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March 7, 2019

*Via Federal Express*

Dover Planning Board  
Town Hall  
5 Springdale Avenue  
Dover, MA 02030

**Re: Haven Meadows**

Dear Board Members,

I am taking the liberty of explaining why we are appearing before the Board this evening requesting approval of the one-road subdivision for Haven Meadows, after receiving contradictory messages regarding what is or is not town policy.

The "unwritten" policy that the Planning Board has applied to other subdivisions in town has been that if a developer could provide a "feasible" loop road subdivision, then a cul-de-sac was allowed. It is our opinion that we have satisfied this policy for a "feasible" loop road subdivision and look forward to working with the Planning Board and your staff and improving the design elements for both the road and the subdivision. Attached you will find letters of support from the Superintendent of Streets and Town Engineer and the Board of Health. We have already obtained approval on the wetlands location from the Conservation Commission.

We believe it would be arbitrary for this subdivision to be subjected to a different procedure than similar subdivisions which have been approved by the Board. If we do not secure this approval, Mr. Corrigan is committed to reviewing all options available to him with respect to this property.

Sincerely,



Lawrence S. DiCara

LSD:tf  
Enclosures (3)

March 7, 2019

Sue Hall, Dover Planning Board

Reference: Haven Meadows Preliminary Subdivision Plans, dated 2/7/19.

Sue,

As the Board of Health's Septic System Agent, I reviewed the materials submittal as requested by the after the Planning Board's informal meeting with the applicant on February 25, 2019 and submittal of a formal application for a subdivision on February 26, 2019. The submittals included plans dated February 2, 2019.

The plans show 7 proposed lots on a proposed road connecting to Haven Terrace near parcel 6-03 (vacant lot) and house #8 Haven Terrace. The plans show two roadway configurations, including a loop road and a cul-de-sac road. I was asked to comment on any preliminary issues with either road configuration that might impact development due to Board of Health Regulations.

I have worked on various septic systems on Haven Terrace, houses number 4, 5, 8, 10, 14, 15, 16, and future house 6 and on Haven Street houses 23 and 25. The soils on the properties are generally permeable, sandy materials and either new or up-graded septic system have been installed without major issues. All of the proposed lots would be considered new construction and would have to meet Title 5 and Town of Dover Board of Health Regulations, Chapter 217. I have not witnessed any soil testing on the proposed lots.

#### **Loop Road**

From a review of plan, the loop road requires a significant amount of land to get the required layout and several lots are impacted by the 100-foot wetland buffer line. On sheet 4 of 11, lots 6 and 7 do not appear to meet Chapter 217-3 (6) (a) second paragraph, which requires 100-foot separation from a wetland to the septic system. Lot 8 may be compliant but the potential area for a septic system needs to be tested for acceptability as it is relatively small and may impact house size.

#### **Cul-de-Sac Road**

From a review of sheet 8 of 11, the cul-de-sac road requires a much lesser amount of land to get the required layout and the lot impact by the 100-foot wetland buffer line is drastically reduced. However, lot number 4 may have an issue due to the general house layout and ultimate size of the infiltration pond. Lot 3 may also have a similar impact due to the infiltration pond's final sizing.

If you have any questions, please contact me.

Thank you,

  
Michael J. Angieri, Septic System Agent, Board of Health

CC: Craig Hughes

March 7, 2019

Sue Hall, Dover Planning Board

Reference: Haven Meadows Preliminary Subdivision Plans, dated 2/7/19.

Sue,

Craig Hughes and I reviewed the materials submittal as requested by the Planning Board after their informal meeting with the applicant on February 25, 2019 and submittal of a formal application for a subdivision on February 26, 2019. The submittals included plans dated February 2, 2019 and drainage calculations dated 2/13/19 and delivered 2/27/19.

The plans show 7 proposed lots on a proposed road connecting to Haven Terrace near parcel 6-03 (vacant lot) and house #8 Haven Terrace. The plans show two roadway configurations, including a loop road, about 2,475 feet long, and a cul-de-sac road, about 1,100 feet long. The loop road is approvable under the zoning by-laws and approval of the cul-de-sac road layout needs relief from zoning.

Construction of the loop road would require demolition or moving (if feasible) the existing house at 8 Haven Terrace. In both cases, there would be a wetland crossing with more impact on the wetland due to the loop road crossing, about 12,000 SF, versus about 5,000 SF, for the cul-de-sac. The loop road would require twice the amount of site work and road construction for the same number of houses as the cul-de-sac and the run-off mitigation would proportionately larger. In either case, there would be a Homeowner's Association formed to operate and maintain the storm water drainage system due to the infiltration pond requirements.

The applicant is asking for relief from zoning regulations to allow construction of the cul-de-sac road and is asking for approval of the proposed subdivision with the cul-de-sac road. The preliminary information submitted is in support of the construction of the cul-de-sac, but would need further refinement.

- 1) The drainage calculations would need to be expanded to include any impact of the proposed road on the existing culverts at Haven Terrace. These culverts may need to be up-graded to a 25-year storm.
- 2) The use of the infiltration pond on lots 3 and 4 is sized for the 100-year storm but must be reconfigured due to the depth of water and over-flow outlet. There is no existing stream in the area so "all water" would be infiltrated and only an emergency overflow outlet would be provided. The easement around the pond must also be enlarged to allow for maintenance.
- 3) The road box culvert would need to be sized for at least a 50-year storm for safety access. Drainage calculations would need to be expanded to include any stream head/tail water condition that may impact the culvert.
- 4) The roadway retaining wall design would need to be submitted along with a soil engineering report for the walls and roadway construction.

- 5) The drainage system would remain private and a Homeowner's Association must be formed to provide for adequate operation and maintenance of the road drainage system and infiltration pond. This would include periodic Engineering reports.
- 6) Standard town compliance requirements must be added to the plans for consideration of approval and acceptance as a town road when completed.

Based upon the above considerations, a cul-de-sac roadway layout for 7 house lots appears to be a more practical approach for development of this site. There would be: fewer construction impacts; less Homeowner's Association work in management of the drainage system; and less town roadway maintenance once the road is accepted as a town road serving 7 houses.

If you have any questions, please contact me.

Thank you,

Michael J. Angieri, Town Engineer

A handwritten signature in cursive script that reads "Michael J. Angieri". The signature is written in black ink and is positioned to the right of the typed name.

CC: Craig Hughes



**TOWN OF DOVER**  
**Highway Department**  
2 DEDHAM STREET  
P.O. BOX 250  
DOVER, MASSACHUSETTS 02030

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FAX 508-785-8115

**CRAIG S. HUGHES**  
Superintendent of Streets

To: Planning Board  
From: Craig Hughes  
Re: Preliminary review of Haven Meadows Plans

I have reviewed the preliminary subdivision plans for Haven Meadows in conjunction with the Town Engineer and find the following:

1. As per my recommendation, the developer has proposed a twenty-two foot (22') wide paved road with cape cod berm in order to minimize site impact.
2. In my opinion, the loop road is feasible.

Finally, under my review, I look at the proposed road, its entrance, materials, and other infrastructure in accordance with the Town of Dover's Rules and Regulations for Subdivisions – Chapter 248 Article V Design Standards and conclude that the preliminary plan relating to the roadway is a viable proposal.

Respectfully,

A handwritten signature in cursive script, appearing to read "Craig Hughes".

Craig Hughes

CC: Michael Angieri