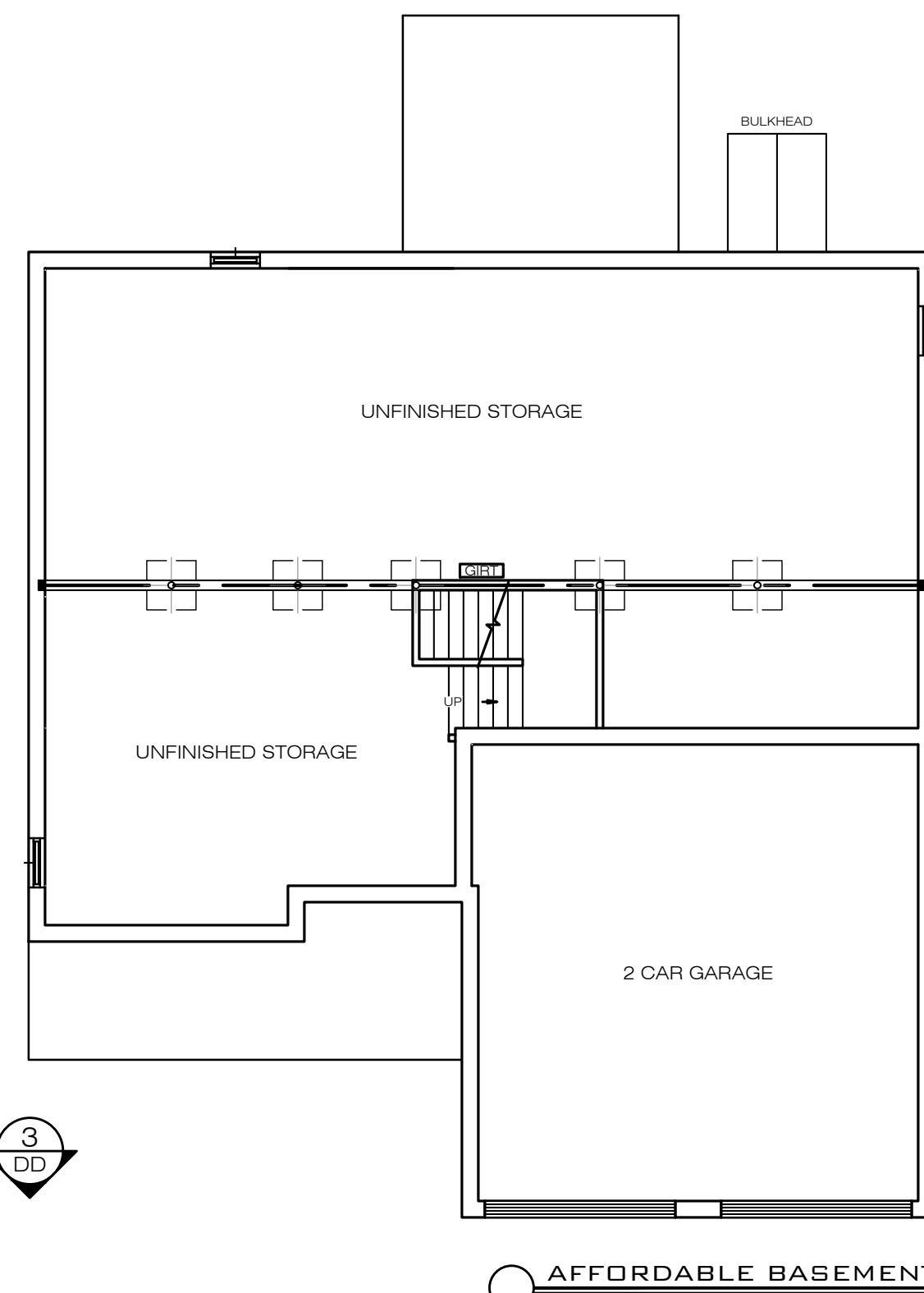
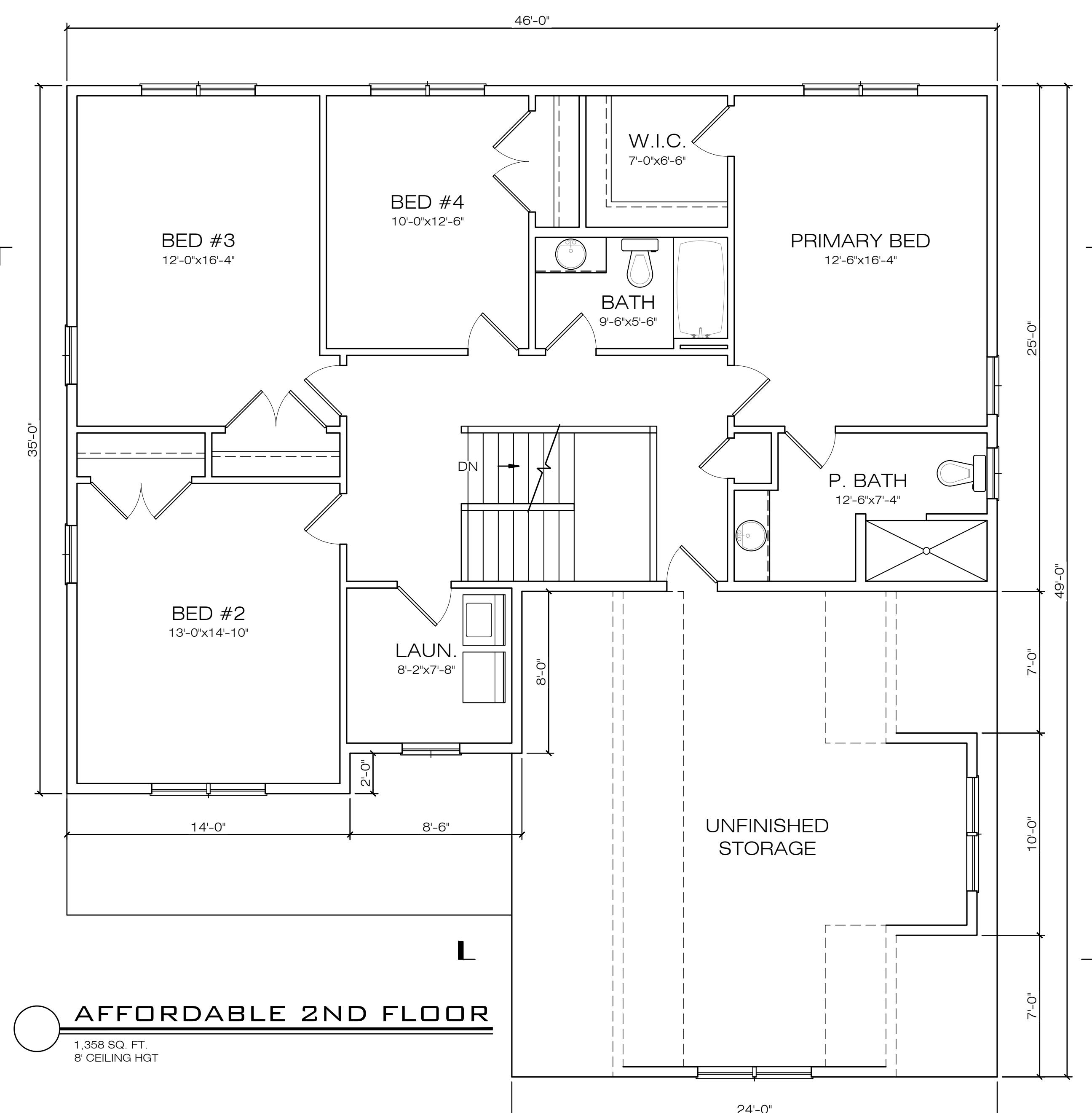
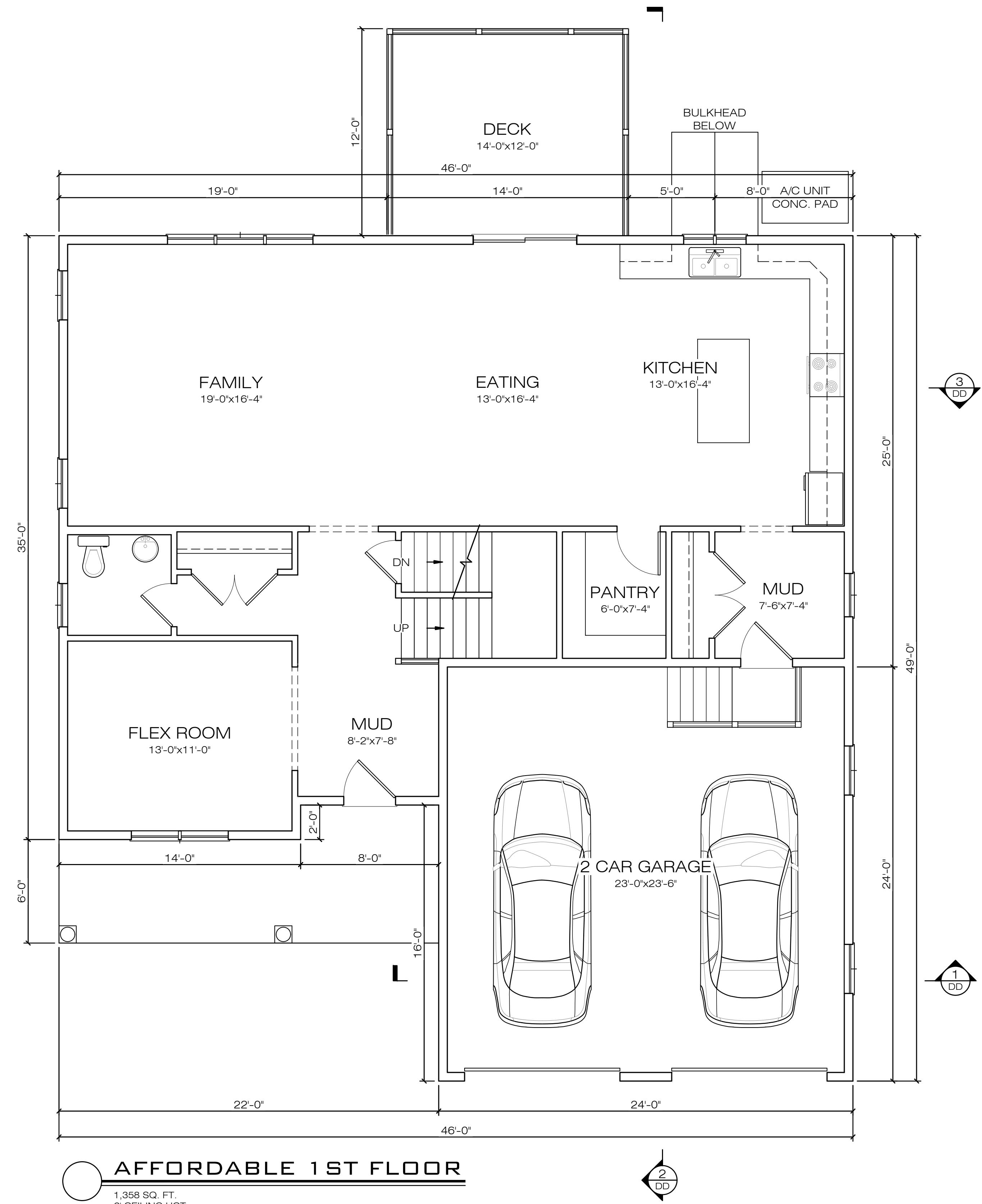
DD3



**AFFORABLE FRONT ENTRY
LOT 2A
DOVER, MA
LDS CONSULTING GROUP**

CME
ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

Scale: 1/4" = 1'-0"
Date: 12-20-2023
Drawn By: C.GREEN
Checked By: E.FULLAM
Job Number: 21274
Drawing: DD4



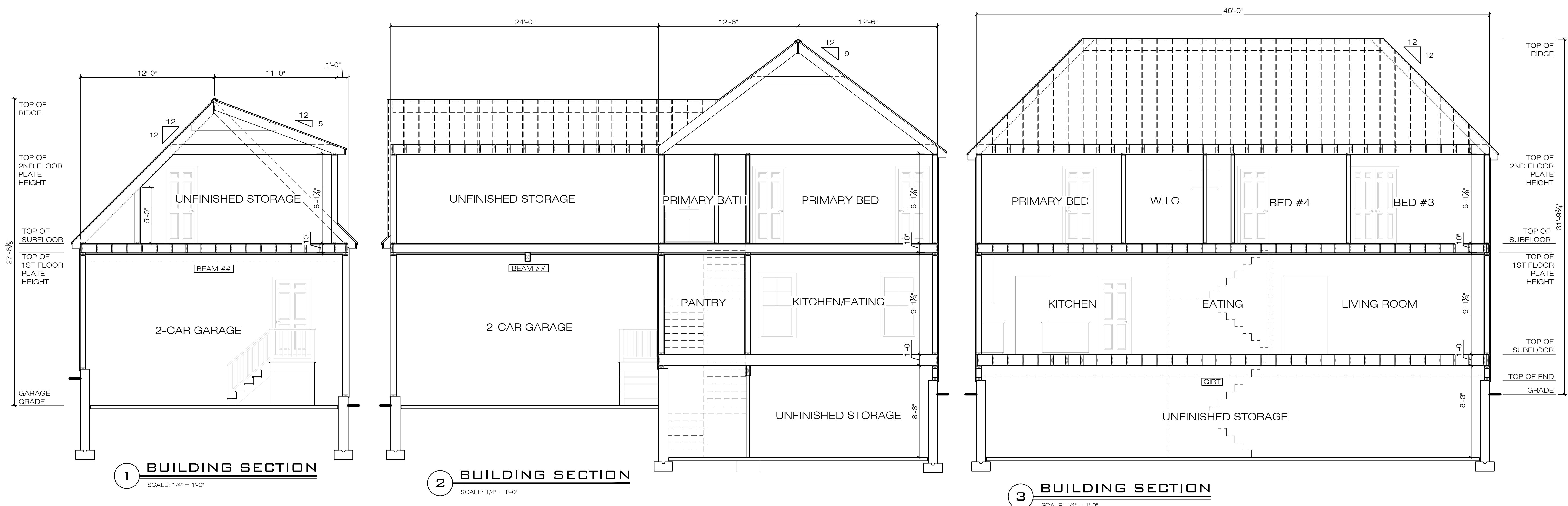
AFFORABLE FRONT ENTRY LOT 2A DOVER, MA

The logo for CME Architects, Inc. features the letters 'CME' in a large, bold, sans-serif font. The 'C' is black, the 'M' is white, and the 'E' is a medium gray. Below the letters, the words 'ARCHITECTS, INC.' are written in a smaller, bold, black sans-serif font.

Scale: 1/4" = 1'-0"
Date: 12-20-2023
Drawn By: C.GREEN
Checked By: E.FULLAM
Job Number: 21274

Drawing:

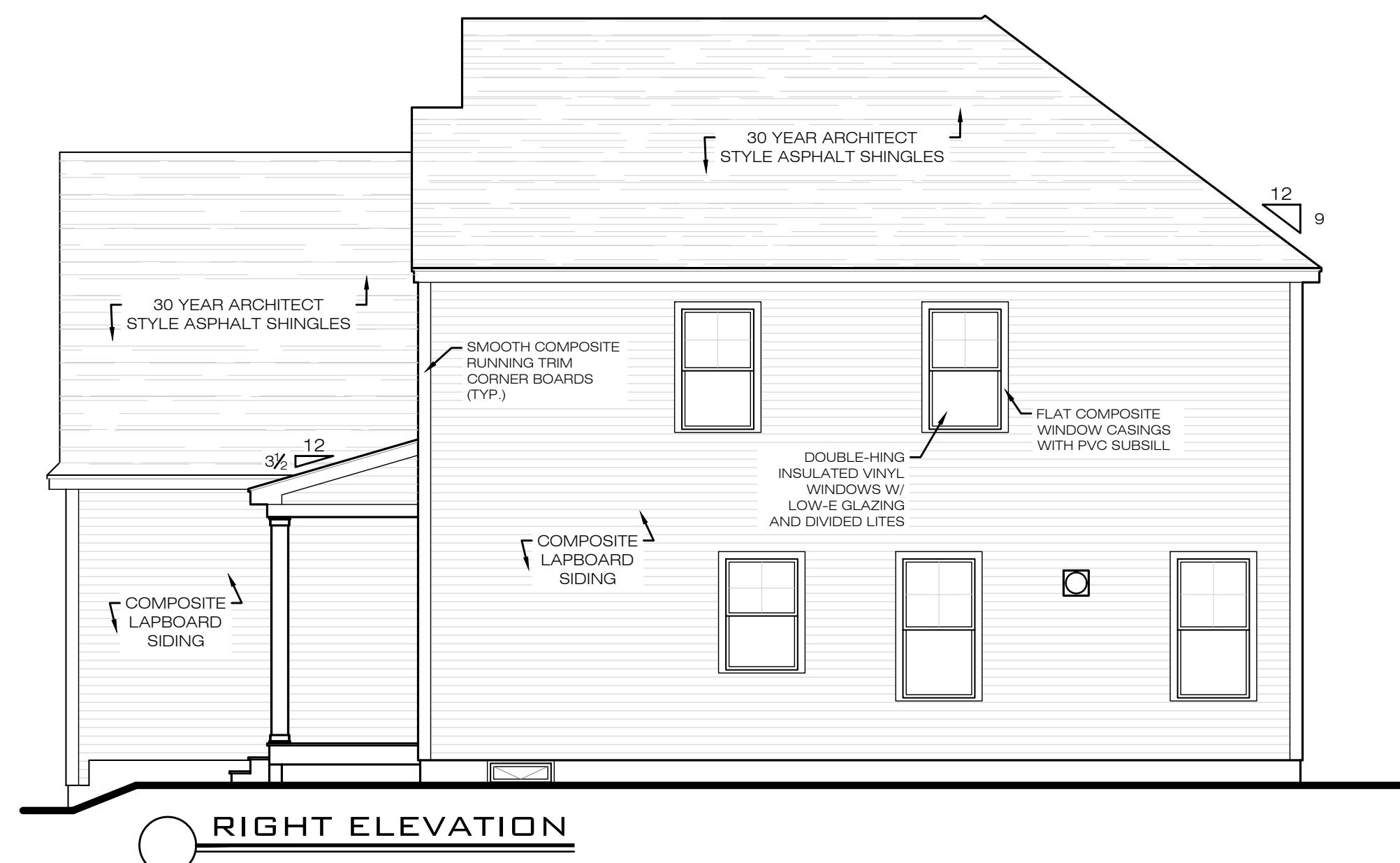
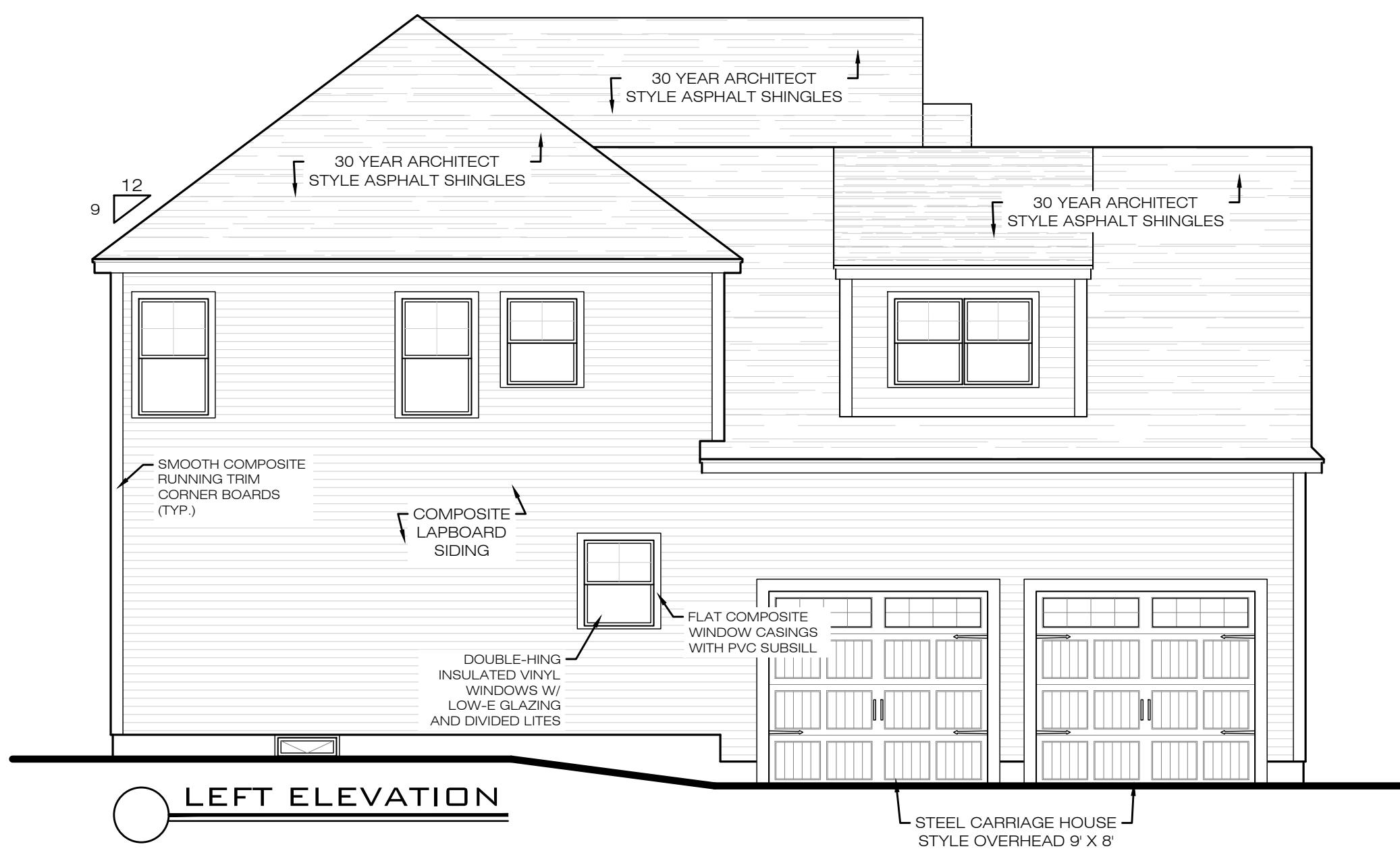
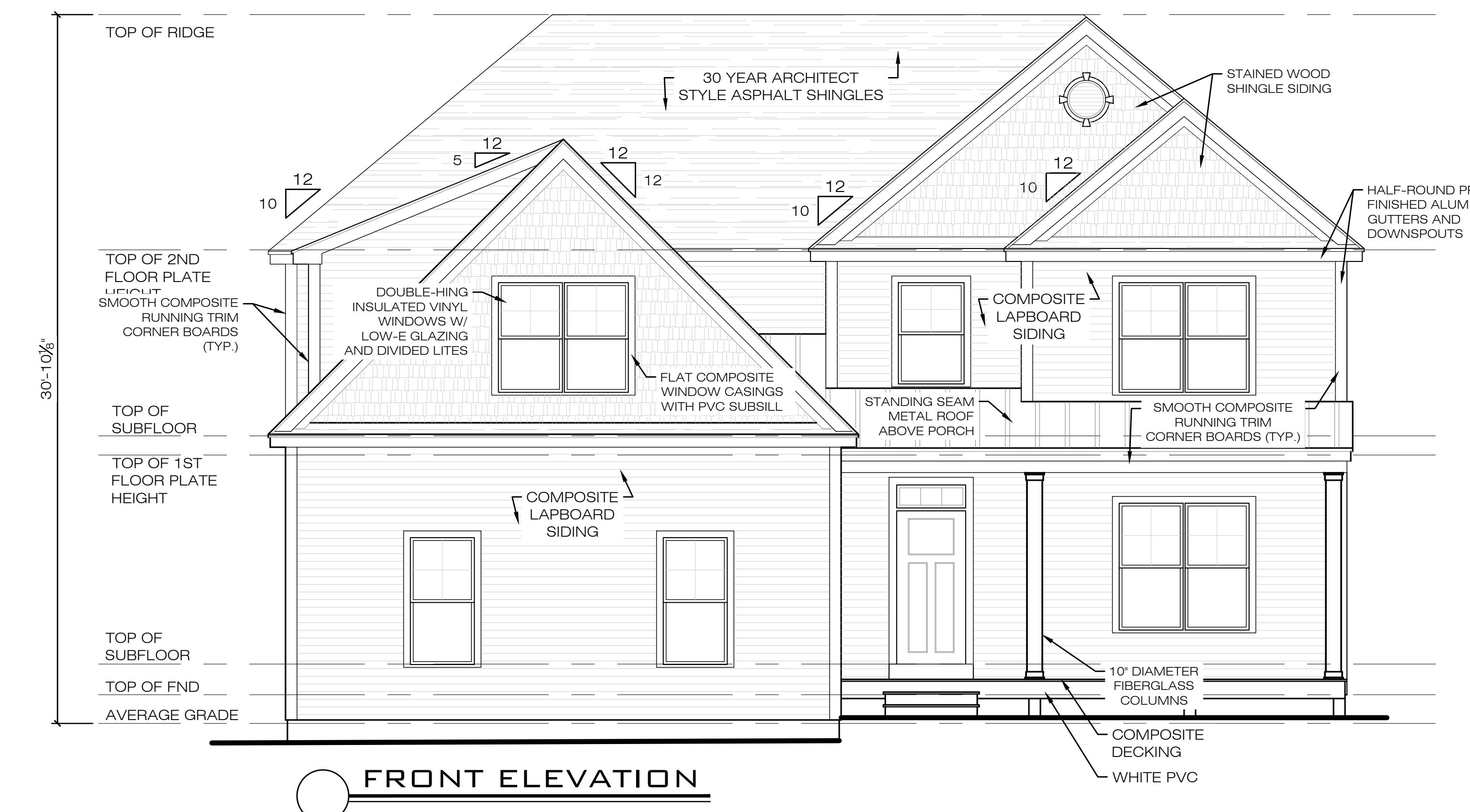
DD5



**AFFORABLE FRONT ENTRY
LOT 2A
DOVER, MA
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Scale: 1/4" = 1'-0"
Date: 12-20-2023
Drawn By: C.GREEN
Checked By: E.FULLAM
Job Number: 21274
Drawing: DD6

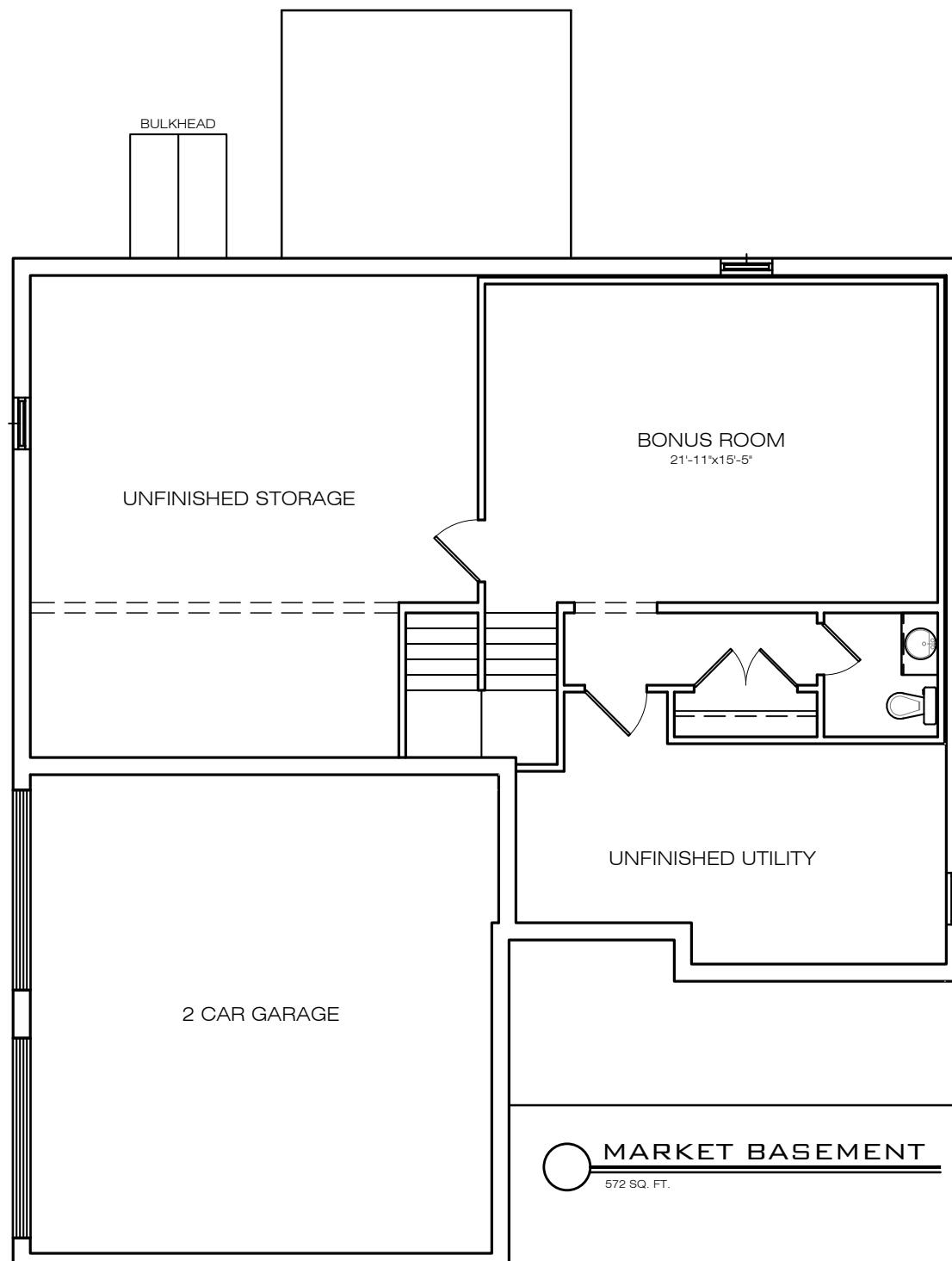
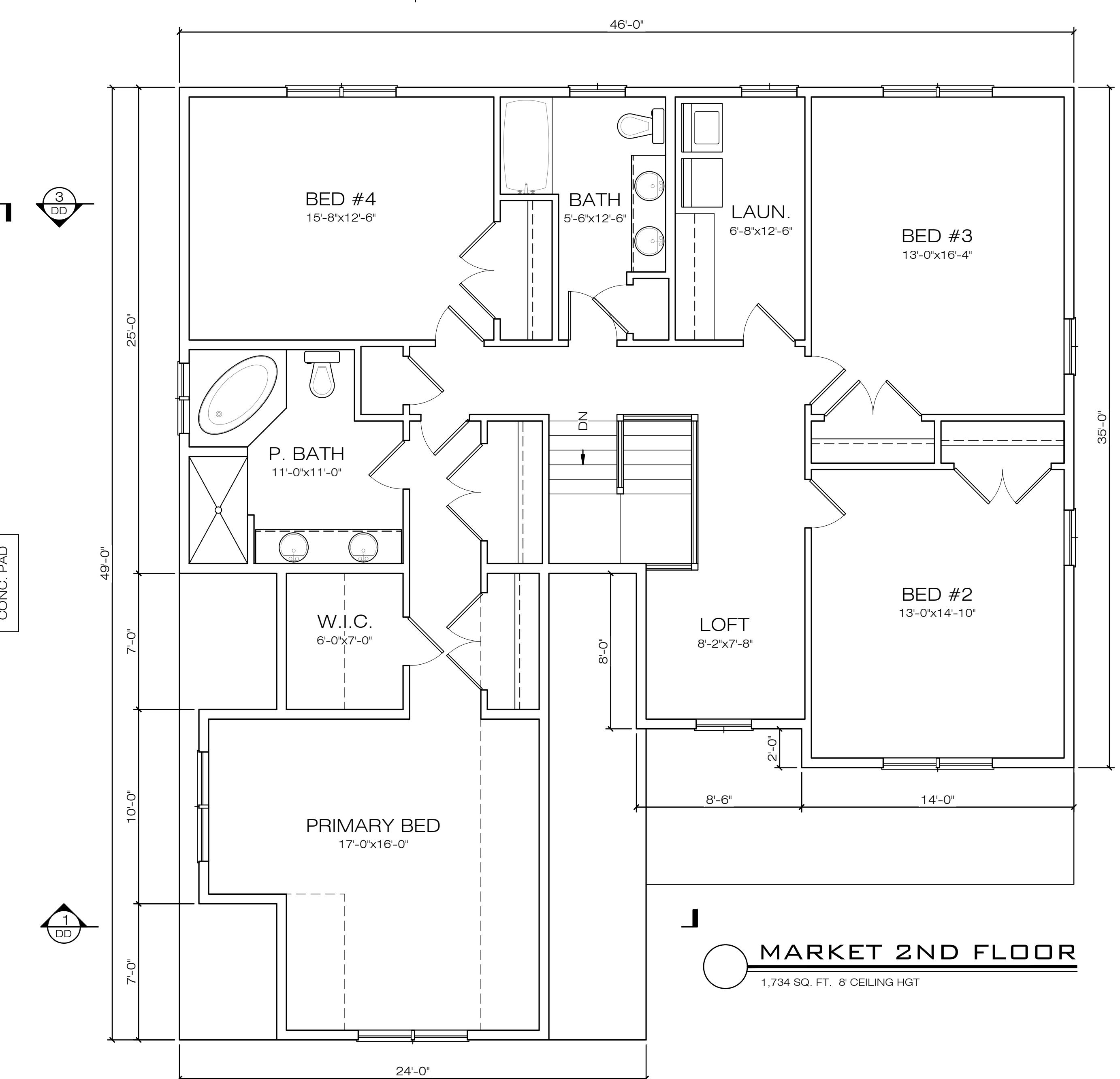
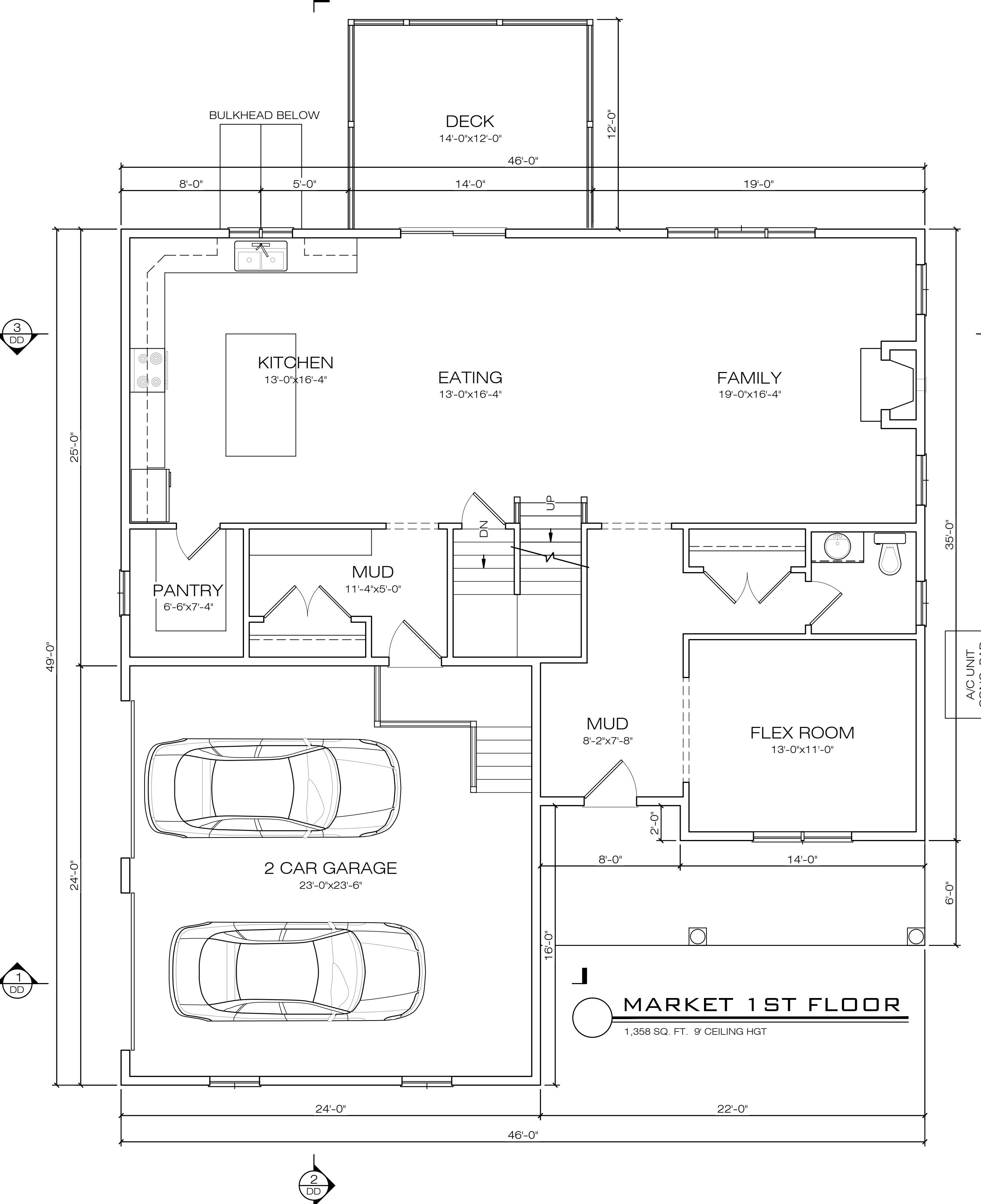


MARKET SIDE ENTRY LOT 4

DOVER, MA
LDS CONSULTING GROUP

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PLAINVILLE, MA 02762 508-809-3509

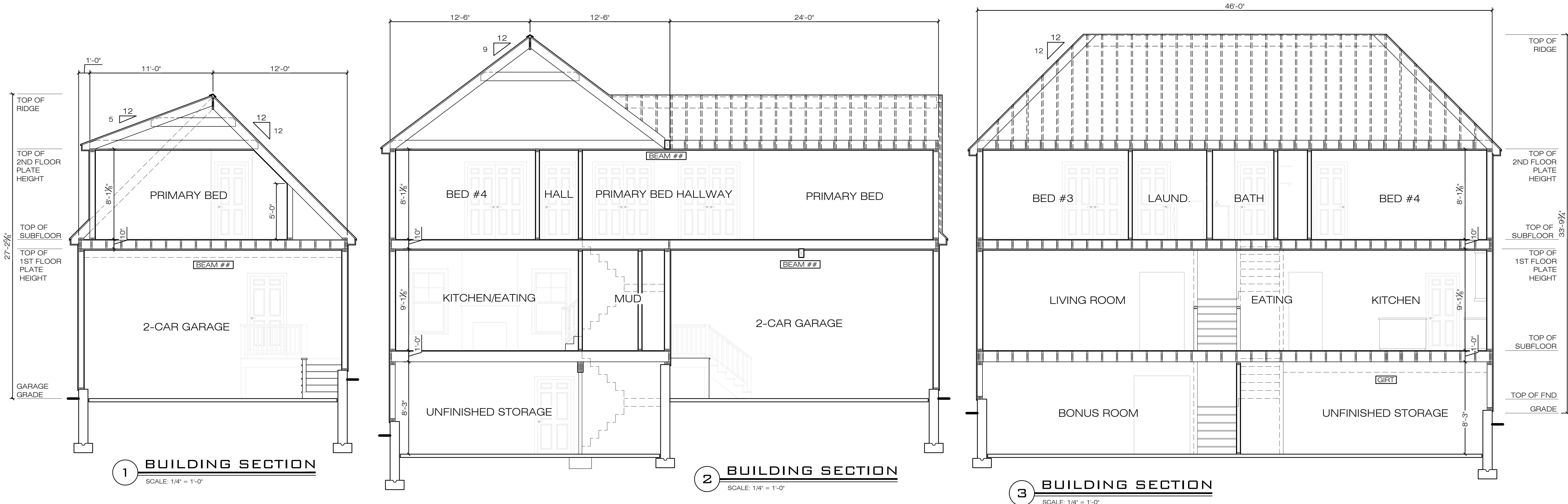
Scale: 1/4" = 1'-0"
Date: 12-20-2023
Drawn By: C.GREEN
Checked By: E.FULLAM
Job Number: 21274
Drawing: DD7



MARKET SIDE ENTRY
LOT 4
DOVER, MA
LDS CONSULTING GROUP

CME
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6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

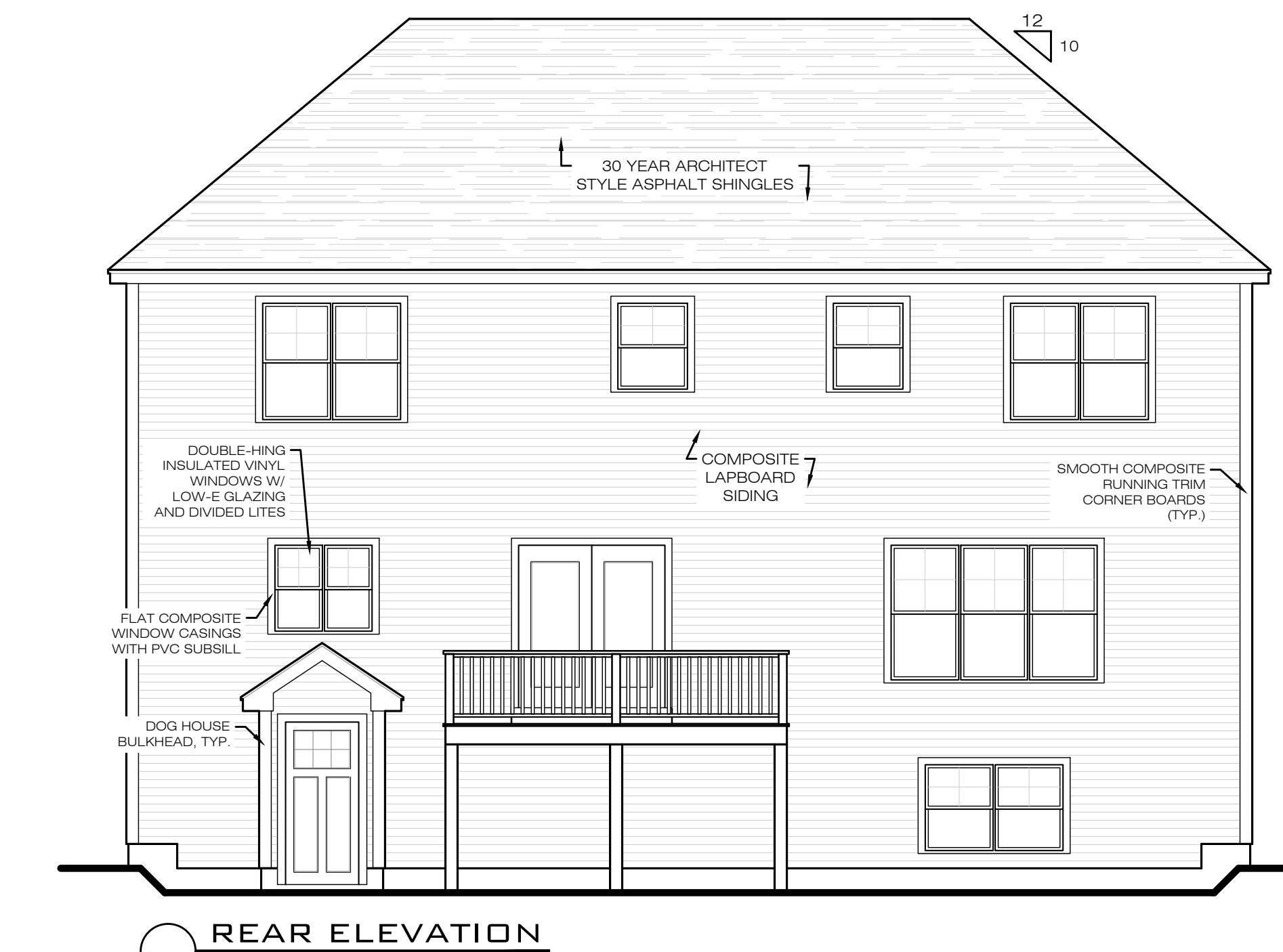
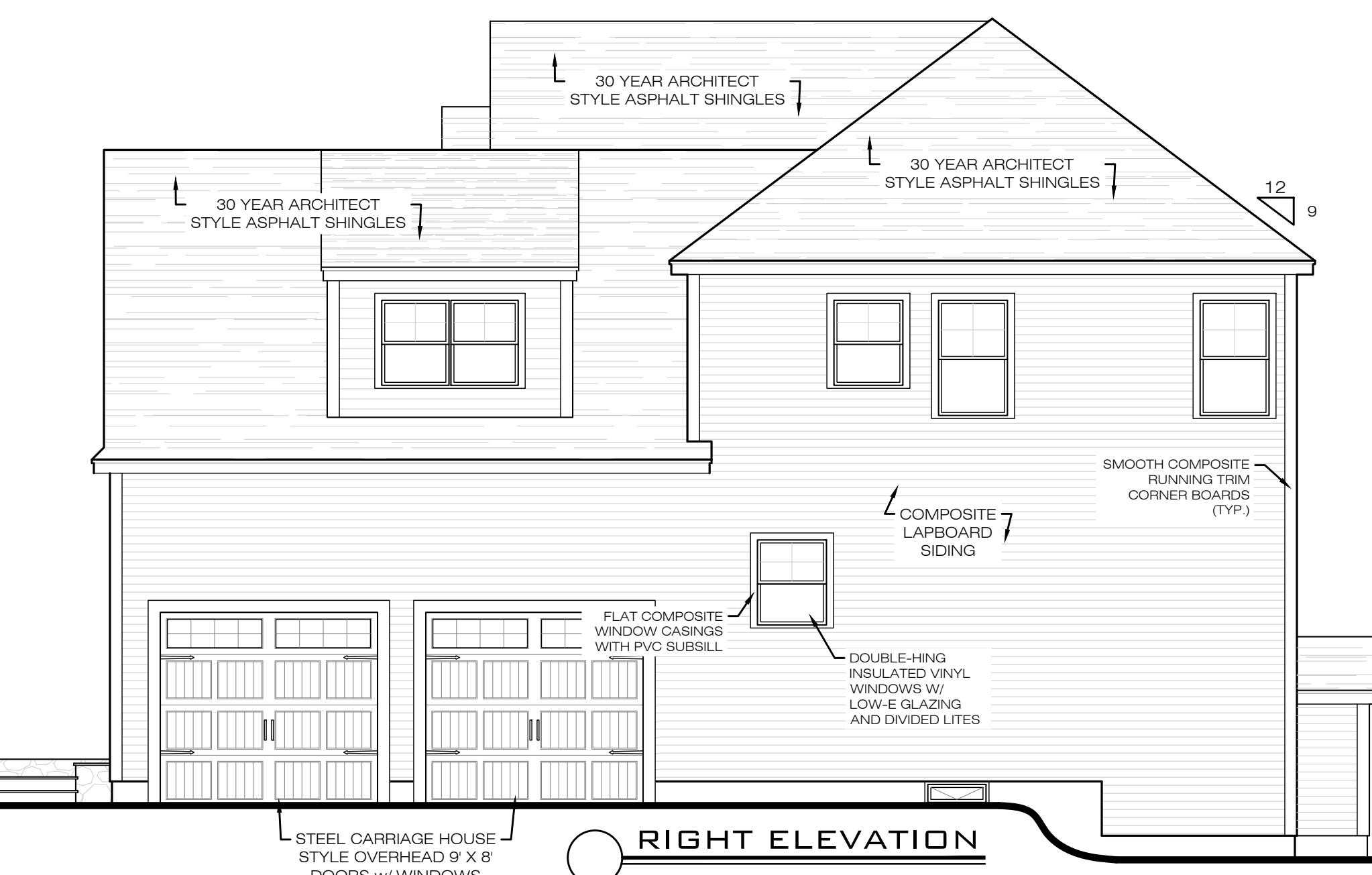
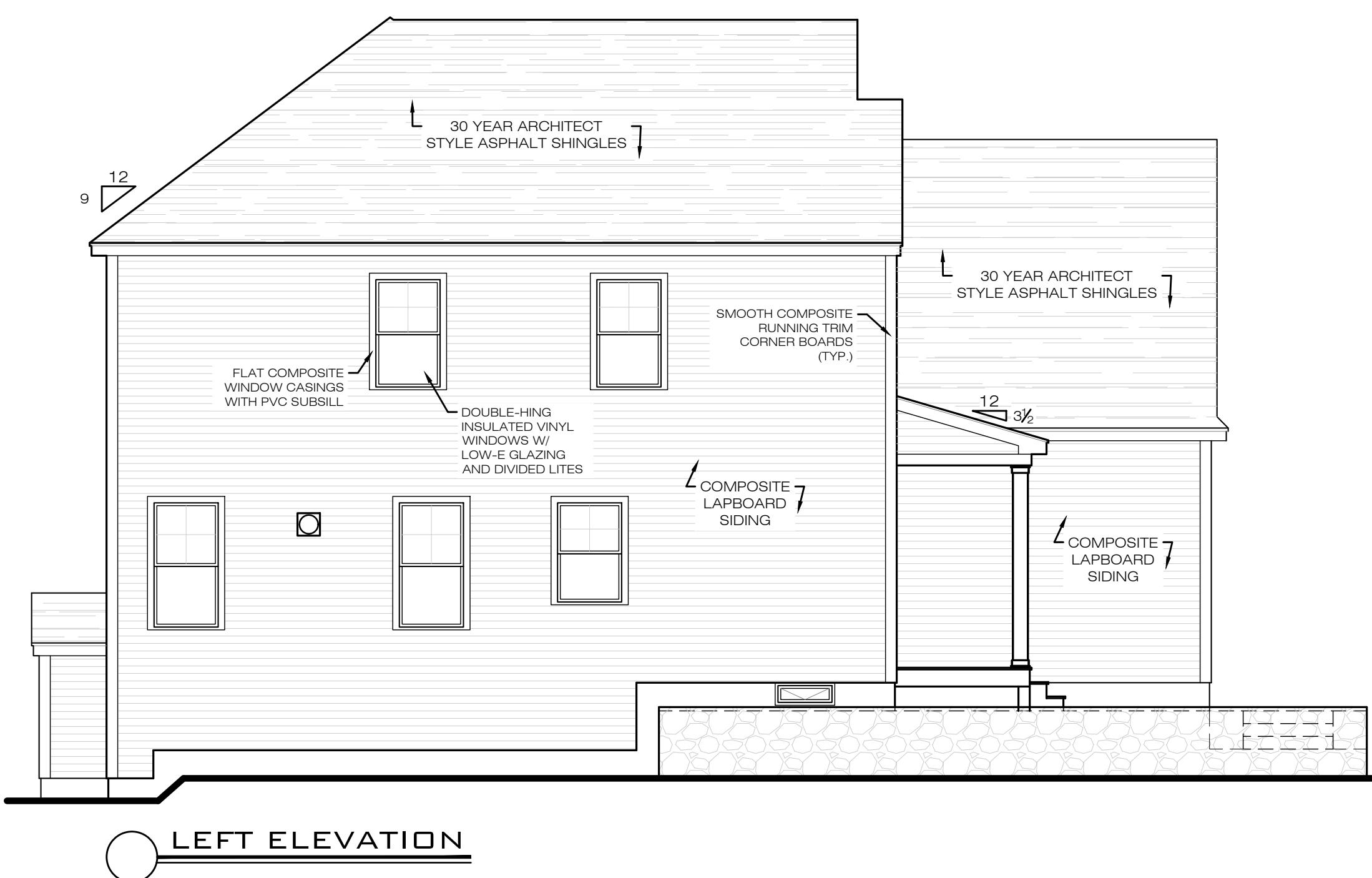
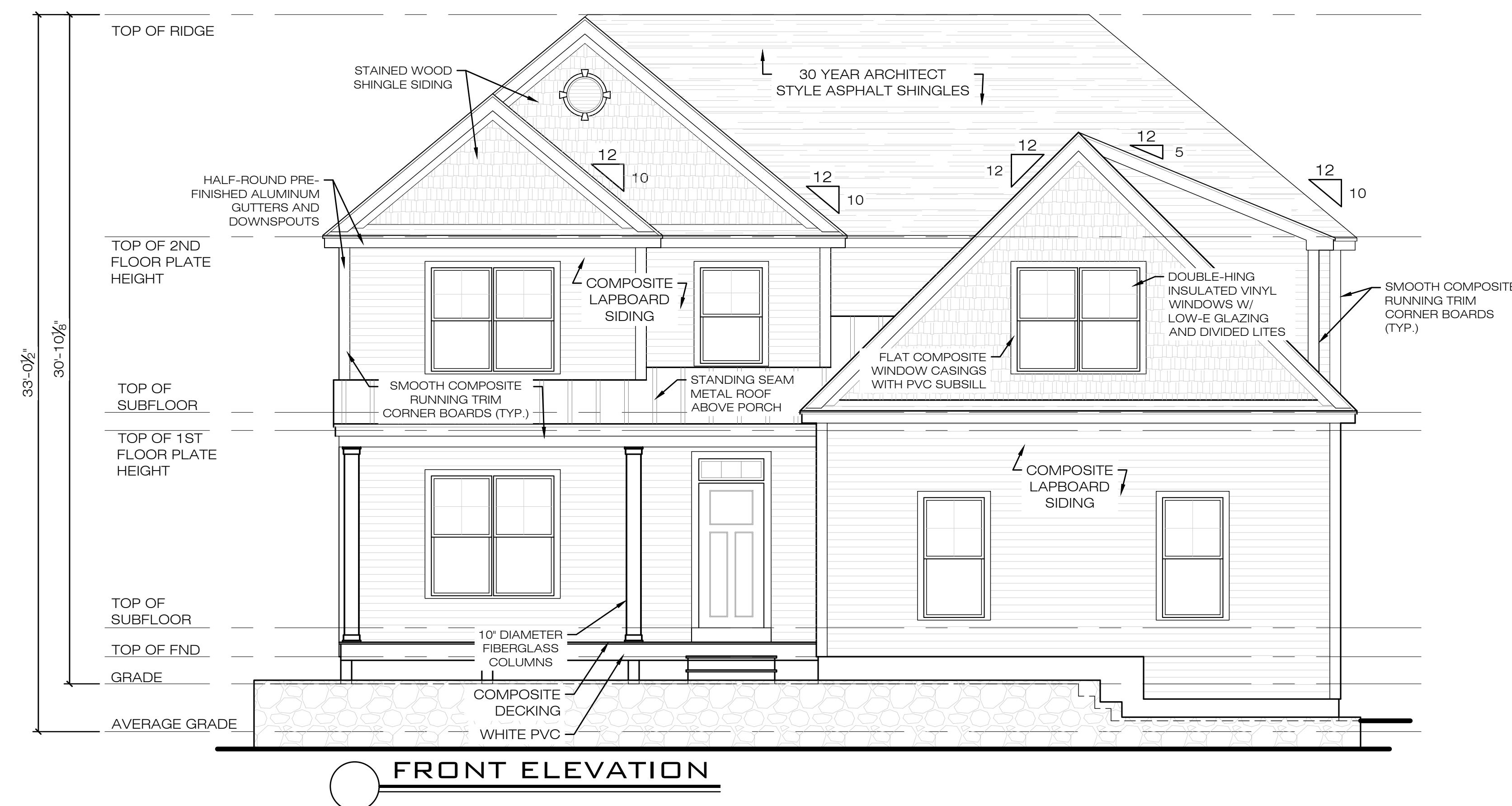
Scale: 1/4" = 1'-0"
Date: 12-20-2023
Drawn By: C.GREEN
Checked By: E.FULLAM
Job Number: 21274
Drawing: DD8



**MARKET SIDE ENTRY
LOT 4
DOVER, MA
LDS CONSULTING GROUP**

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ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

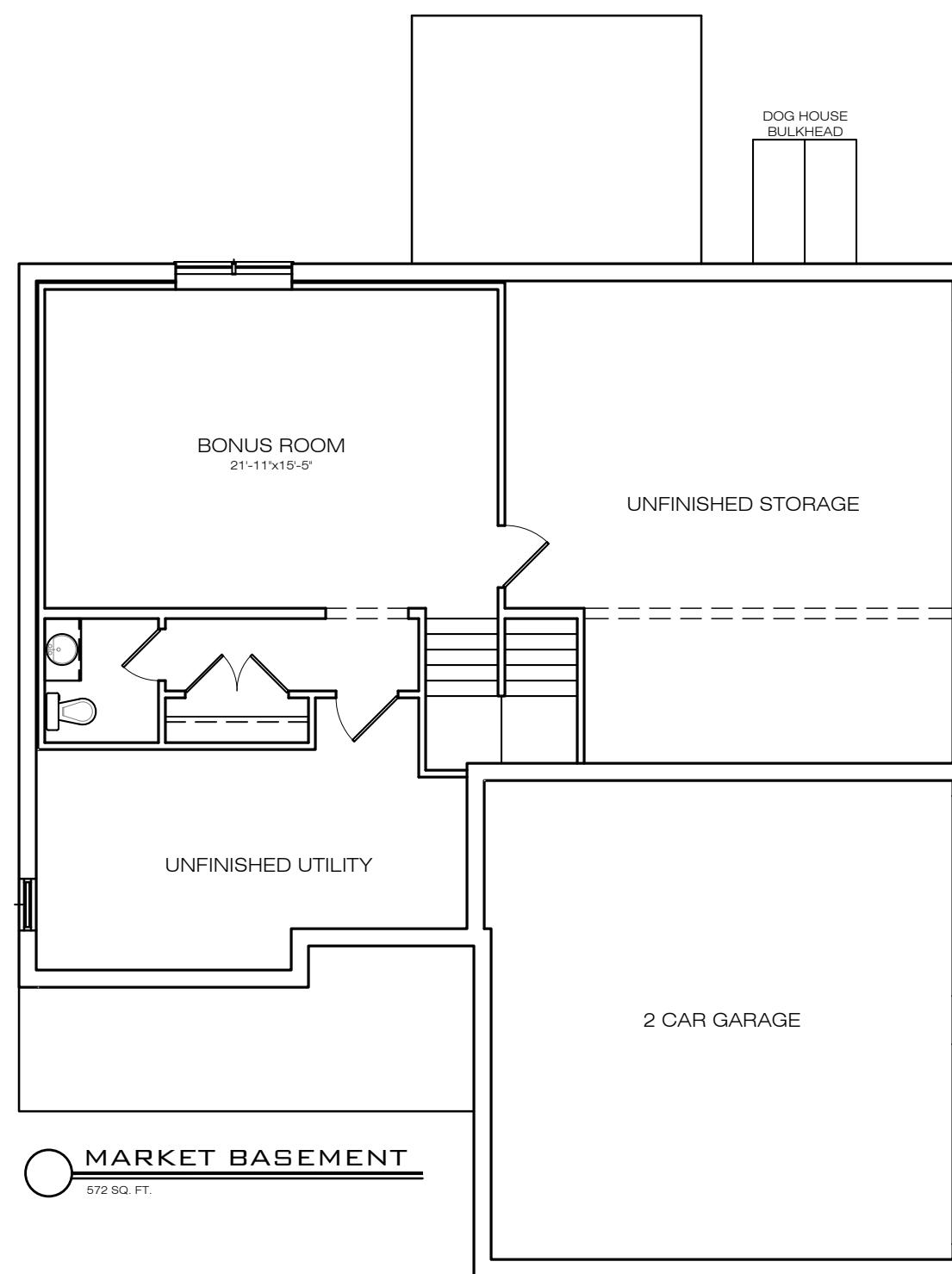
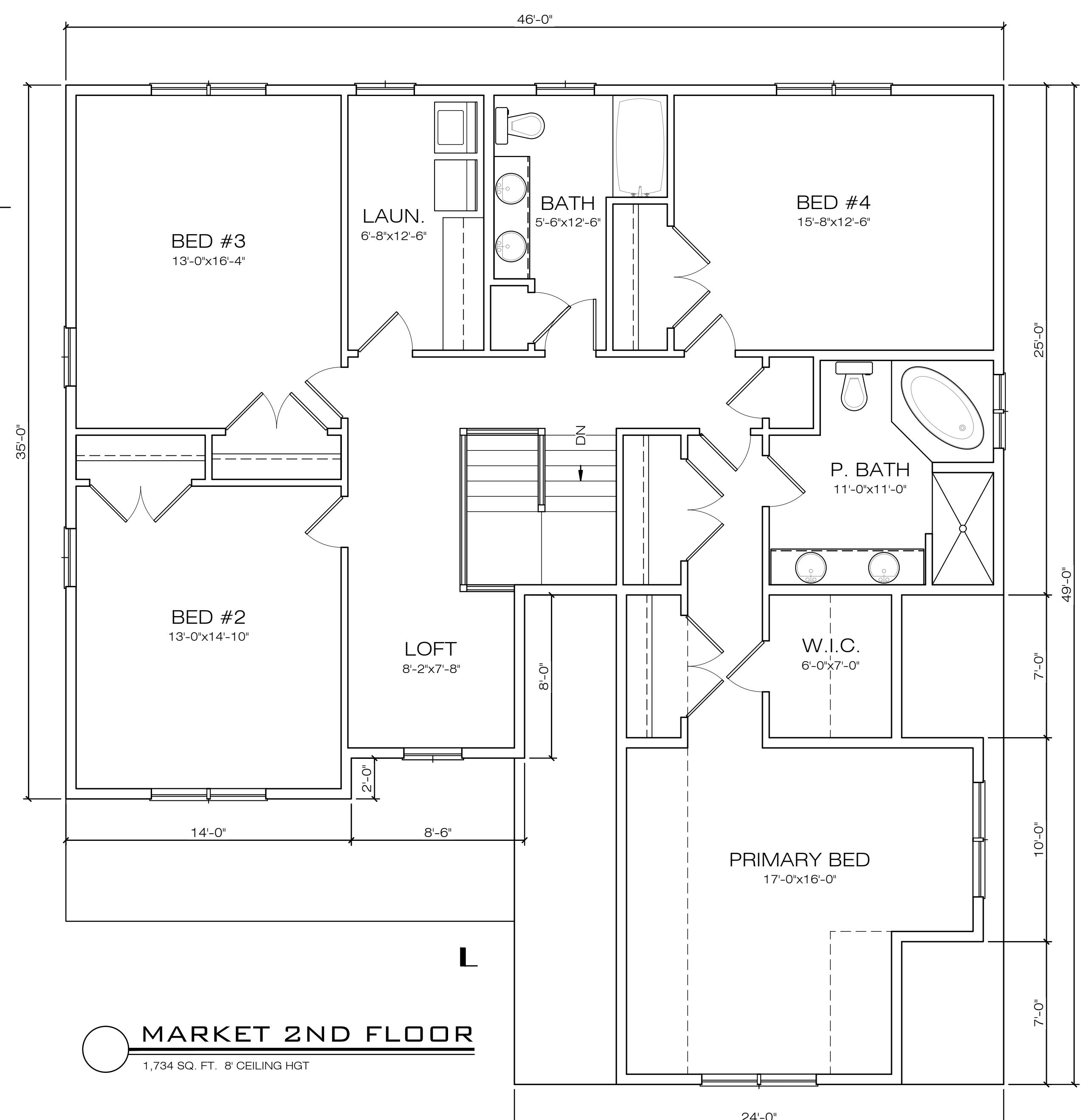
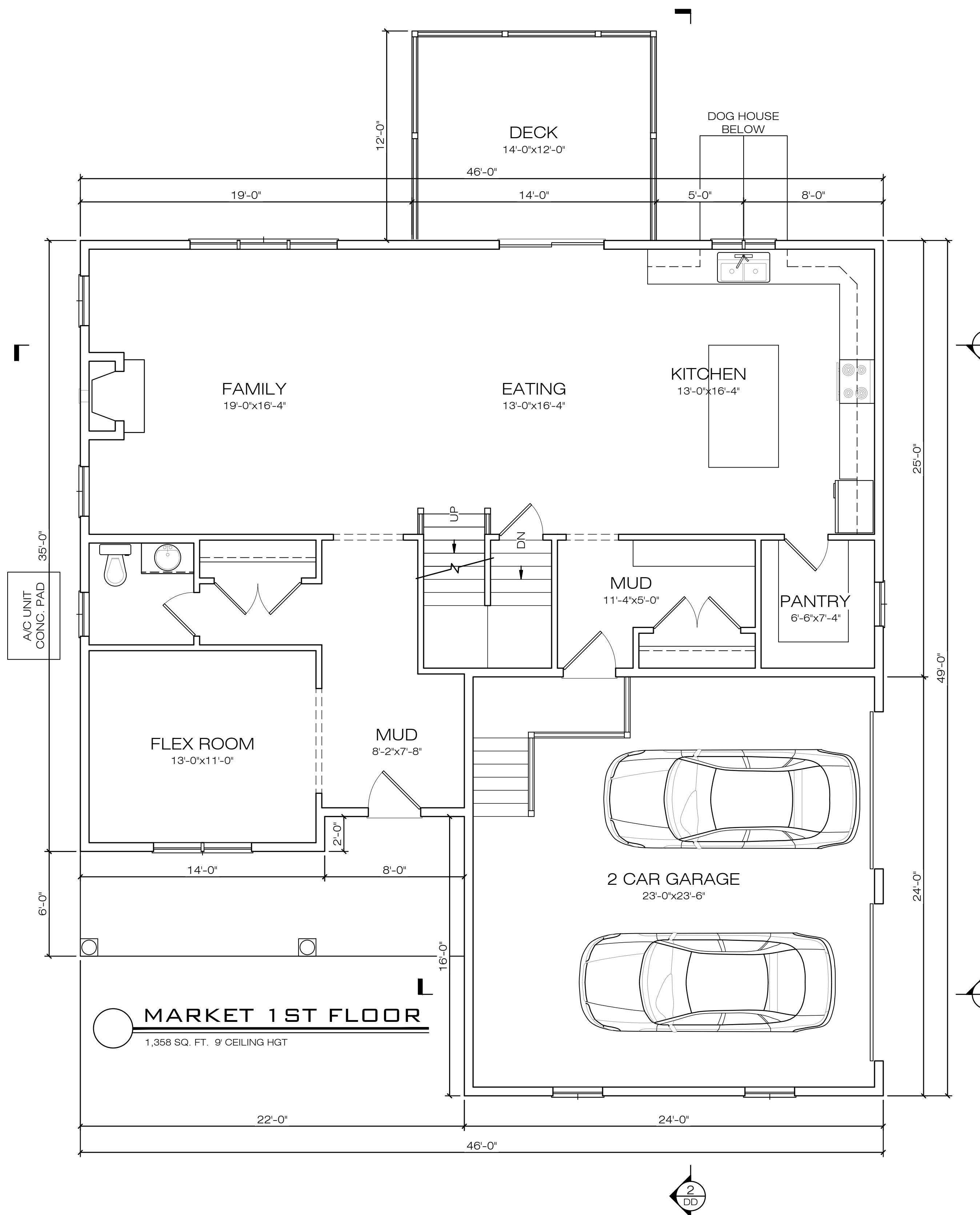
Scale: 1/4" = 1'-0"
Date: 12-20-2023
Drawn By: C.GREEN
Checked By: E.FULLAM
Job Number: 21274
Drawing: DD9



MARKET SIDE ENTRY
LOT 45
DOVER, MA
LDS CONSULTING GROUP

Scale: 1/4" = 1'-0"
 Date: 11-20-2023
 Drawn By: C.GREEN
 Checked By: E.FULLAM
 Job Number: 21274
 Drawing: D10

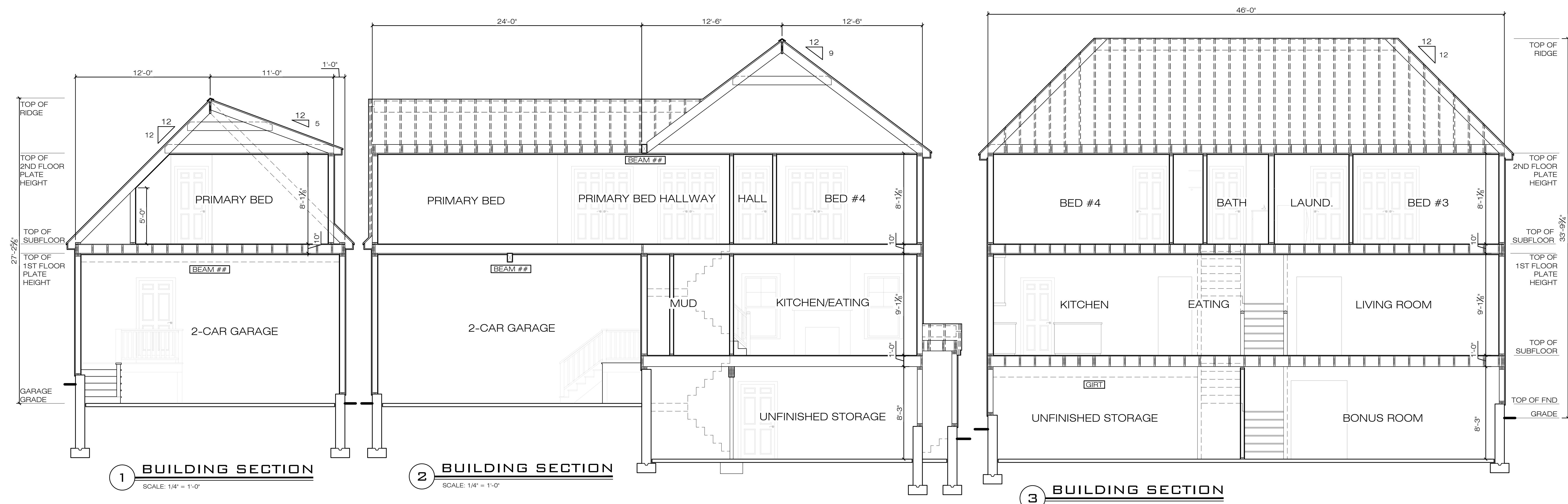
CME
ARCHITECTS, INC.
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**MARKET SIDE ENTRY
LOT 45**
DOVER, MA
LDS CONSULTING GROUP

CME
ARCHITECTS, INC.
6 WILKINS DRIVE: SUITE 210
PLAINVILLE, MA 02762 508-809-3509

Scale: 1/4" = 1'-0"
Date: 11-20-2023
Drawn By: C.GREEN
Checked By: E.FULLAM
Job Number: 21274
Drawing: D11



MARKET SIDE ENTRY

LOT 45

DOVER, MA

LDS CONSULTING GROUP

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Scale:	1/4" = 1'-0"
Date:	11-20-2023
Drawn By:	C.GREEN
Checked By:	E.FULLAM
Job Number:	21274
Drawing:	
D12	

Existing Conditions - Neighbors



Existing Conditions - Neighbors

