



DODSON & FLINKER
Landscape Architecture and Planning

Dover Housing Roadmap

Community Forum #2

May 30, 2026

Barrett Planning Group and Dodson & Flinker



Housing Strategies for a Rural Landscape

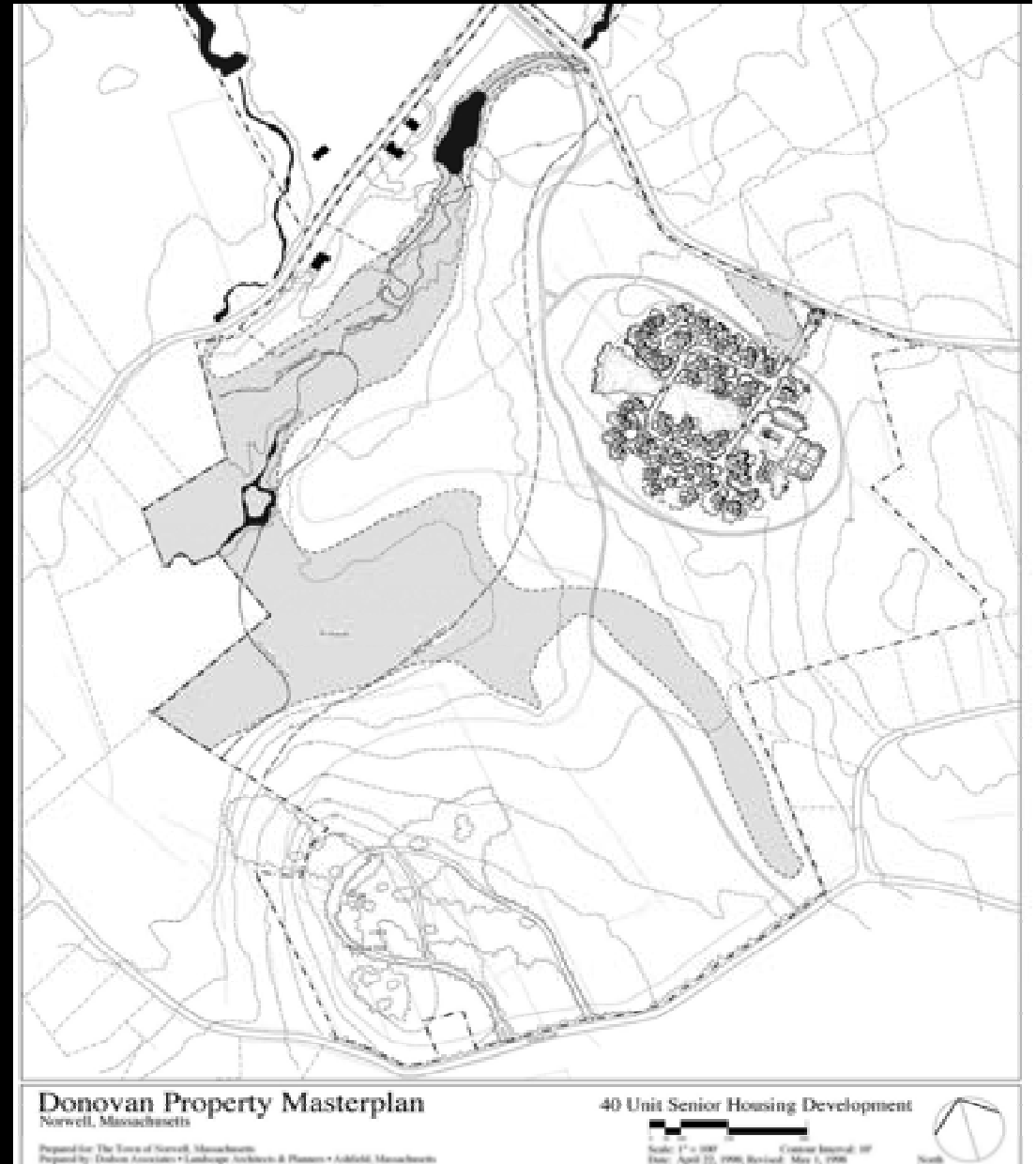
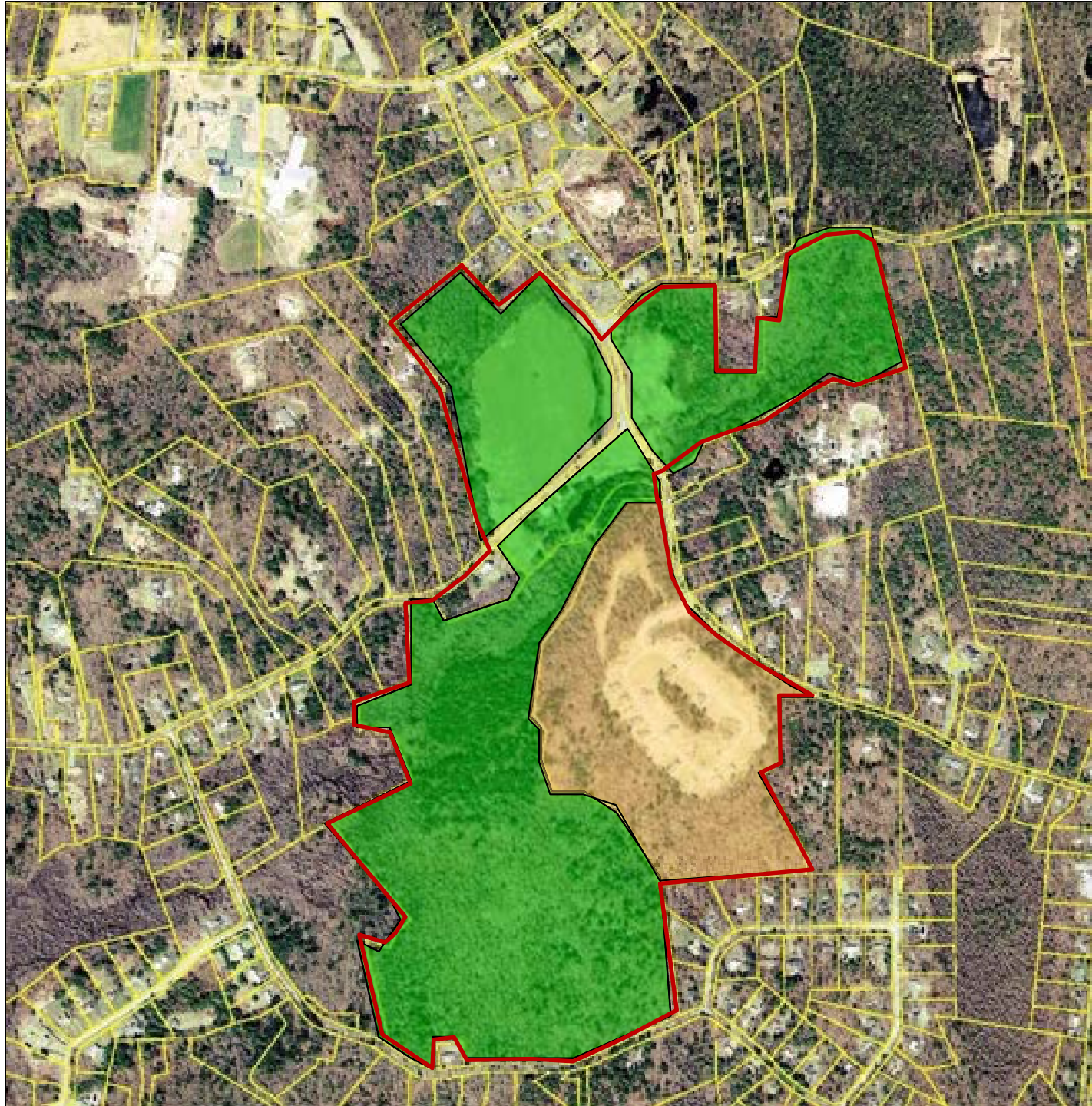
**What makes a town like
Dover feel rural?**





Donovan's Farm
Norwell, Massachusetts













Donovan's Farm – Norwell, MA

How did it work:

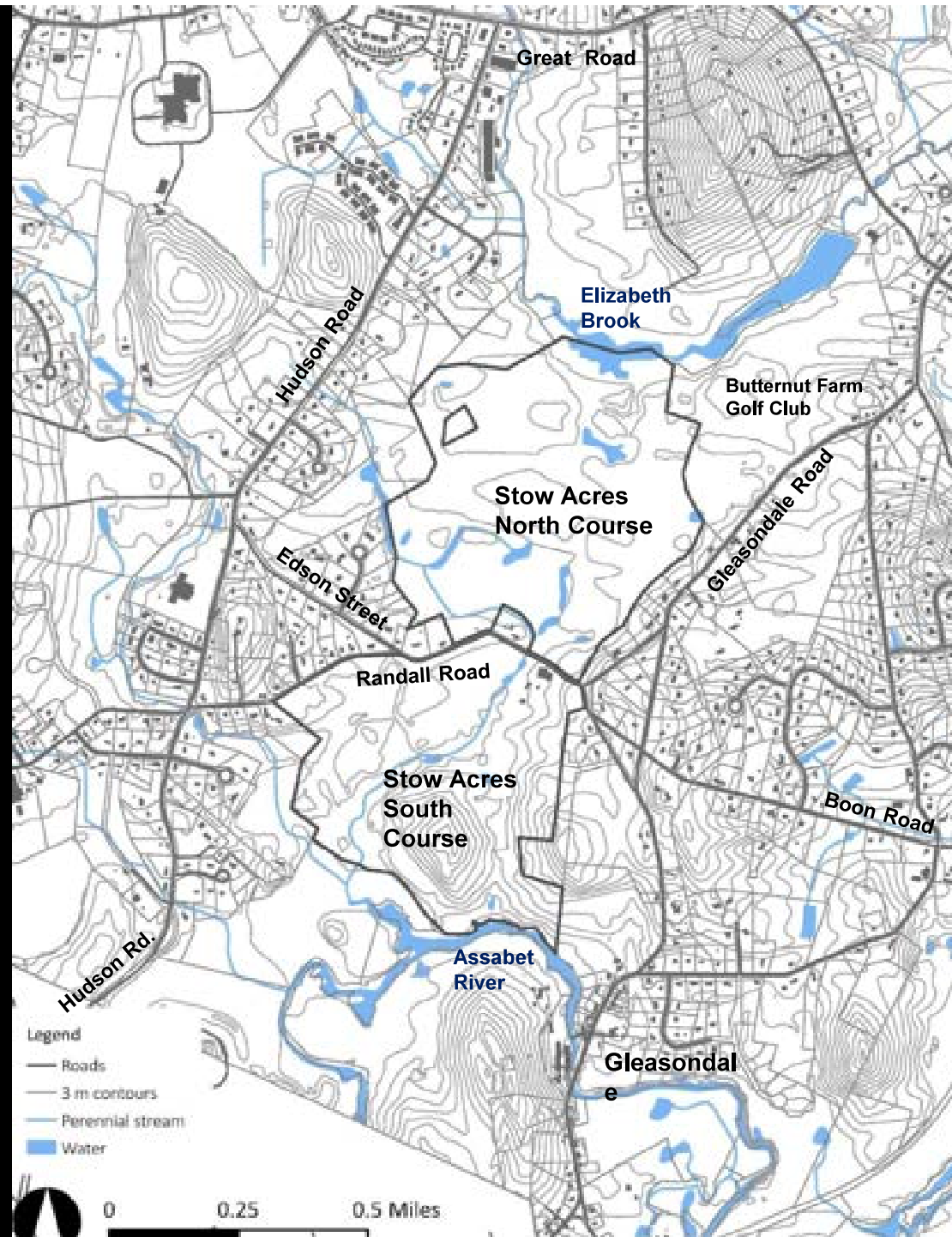
- Town purchases land from willing landowner
- Town sponsors masterplan for conservation and development
- Town changes zoning to allow village development
- Town issues RFP for developer
- Developer does final design, permitting and construction.
- Design quality helps it fit in.



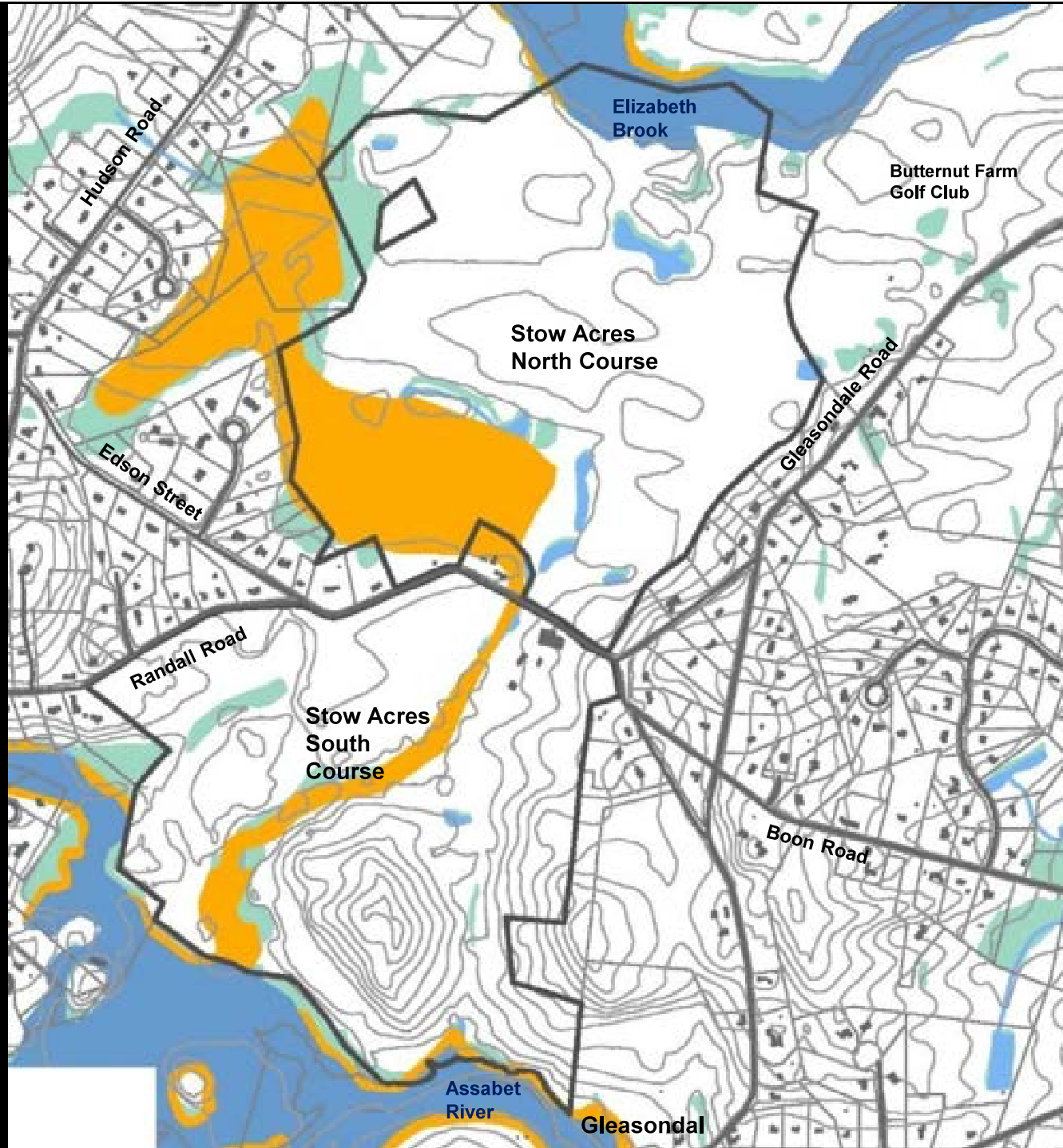
Master Plan for Conservation and Housing at Stow Acres



Understanding the Site: Topography and Drainage Patterns



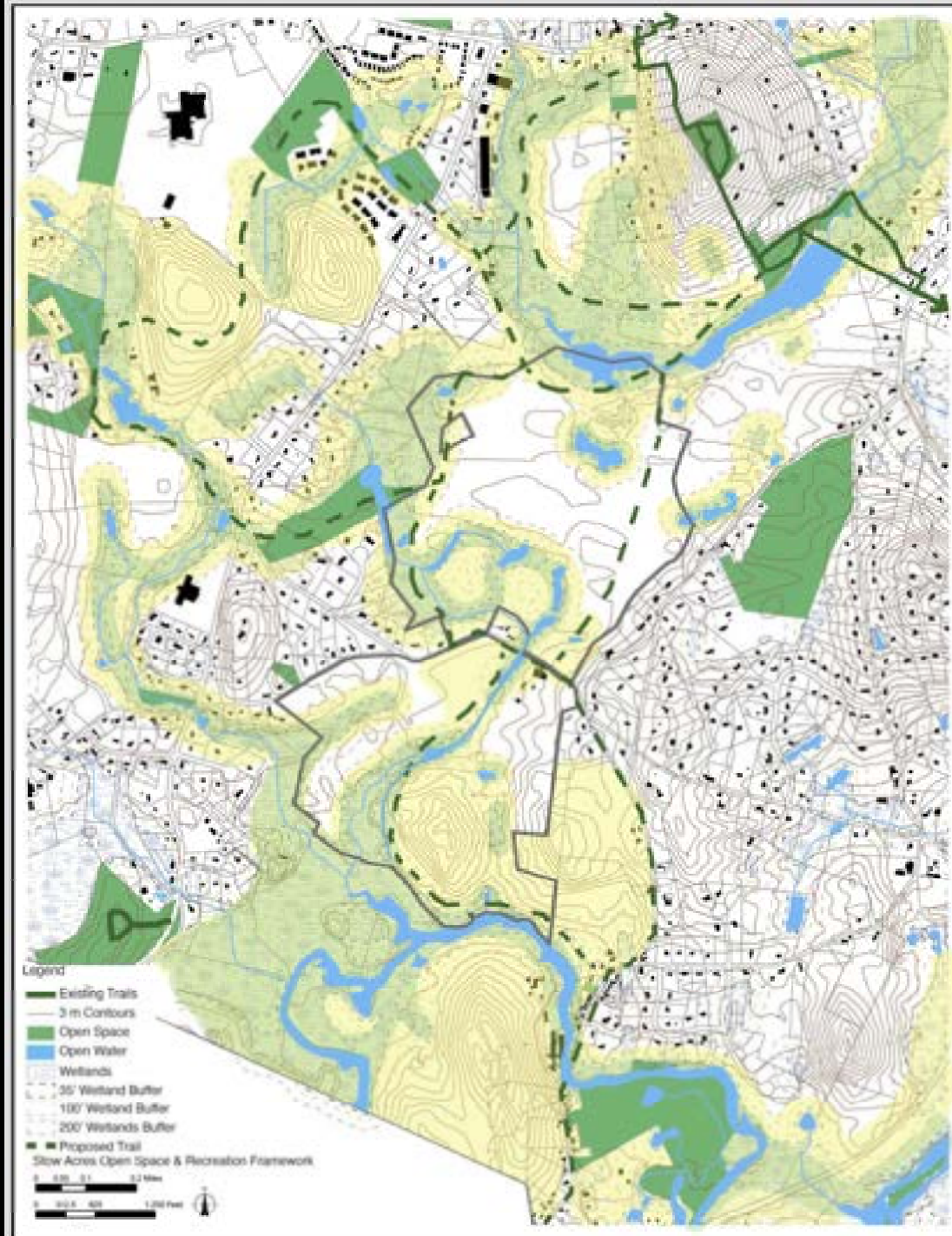
Understanding the Site: Natural and Cultural Resources

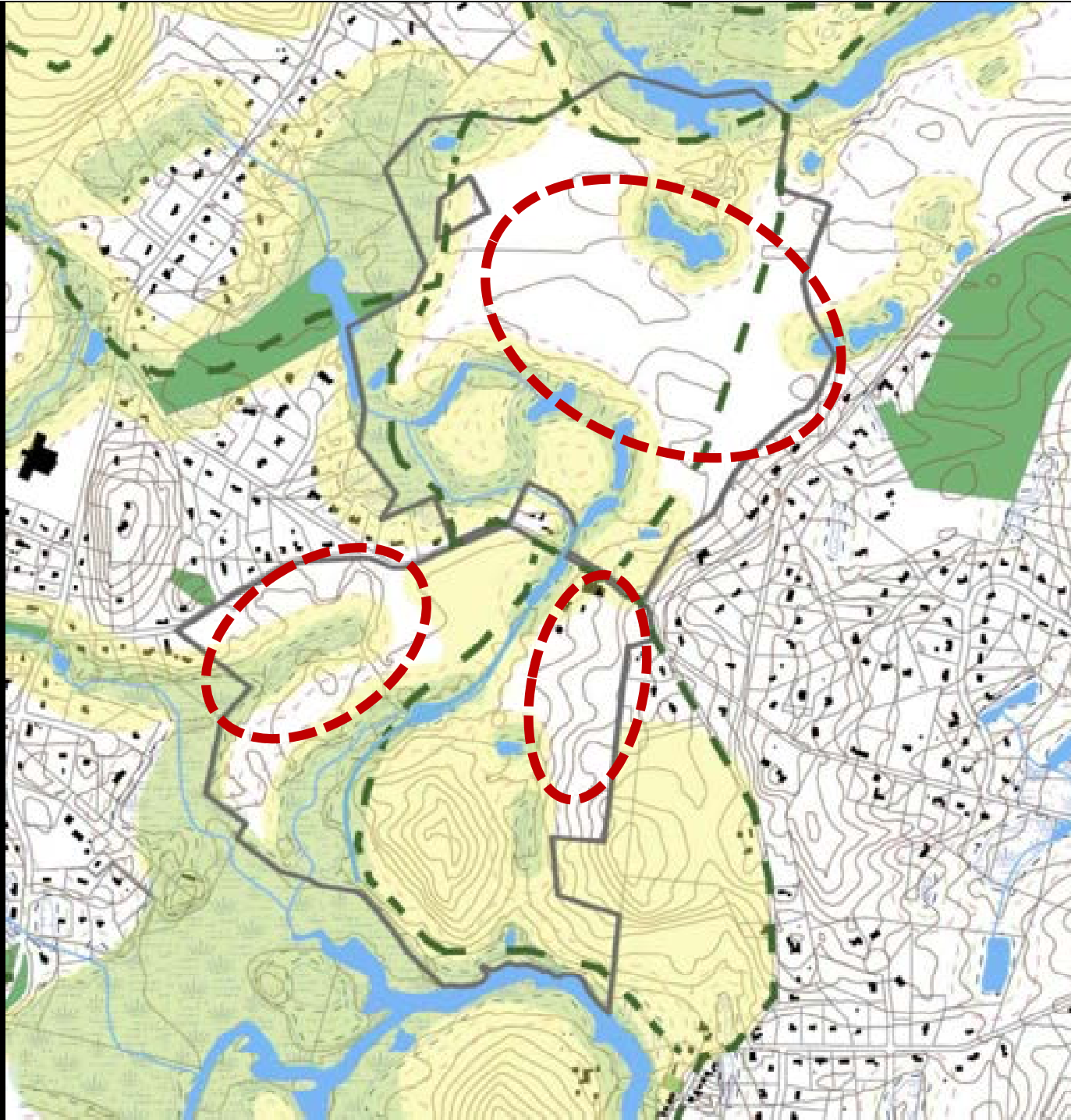


Conventional Development Plans



Open Space Framework







Wells

Cottages

Cottage Lots

Interior Lots

Exterior Lots

Senior Apartments

Community Center











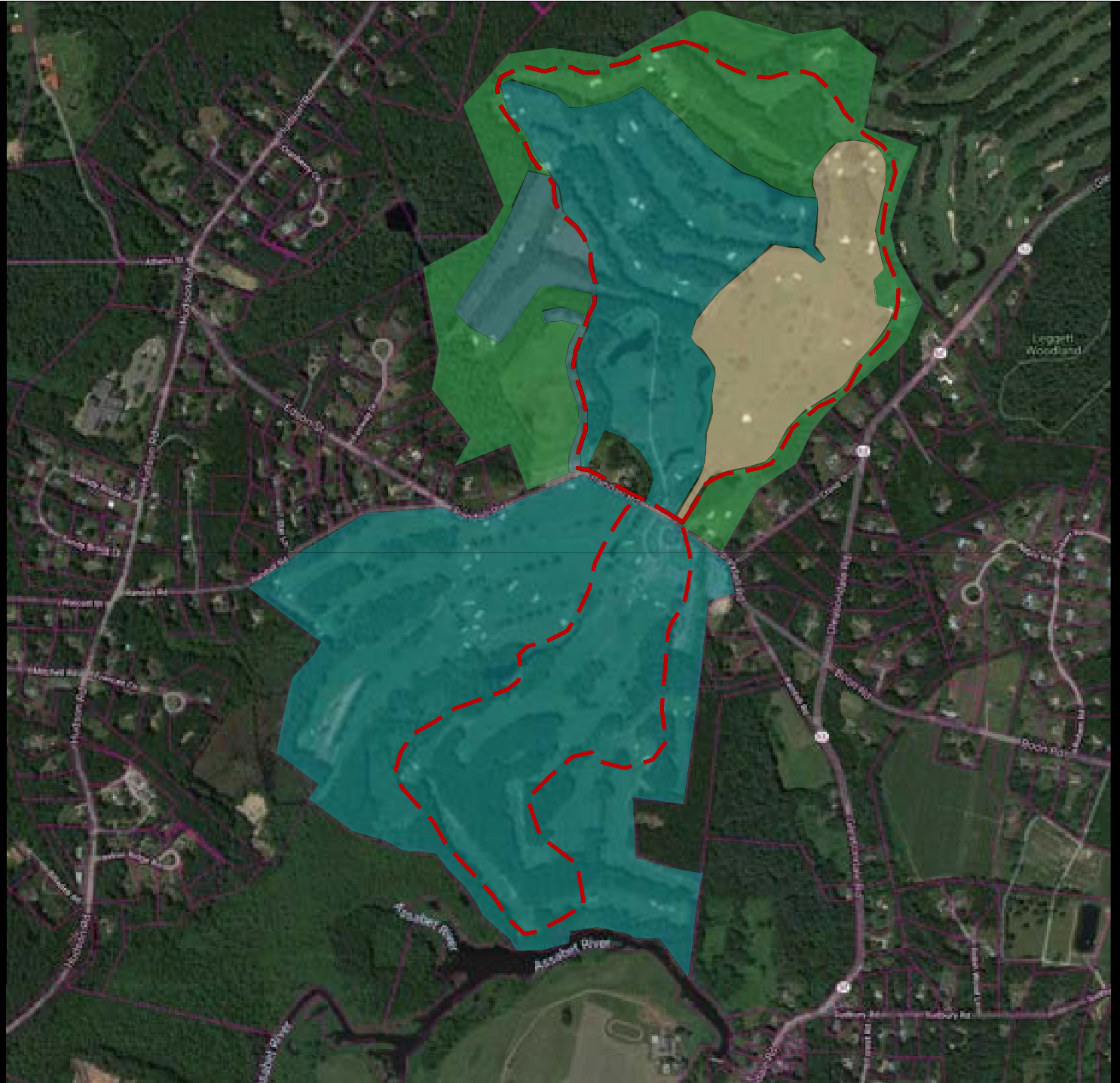
**Stow Acres:
Conservation, Recreation
and Village Development**

Total Site: 328 Acres

Village Site: 32 Acres

Conservation/Recreation: 296 Acres

189 Homes – 46 affordable (24%)





The Residences at 89 Oxbow Wayland, MA

- Remediation of former Nike missile base
- 10.7 Acres of open space
- 3.5 Acres housing site.



The Residences at 89 Oxbow

Wayland, MA



The Residences at 89 Oxbow Wayland, MA

- 11 units at 80% AMI
- 5 units at 100% AMI
- Photovoltaics and other green tech
- Advanced septic system
- Low-Impact Site Development

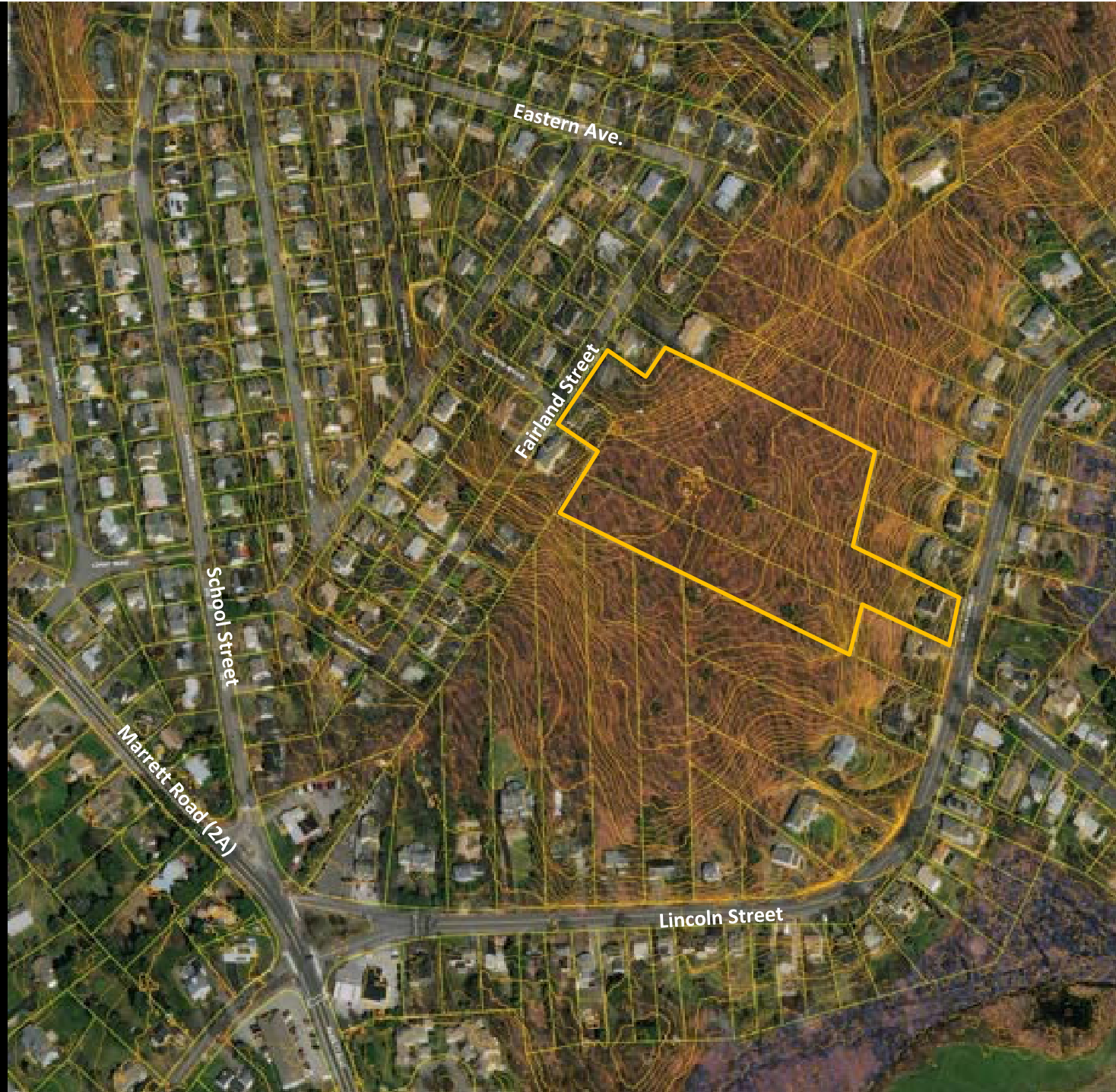


What about smaller lots?

Fairland Commons
Lexington, MA

3.5 Acre site assembled
from three parcels with
existing homes

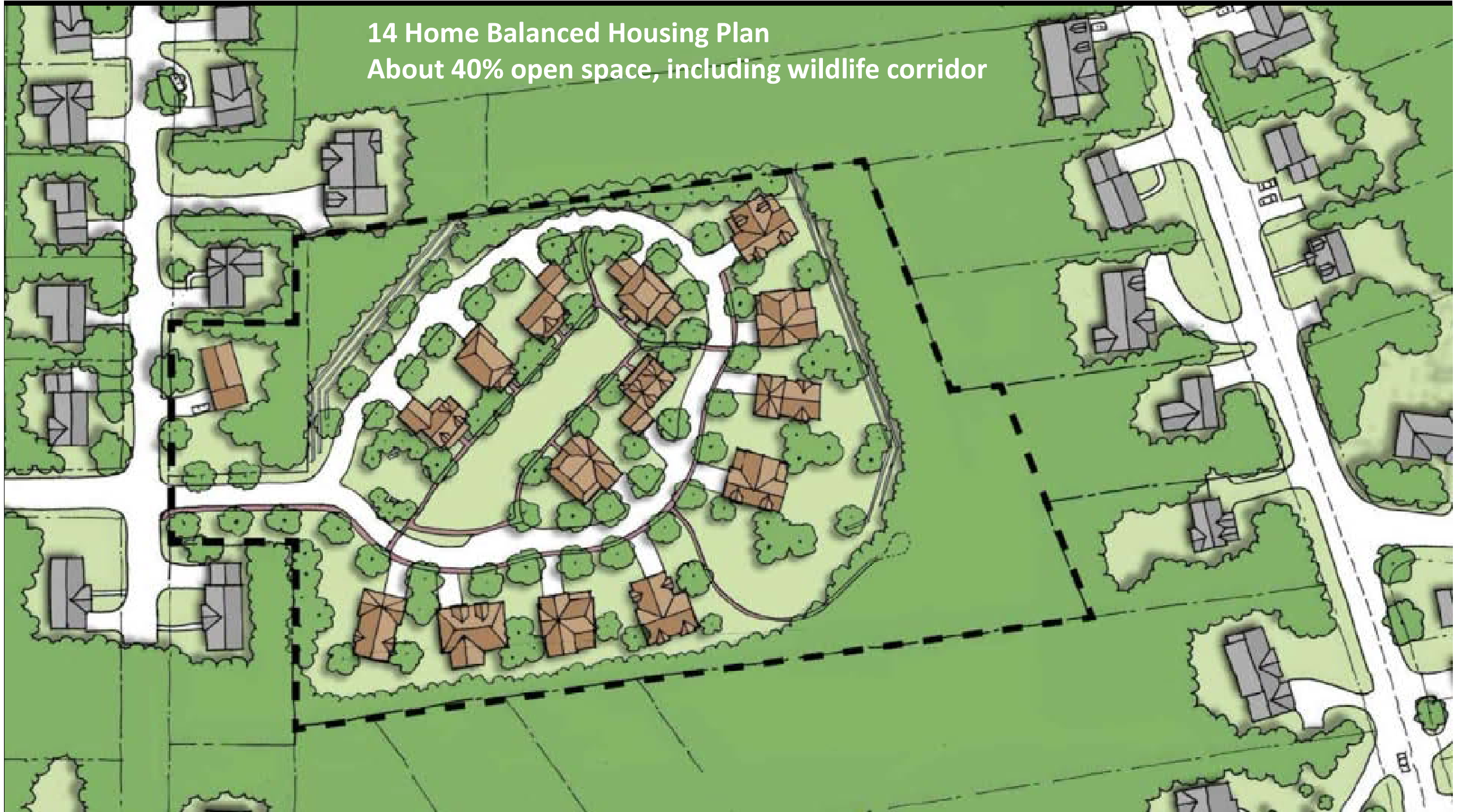
Permitted under the
town's Balanced Housing
bylaw.



Proof Plan – 9 Lot Conventional Development



14 Home Balanced Housing Plan
About 40% open space, including wildlife corridor







Fairland Commons

Lexington, MA

Dodson & Flinker, Landscape Architects
DeCelle-Burke-Sala, Civil Engineers
May 6, 2019



RIVERWALK, W.CONCORD, MA



Heritage Sands, Dennis, MA





BEECH TREE LANE – Conventional Subdivision



BEECH TREE LANE – Townhouse Alternative

Development Scenario 1- Townhouses

- density formula with bonuses allows 33,006 sf, or 14.7 units averaging 2250 sf.
- 15 units are shown, arranged in 4 structures designed to look like estate-style single-family homes.
- 28 parking spaces provided in shared parking lot tucked behind the buildings.



BEECH TREE LANE – Cottage Alternative

Development Scenario 2- Cottages

- 15 single family homes cluster around two shared greens, with additional open space retained along Pelham Road.
- 28 parking spaces are provided in a shared parking lot set back from Pelham Road.



Abby Road, Sherborne

Manorhouse/Townhouse Building Type

- 18 Units in townhouses
- Clustered on about 3 acres out of an approximately 5.9 acre parcel
- 3 units per acre
- Onsite wastewater treatment
- Recreation of historic library and Coolidge House



Abby Road, Sherborne

- 7 buildings
- Pocket neighborhood with shared courtyard
- Alley Parking behind units



Abby Road, Sherborne





West Acton Village Center



West Acton Village Center



West Acton Village Center

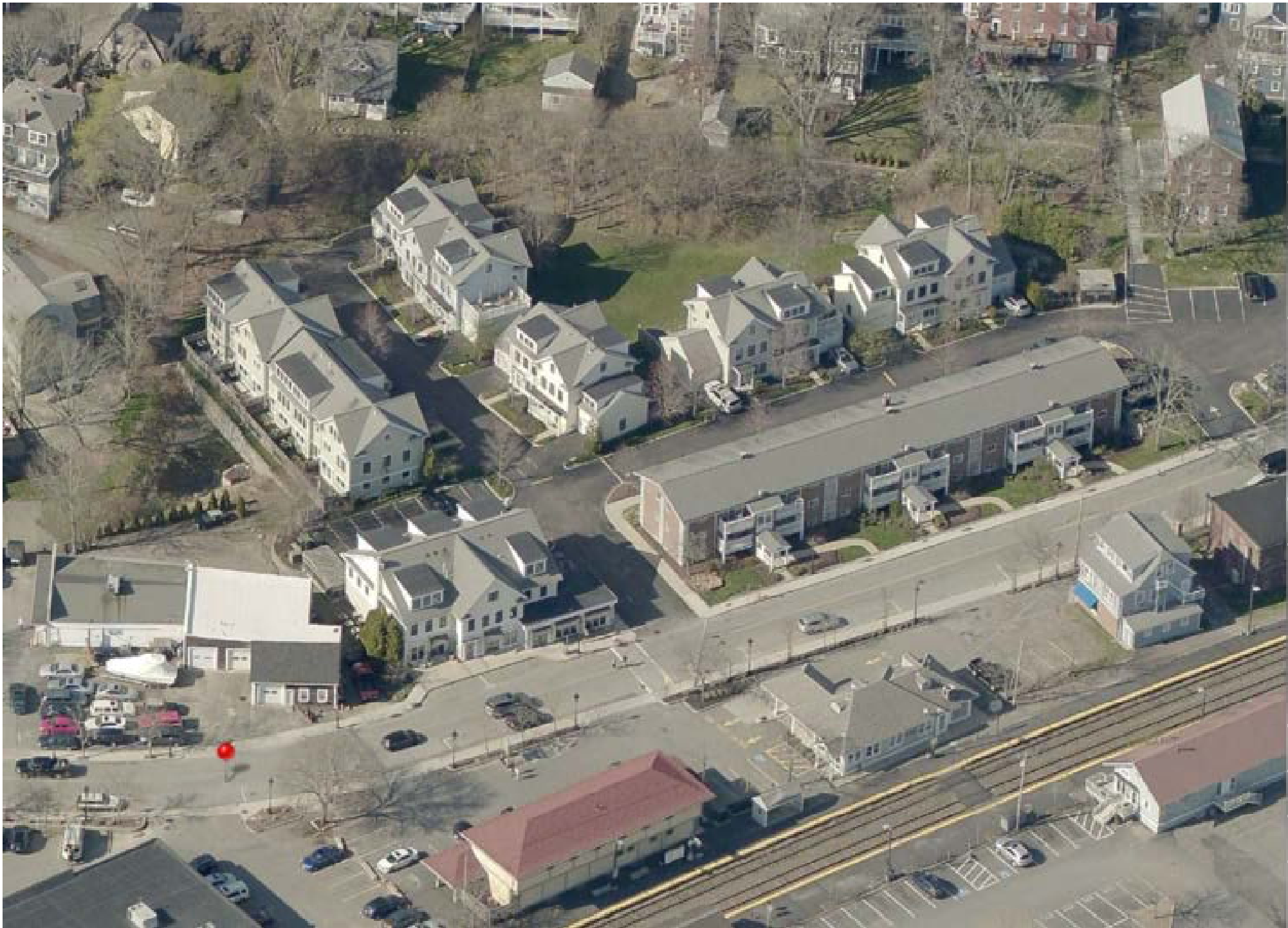
Summer Street, Manchester –by-the-Sea

Mixed use building
with shops and
café on ground
floor and two
floors of
apartments above.



10-12 Summer Street, Manchester-by-the-Sea





Summer Street, Manchester-by-the-Sea



Townhouse residential units behind the street frontage.

Building Types and Architecture

Small Single-Family Homes: ADUs and Cottages



Duplex: 2 Units with shared walls



Townhouse/Manor House: 3 or more homes with shared walls



Mixed-Use: Apartments over ground floor commercial



Walk-up/Stacked Flats: 6-12 homes with a central stair hall



Apartments: 22-32 homes with center hall on each floor

