

**TO:** Chair Hunter and the Board of Selectmen  
Felicia Hoffman, Town Clerk

**FROM:** Chair Lisbon and the Planning Board

**DATE:** September 10, 2025

**RE:** Proposed Revision #1

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



2025 SEP 10 P 2:29

As you are aware 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. Since that time the Town Planner has completed a more detail review of the MBTA Communities Act Zoning Bylaw and Overlay District. Pursuant to that review the Town Planner submitted the revisions outlined below to the Planning Board for consideration in their recommendation to Town Meeting.

Please be informed that these revisions were presented, discussed and voted on by the Planning Board at their September 8, 2025 Public Hearing.

*MOTION: 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

## OVERVIEW OF PROPOSED REVISIONS

### **1. Section 185-50B Establishment and Applicability**

Revise to Add (4)

Non -Applicability of Zoning Bylaw Sections. The Special Permit requirements contained within Zoning Bylaw Section 185-38 Material Removal shall not apply to any Site Plan Review Applications for Multi-Family Developments subject to 185-50 MCMOD. Any and all material removal proposed as part of a Multi-Family Development within the MCMOD shall be reviewed as part of the by-right Site Plan Review process.

**TOWN PLANNER COMMENT:** This revision is in response to EOHLC's Pre-Adoption Review Comments dated June 27, 2025. This revision clarifies that NO Special Permit will be required for a By-Right Multi-Family Development within the MBTA Overlay District.

## 2. Section 185-50C Definitions

Revise the Definition

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

*Proposed: (4) Open Space: Undeveloped land within a parcel boundary*

TOWN PLANNER COMMENT: This revision is to clarify that all Open Space within a Multi-Family Development would count in the percentage provided and that it need not be contiguous.

## 3. Section 185-50E(1) Dimensional and Building Requirements

Revise to Add Maximum Units per Acre and to remove Minimum Open Space within the Dimensional Requirements Table

Add: Maximum Units per Acre	16
Remove: Minimum Open Space	40%

TOWN PLANNER COMMENT: In an effort to put forward the most conservative and consistent Zoning Bylaw and Overlay District while ensuring MBTA Compliance, the above dimensional requirements are proposed to be revised. Please note that these criteria have been tested in the Compliance Model to ensure Dover is proposing an Overlay District that has at least 15 Units per Acre and that the Final Unit Capacity for the Overlay District is 102 or greater.

The addition of a Maximum Units per Acre criteria is relevant to ensure the Overlay District has a maximum cap related to the number of units. Including this criterion reduced the Final Unit Capacity from 227 to 159, while ensuring that the minimum density per acre is no less than 15 Units per acre required by the Act. It should be noted that the Final Unit Capacity is purely a mathematical result of the Compliance Model.

The removal of the Minimum Open Space requirement of 40% is to ensure this Overlay District is consistent with the way all Zoning Districts are treated in the Dover Zoning Bylaw. The 'Schedule of Dimensional Requirements' in the Zoning Bylaw does not contain a category for Minimum Open Space for any existing Zoning District, we simply regulate Maximum Lot Coverage. There is no requirement to include criteria for both, as the inverse of the other is implied. With the 25% Maximum Lot Coverage in this Bylaw's dimensional requirements section, open space defaults to 75%.

## 4. Zoning Overlay District Map

MAP: Revise to 25

TOWN PLANNER COMMENT: This was simply a typo. All parcel ID information included with the Overlay District Map references parcels on Map 25

### Attachments:

1. Clean Copy Revision #1 Dated 9/10/25 Zoning Bylaw Section 185-50 By-Right MBTA Communities Multi-Family Overlay District
2. Clean Copy Revision #1 Dated 9/10/25 Zoning Map MBTA Communities Multi-Family Overlay District (Tisdale Drive /County Court)
3. Highlighted Revision #1 Dated 9/10/25 Zoning Bylaw Section 185-50 By-Right MBTA Communities Multi-Family Overlay District
4. Highlighted Version Revision #1 Dated 9/10/25 Zoning Map MBTA Communities Multi-Family Overlay District (Tisdale Drive /County Court)

2025 SEP 10 P 2:29

185-50 By Right MBTA Communities Multifamily Overlay District

TOWN CLERK

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.

**(4) Non-Applicability of Zoning Bylaw Sections.** The Special Permit requirements contained within Zoning Bylaw Section 185-38 Material Removal shall not apply to any Site Plan Review Applications for Multi-Family Developments subject to 185-50 MCMOD. Any and all material removal proposed as part of a Multi-Family Development within the MCMOD shall be reviewed as part of the by-right Site Plan Review process.

**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 as a paved driveway, concrete patio or walks.

**(4)** Open Space: 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 Setback, Front	50 feet
Minimum Setback, Side	50 feet
Minimum Setback, Rear	50 feet
Maximum Units per Acre	16

**(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.

Revision #1 Filed September 10, 2025  
Original Version Filed July 15, 2025

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TOWN CLERK

Proposed Zoning Map Amendment - MBTA Communities Act

**Creation of New MBTA Communities Multi-Family Zoning Overlay District**

**LOCATION:** Tisdale Drive

**MAP: 25 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

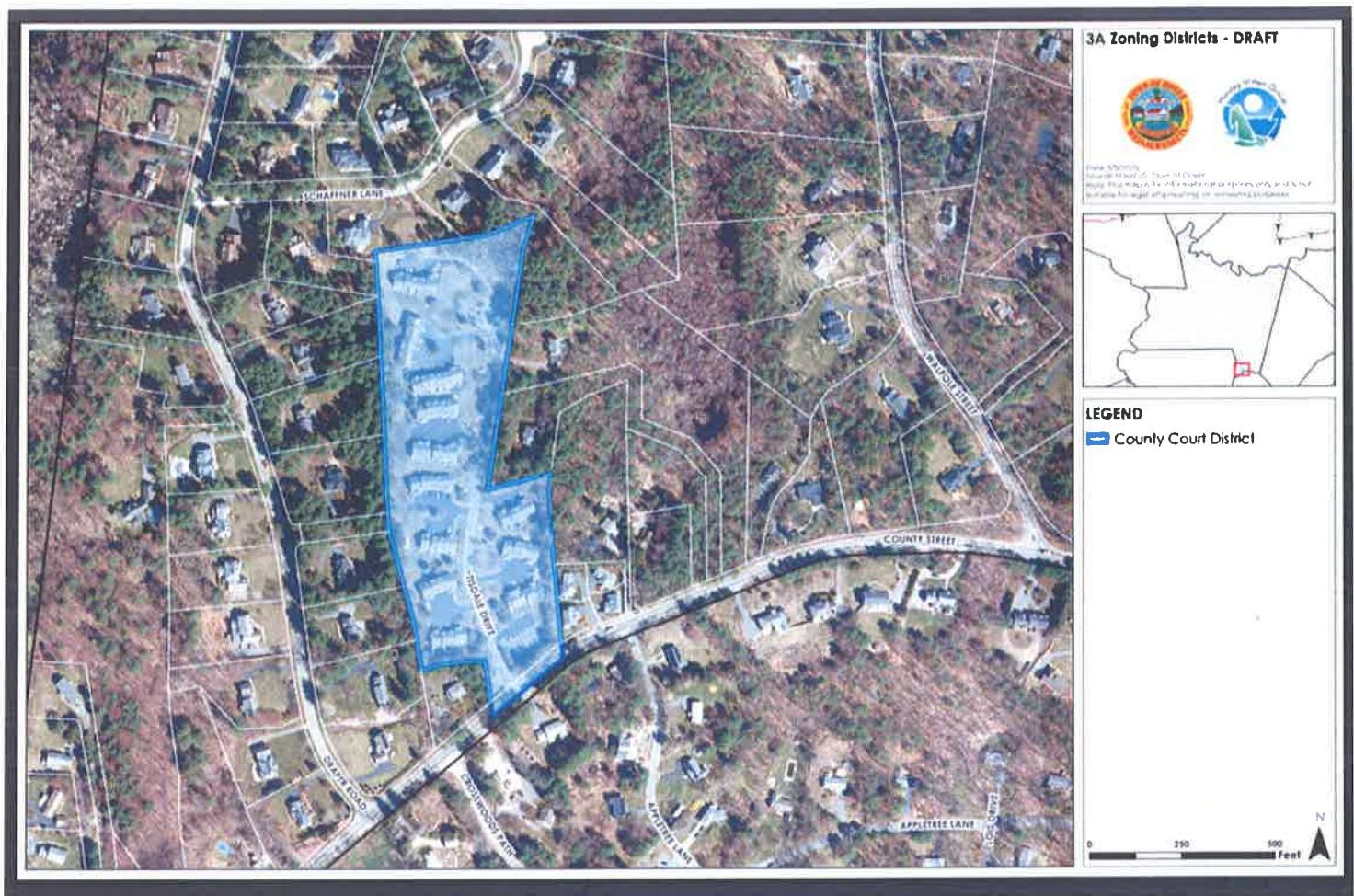
ATTACHMENT #2: CLEAN COPY Revision #1 Proposed Zoning Map Amendments  
MBTA Communities Multi-Family Overlay District

September 10, 2025

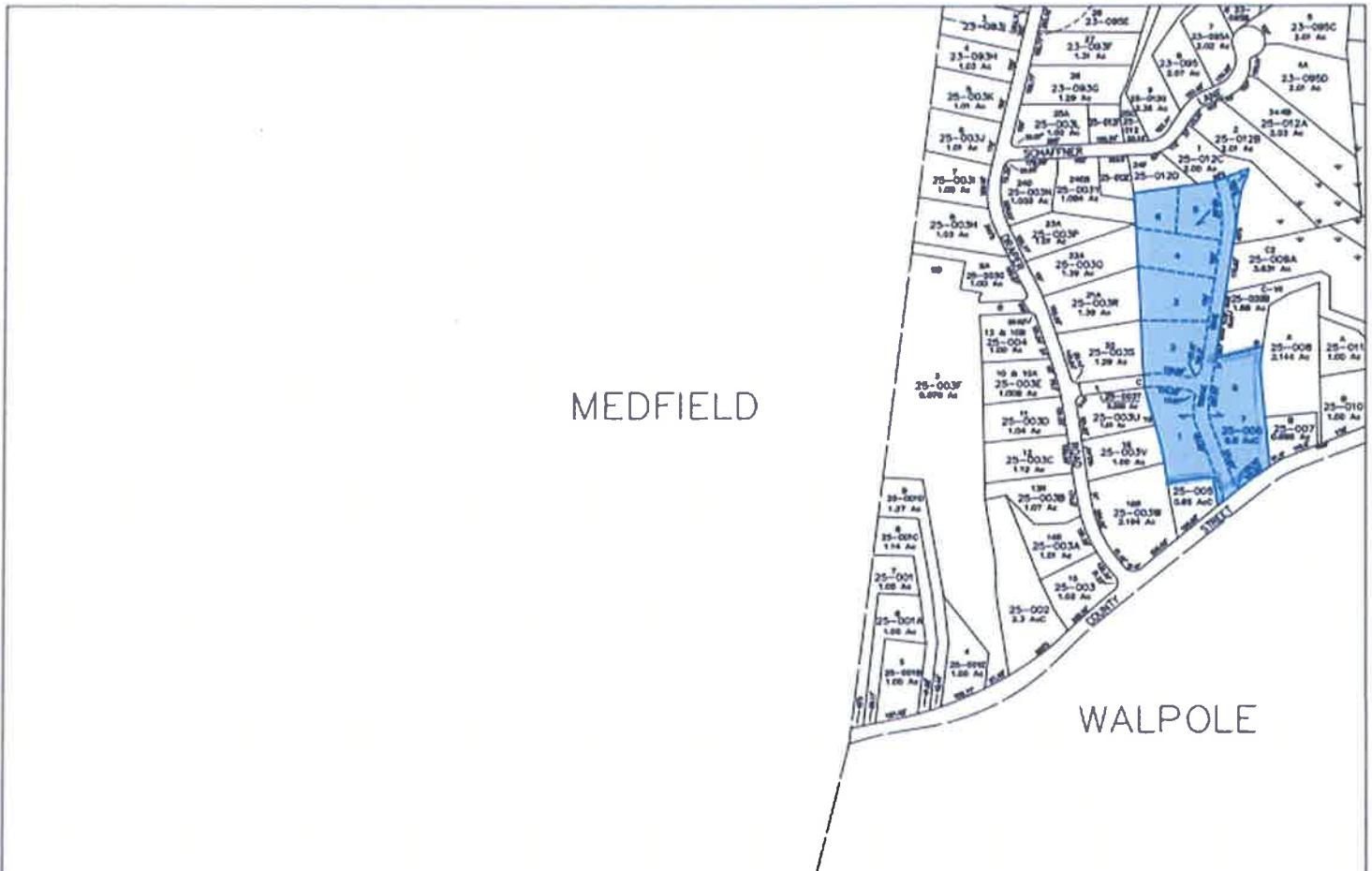
Page 1 of 5

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 CAROLA + 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: CLEAN COPY Revision #1 Proposed Zoning Map Amendments  
MBTA Communities Multi-Family Overlay District  
September 10, 2025  
Page 5 of 5**

Revision #1 Filed September 10, 2025

Original Version Filed July 15, 2025

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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**

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**(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.

**REVISION**

**Add the following:**

**(4) Non-Applicability of Zoning Bylaw Sections.** The Special Permit requirements contained within Zoning Bylaw Section 185-38 Material Removal shall not apply to any Site Plan Review Applications for Multi-Family Developments subject to 185-50 MCMOD. Any and all material removal proposed as part of a Multi-Family Development within the MCMOD shall be reviewed as part of the by-right Site Plan Review process.

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**(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 as a paved driveway, concrete patio or walks.

**REVISION**

**Amend the following by removing the word Contiguous:**

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**Proposed: (4) Open Space:** 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.

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<b>Revision</b> <b>Remove the following:</b> <b>Minimum Open Space</b>	<b>40%</b>
Minimum Setback, Front	50 feet
Minimum Setback, Side	50 feet
Minimum Setback, Rear	50 feet
<b>Revision</b> <b>Add the following:</b> <b>Maximum Units per Acre</b>	<b>16</b>

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- (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**

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### **(3) MCMOD Access requirements**

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### **(4) Site Design**

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- (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.

Revision #1 Filed September 10, 2025  
Original Version Filed July 15, 2025

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Proposed Zoning Map Amendment - MBTA Communities Act

**Creation of New MBTA Communities Multi-Family Zoning Overlay District**

TOWN CLERK

**LOCATION:** Tisdale Drive

**MAP: Existing 26      Proposed 25      PARCEL: See Detail Listing Below (56 Parcels in Total)**

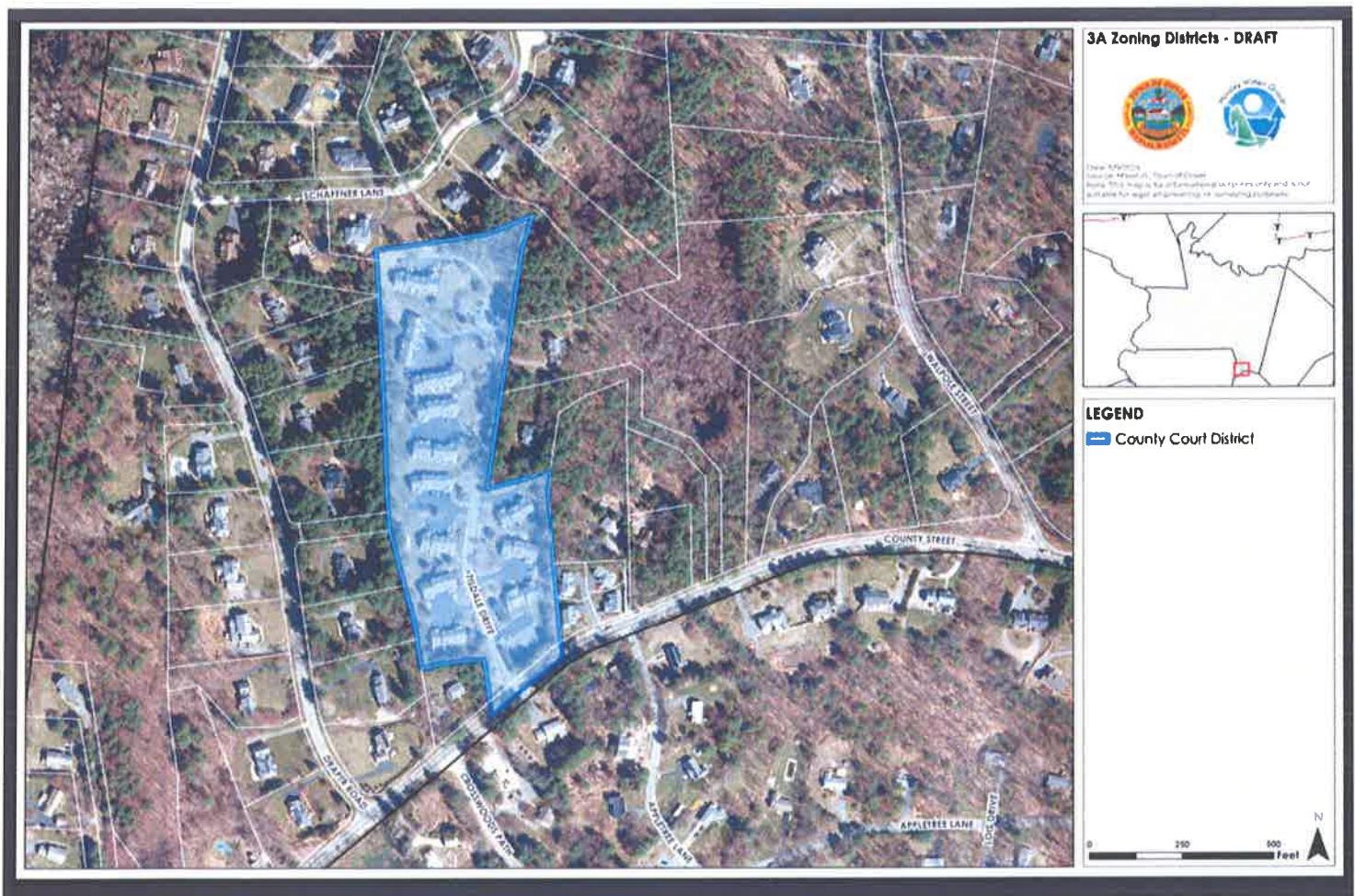
**OVERLAY DISTRICT AREA: 9.8 Acres**

<b>Parcel ID</b>	<b>Location</b>	<b>Owner</b>
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

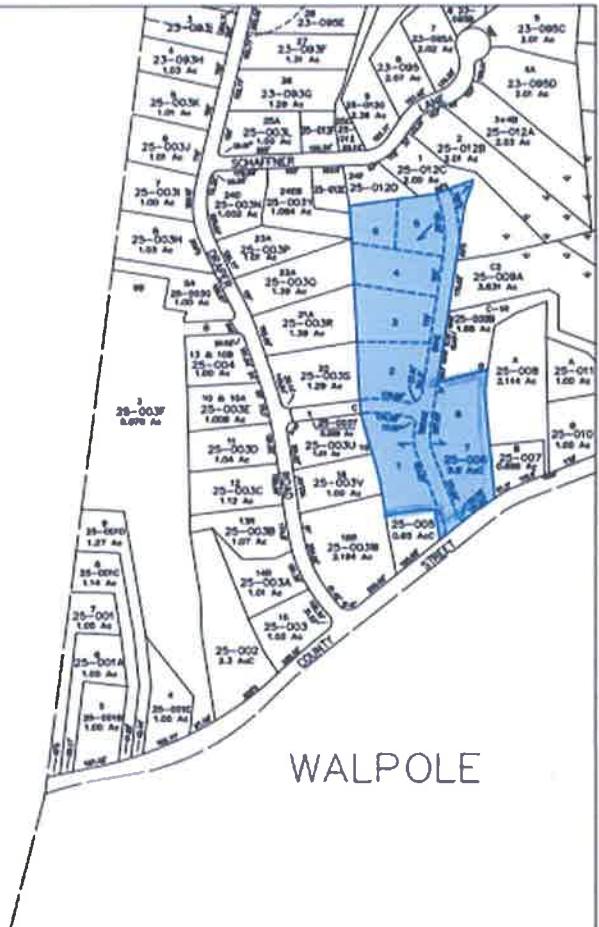
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25-6-FC4-0	28 TISDALE DR	ABRAMOVITZ JANIS
25-6-BC3-0	3 TISDALE DR	BURAS CHRISTOPHER C TRUSTEE CHRISTOPHER C BURAS REVOCABLE TRUST
25-6-FB3-0	30 TISDALE DR	BARROWS WENDY L
25-6-FB2-0	32 TISDALE DR	BARBOSA KATHRYN
25-6-FA1-0	34 TISDALE DR	SCHULZE CARA 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 CAROLA + 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 SHABAIOVA 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**



## MEDFIELD

WALPOLE



## DOVER ASSESSORS' MAP 25

## MBTA COMMUNITIES OVERLAY DISTRICT IN LIGHT BLUE

**ATTACHMENT #4: Highlighted Revision #1 Proposed Zoning Map Amendments**  
**MBTA Communities Multi-Family Overlay District**  
**September 10, 2025**  
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