



TOWN OF DOVER
BOARD OF SELECTMEN
5 SPRINGDALE AVENUE
P.O. BOX 250
DOVER, MASSACHUSETTS 02030

Michael Blanchard
Town Administrator

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July 29, 2025

Ms. Carol Lisbon
Chair
Dover Planning Board
Town of Dover
5 Springdale Avenue
Dover, MA 02030

Dear Ms. Lisbon:

On July 15, 2025, the Dover Board of Selectmen received the following application from the Dover Planning Board:

Proposed Zoning Bylaw and Zoning Map Amendment - MBTA Communities Act
New Section: 185-50 By-Right MBTA Communities Multi-Family Overlay District
Creation of New MBTA Communities Multi-Family Zoning Overlay District

The proposed Zoning Bylaw and Zoning Map Amendment – MBTA Communities Act have been placed on the warrant for the Special Town Meeting scheduled for Monday, September 29, 2025.

Pursuant to MGL Chapter 40A, Section 5, the Board of Selectmen are required to transmit this Proposed Zoning Bylaw and Zoning Map Amendment Application to the Planning Board within 14 days of receipt. Subsequently, the Planning Board will complete its review and hold the required public hearing within 65 days from today's date. At the July 24, 2025 Board of Selectmen meeting, the Selectmen voted to transmit the Proposed Zoning Bylaw and Zoning Map Amendment Application to the Planning Board.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be "MB", is written over a horizontal line.

Michael Blanchard
Town Administrator
On behalf of the Dover Board of Selectmen

July 15, 2025

Michael Blanchard, Town Administrator
Town of Dover
5 Springdale Avenue
Dover, MA 02030

TOWN OF DOVER
JUL 15 2025

2025 JUL 15 PM 5:22



TOWN CLERK

**RE: Proposed Zoning Bylaw and Zoning Map Amendment - MBTA Communities Act
New Section: 185-50 By-Right MBTA Communities Multi-Family Overlay District
Creation of New MBTA Communities Multi-Family Zoning Overlay District**

Dear Mr. Blanchard and Members of the Board of Selectmen,

Pursuant to Massachusetts General Laws Chapter 40A Section 5 in anticipation of the Special Town Meeting, the Dover Planning Board is pleased to officially submit to the Board of Selectmen a proposed draft zoning bylaw and map amendment for your review. This text and zoning map amendment is intended to bring the Town of Dover into compliance with the MBTA Communities Act. Kindly treat these as one (1) article on the Special Town Meeting Warrant.

Please note that this draft zoning bylaw and map amendment was recently reviewed by the Executive Office of Housing and Livable Communities (EOHLC) as part of their pre-review process. We received their feedback on June 27, 2025 and will evaluate their comments over the next few weeks. After discussions with our consultant, Town legal counsel and the town planner, we will amend the draft bylaw to address the comments from EOHLC. As such, the draft bylaw attached is subject to potential revisions prior to finalization. It does appear that our designation of Tisdale Drive/County Court as Dover's MBTA overlay district will be acceptable as long as we address EOHLC's comments.

In accordance with Massachusetts General Laws Chapter 40A Section 5, the Board of Selectmen has 14 days from the date of this letter to transmit the proposed bylaw and zoning map amendment to the Planning Board. This will enable the Planning Board to initiate the public review process as required by law. We plan to hold a Public Hearing September 8, 2025, with an additional date on September 15, 2025 if needed, followed by a Special Town Meeting to vote on the zoning bylaw and map amendment on September 29, 2025.

We appreciate your cooperation and prompt attention to this important matter. Should you have any questions or require additional information, please do not hesitate to contact the Planning Board office.

Sincerely,

P.P. Melissa M. Santucci

Carol Lisbon, Chair
Dover Planning Board

Attachments:

1. *DRAFT Zoning Bylaw Section 185-50 By-Right MBTA Communities Multi-Family Overlay District*
2. *DRAFT Zoning Map MBTA Communities Multi-Family Overlay District (Tisdale Drive /County Court)*

185-50 By Right MBTA Communities Multifamily Overlay District

A. Purpose. The purpose of the MBTA Communities Multifamily Overlay District ("MCMOD") is to allow multi-family housing as of right, subject to site plan review, in accordance with this Section and M.G.L. c. 40A, § 3A.

B. Establishment and Applicability

(1) Underlying Zoning. The MCMOD is an overlay district as depicted on the Town of Dover Zoning Map. The requirements for use, dimensions, and all other provisions of the Zoning Bylaws governing the underlying zoning district shall remain in full force, except for uses allowed by right in the MCMOD, as detailed in this Bylaw Section 185-50.

(2) Applicability of MCMOD. An applicant may develop Multi-Family Housing in accordance with the provisions of this Bylaw and the procedures of Section 185-36 - Site Plan Review.

(3) Non-inclusion of partial lots. A lot that is not 100% within the MCMOD, as drawn in the Zoning Map of the Town, shall be considered excluded from the MCMOD.

C. Definitions. The following definitions shall apply only to Section 185-50. See section 185.5 of the Zoning Bylaws for all other definitions.

(1) Multi-Family Housing: A building with three or more residential dwellings units or two or more buildings on the same lot with more than one residential dwelling unit in each building

(2) Building coverage: The maximum area of the lot that can be attributed to the footprint of the buildings (primary and accessory) on that lot. Building coverage does not include surface parking.

(3) Lot coverage: The maximum area of the lot that can be attributed to a total of building coverage and impervious coverage which includes not only buildings and structures but also hardscape areas such a paved driveway, concrete patio or walks.

(4) Open Space: Contiguous undeveloped land within a parcel boundary

(5) Parking surface: One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for this definition.

D. Permitted Uses. In the MCMOD, Multi-Family Housing shall be allowed by right with Site Plan Review.

E. Dimensional and building requirements. Notwithstanding anything to the contrary in the Zoning Bylaws, the following dimensional requirements shall apply to all Multi-Family Housing developments within the MCMOD:

(1) Dimensional Requirements

Minimum Lot Size	20,000 SF
Minimum Street Frontage	100 feet
Maximum Building Height	2.5 stories and 35 feet (Heights to be determined from the average finished grade around the structure).

Maximum Lot Coverage	25%
Minimum Open Space	40%
Minimum Setback, Front	50 feet
Minimum Setback, Side	50 feet
Minimum Setback, Rear	50 feet

(2) There shall be a minimum of 32 feet between residential buildings on each lot.

(3) An architectural theme shall be carried out by use of common building materials, color, exterior detailing and roof lines. However, rigidity in design shall be avoided by variations in building size, height and location, breaks in roof lines and walls, plantings and building coverage.

F. Development Standards. The following standards shall apply to all Multi-Family Housing developments within the MCMOD:

(1) Landscaping requirements.

(a) Buildings, roads, driveways, sidewalks and parking areas shall be laid out so as to leave undisturbed, as much as possible, the environmental and historical features of the property such as natural woodlands, streams, marshes, hill tops, ravines, biological habitats of special interest, views of unusual charm, existing bridle paths, trails and green belt links.

(b) Buildings, roads, driveways, sidewalks and parking areas shall be laid out so as to provide for the convenience and safety of vehicular and pedestrian movement. A paved pedestrian network shall connect parking to the entries of all buildings.

(b)The first floor of any level shall have sufficient landscaping to screen interior infrastructure.

(c) A fifty-foot setback or buffer area is required around the perimeter of the development site and shall consist, to the extent possible, of natural woodland. Grass and mounds shall be approved buffer material, provided that suitable indigenous shrubs and other plant materials are used for screening.

(d) All plantings added to the property shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.

(e) Surface parking abutting a public sidewalk or road shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than 6 feet. The buffer may also include a fence or wall of no more than 6 feet in height.

(2) Off Street Parking Requirements

(a) There shall be provided a permanent off-street parking area or areas, surface or undercover, of sufficient size to provide 2 car spaces for each dwelling unit, with such additional guest parking space(s) as may be approved by the Planning Board, equivalent to no more than 2.5 car spaces for each dwelling unit.

(b) Each parking space shall contain a minimum of 200 square feet.

(c) Parking shall be located to the rear or side of the buildings and shielded from the public way and abutting properties.

(3) MCMOD Access requirements

(a) There shall be no more than a total of two means of access, whether by a subdivision way or a driveway, to the MCMOD from any and all existing public ways.

(b) If more than one Multi-Family Housing development is developed within the MCMOD, there must be internal circulation such that all multi-family units in the district can be reached from the same means of access.

(c) Such access points shall be located so as to minimize conflict with traffic on public streets and where good visibility and sight distances are available to observe approaching vehicular traffic. The Chief of Police and the Director of Public Works shall review and approve plans to this effect as part of Site Plan Review.

(d) All paved portions of all parking spaces and maneuvering aisles shall be set back 10 feet from the wall of any building and 50 feet from any private or public way or neighboring lot line, with suitable plantings for screening.

(4) Site Design

(a) All required parking spaces, maneuvering aisles and driveways shall have a durable, dustless, all-weather surface, such as bituminous concrete or cement concrete, and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto any public way or onto any lot in other ownership, and such surfaces shall be well maintained, per Ch. 159 Stormwater Bylaw and Regulations.

(b) Parking areas shall be provided with curbing, wheel stops or other devices to prevent motor vehicles from being parked or driven within required setback areas, sidewalks or onto required landscaped open spaces.

(c) Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public way or abutting property.

(d) Dumpsters shall be screened by a combination of fencing and plantings. All dumpsters and access to them will be designed to be animal resistant.

(5) Lighting

(a) Lighting of parking areas shall be designed to provide sufficient uniform illumination with low glare factor and use LED lamps. The mounting heights for the equipment shall be appropriate for the architectural scale of the buildings. All lights shall be arranged and shielded to prevent overspill onto buildings within the development and onto adjacent properties, sidewalks and streets.

G. Waivers. Through Site Plan Review, the Planning Board may waive any of the requirements in section F (Development Standards) of this Bylaw, as long as it determines that the final development plan meets

the intent of this Bylaw, or that literal compliance is impractical because of the size, width, depth, shape or grade of the lot and where literal enforcement would result in a less favorable project for the Town.

H. Site Plan Review Application Process. All applications for development in the MCMOD shall follow the process for full Site Plan Review per Section 185-36.

(1) Application under Subdivision Control Law. If the final development plan requires approval under the Subdivision Control Law, an application for approval under the Subdivision Control Law and the application for Site Plan Review hereunder shall be filed concurrently. To the extent permitted by law, the Planning Board shall consider both applications at the same time, but the applicant must demonstrate compliance with all applicable requirements under the Subdivision Control Law and the Bylaw provisions applicable to the MCMOD.

I. Severability. If any provision of this section is found to be invalid by a court of competent jurisdiction, the remainder of this section shall not be affected, but shall remain in full force and effect. The invalidity of any provision of this section shall not affect the validity of the remainder of the Zoning Bylaws.

Proposed Zoning Map Amendment - MBTA Communities Act

Creation of New MBTA Communities Multi-Family Zoning Overlay District

LOCATION: Tisdale Drive

MAP: 26 PARCEL: See Detail Listing Below (56 Parcels in Total)

OVERLAY DISTRICT AREA: 9.8 Acres

<u>Parcel ID</u>	<u>Location</u>	<u>Owner</u>
25-6-BA4-0	1 TISDALE DR	SULLIVAN NORMA TRUSTEE NORMA SULLIVAN TRUST
25-6-PA4-0	10 TISDALE DR	LYNCH KATHLEEN M
25-6-CB2-0	11 TISDALE DR	HOUSHMAN CAM J
25-6-PB3-0	12 TISDALE DR	KELLEHER THERESA
25-6-CB3-0	13 TISDALE DR	ZHOU YUXIANG LIN QIAOQIAO
25-6-PB2-0	14 TISDALE DR	JACKMAN CHRISTOPHER E + JACKMAN BARBARA J
25-6-CA4-0	15 TISDALE DR	KAVANAGH ALYSON WINTERS
25-6-PA1-0	16 TISDALE DR	HACKETT NICOLAAS DE MUNNIK + HACKETT AMANDA
25-6-DA4-0	17 TISDALE DR	EHRlich BARBARA TRUSTEE THE BARBARA EHRlich REVOCABLE TRUST
25-6-EA1-0	18 TISDALE DR	CHARRON RICHARD CHARRON MARGARET
25-6-DB3-0	19 TISDALE DR	SUMMERS PETER E SUMMERS ALINA
25-6-OA1-0	2 TISDALE DR	CHUTINAN ALONGKRIT+SUPATTRIYA
25-6-EB2-0	20 TISDALE DR	MANGAN DEBORAH A
25-6-DC2-0	21 TISDALE DR	LIU YAN YING + BAO KAI
25-6-EB3-0	22 TISDALE DR	XIAO GUOPING + DAI MIAO
25-6-DA1-0	23 TISDALE DR	AMARA SHERI ELLEN
25-6-EA4-0	24 TISDALE DR	BROWN ROBERT M
25-6-FA5-0	26 TISDALE DR	YANG AIHUA + XU HUALIANG

25-6-FC4-0	28 TISDALE DR	ABRAMOVITZ JANIS
25-6-BC3-0	3 TISDALE DR	BURAS CHRISTOPHER C TRUSTEE CHRISTOPHER C BURAS REVOCABLE TRUST
25-6-FB3-0	30 TISDALE DR	BARROWS WENDY L
25-6-FB2-0	32 TISDALE DR	BARBOSA KATHRYN
25-6-FA1-0	34 TISDALE DR	SCHULZE CARA M
25-6-GA1-0	36 TISDALE DR	NADENDLA ARCHANA RAJKUMAR
25-6-GB2-0	38 TISDALE DR	FITZPATRICK ALICIA + KEVIN
25-6-OB2-0	4 TISDALE DR	YEE ISABEL C + ROLAND C
25-6-GB3-0	40 TISDALE DR	TAM JOHN C + IO ROXANA
25-6-GC4-0	42 TISDALE DR	HUTCHISON ROBERT B III TRUSTEE HUTCHISON JONATHAN L TRUSTEE ROBERT B HUTCHISON JR IRREVOCABLE TRUST
25-6-GA5-0	44 TISDALE DR	MCDERMOTT ROSE A
25-6-HA5-0	46 TISDALE DR	LAINÉ HEIDI A
25-6-HB4-0	48 TISDALE DR	KUPERMAN OLGA
25-6-BB2-0	5 TISDALE DR	FLORIAN EDGAR A
25-6-HC3-0	50 TISDALE DR	PILCH CAROL A + KOCH MICHAEL W
25-6-HB2-0	52 TISDALE DR	FRYDMAN DEBORAH L
25-6-HA1-0	54 TISDALE DR	GOLDBERG BARRY B + SACKS ARNOLD
25-6-JA1-0	56 TISDALE DR	SINGH DINESH + SEEMA
25-6-JB2-0	58 TISDALE DR	TOOLE SEAN J
25-6-OB3-0	6 TISDALE DR	KWONG WAI ON
25-6-JB3-0	60 TISDALE DR	LYNCH BRUCE D + LYNCH BRIAN DANIEL

25-6-JB4-0	62 TISDALE DR	LEVINE ALAN R LEVINE JOYCE
25-6-JC5-0	64 TISDALE DR	SOBOLEV IGOR + KODYNSKY VERA
25-6-JA6-0	66 TISDALE DR	BOTSFORD NATALIA + BOTSFORD CHRISTOPHER M
25-6-KA1-0	68 TISDALE DR	SHARMA AGNES
25-6-BA1-0	7 TISDALE DR	KATZ BERNARD A TRUSTEE KATZ TISDALE REALTY TRUST
25-6-KB2-0	70 TISDALE DR	ARKIN JILL
25-6-KB3-0	72 TISDALE DR	BARRY ROBERT E + CIACCIA CAROLYN D
25-6-KC4-0	74 TISDALE DR	MURAVYOV VICTOR
25-6-KB5-0	76 TISDALE DR	POWELL WILLIAM N HALL JENNIFER
25-6-KA6-0	78 TISDALE DR	AVEDIKIAN LINDA V + CRAIG A
25-6-OA4-0	8 TISDALE DR	KILARU MANOHAR ATLURI SAI CHARITHA
25-6-NA1-0	80 TISDALE DR	VITYK ROMAN SHABAILOVA EVGENIIA
25-6-NC2-0	82 TISDALE DR	SUN WEI + WU YIMAN
25-6-NB3-0	84 TISDALE DR	FRANK MELISSA B
25-6-NB4-0	86 TISDALE DR	MACDONALD CHERYL
25-6-NA5-0	88 TISDALE DR	XIANG CHUNYAN NAYYERI SIVOUSH
25-6-CA1-0	9 TISDALE DR	MCPHEETERS-KELLEHER ANNA LOU TRUSTEE ANNA LOU MCPHEETERS-KELLEHER REALTY TRUST



MBTA Communities Multi-Family Overlay District Shown in Light Blue



DOVER ASSESSORS' MAP 25

MBTA COMMUNITIES OVERLAY DISTRICT IN LIGHT BLUE

ATTACHMENT #2: Proposed Zoning Map Amendments
 MBTA Communities Multi-Family Overlay District
 Submission to Board of Selectman July 15, 2025
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