

# 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

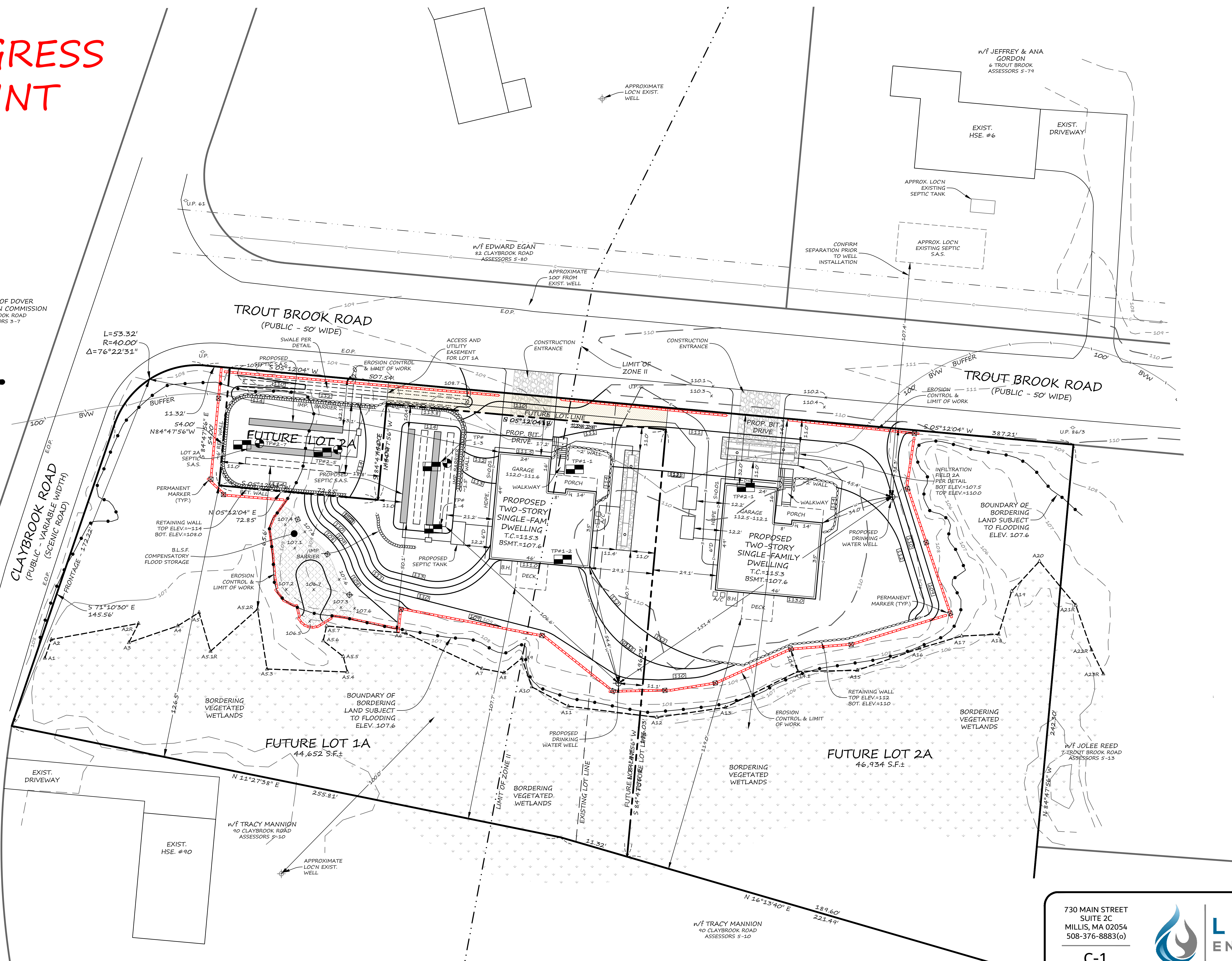


## **Site Plans 5m.**

- 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**





PLAN SCALE: 1" = 20'

[illegible]

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)

C-1



**LEGACY**  
ENGINEERING



# PROGRESS PRINT

OWNER & APPLICANT  
ROBERT W. RECCHIA  
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

[illegible]

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

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



**LEGACY**  
ENGINEERING

C-3

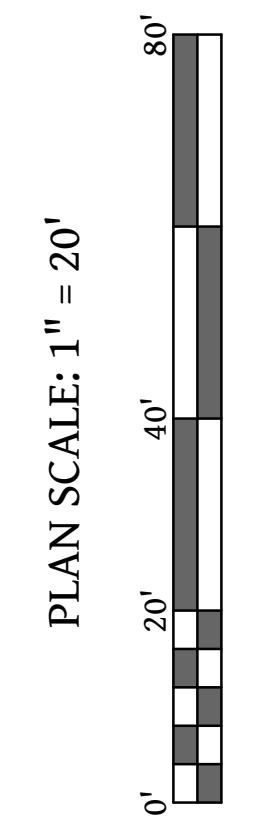


OWNER & APPLICANT  
ROBERT W. RECCHIA  
16 PUTNAM LANE  
GRAFTON, MA 01519

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

[illegible]

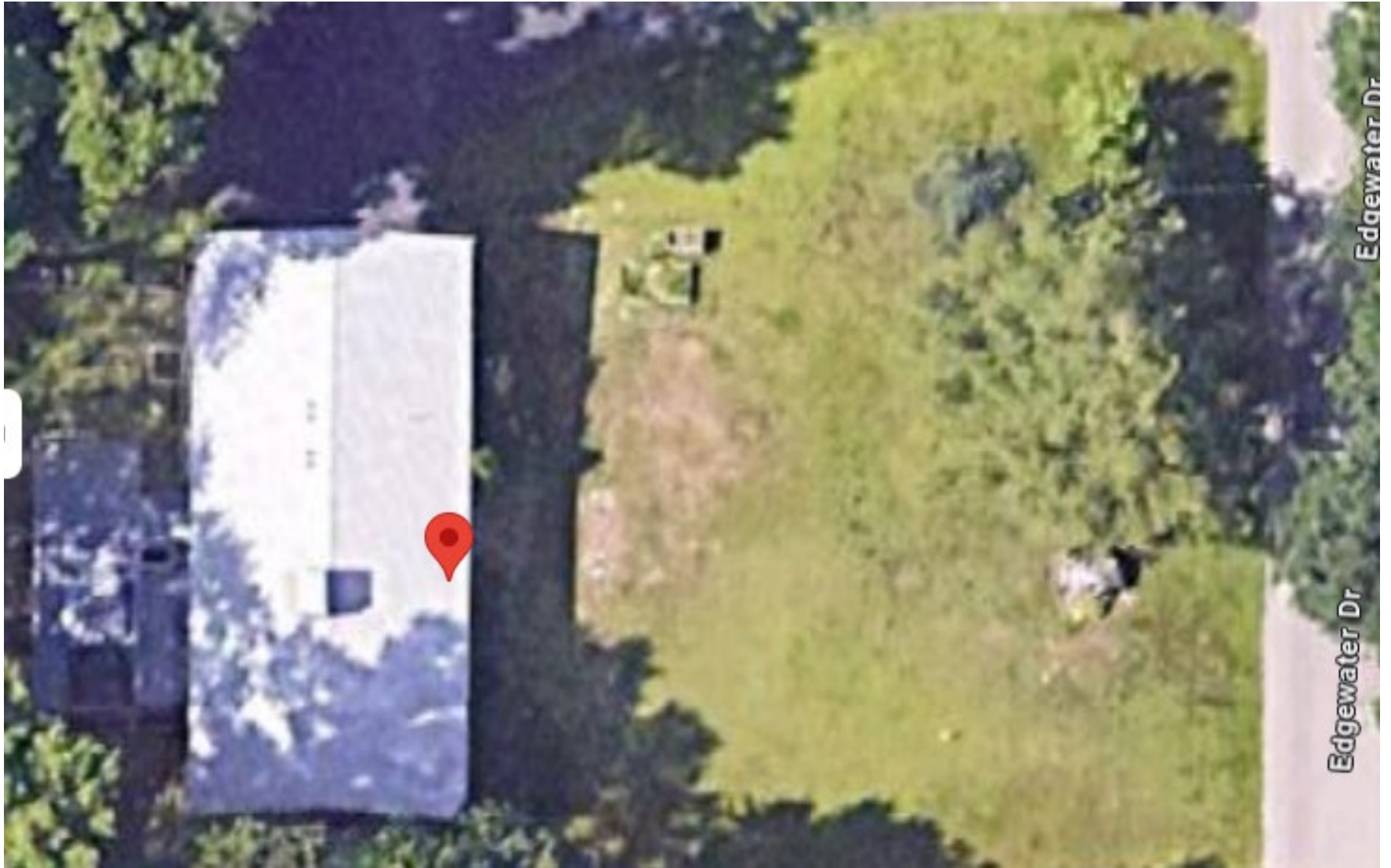
DOVER HOMES  
LOT 45  
PRELIMINARY OVERVIEW  
PLAN OF LAND IN  
DOVER, MA







11 Edgewater



21 Edgewater



# Response to Architectural Review



## Architectural Plans

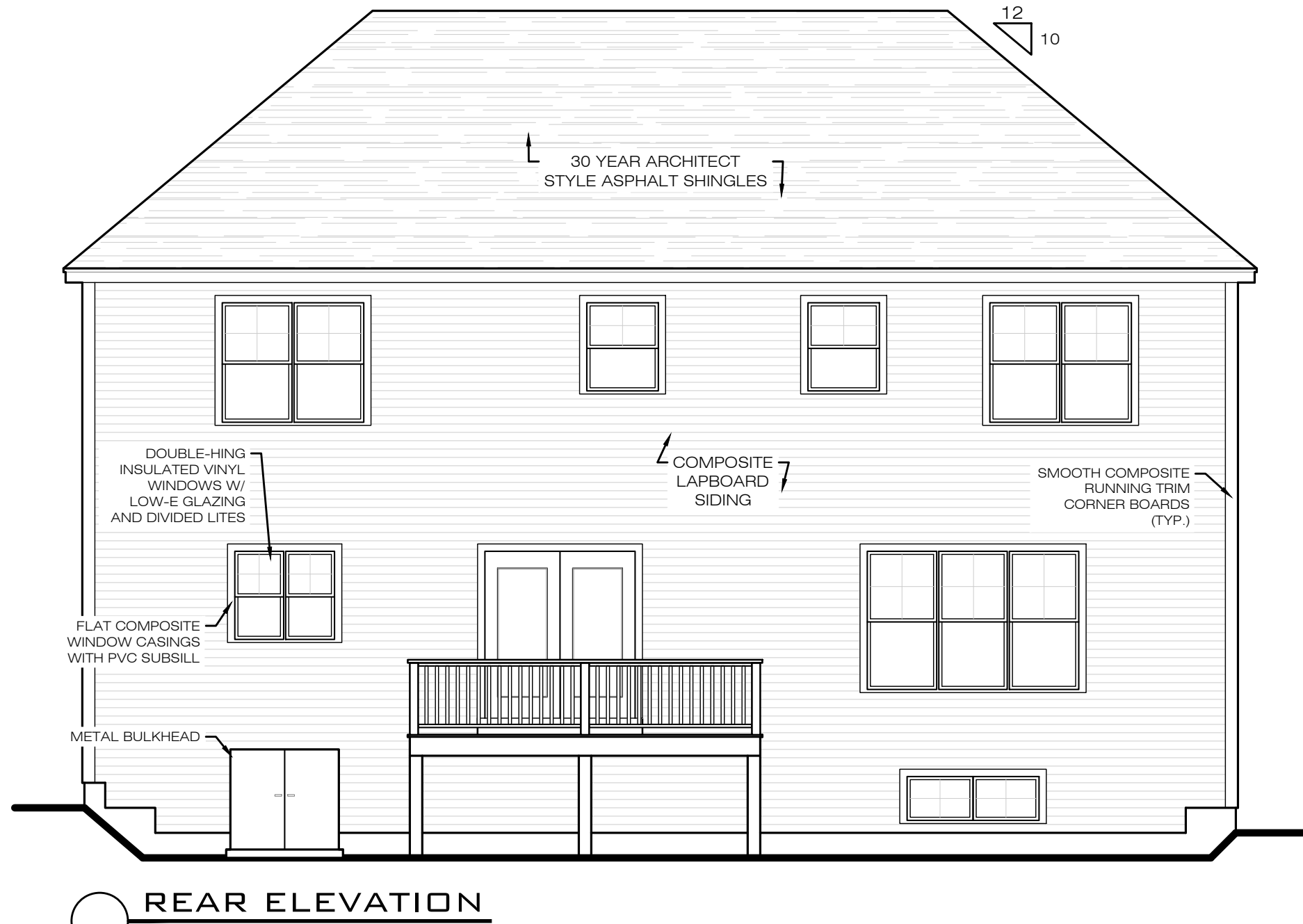
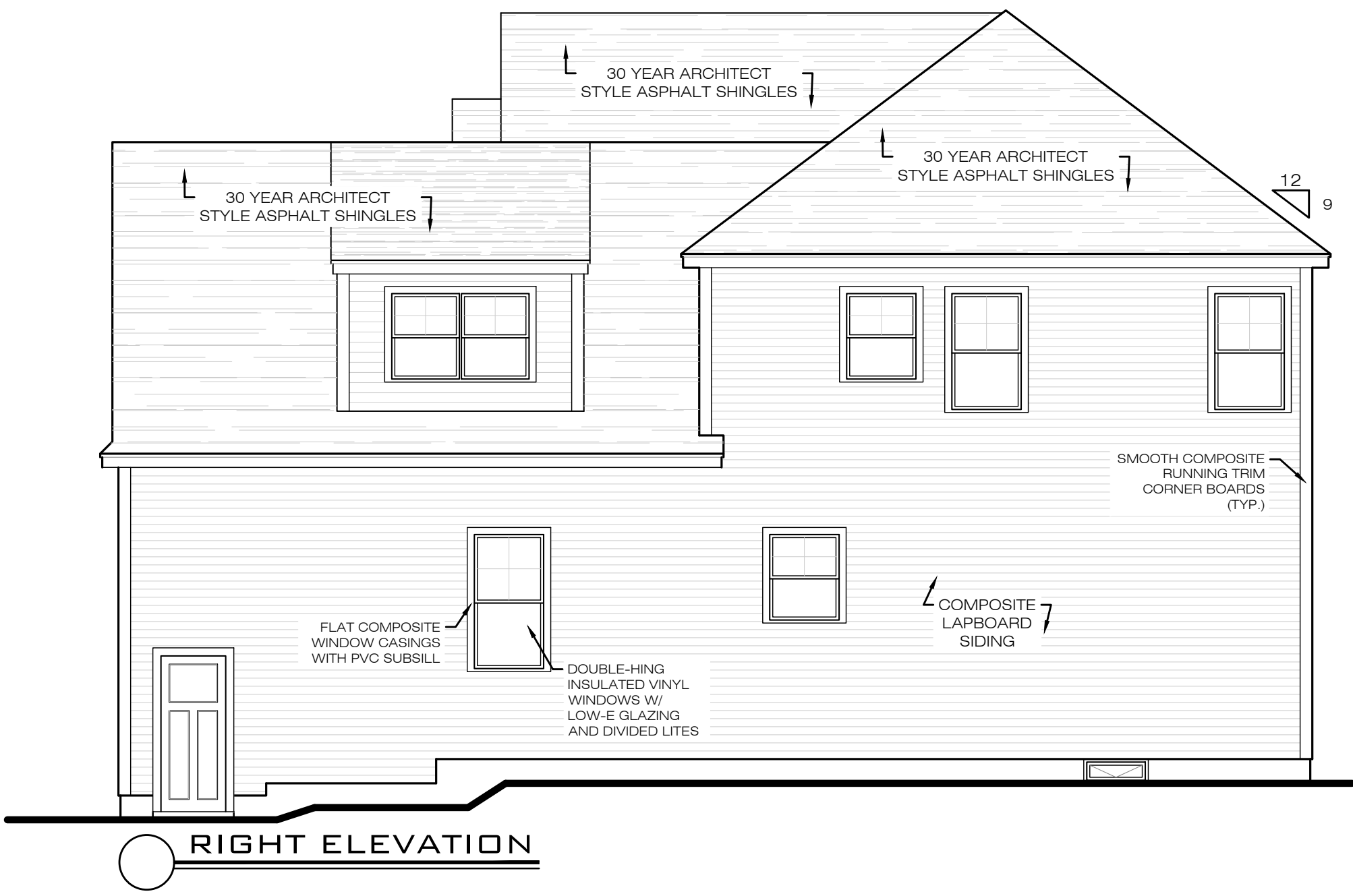
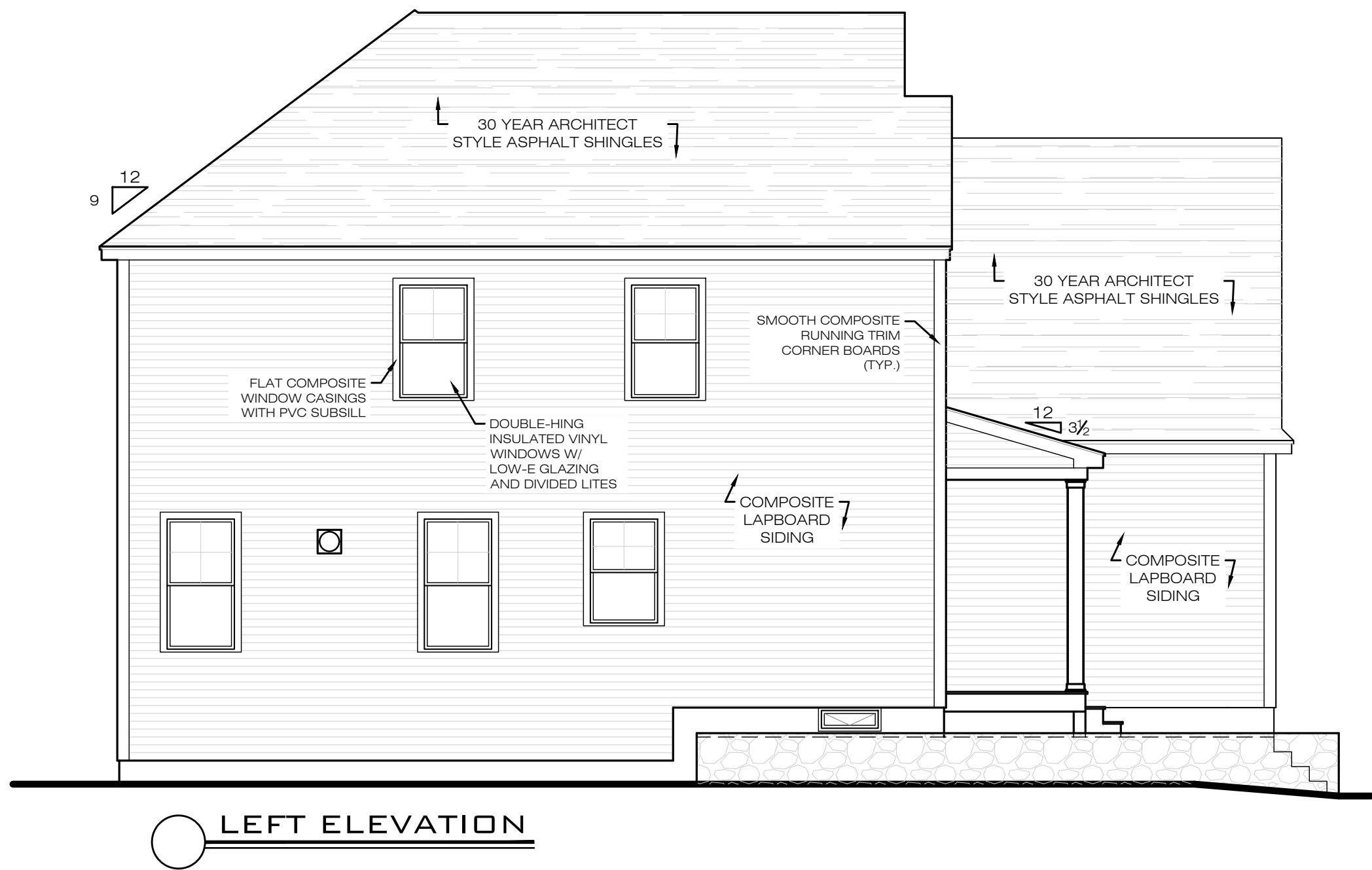
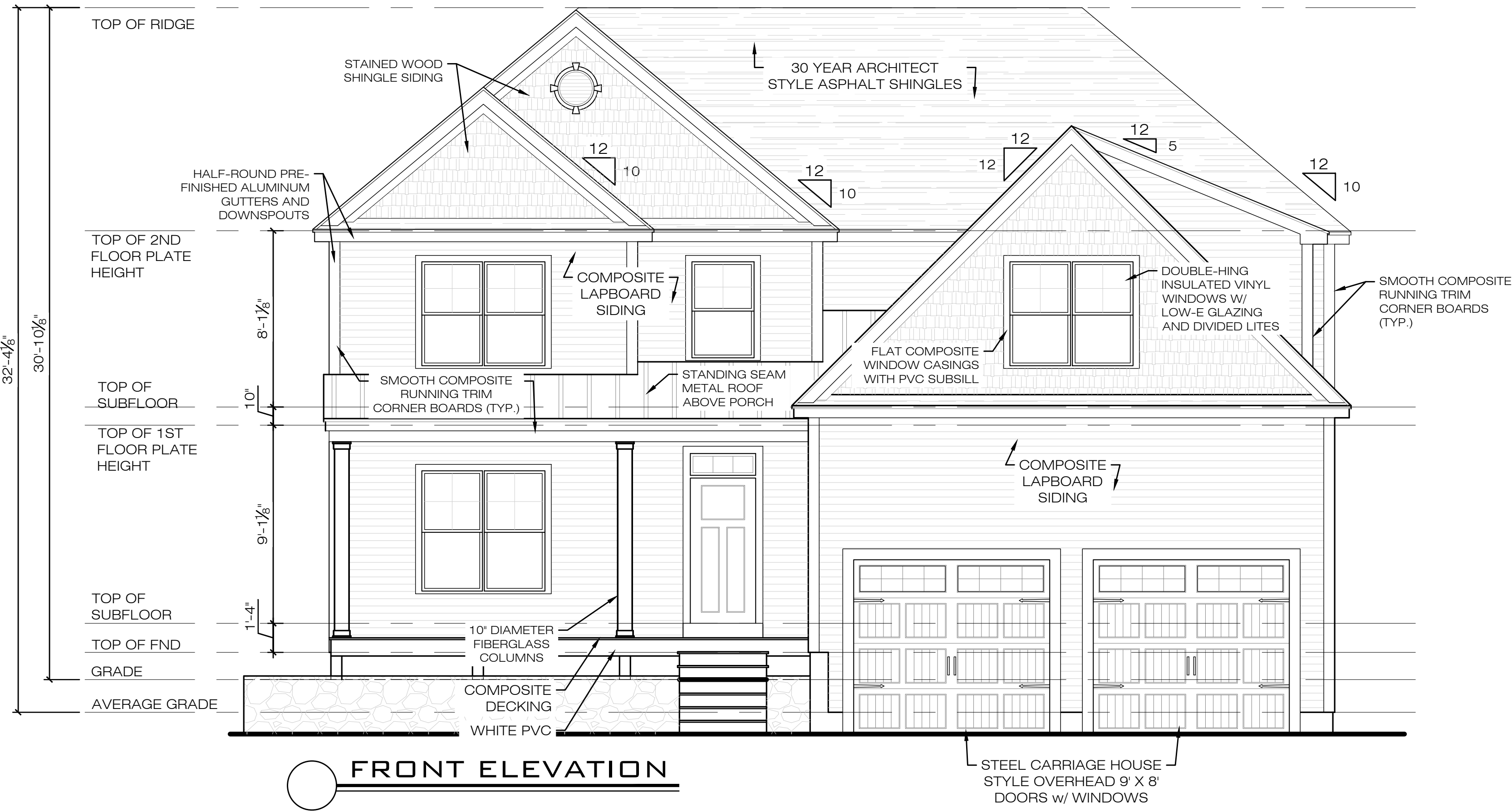
5h. We have changed the colors on the building plans, see following slides. In addition, we can confirm that the buildings will meet Dovers stretch code and that they will be all electric

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.





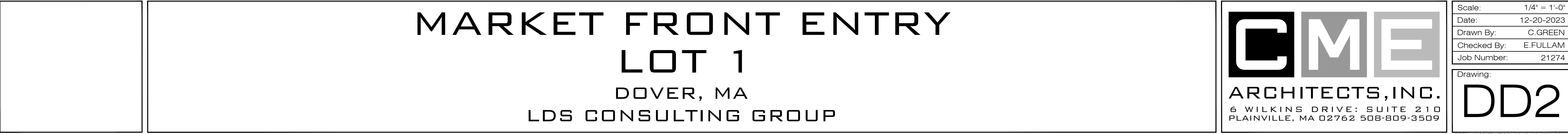
MARKET FRONT ENTRY  
LOT 1  
DOVER, MA  
LDS CONSULTING GROUP

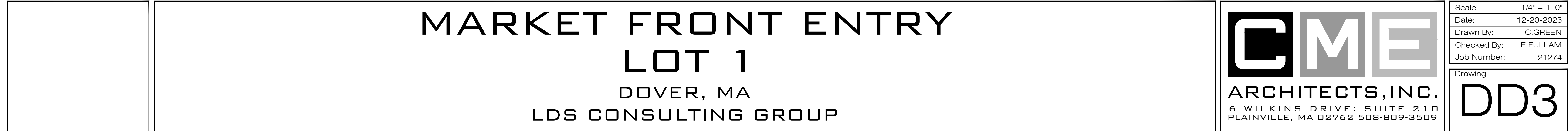
**CME**  
ARCHITECTS, INC.  
6 WILKINS DRIVE, SUITE 210  
PLAINVILLE, MA 02762 508-809-3509

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

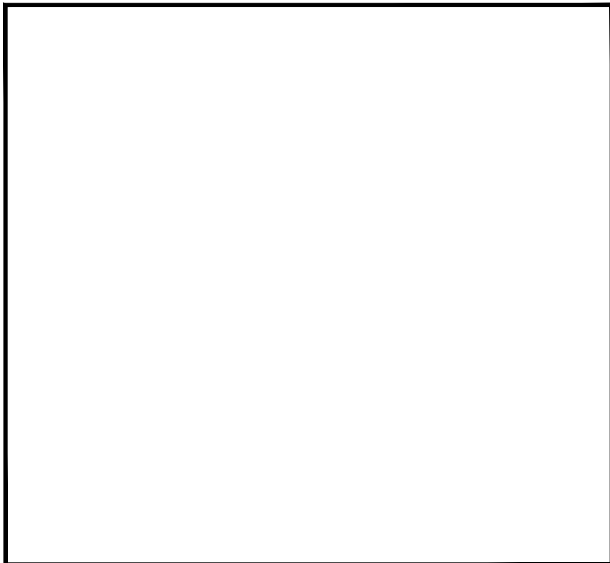
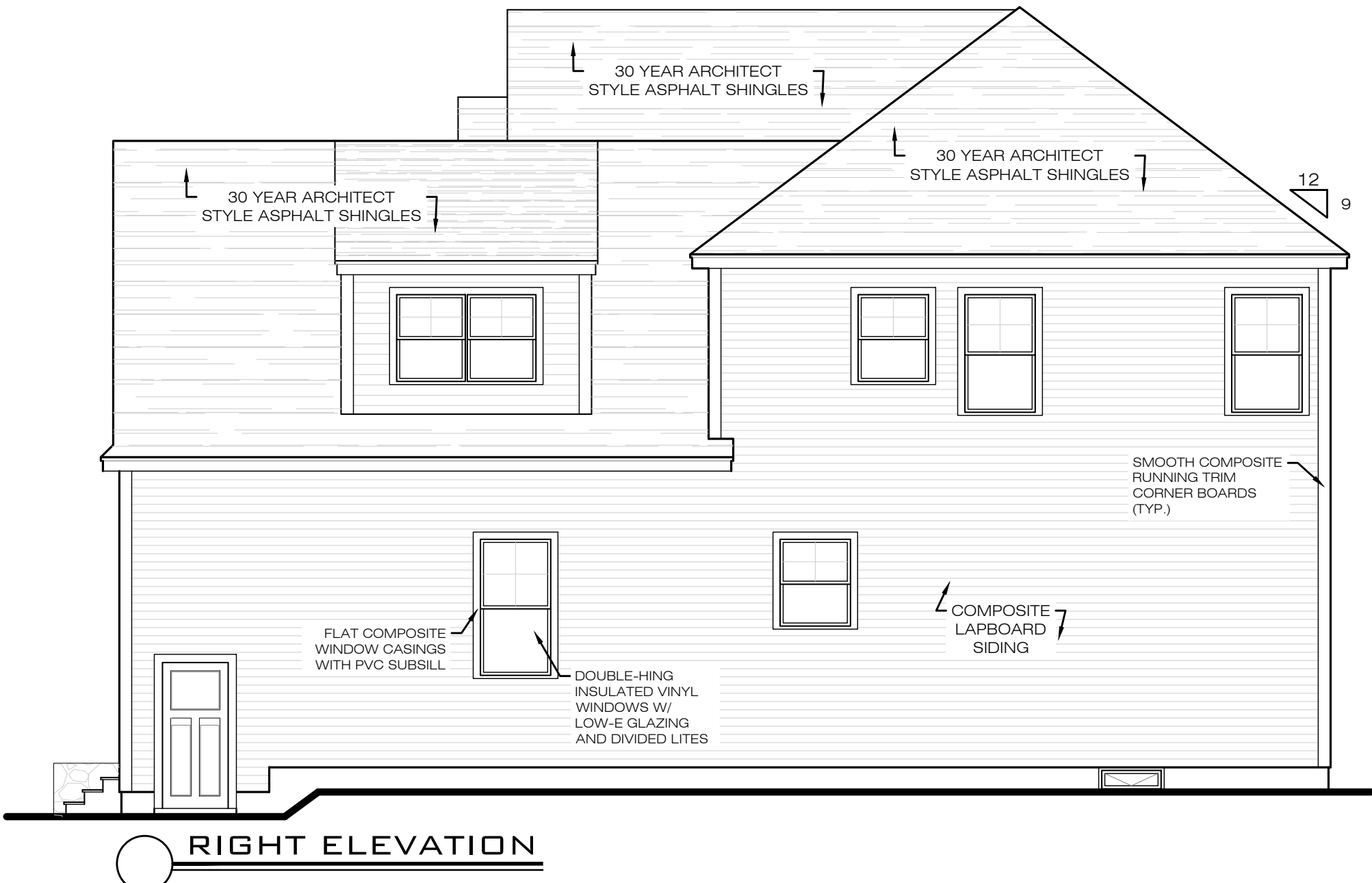
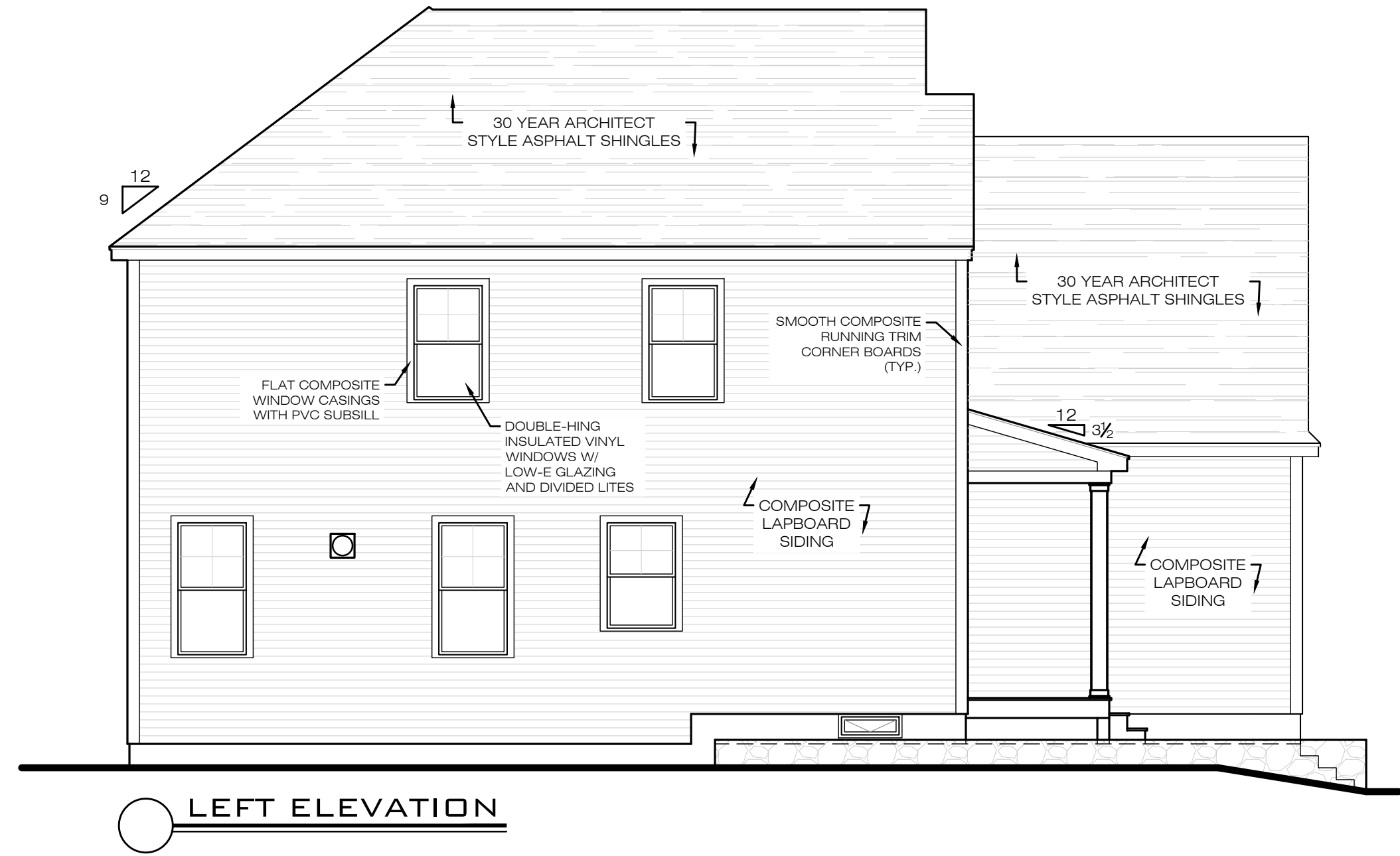
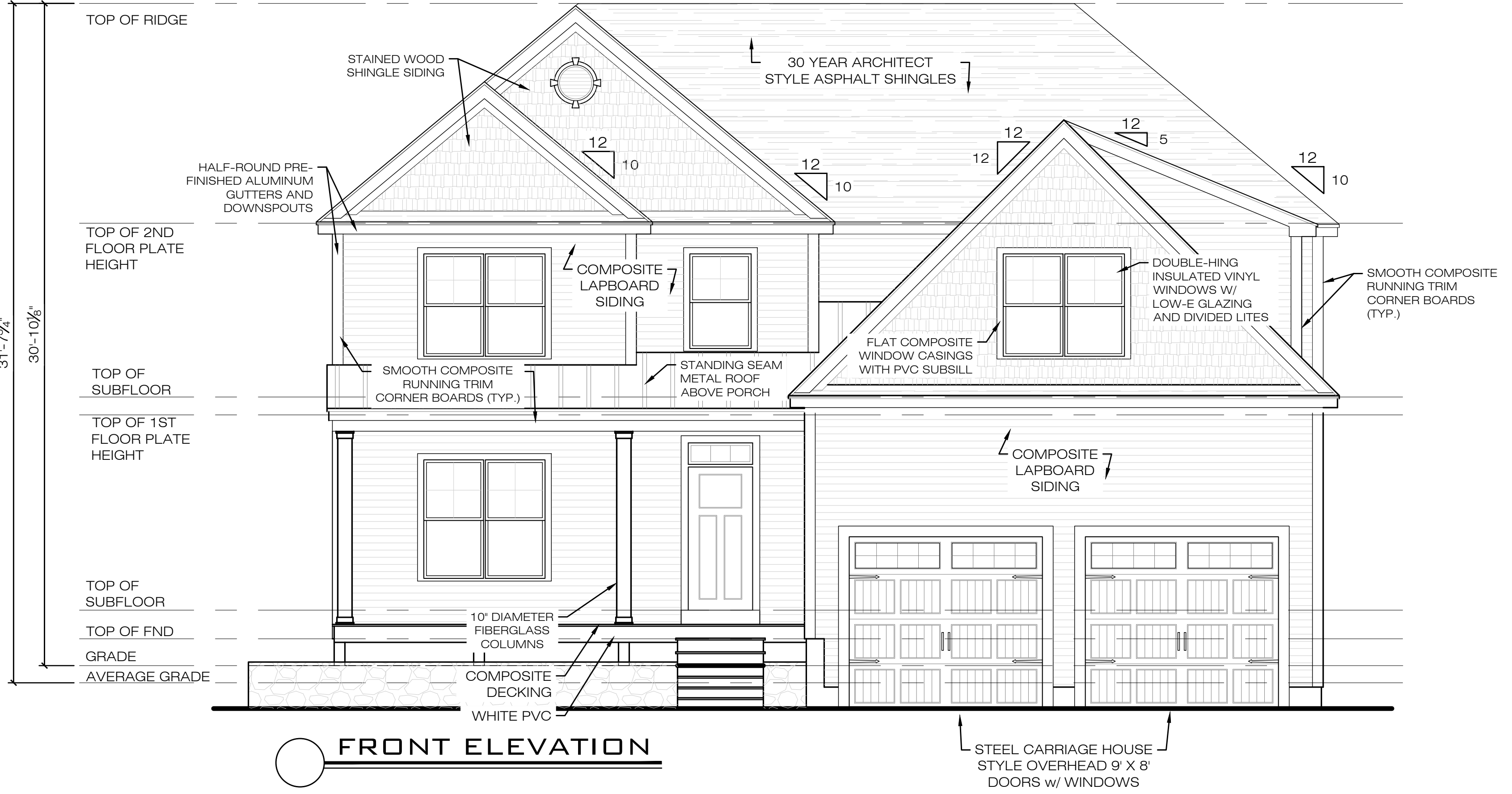
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**DD1**











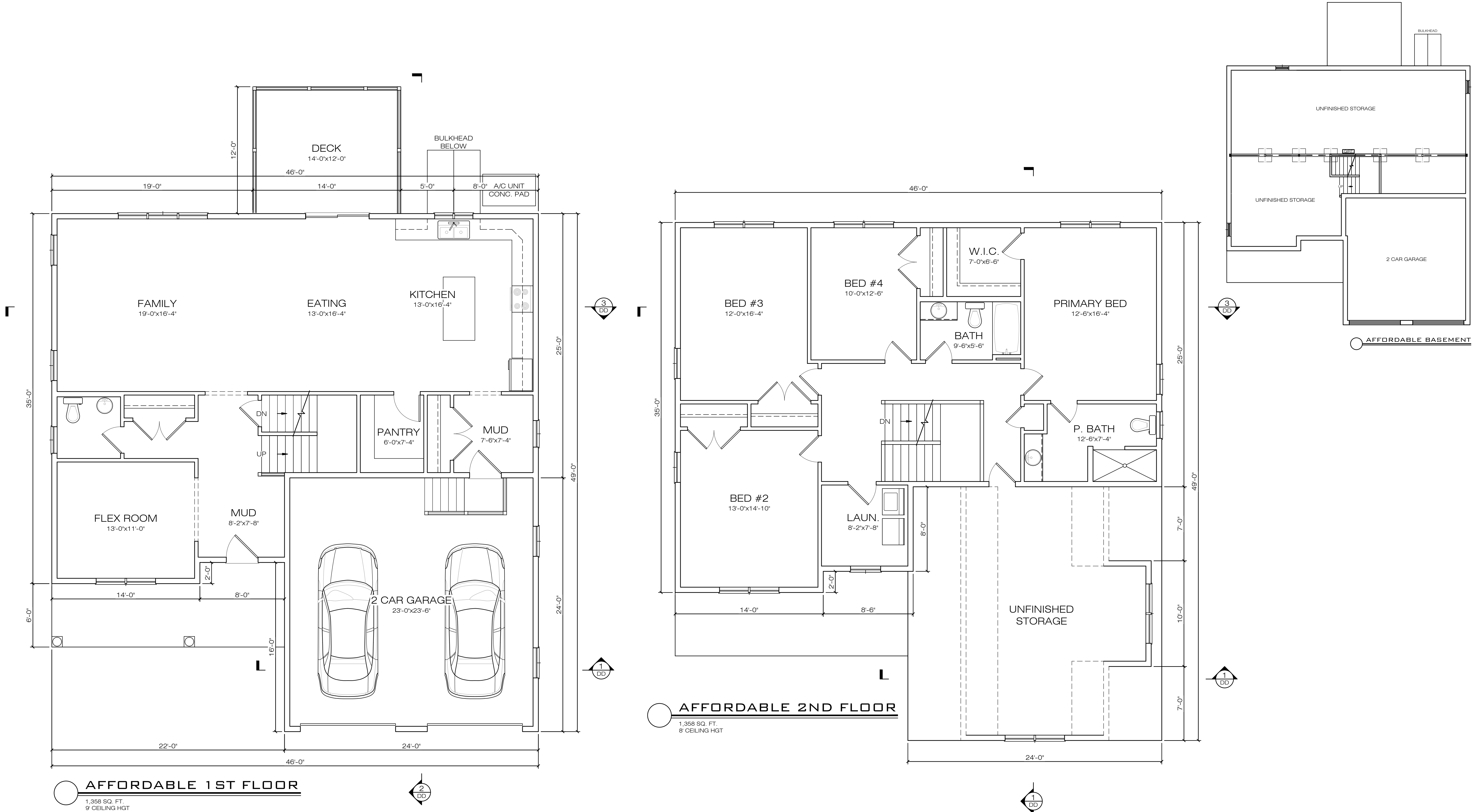
AFFORDABLE FRONT ENTRY  
LOT 2A  
DOVER, MA  
LDS CONSULTING GROUP

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Checked By:	E.FULLAM
Job Number:	21274

Drawing:  
**DD4**





AFFORDABLE 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

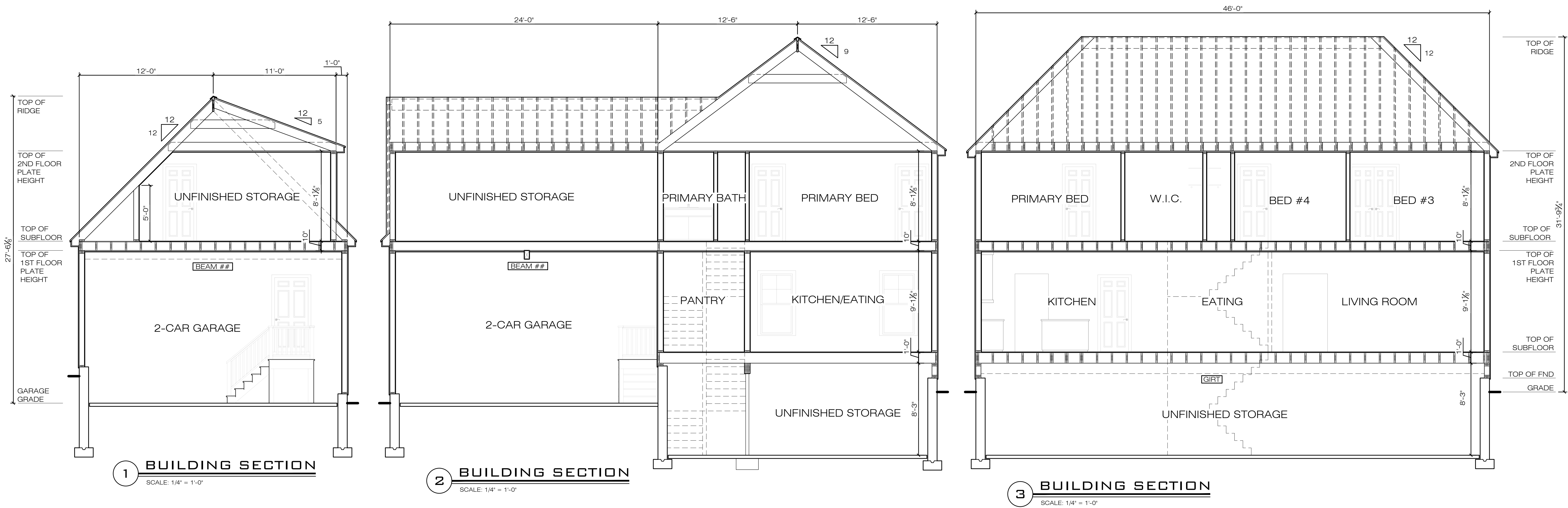
Drawing:

DD5

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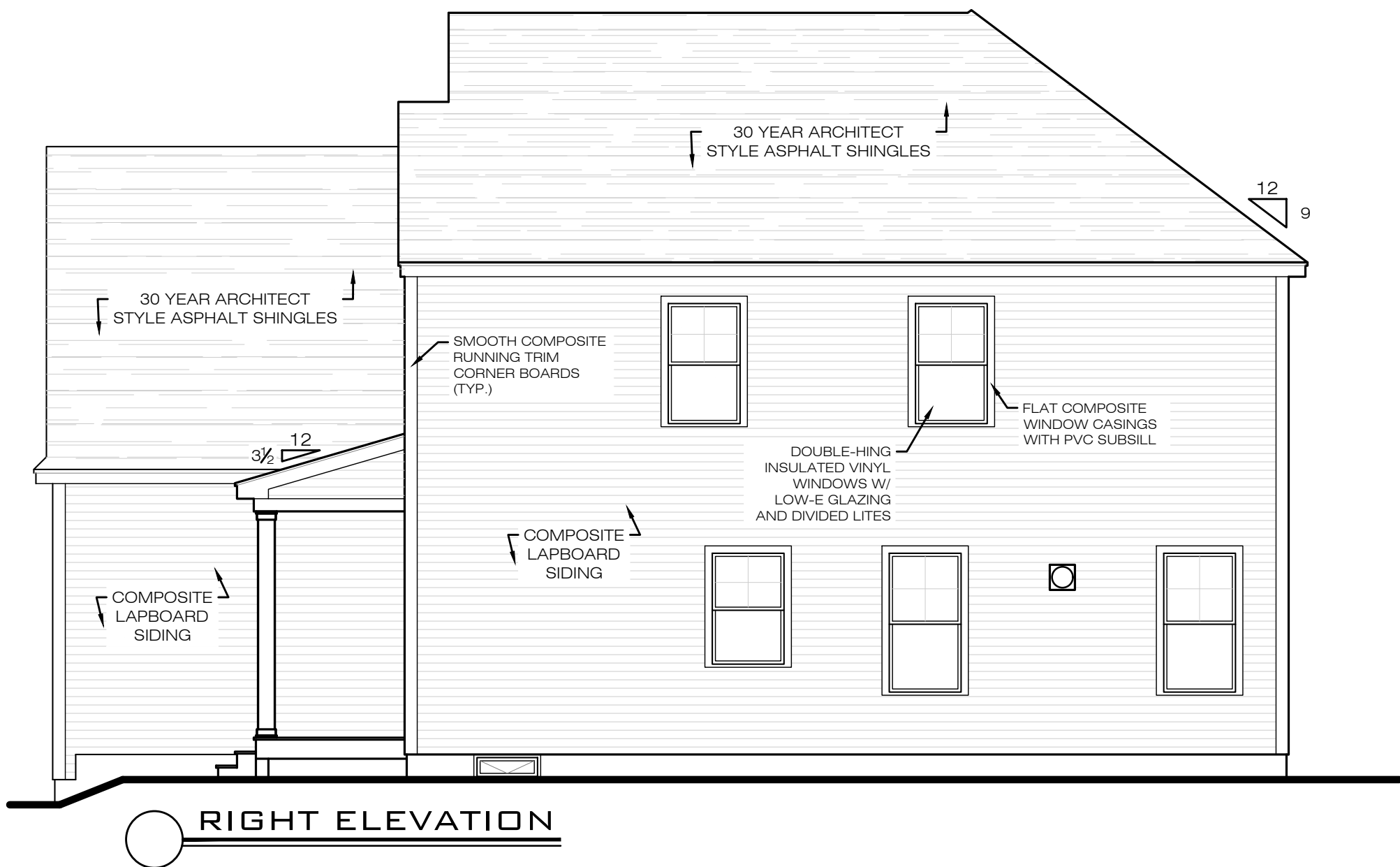
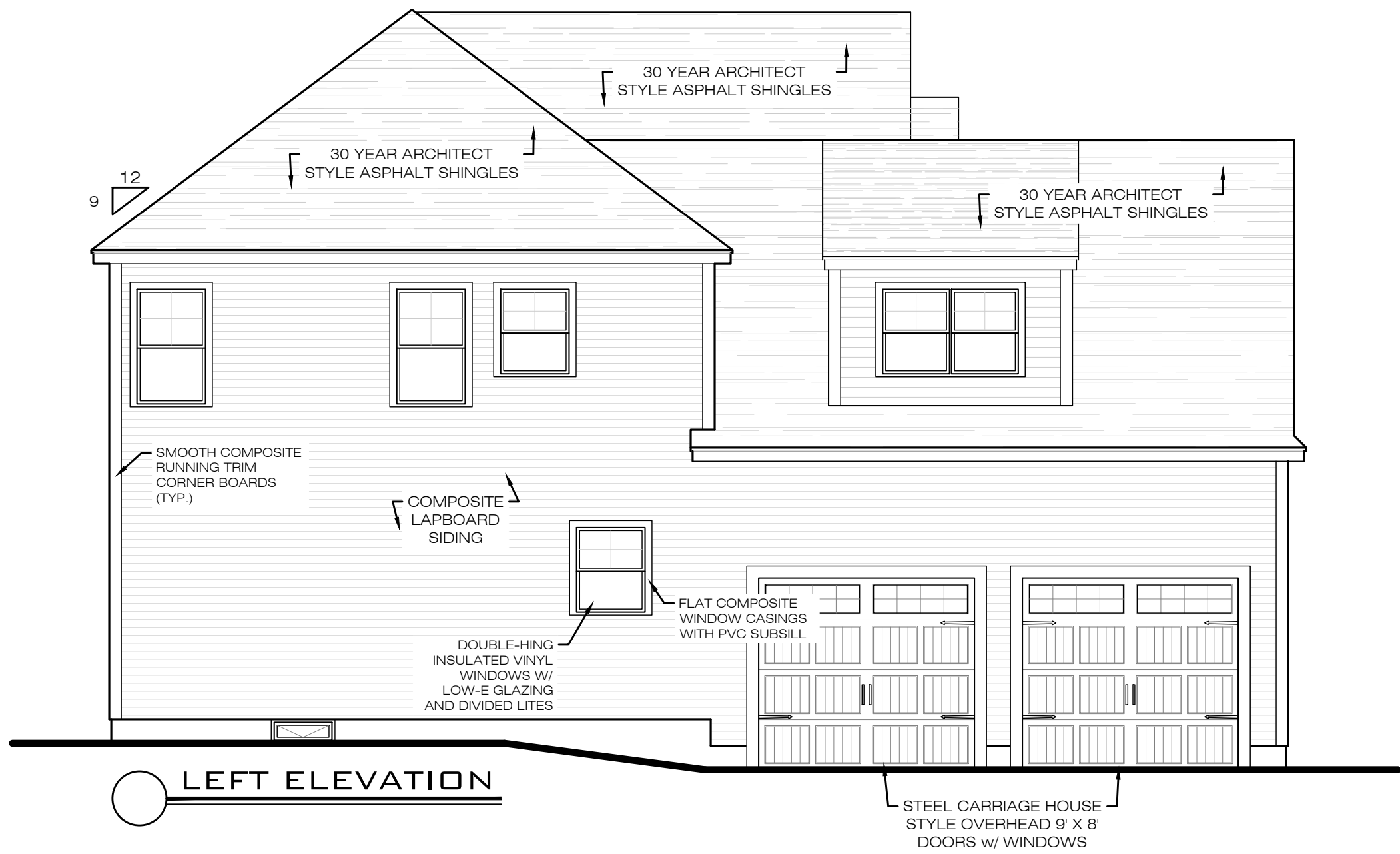
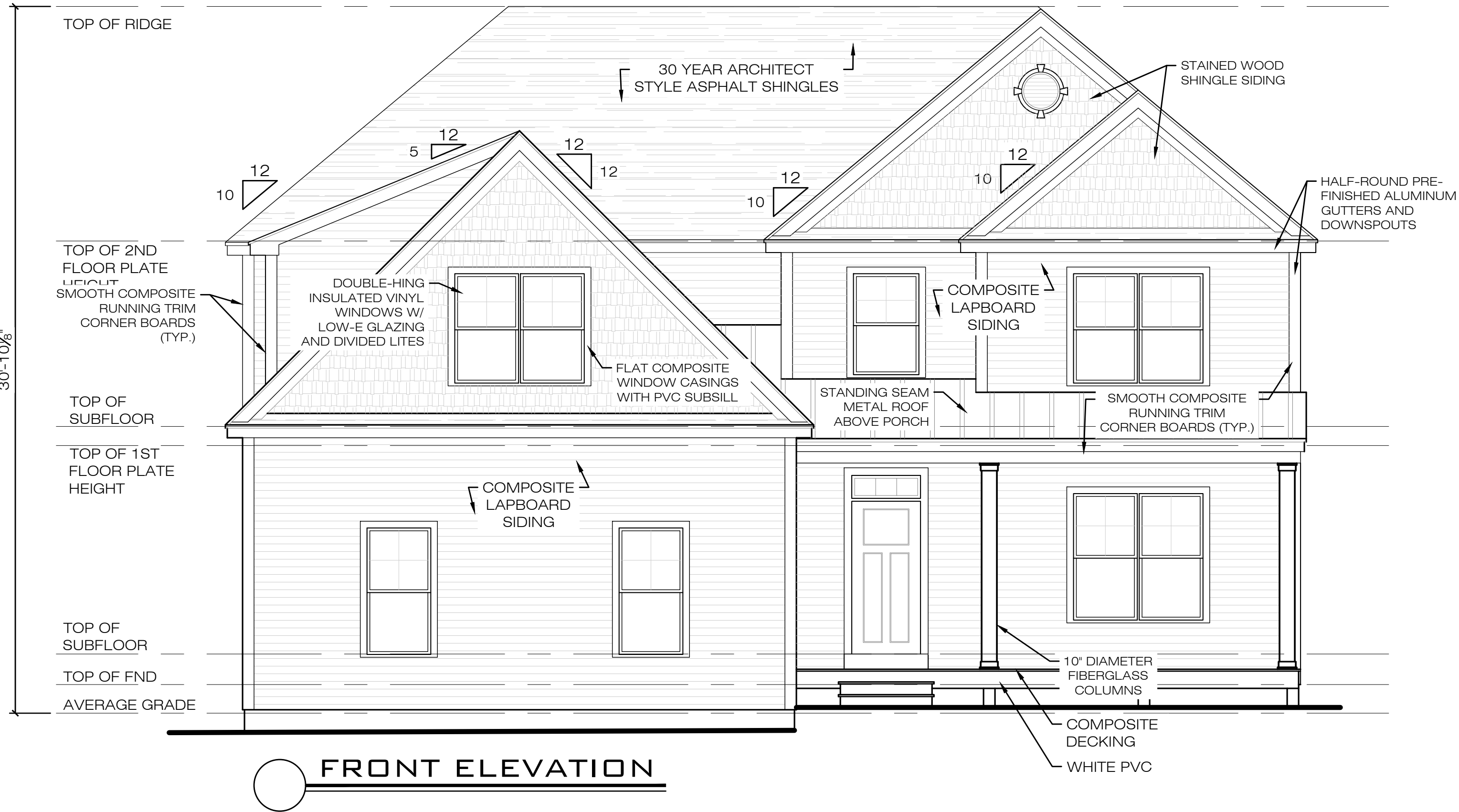
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Drawn By: C.GREEN  
Checked By: E.FULLAM  
Job Number: 21274

Drawing:  
**DD6**





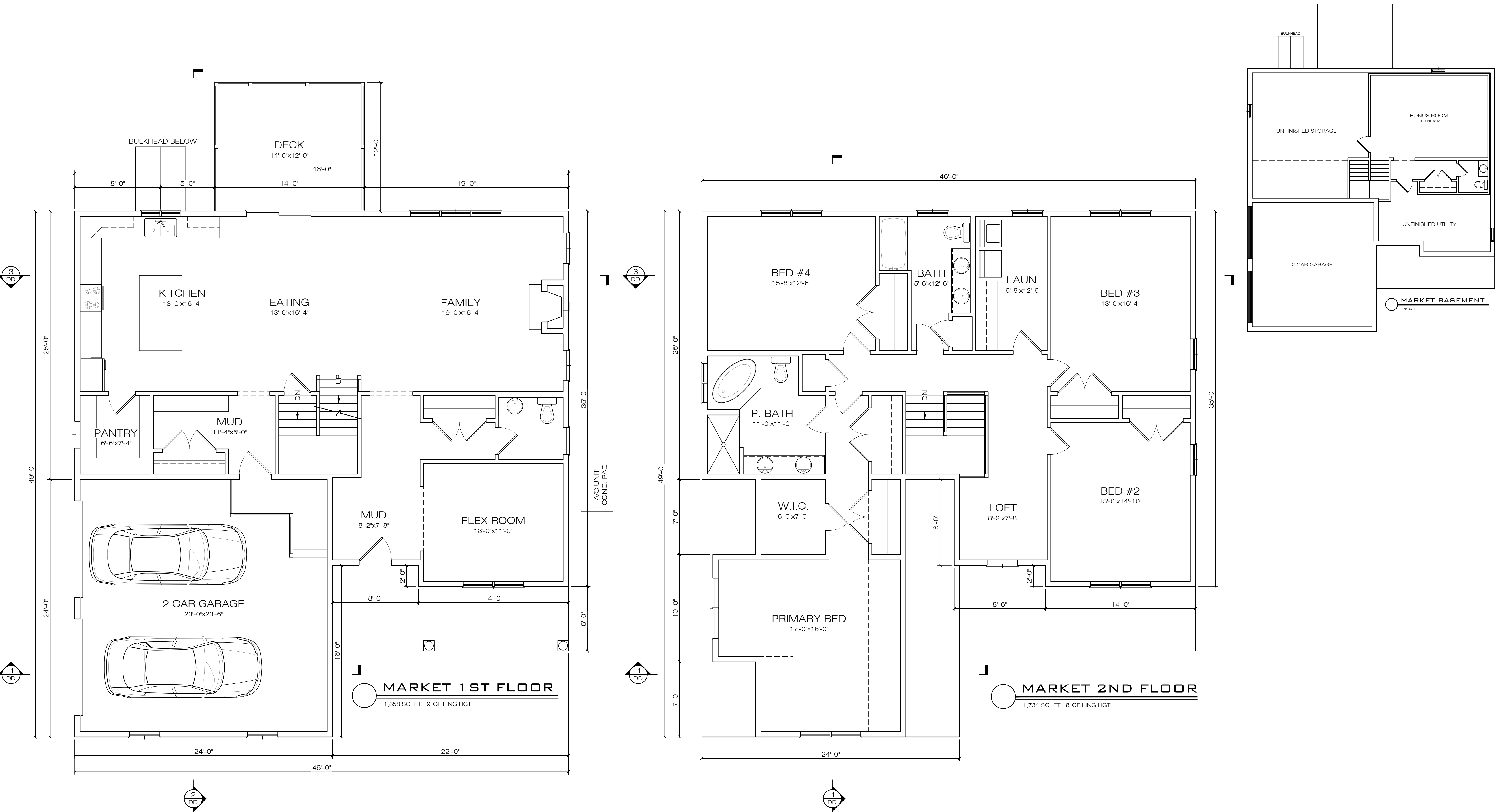
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LOT 4  
DOVER, MA  
LDS CONSULTING GROUP

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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**





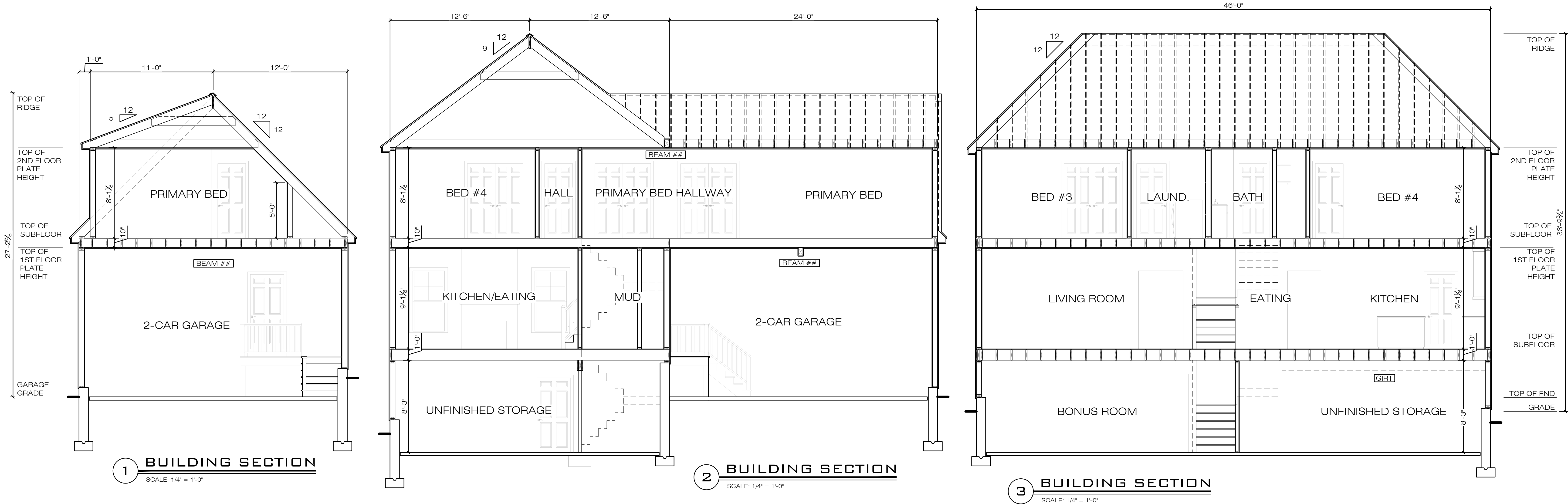
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LOT 4  
DOVER, MA  
LDS CONSULTING GROUP

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ARCHITECTS, INC.  
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Drawn By:	C.GREEN
Checked By:	E.FULLAM
Job Number:	21274

Drawing:  
**DD8**





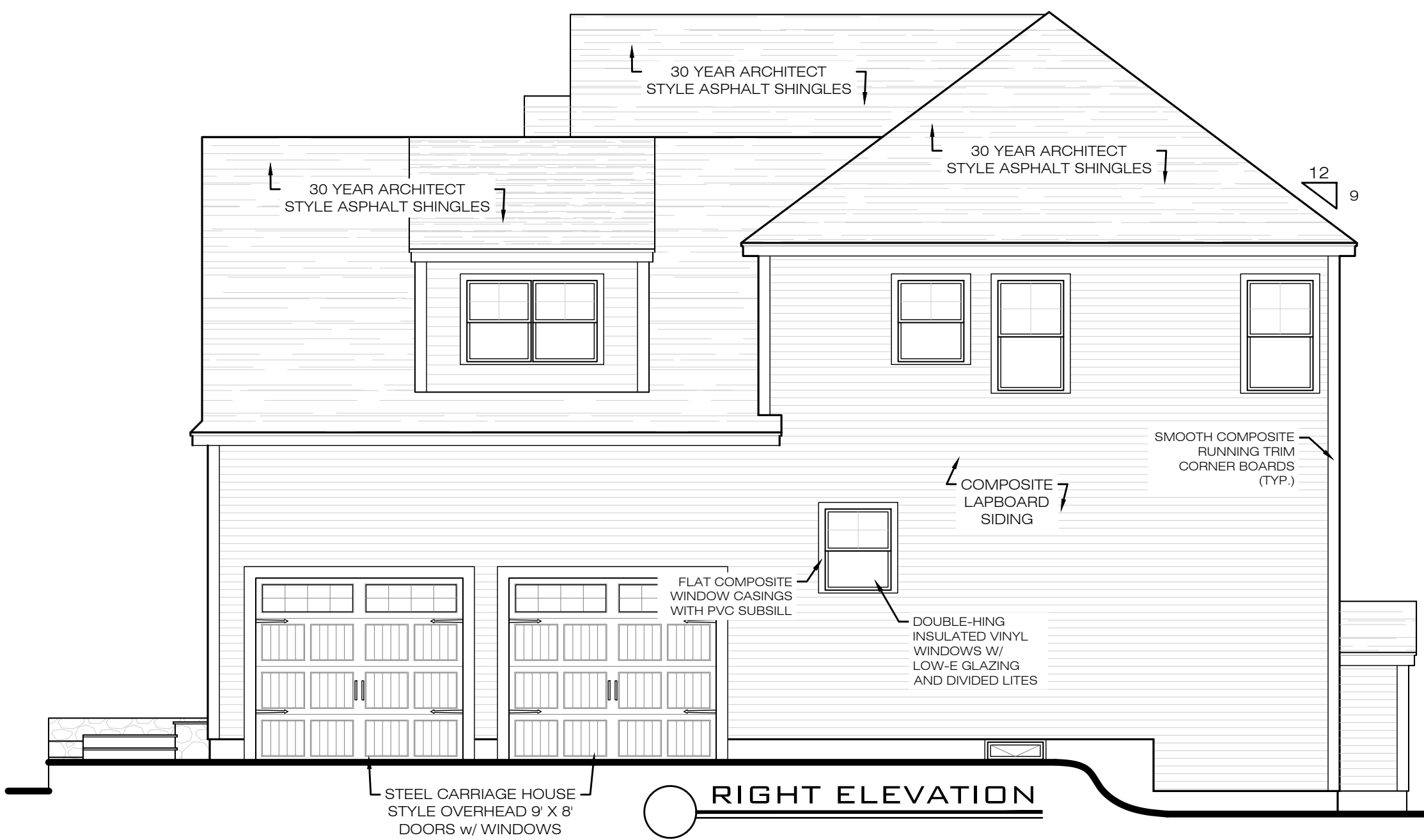
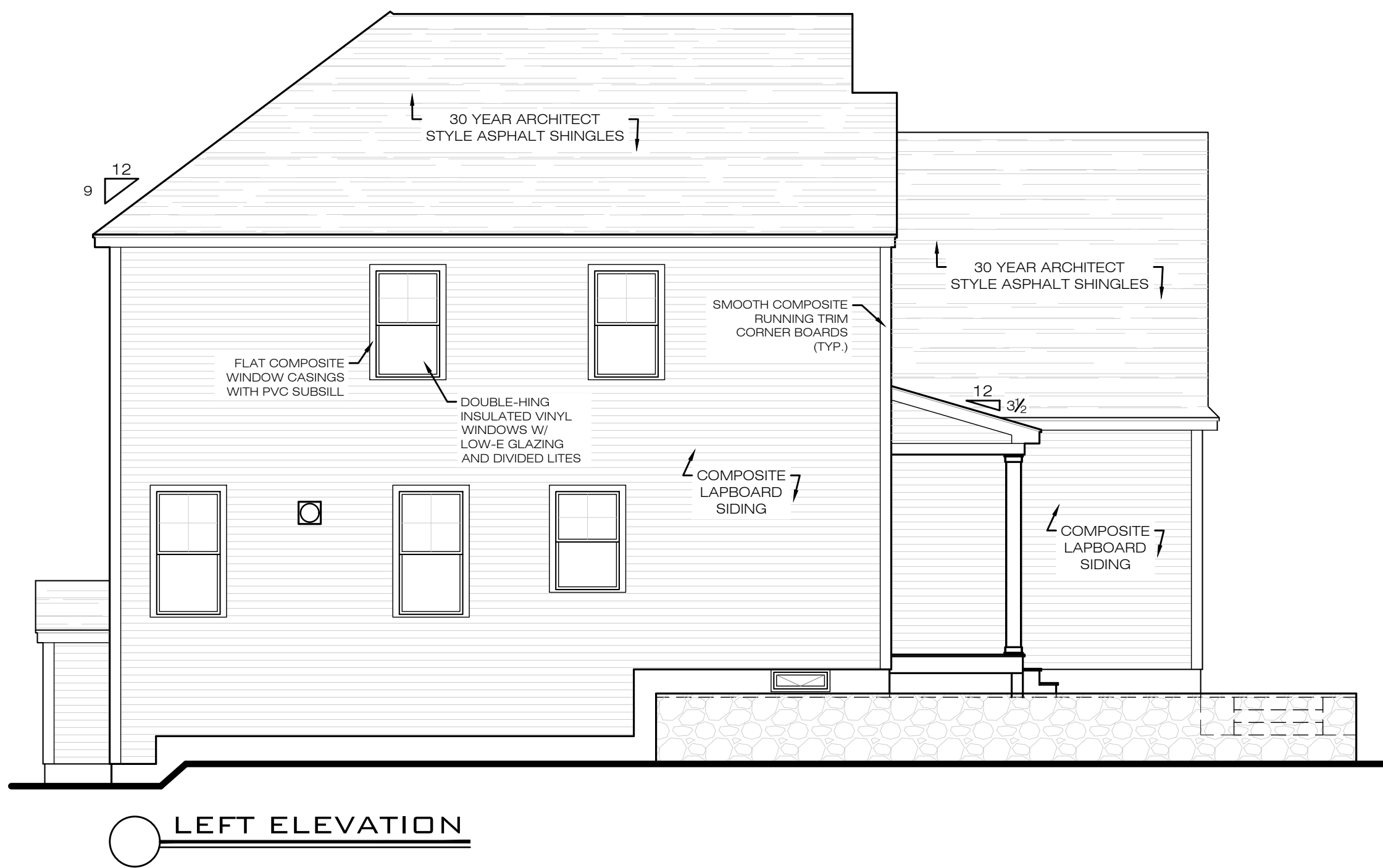
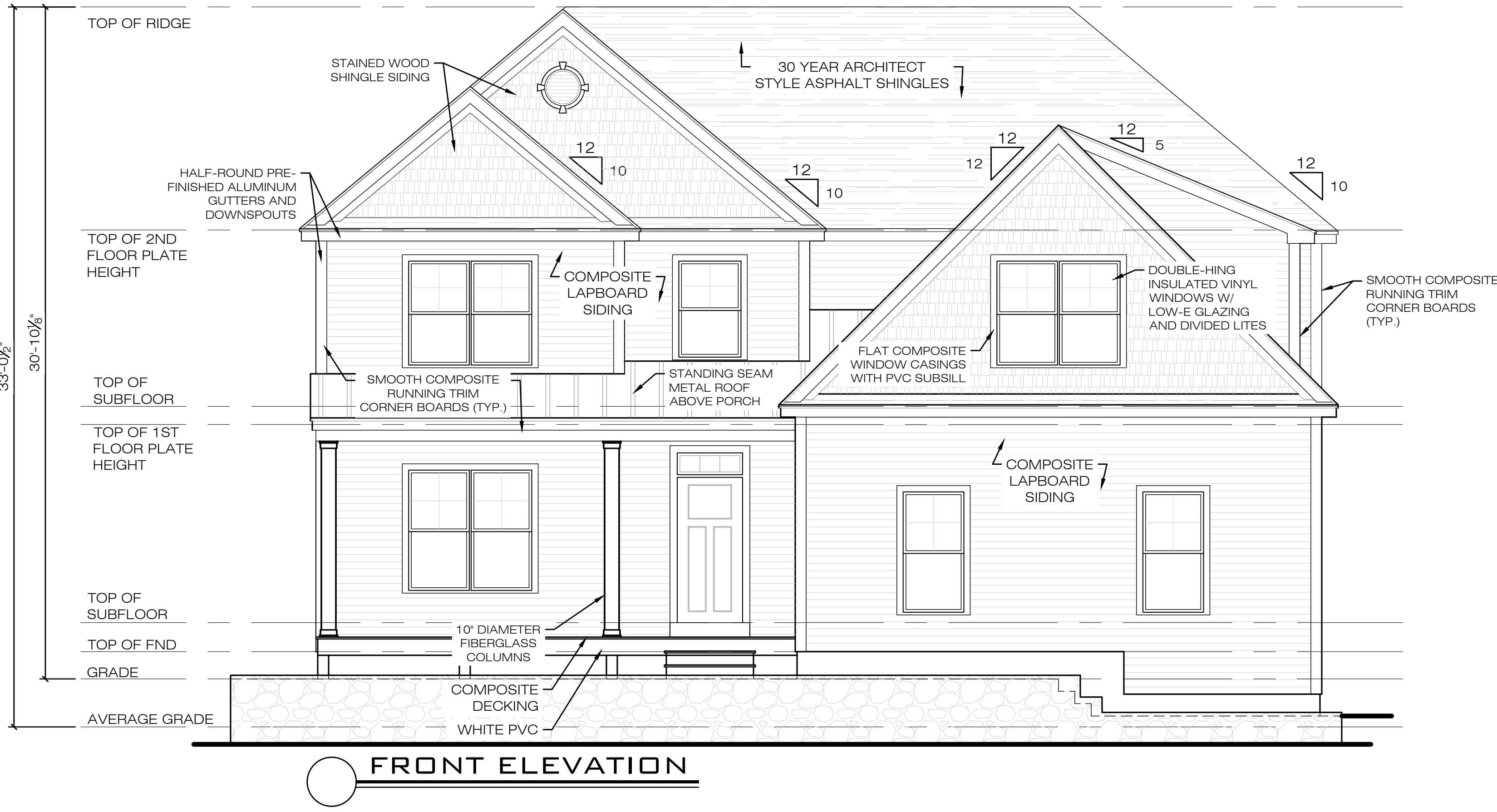
MARKET SIDE ENTRY  
LOT 4  
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Drawn By:	C.GREEN
Checked By:	E.FULLAM
Job Number:	21274

Drawing:  
**DD9**





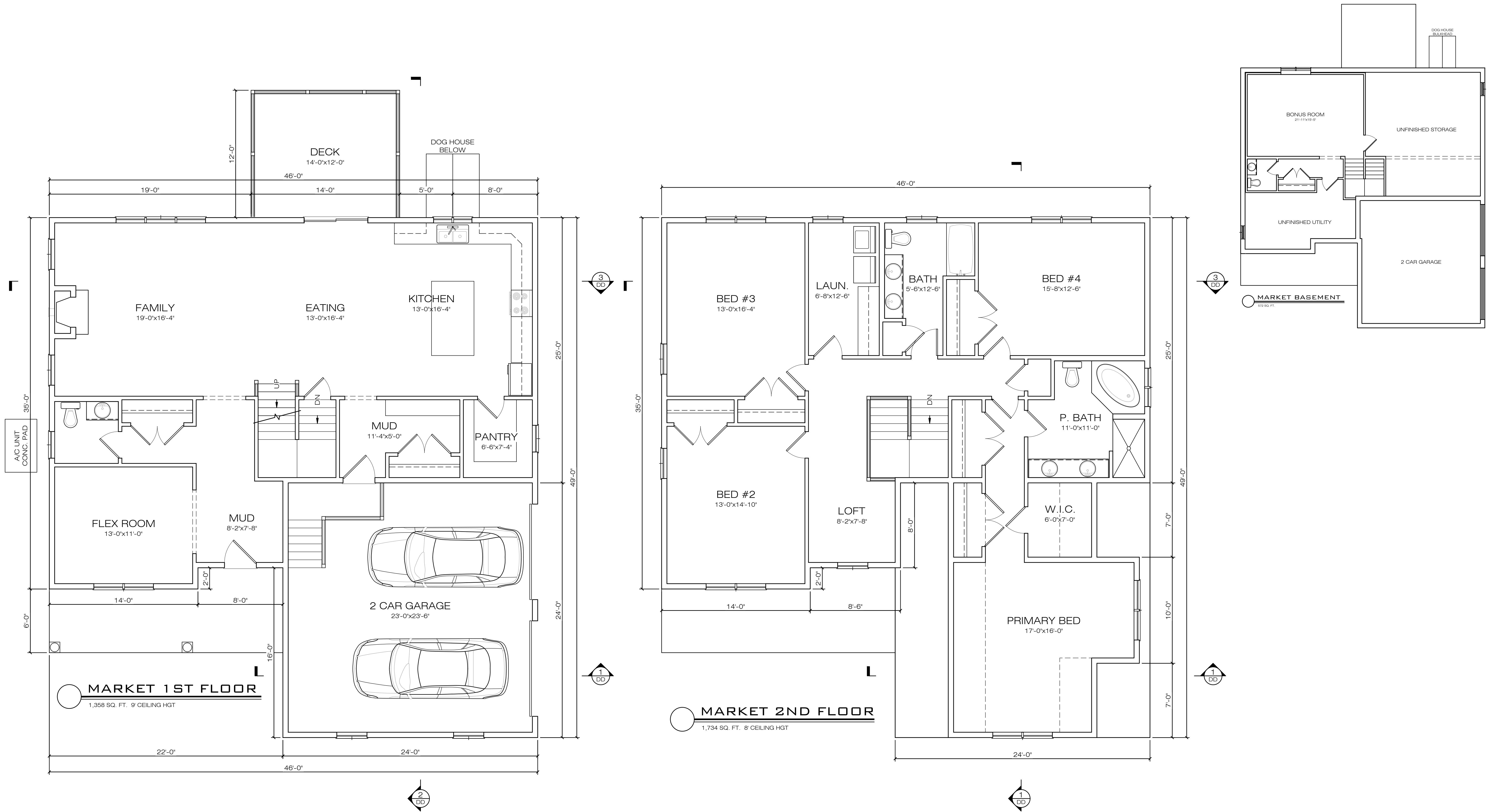
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LOT 45  
DOVER, MA  
LDS CONSULTING GROUP

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Checked By: E. FULLAM  
Job Number: 21274

Drawing:  
**D10**





# MARKET SIDE ENTRY LOT 45

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LDS CONSULTING GROUP

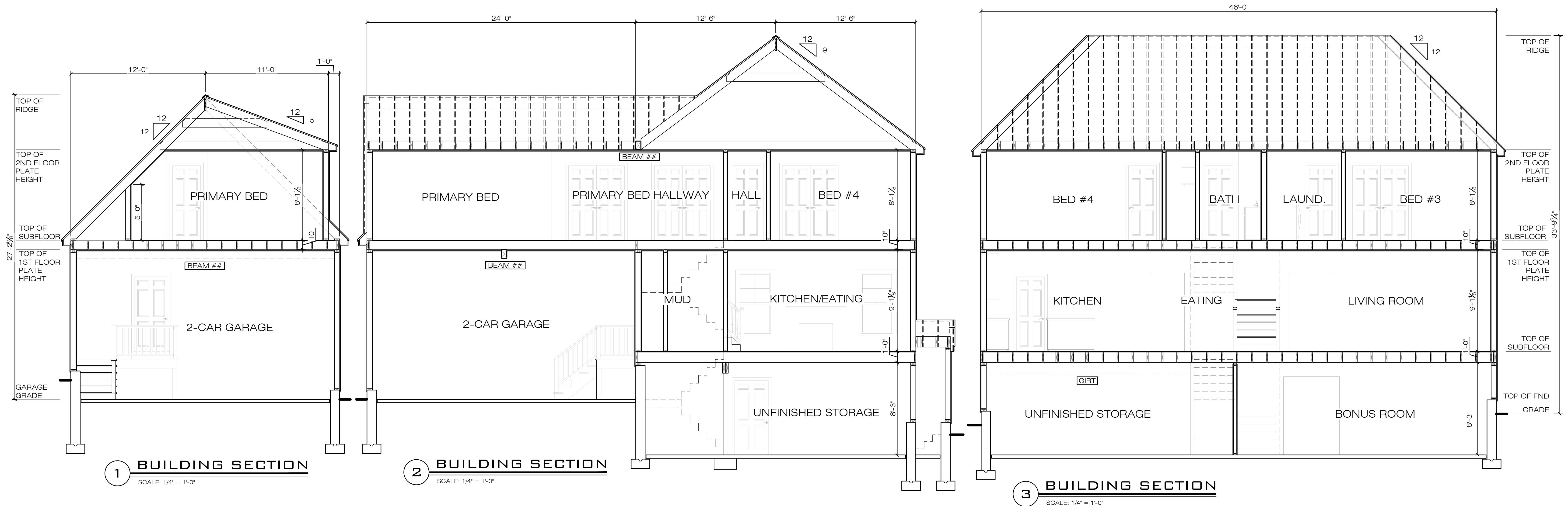
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Drawing:	D11

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MARKET SIDE ENTRY  
LOT 45  
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Drawn By:	C.GREEN
Checked By:	E.FULLAM
Job Number:	21274

Drawing:  
**D12**



# Existing Conditions - Neighbors





# Existing Conditions - Neighbors

