



# **TISDALE DRIVE APARTMENTS**

## **DOVER ZONING BOARD OF APPEALS**

### **COMPREHENSIVE PERMIT APPLICATION**

#### **NOV 2024**

# DEVELOPMENT TEAM

## **Applicant/Property Owner:**

Tisdale Land, LLC., is an affiliate of The Grossman Companies Inc., a fifth generation Massachusetts company.

- Experienced property development & management team with a focus on multi-family and commercial properties.
- Over 800 units of multi-family owned and managed in the greater Boston metro market.
- Entitled over 1,200 new housing units in past five years.
- Completed Two Massachusetts 40B Projects since 2023 including Medfield Meadows (36 units) and The Pastures at Dover (34 units).
- Actively advancing 157 units of affordable housing post approvals in Westport, CT.
- Completed 80 units of modular housing in Allston, MA in August 2018.
- Currently pursuing approvals for an office conversion to 77 units of housing in downtown Boston.

# DEVELOPMENT TEAM

**Counsel:** Mirrione, Shaughnessy & Uitti, LLC, Quincy, MA 02169

**Architect:** Winslow Architects Inc, Arlington, MA 02474

**Engineer:** Ronald Tiberi PE., Natick, MA.

**Traffic Consultant:** Vanasse & Associates, Andover, MA.

**Landscape Architect:** Lar Greene, McCarthy Engineering.

A Massachusetts law which went into effect in 1969 (widely known as the “Comprehensive Permit” law or “Chapter 40B”) established a mandate for all communities in Massachusetts to have a minimum of 10 percent of their housing stock be affordable to middle- and lower- income households. To count toward this 10 percent, affordable housing units must have a permanent or long-term restriction requiring the unit to be sold or rented to households earning less than 80 percent of the median income in the local area (Area Median Income or AMI). The 10 percent minimum is based on the total number of year-round housing units reported in the most recent decennial census; for Dover, this currently means that 202 units out of a total of 2,018 must be deed restricted as “affordable” (Census 2020).

According to Town of Dover website, Dover’s affordable housing inventory stands at 2.83% of total housing inventory, with 57 subsidized units.

An application for a 42-unit rental apartment building with a minimum of 11 affordable units on the 5.1 acres site currently occupied by single-family homes at #81 and #85 Tisdale Drive was submitted by the applicant, Tisdale Land, LLC, to MassHousing in 2023 under M.G.L. Ch. 40B.

On 2/5/24 MassHousing's Massachusetts Housing Finance Agency issued a Project Eligibility Letter (PEL) approving the project.

Dover's Zoning Board of Appeals (ZBA) has responsibility for processing the Comprehensive Permit application.

It is important to note that Comprehensive permits issued for rental developments allow the town to count every unit in the development on the SHI, while only affordable ownership units within ownership developments are counted on the SHI.

## Tisdale Drive Apartments

81 & 85 Tisdale St, Dover.

### Comprehensive Permit Application

Town of Dover - Zoning Board of Appeals.



October 3rd, 2024

Tisdale Drive Apartments  
10 Springdale Ave,  
Dover, MA 02030  
(978) 377-1705

## Tisdale Drive Apartments

October 3rd, 2024.

Dover Zoning Board of Appeals,  
P.O. Box 250,  
Dover, MA 02030.

RE: Comprehensive Permit Application.  
81 & 85 Tisdale St, Dover.

Dear Board Members,

We are pleased to submit the attached Application for Comprehensive Permit on behalf of Tisdale Drive Apartments for a proposed 42-unit apartment building at 81 & 85 Tisdale St, Dover. The proposed project has received a written determination of Project Eligibility/Site Approval from Mass Housing pursuant to Massachusetts General Laws, Chapter 40B. (Mass Housing ID No. 1200).

The project proposes to include 11 affordable rental units in the building. This application includes the following documents for your review.

- ZBA Application Form.
- Project Narrative.
- Mass Housing – Site Approval/Project Eligibility Letter.
- Architectural Plans.
- Site Development/Civil Plans.
- Abutters List.

We believe that this project is a great opportunity to provide much needed, high quality affordable housing at a suitable location within the Town of Dover. We look forward to the opportunity to present this project to the board and working with you throughout the review process.

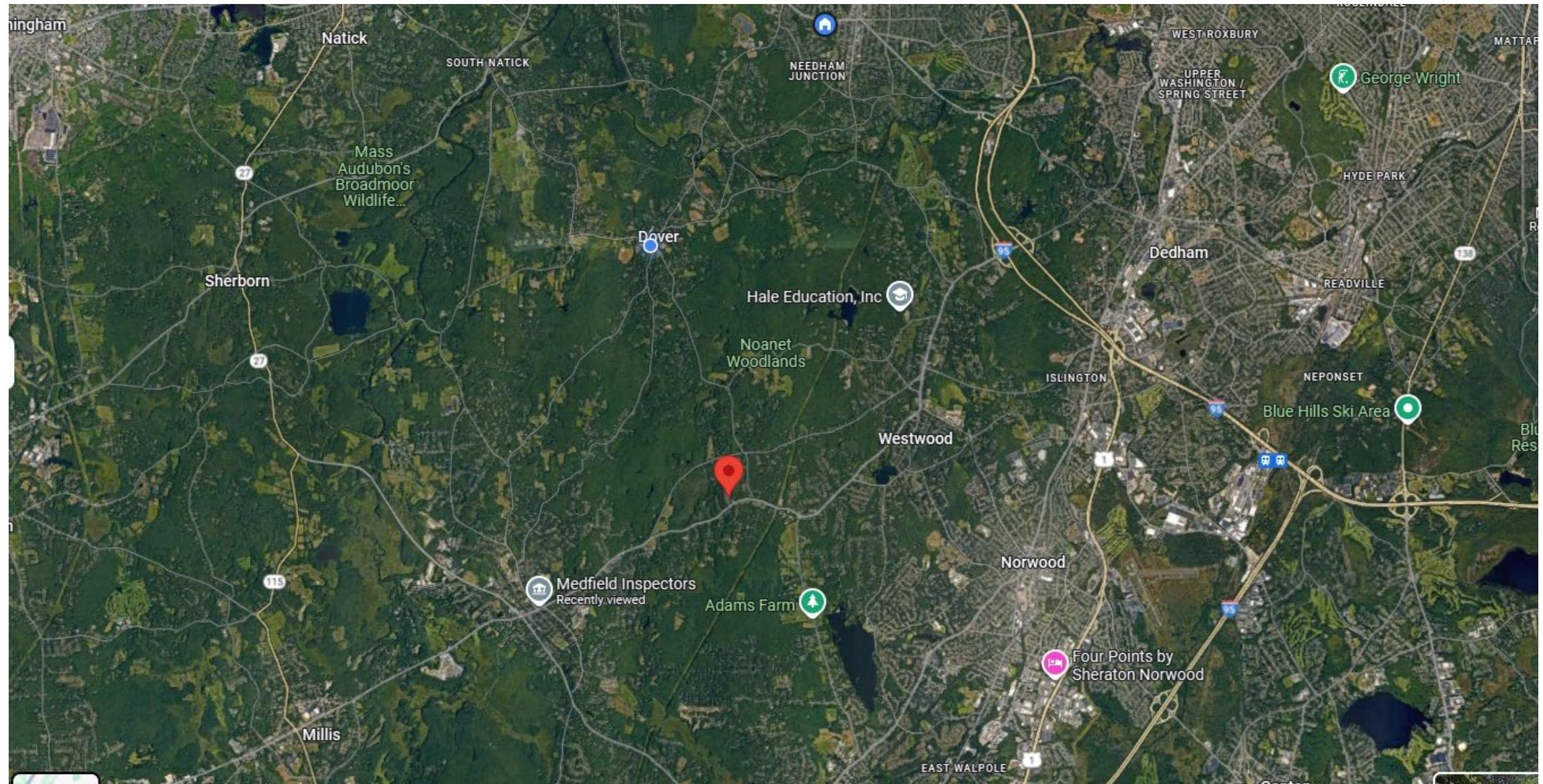
Kind Regards,

*Paul McGovern*  
Paul McGovern  
Manager  
[paul@pgcminc.com](mailto:paul@pgcminc.com)  
C: (617) 602-8153

Tisdale Drive Apartments  
10 Springdale Ave,  
Dover, MA 02030  
(978) 377-1705

# PROJECT LOCATION

- **81 & 85 Tisdale Drive, Dover, MA 02030**
- Located on Tisdale Drive off Rte 109/County St.
- Only single-family lots on an otherwise multi-family street.
- Dover Center – 3.5 miles.
- Medfield – 2.5 miles.
- Westwood – 3.2 miles
- Commuter Train Access
  - Walpole Station – 5.5 miles. 12 mins drive.
  - Needham Junction – 7 miles. 15 mins drive.
  - University Ave - 9.4 miles. 17 mins drive.
- Downtown Boston – 45 min drive.
- Legacy Place, Dedham – 15 mins









August 10, 2023

## 81-85 Tisdale Drive

Town of Dover, MA

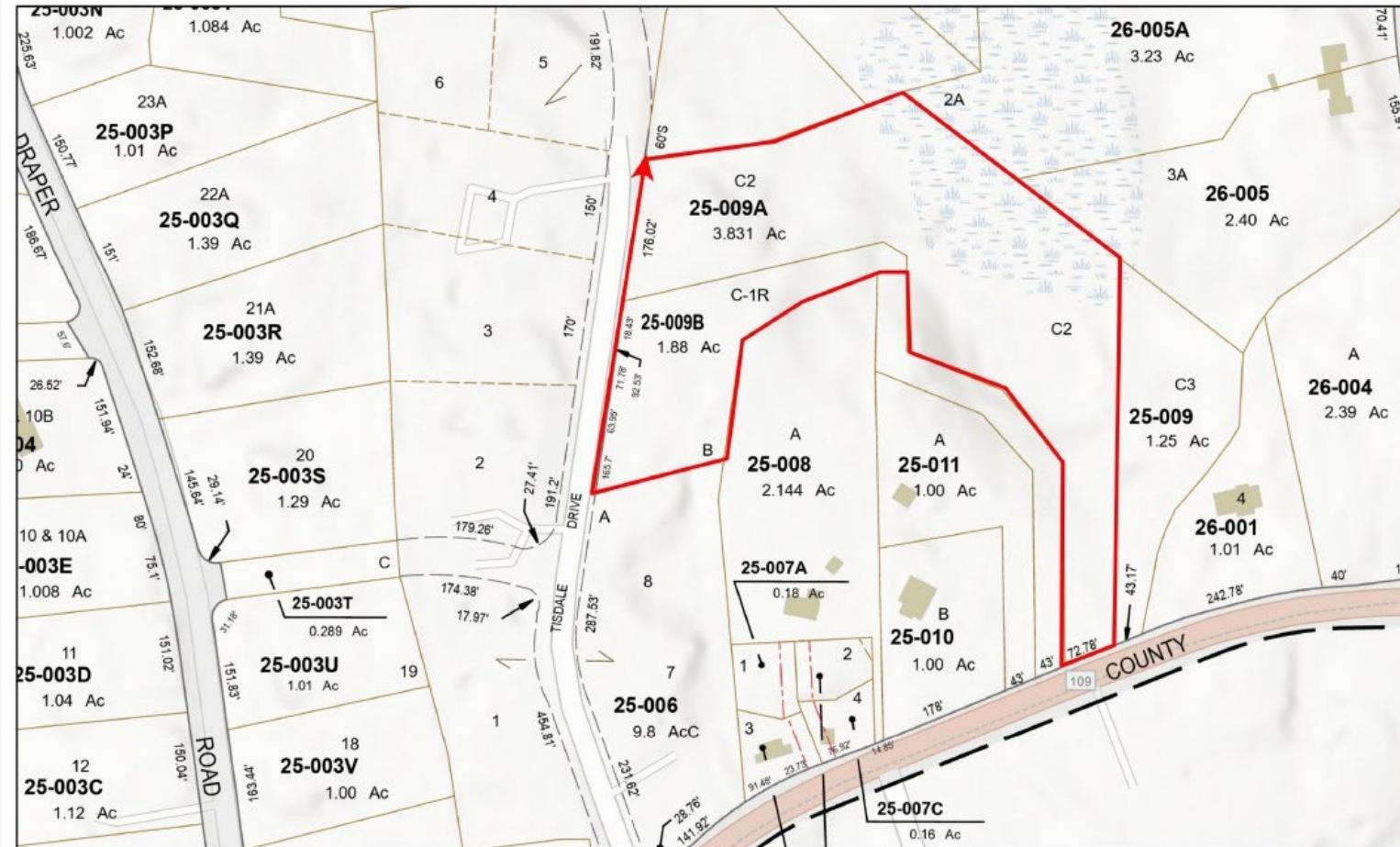
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August 10, 2023

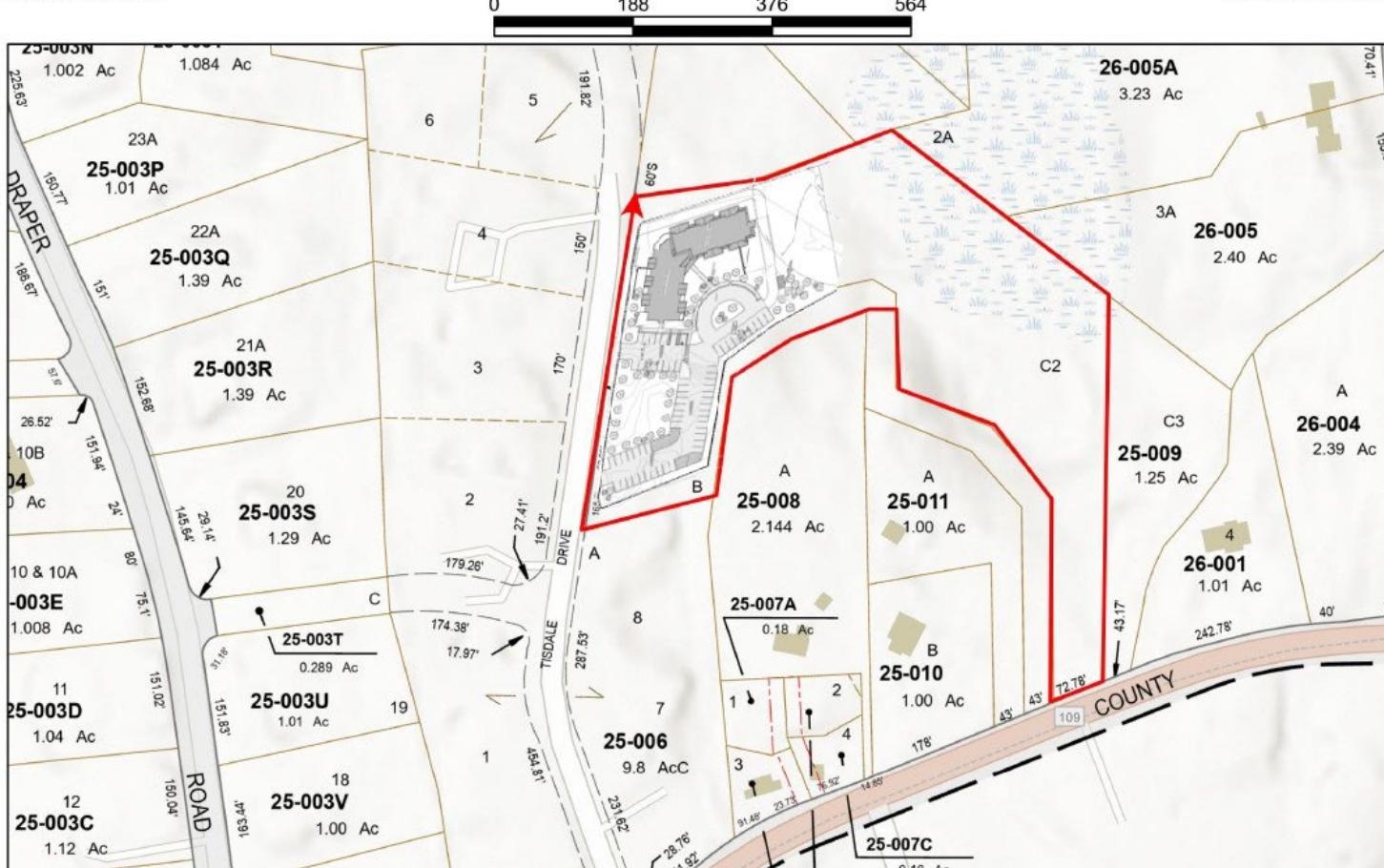
## 81-85 Tisdale Drive

Town of Dover, MA

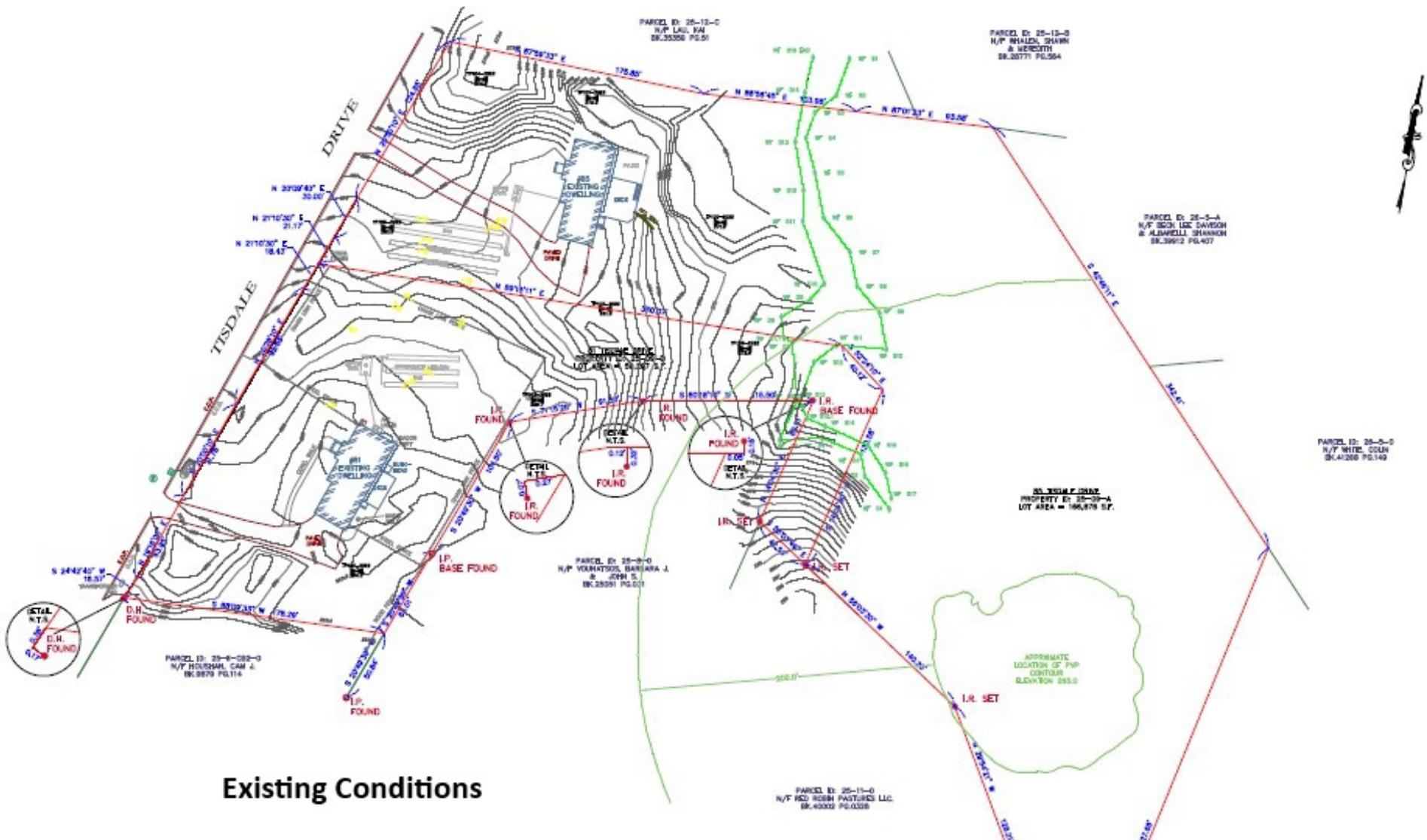
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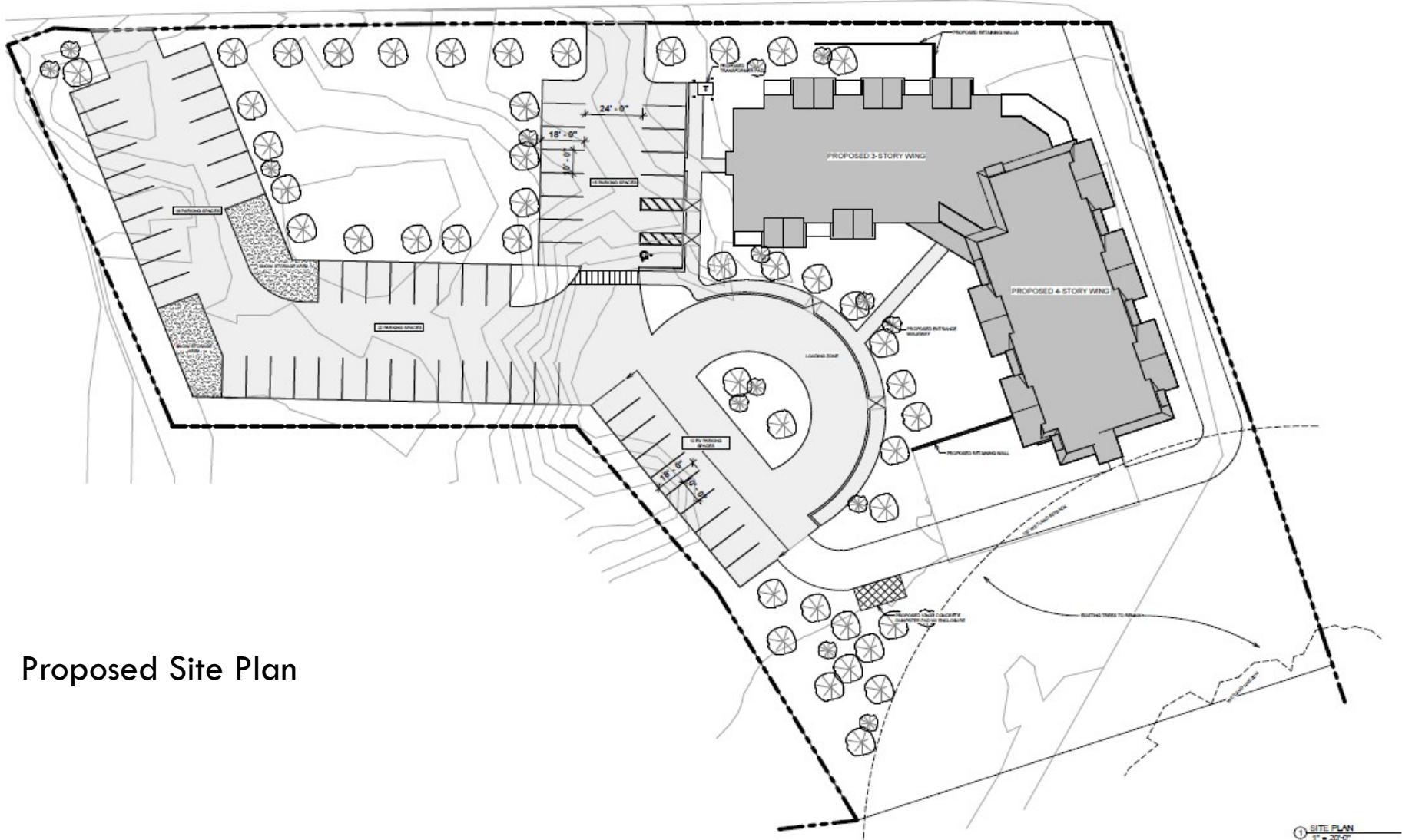
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## Proposed Site Plan





## PROJECT SUMMARY

- 5.19 acres.
- 42 Units
  - 9 - One-bed.
  - 26 - Two-bed.
  - 7 - Three-bed.
- 11 affordable units.
- 65 on site surface Parking spaces.
- 3 ADA units.
- Elevator access to all floors.



## PROJECT SUMMARY

- Private balcony/patio spaces.
- A/c units on roof of property.
- Interior Community Space.
- Package Room.
- Gym.
- Laundry.
- Tenant storage.
- Interior trash room.
- Interior bicycle storage.
- Extensive landscaping.
- Exterior patio locations.
- EV Car Chargers.



## BUILDING DESIGN

- 3 story facing/parallel to Tisdale Drive. Only public view of the property will be 3-story.
- Follows the natural slope of the site and increases in height perpendicular to Tisdale Drive.
- The building facades are modulated using varying exterior materials, colors, balconies and undulating facades to visually reduce the height and scale and to better transition to the adjoining properties.

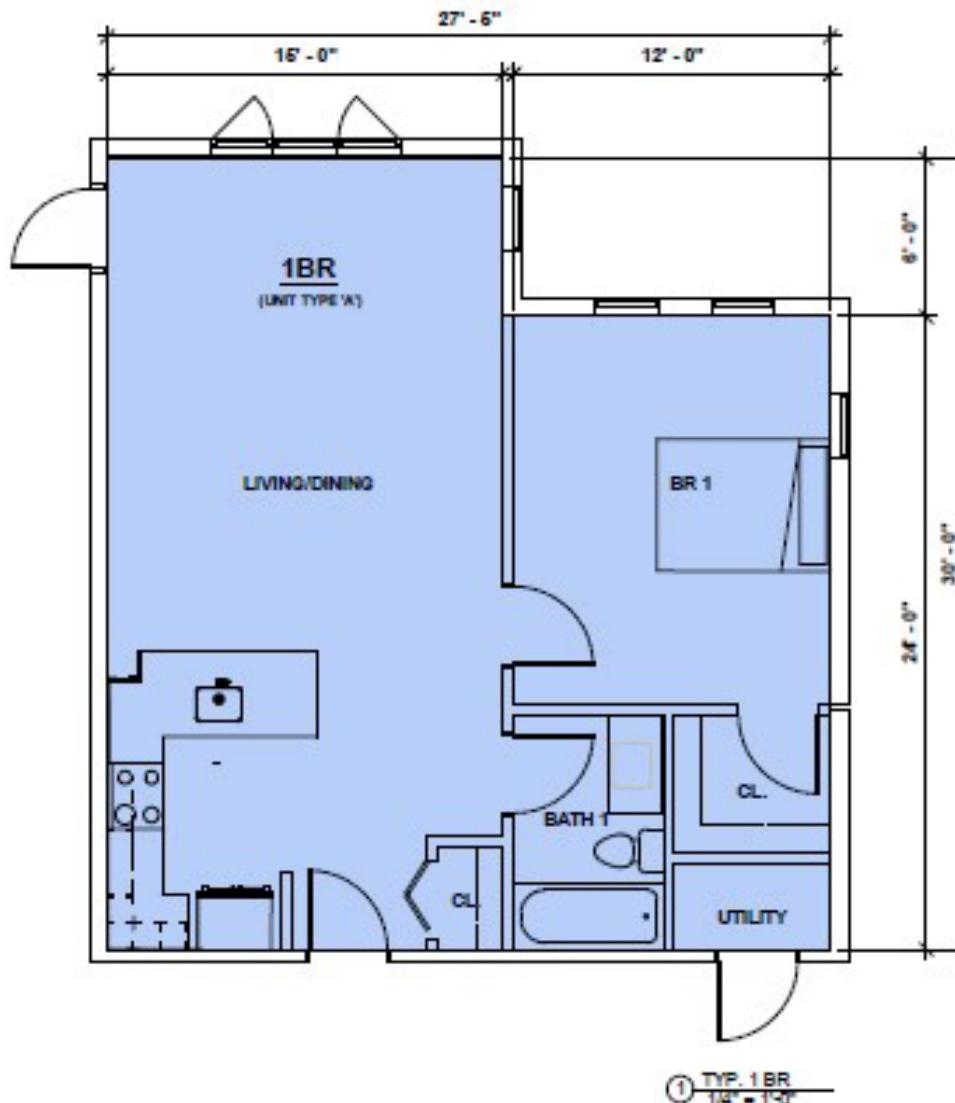


## BUILDING DESIGN

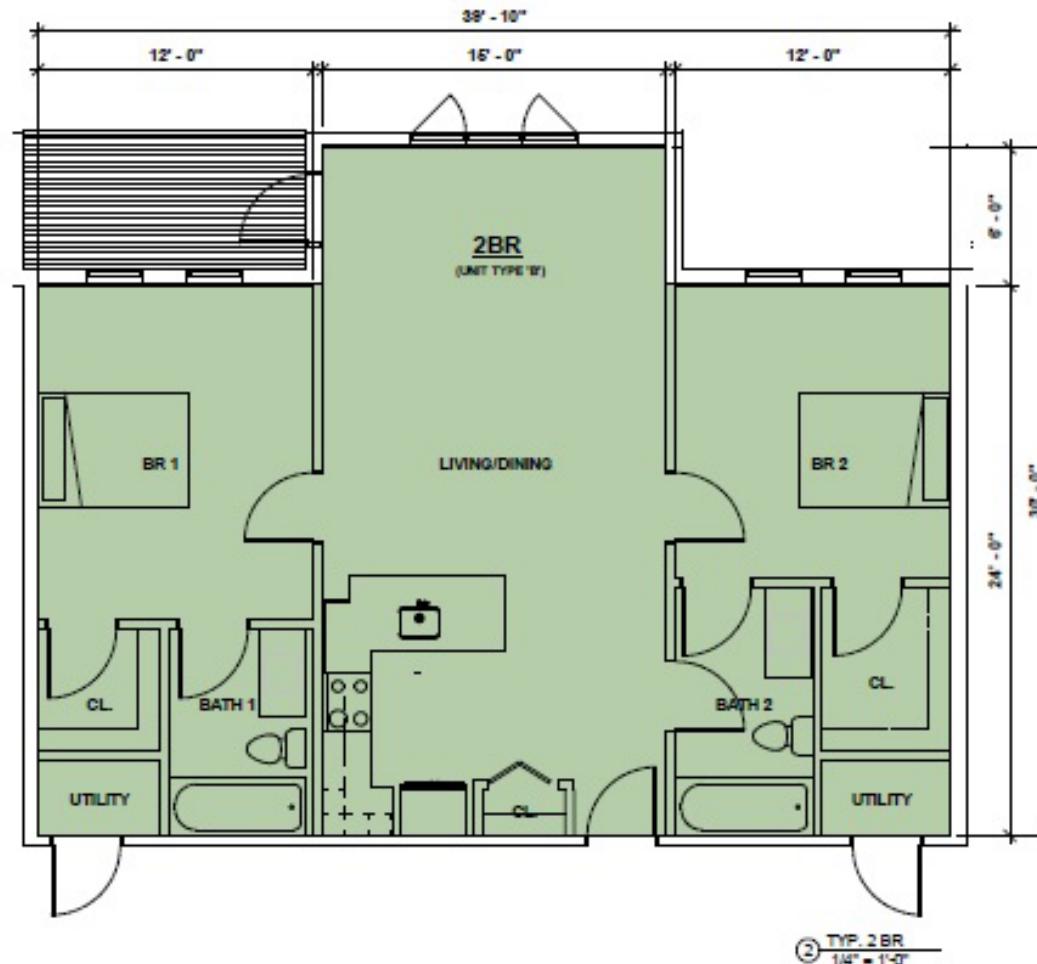
- Exterior materials will consist of composite horizontal and vertical siding/shingle/panels, energy efficient windows and doors with architectural details and trim of similar composite materials.
- Development will utilize high performance envelope insulation systems, high efficiency heating and cooling systems, Energy Star appliances and LED lighting systems both inside and out.
- The project will meet or exceed the requirements of the current Stretch Energy Code as well as the Specialized Opt-In Code if adopted by the Town.

## Typical Floor Plan

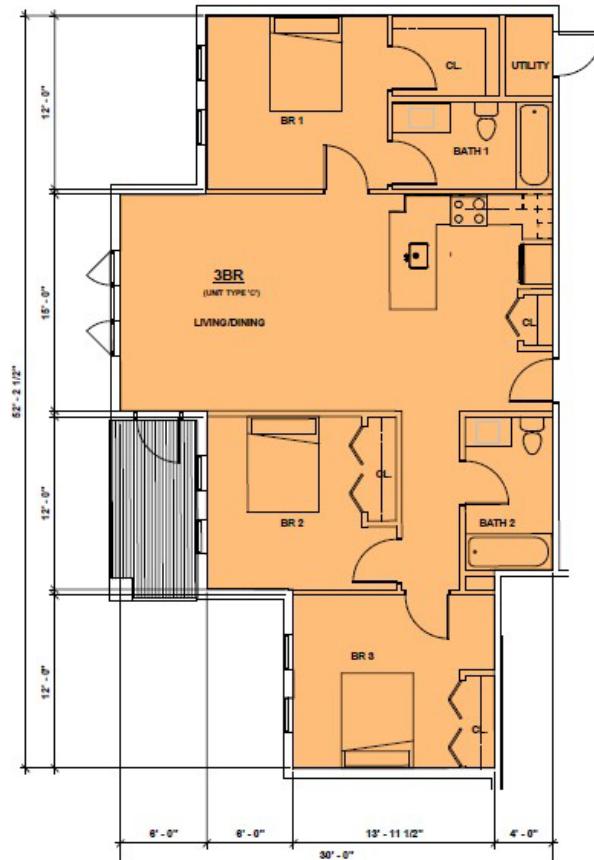




Typical 1-bed Unit



Typical 2-bed Unit



Typical 3-bed Unit

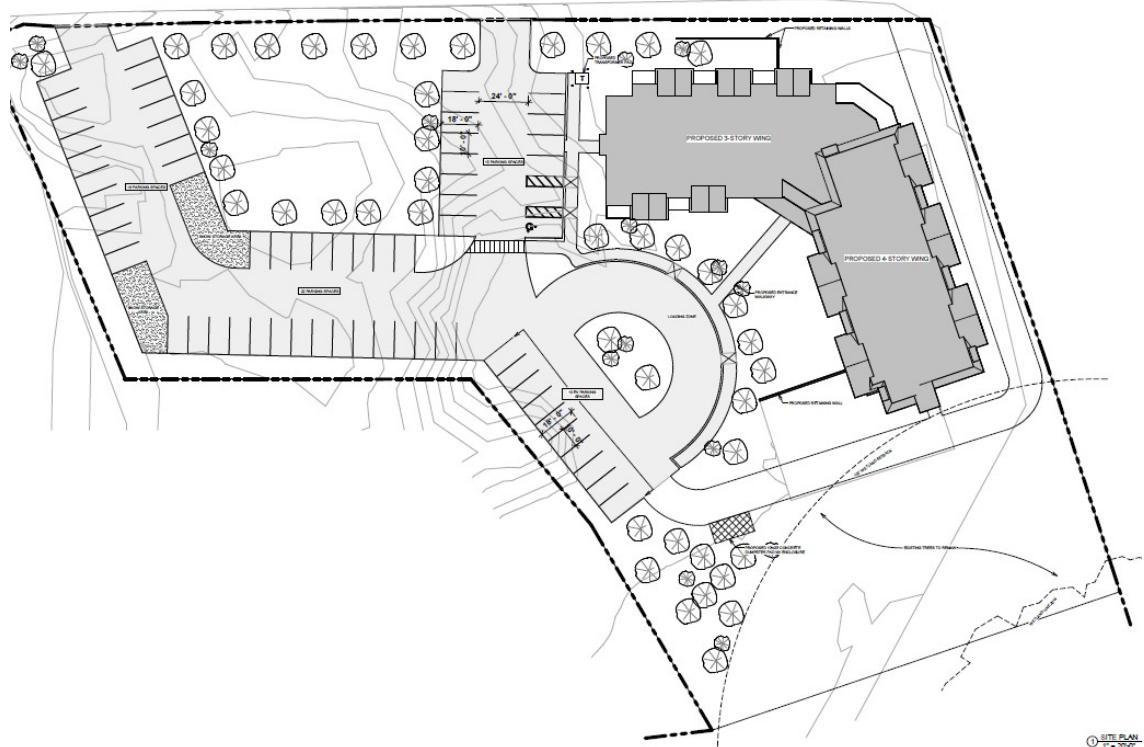
③ TYP. 3 BR  
1/4" = 1'-0"



**PERSPECTIVE VIEW - MAIN ENTRY**

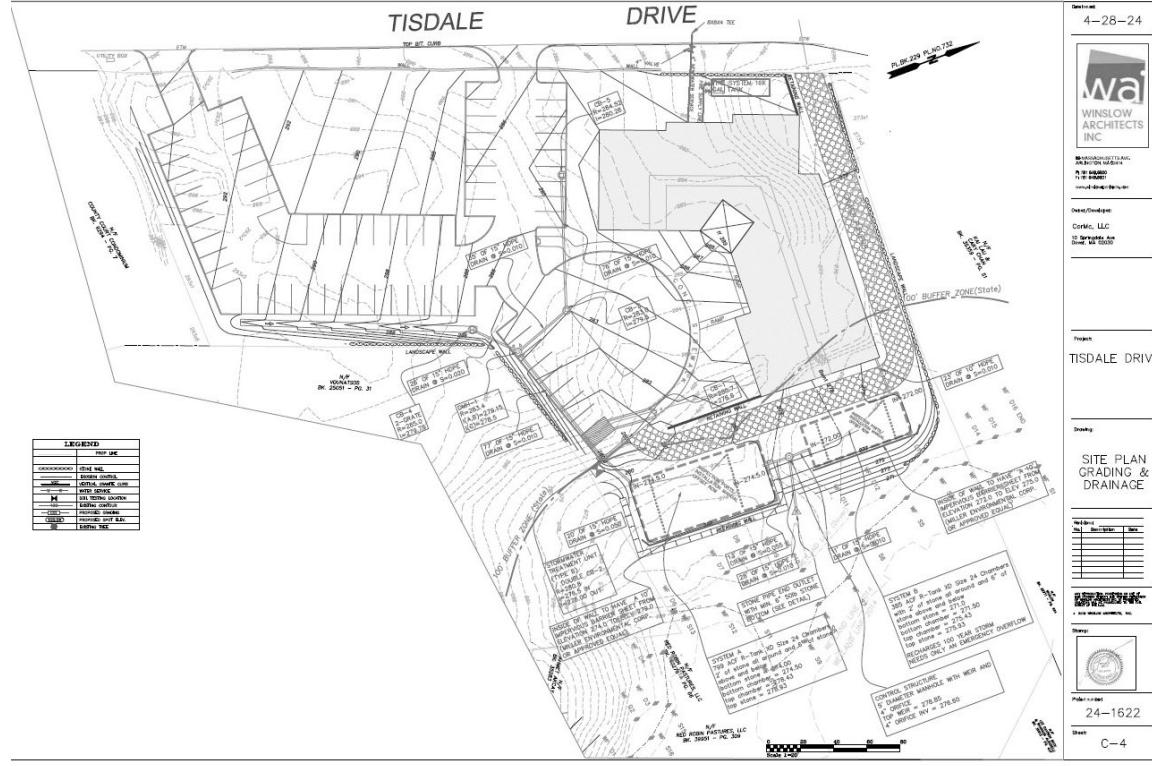


**PERSPECTIVE VIEW - TISDALE DRIVE**



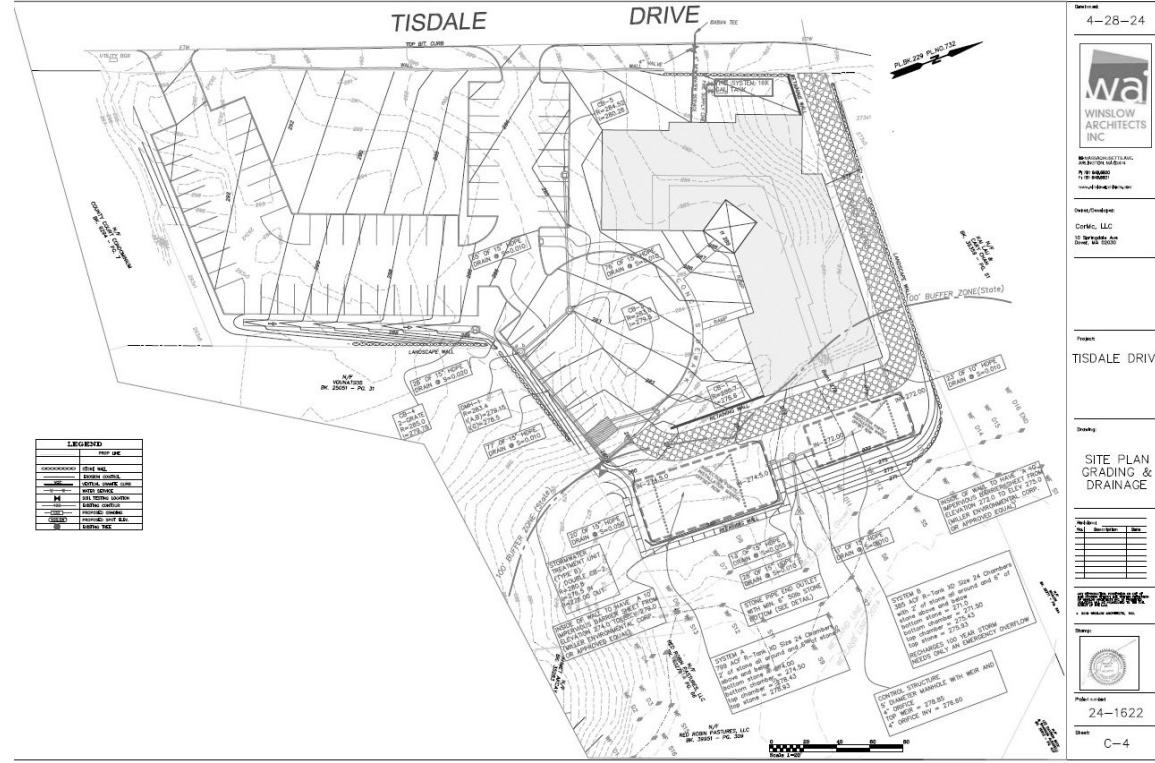
## SITE PLAN

- The property is accessed by two entrances off Tisdale Drive allowing for a potential “one way system” to operate.
- Driveway layout provides ample Emergency Vehicle access with turning capabilities within the property.
- A paved “Emergency Only” access is proposed at the rear of the building.
- 65 surface Parking spaces with dedicated ADA/Van Accessible spaces adjacent to building entrances.
- EV Charging stations provided.



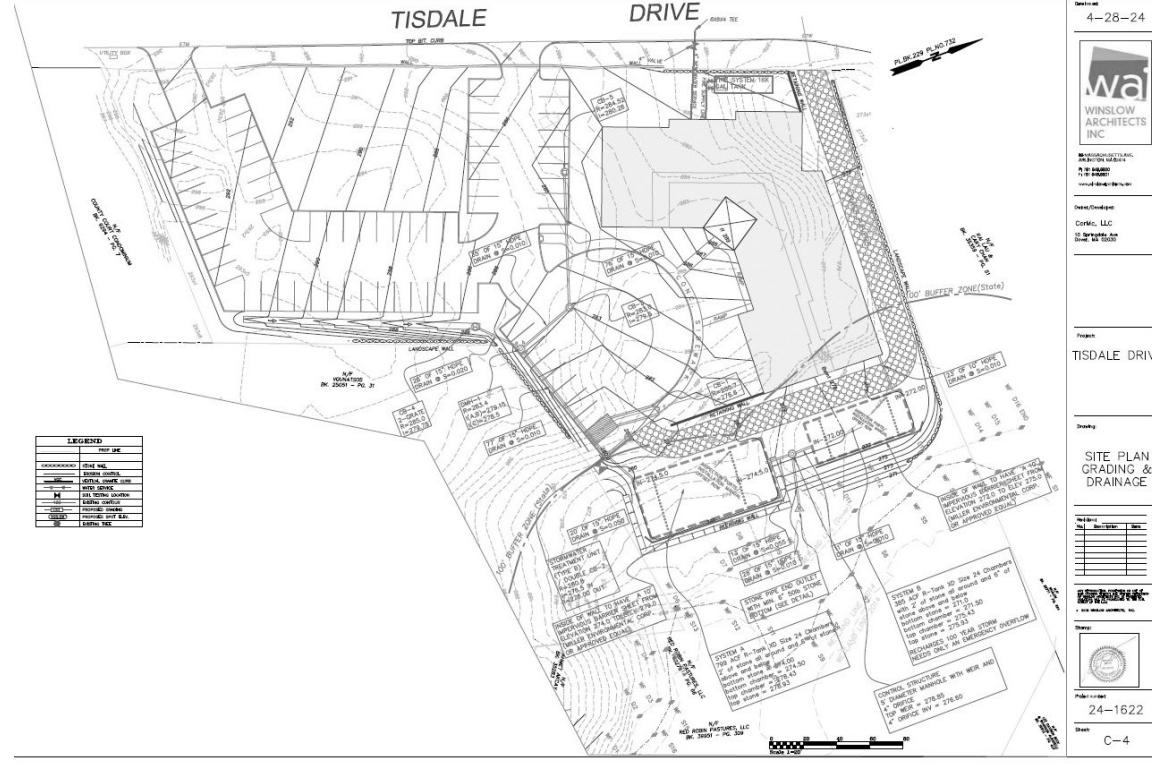
# SITE PLAN

- Exterior lighting designed to minimize impact and spill onto adjacent properties.
- Existing perimeter landscaping /trees to remain where possible.
- Extensive landscape design provided.
- All utilities to be provided underground.
- Onsite recreational facilities for building occupants to be provided.



# SITE UTILITIES

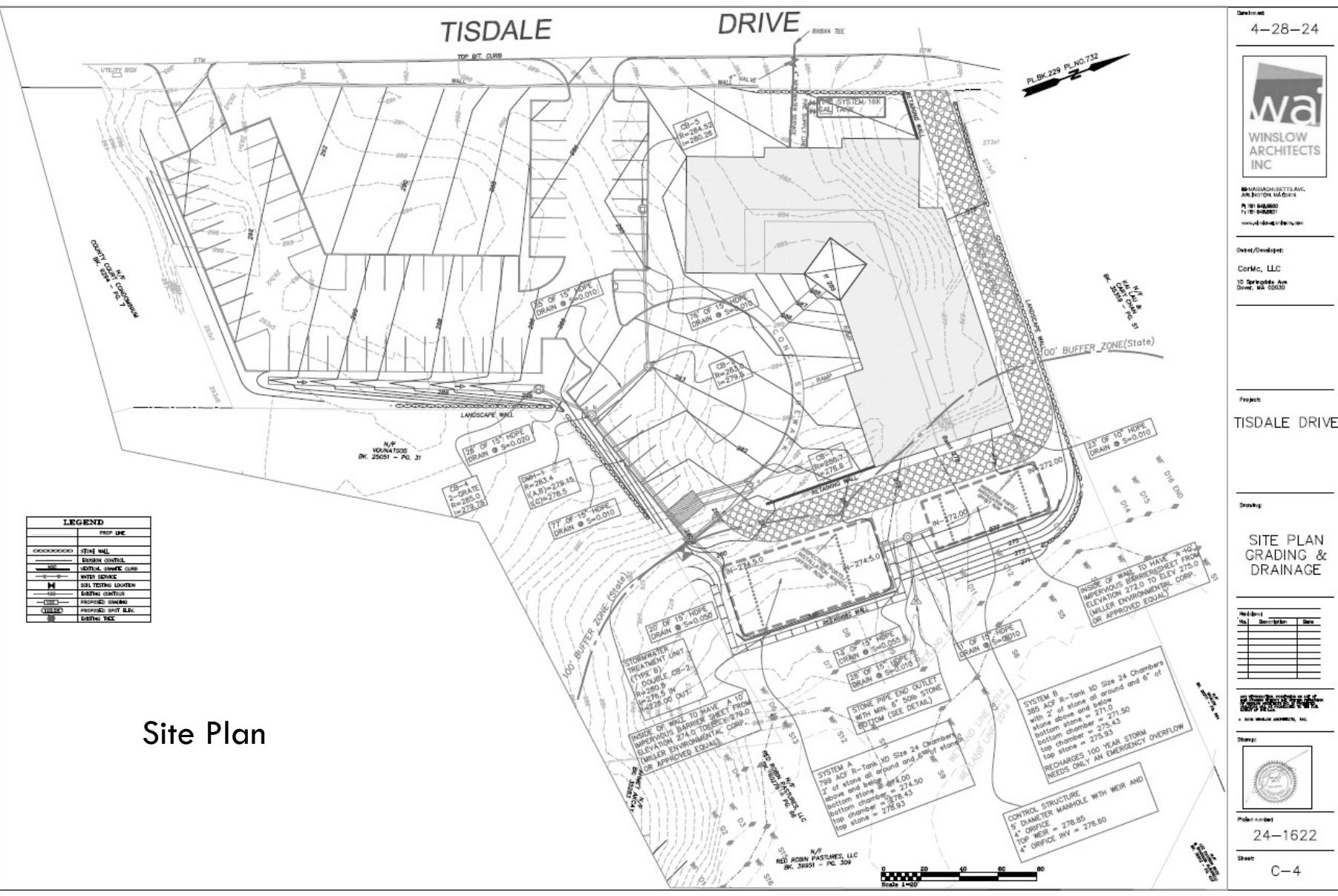
- A stormwater management system has been designed to manage attenuation and treatment of stormwater on site.
- Domestic water to serve the property will be provided by Aquarion Water.
- Fire suppression to be served by an underground storage tank on site.
- Sewer will be handled by a private on-site septic system.
- All systems are designed to meet or exceed required standards.



# CONSERVATION COMMISSION

- There are Wetland Resources on the property currently which puts this project within the jurisdiction of Department of Environmental Protection and Dover Conservation Commission.
- The project will be required to file a Notice of Intent and participate in a public hearing process with Dover Conservation Commission.
- The project will be required to satisfy the requirements and performance standards of the Dover Bylaw and Dover Regulations and the Mass. Wetlands Protection Act, and Regulations.
- All systems are designed to meet or exceed required standards.

## Site Plan



TISDALE

## DRIVE

4-28-24



99 MASSACHUSETTS AVE.  
Arlington, MA 02474  
P: 781 648 6800  
F: 781 648 6801  
[www.vinoloversofboston.com](http://www.vinoloversofboston.com)

er/Developer:  
orMc, LLC  
1 Springdale Ave  
over, MA 02230

Project

## Strong

SITE PLAN  
PROPOSED  
PRESBY SYSTEM

THE JOURNAL OF CLIMATE

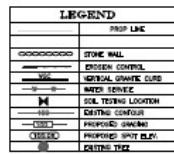
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## Proposed Septic







## TRAFFIC

- The applicant has submitted a detailed Transportation Impact Assessment (TIA) prepared by Vanasse & Associates for this project.
- The project is expected to generate approximately 284 vehicle trips on an average weekday (two-way, 24-hour volume), with 17 vehicle trips expected during the weekday morning peak-hour and 21 vehicle trips expected during the weekday evening peak-hour.
- The assessment found that the project will not result in a significant impact on motorist delays or vehicle queuing over existing or anticipated future conditions without the Project.



## TRAFFIC

- Lines of sight at the Tisdale Drive intersection with Route 109 were found to exceed the recommended minimum distances for the intersection to operate in a safe and efficient manner.
- The report concludes that “The Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner”.
- A detailed transportation improvement program has been developed that is designed to provide safe and efficient access to the Project site and address any deficiencies identified as a part of the assessment.

## 81/85 Tisdale Drive - Zoning Analysis

### ZONING ANALYSIS

BELLOW IS A SUMMARY OF THE REQUESTED WAIVERS. PLEASE NOTE IN SOME INSTANCES, WE BELIEVE A WAIVER MAY NOT BE NECESSARY BASED ON A REVIEW OF LOCAL BYLAWS, BUT WE HAVE CHOSEN TO INCLUDE AT THIS TIME.

#### GENERAL BY-LAWS

##### CHAPTER 185 ZONING BY-LAW

ZONING DISTRICT

R-1

CATEGORY	REQUIRED	PROPOSED	STATUS
USE	SINGLE FAMILY	MULTIFAMILY	WAIVER REQUIRED
MIN. LOT SIZE	1 ACRE	5.10 ACRES	ALLOWED
MIN. FRONTAGE	150 FT	440 FT +/-	ALLOWED
SETBACK - FRONT	40 FT	25 FT	WAIVER REQUIRED
SETBACK - SIDE	30 FT	25 FT	WAIVER REQUIRED
SETBACK - REAR	30 FT	100 FT +/-	ALLOWED
MAX. HEIGHT	2.5 STORIES / 35 FT	52'-2"	WAIVER REQUIRED
MAX. LOT COVER	20%	7% BUILDINGS 7% PARKING	ALLOWED
PARKING	1.5 SPACES/UNIT = 60	65 SPACES	ALLOWED

### APPLICABLE ZONING SECTIONS

#### CHAPTER 217 SANITARY BYLAWS

SECTION 217-3 (6 A&B) - SEWAGE DISPOSAL SYSTEMS 100' SETBACK REQUIREMENT FROM DESIGNATED WETLAND AREAS  
SECTION 217-3 (7) - PROHIBITION OF SOIL ABSORPTION SYSTEM UNDER PARKING AREA

#### CHAPTER 263 RULES AND REGULATIONS FOR THE DOVER WETLANDS PROTECTION BYLAW

SECTION 263-5-I - VERNAL POOLS. ANY WORK WITHIN 100 FEET OF A VERNAL POOL MUST NOT IMPAIR ITS CAPACITY TO FUNCTION AS A VERNAL POOL.

SECTION 263-5-K BUFFER ZONE - PERMANENT MARKERS

SECTION 263-5-K (1) TREE FILTER ZONE - TREE COVER REMOVAL REQUIREMENT

SECTION 263-5-K (2) SETBACKS - LOCAL BUFFER ZONE SETBACK REQUIREMENTS

#### CHAPTER 96 DEMOLITION REVIEW

ALL SECTIONS.

We look forward to working with you through this process and to providing answers to any questions that you may have about this project.