



DOVER HOUSING TASK FORCE

March 18, 2024

Open Hearing Presentation

DOVER HOUSING TASK FORCE – WHO ARE WE?

- The Dover Housing Task Force (DHTF) was formed by the Board of Selectmen in 2023
- Members include representatives (from staff & boards) from Planning Board, Conservation Commission, Building Department & Board of Health

Our Mission:



Review Process

Establish internal Dover process for review of multi-family developments



Communication

Establish communication strategy and public education plan



Tools

Provide Dover with a “Tool Box” for addressing multi-family developments that balance our goals of “open space and diversified housing stock”

Dover Housing Task Force Special Warrant Article

- To establish a "Tool Box," the DHTF seeks to hire a consultant who can develop a comprehensive plan for Dover's development and housing.
- Requested Amount: \$50,000 to \$100,000
- Dover does not have the expertise in house to address complex state laws



Why? Housing Challenges in Dover are Growing

- Chapter 40B/Affordable Housing applications are on the rise.
Developers are circling Dover (our much-loved open space is alluring)
- MBTA Communities Act compliance is mandatory by 12/31/25
(Milton illustrates the State's commitment to this issue)
- We lack housing options for older adults, young adults, town employees, intergenerational families, etc.
- What kind of town do we want to call home in 5, 10, 20 years?
(Do we want to decide or let developers and the State tell us?)



Two options: Proactive vs. Reactive Approach

- If we continue to act reactively, we lose control & funding
- Currently, we are vulnerable to a scenario called 40B Development, where state law overrules local regulations
- We do not currently have zoning in place that encourages the open space/smaller home development that many citizens desire



A Path Forward: Hire a Housing Consultant

- An independent consultant will help us develop a long-term housing vision and some options for Dover to consider in the future.

Deliverables:

- A comprehensive plan for development and housing in Dover through a community-wide engagement process (we control the decisions)
- The development of an MBTA Overlay District that keeps Dover in compliance with State law (we control where) while using local zoning to define many site and building-specific details

