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January 13, 2025

George Chimento, Chair
TOWN OF DOVER ZONING BOARD OF APPEALS
c/o Dover Town Clerk
5 Springdale Avenue
Dover, MA 0203
gchimento@doverma.gov

RE: Tisdale Drive Apartments
Preliminary Architectural Peer Review Report

Dear George:

I'm writing to provide you with a preliminary review of the proposed 40B development on Tisdale Drive in Dover. As is typical at this stage of a project, the architectural drawings are very schematic, which puts limitations on the depth of analysis that I'm able to perform. Perhaps more importantly, it is not clear that the proposed site plan is fully "locked down" yet, which when finalized, will likely have impact on the design of the building itself. For these reasons, I am limiting this letter to preliminary comments that enumerate "missing" documentation that would facilitate a more thorough review of the project. I will continue a more detailed analysis in a letter(s) I will submit later on in the process.

As you know, I am unable to attend the hearing tomorrow night, which I believe will be focused on a first look at civil engineering/site design. I will listen to the recording later this week and let you know in another communication if I have any comments on the proceedings.

This and subsequent reviews will follow the format of my fee proposal dated February 9, 2024. Note that given the preliminary nature of this first letter, most of the detailed review tasks outlined in my proposal will be included in future letter(s).

1. Review the Developer's Application, Plans and Drawings, reports from other peer reviewers and Town officials, letters from neighboring residents, etc.

Applicant's Documents reviewed:

- Project Eligibility/Site Approval letter prepared by MassHousing dated February 5, 2024.
- Tisdale Residences drawing set prepared by Winslow Architects dated 08.15.2023 (13 sheets).
- Tisdale Drive civil engineering drawing set issued by Winslow Architects, stamped by Ronald Tiberi (civil engineer) dated 4-28-24 (13 sheets).
- Tisdale Drive Apartments slide deck dated November 2024 (35 images).
- Letter to ZBA from Vanasse & Associates Inc. dated November 19, 2024.
- Letter to ZBA from Mirrione Shaughnessy Uitti LLC dated December 6, 2024.
- Letter to Tisdale Land LLC from Sullivan & Worcester dated December 4, 2024.
- Tisdale Drive Apartments Project Narrative (undated).
- Tisdale Land, LLC Waiver Requests (undated).

Town and Peer Review Reports:

- Letter to the Dover Town Manager from the Dover Planning Department dated October 31, 2023.
- Letter to MassHousing from the Town Administrator dated October 27, 2023 (includes exhibits from Board of Selectmen, Planning Department, decision from Red Robin Pastures, Conservation Commission).
- Letter (with attachments) to the Town Administrator from the Dover Conservation Commission dated October 20, 2023.

Letters, emails, reports from citizenry of Dover:

- Letter to ZBA from Marcus, Errico, Emmer & Brooks, P.C. dated November 4, 2024,

(REFERENCE MATERIALS)

- Chapter 40B Handbook for Zoning Boards of Appeal published by MHP in cooperation with DHCD, MassHousing, and MassDevelopment dated March 2017.
- Local 40B Review and Decision Guidelines published by MHP and Edith Netter, November 2005
- Handbook: Approach to Chapter 40B Design Reviews, prepared by The Cecil Group, Inc. for DHCD, MassDevelopment, MassHousing, and MHP, January, 2011

2. Participate in an initial meeting at the site potentially with the Developer's Design team and a Representative of the Town

An unaccompanied site visit by this reviewer occurred on December 31, 2024.

3. Conduct an assessment of surrounding residential and nonresidential areas within ½ mile of the project site.

This will be detailed in a future review letter.

4. Submit queries for Applicant's design team via staff only, as appropriate.

As noted above, there are a number of materials that if submitted would facilitate a more thorough review of the project. This includes:

- Building elevations with material callouts (current elevations do not include that information).
- A narrative that describes proposed sustainability attributes of the project.
- Site plans that are coordinated with architectural plans (current architectural footprint is not as depicted on civil drawings).
- Roof plan with a preliminary layout of all rooftop equipment.
- Landscape plan.
- Site plan that accurately describes extent of existing trees that will be left in place.
- Architectural plans that include a graphic scale.
- Project site plans that accurately depict extent of trees that are left undisturbed.
- Describe fire suppression system, including storage tank locations and back up power.
- Clarify intentions related to sharing facilities (specifically, outdoor recreation space) with Red Robin.
- Clarify intentions related to transportation demand management, including accommodations for bicycles (secure resident storage, racks for visitors).
- Trash and recycling management plan.
- Lighting plan.
- Provide sufficient grading plans to determine compliance with MAAB slope requirements for accessible pathways.
- Letter from Fire Department confirming their review and preliminary approval.

Thanks for the opportunity to work with you on the analysis of this project. I hope you will contact me with any questions or concerns about this report.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Boehmer', with a stylized, flowing script.

Clifford Boehmer, AIA