



TO: James Repetti, Town Meeting Moderator
Kate Cannie, Assistant Town Meeting Moderator
Special Town Meeting Attendees

FROM: Chair Lisbon and the Planning Board

DATE: September 11, 2025

RE: Special Town Meeting September 29, 2025
Article 1 Planning Board Recommendation to Town Meeting
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

Special Town Meeting Article 1: (Planning Board) To see if the Town will vote to: (1) amend the Zoning Map by adding the MBTA Communities Multi-Family Overlay District consisting of 9.957 acres on Tisdale Drive (also known as County Court), Assessor's Map 25, Parcel 6 (comprised of 56 individual parcels), and as shown on a map on file with the Office of the Town Clerk; and (2) amend its Zoning Bylaw by adding a new Section 185-50 "By-Right MBTA Communities Multi-Family Overlay District," the text of which is on file with the Office of the Town Clerk; or take any other action relative thereto.

Applicable Statute MGL 40A Section 5: No vote to adopt any such proposed ordinance or by-law or amendment thereto shall be taken until a report with recommendations by a planning board has been submitted to the town meeting or city council, or twenty-one days after said hearing has elapsed without submission of such report.

Filing Background: On July 15, 2025 the Planning Board submitted the above referenced Zoning Amendment for inclusion on the warrant for the September 29, 2025 Special Town Meeting. The Planning Board Public Hearing was opened, conducted and closed on September 8, 2025. On September 10, 2025 Revision #1 was filed with the Board of Selectmen and Town Clerk. The revised version of the Zoning Bylaw and Map the Planning Board puts forward to Town Meeting for a vote at the Special Town Meeting is officially on file as of September 10, 2025.

Planning Board Recommendation: The Planning Board makes a favorable recommendation to Town Meeting on the Proposed Zoning Bylaw and Zoning Map Amendment for the MBTA Communities Act that includes a New Section: 185-50 By-Right MBTA Communities Multi-Family Overlay District and the Creation of New MBTA Communities Multi-Family Zoning Overlay District with the revisions discussed this evening as outlined in the Town Planner's Memorandum dated September 3, 2025.

MADE: Member Shue
SECOND: Member Williams
ROLL CALL VOTE: 4:0:0

TOWN CLERK
2025 SEP 11 P 2 56
TOWN OF DOVER
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