

Tisdale Drive Apartments

March 5th, 2025

Mr. George Chimento, Chair
Zoning Board of Appeals
Dover, MA 02030

Re: Davis Square Architectural - Review Letter 1

81-85 Tisdale Drive 40B

Dear Mr. Chairman:

Please consider this letter as the Applicant's formal response to Davis Square Peer Review Letter 1, dated January 13th, 2025. The format of this response is to provide narrative answers to each of the individual comments (copied herein in Italicics), with reference to relevant drawings/updates/additional documents where appropriate. A set of revised plans and additional documents will be presented to accompany this response.

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

Davis Square Comment: *Building elevations with material callouts (current elevations do not include that information).*

Applicant Response: The plans have been revised to address the above comment. Please see sheet A-203 representing a typical elevation.

Davis Square Comment: *A narrative that describes proposed sustainability attributes of the project.*

Applicant Response: A Sustainability narrative dated March 3rd, 2025, has been submitted as part of this response.

Davis Square Comment: *Site plans that are coordinated with architectural plans (current architectural footprint is not as depicted on civil drawings).*

Applicant Response: The plans have been revised to address the above comment.

Davis Square Comment: *Roof plan with a preliminary layout of all rooftop equipment.*

Applicant Response: The plans have been revised to address the above comment. Walkout access from the 4th floor hallway to the flat roof area to access all exterior MEP Equipment is proposed.

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Davis Square Comment: *Landscape plan.*

Applicant Response: A Landscape Plan (L-1) was provided with the initial submission. A revised Landscape Plan has been submitted with this response.

Davis Square Comment: *Site plan that accurately describes extent of existing trees that will be left in place.*

Applicant Response: The information requested here is referenced on Existing Conditions Plans (C1 and C1A) and Landscape Plan (L-1)

Davis Square Comment: *Architectural plans that include a graphic scale.*

Applicant Response: The plans have been revised to address the above comment.

Davis Square Comment: *Project site plans that accurately depict extent of trees that are left undisturbed.*

Applicant Response: Duplicate comment. See response above.

Davis Square Comment: *Describe fire suppression system, including storage tank locations and back up power.*

Applicant Response: The building will be fully sprinklered in accordance with all relevant code requirements at the time of Building Permit Application. MEP design has not been undertaken at this time. The intent is to provide a suitably sized underground storage tank to store water to be used for the fire suppression needs of the property. The tank location is shown on the site plans. A suitably sized backup generator will also be provided at the property to power all life safety needs of the building in the event of a power outage. The intended system is similar to that installed and operational at the adjacent Pastures at Dover property at 61 County St Dover, completed by the same ownership team.

Davis Square Comment: *Clarify intentions related to sharing facilities (specifically, outdoor recreation space) with Red Robin.*

Applicant Response: At this time, there are no plans for shared facilities with the adjacent Pastures at Dover property. If deemed beneficial in the future, then this item can be revisited. The applicant is looking at the possibility of installing walks through the wooded area, subject to necessary approvals, which would benefit the occupants of both properties.

Davis Square Comment: *Clarify intentions related to transportation demand management, including accommodations for bicycles (secure resident storage, racks for visitors).*

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Applicant Response: The plans include a designated and secure bicycle storage room inside the property. Bicycle racks will also be included at strategic locations on the exterior of the property.

Davis Square Comment: *Trash and recycling management plan.*

Applicant Response: The plans include a designated interior trash room in the lower level of the property. This location will include receptacles for regular and recycling trash. Receptacles will be removed to the exterior as required for disposal off site by a licensed operator. There is no exterior trash storage proposed.

Davis Square Comment: *Lighting plan.*

Applicant Response: A Lighting Plan (L-2) was provided with the initial submission. A revised Lighting Plan has been submitted with this response.

Davis Square Comment: *Provide sufficient grading plans to determine compliance with MAAB slope requirements for accessible pathways.*

Applicant Response: The applicant is of the opinion that the plans meet these requirements.

Davis Square Comment: *Letter from Fire Department confirming their review and preliminary approval.*

Applicant Response: The applicant has met with the local Fire Department (2/27/2025) to review the plans and has requested a letter confirming preliminary approval of the site and building plans. The Fire Department expressed preliminary approval at this meeting.

Please let us know if you require further clarification on any of the above upon further review.

Kind Regards,

Paul McGovern

Paul McGovern, Manager.

Tisdale Land, LLC