



Welcome to Dover's Housing Community Forum!

This meeting will begin shortly.



DODSON & FLINKER
Landscape Architecture and Planning

Dover Housing Roadmap

Community Forum #2

May 30, 2026

Barrett Planning Group and Dodson & Flinker

Agenda

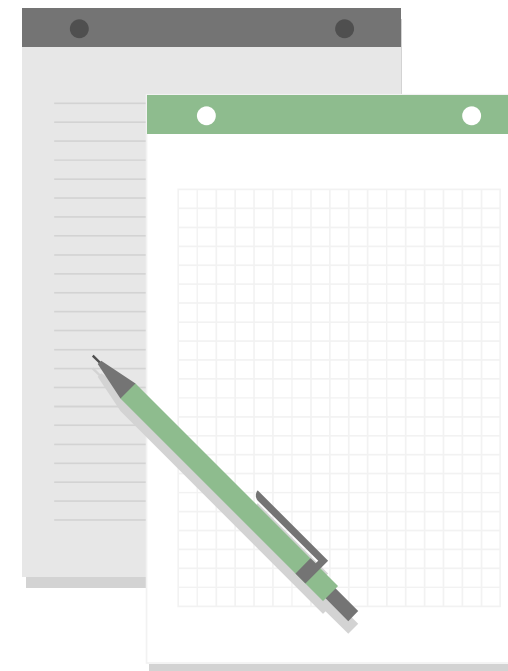
Presentation

- Project Overview
- Community Engagement Summary
- Existing Conditions
- Testing Housing Strategies
- Q&A

Coffee Break

Engagement Stations

Regroup and Next Steps





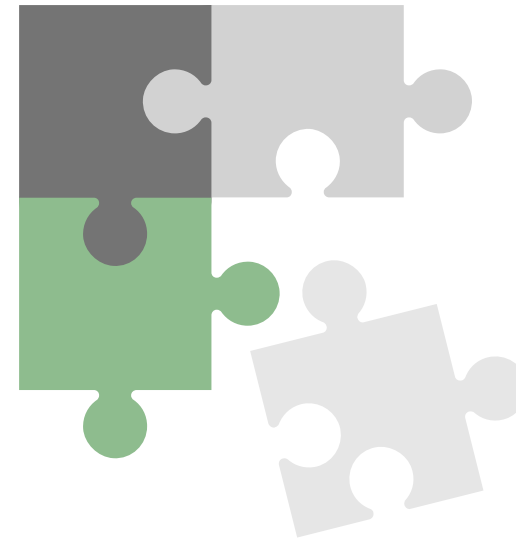
Project Overview

Dover Housing Roadmap

Community Forum #2

Dover's Housing Task Force

- Formed by Board of Selectmen in **2023.**
- Representatives from the Board of Selectmen, Planning Board, Conservation Commission, & Board of Health
- Task Force to provide Dover a "Tool Box" to address housing developments that **balance our goals of "open space and a diversified housing stock."**



Shaping Dover's Future Together

- Development is happening – the choice is how we guide it
- Preserve rural character – open space, natural setting, thoughtful design
- Address housing gaps – Older and younger adults, workforce, families
- Meet State requirements – Affordable housing is not optional
- This is Dover's plan – Community driven
- **Your voice matters**



Project Team

Dover Housing Task Force

Board Representatives

- **Robyn Hunter**, BoS Chair
- **Carol Lisbon**, PB Chair
- **Kay Petersen**, Board of Health Chair
- **Anna Nagy**, Conservation Commissioner

Consultants

Barrett Planning Group

- **Judi Barrett**
- **Alexis Lanzillotta**
- **Tony Duong**
- **Jean-Charles Zurawicki**

Town Staff

- **Melissa SantucciRozzi**, Town Planner
- **Jason Belmonte**, Health Director
- **Michael Blanchard**, Town Administrator
- **Janet Hartke-Bowser**, Consultant Conservation Agent

Dodson & Flinker

- **Peter Flinker**

Project Timeline





Community Engagement Summary

Dover Housing Roadmap

Community Forum #2

Community Forum #1

- **25 community members** attended, including residents, workers, and Town civic leaders
- **Polling Questions**
 - Most residents – homeowners
 - Moved to Dover to **raise a family**, other, or **move to another home from a previous community**
 - Wanted to learn more about **local regulations** (9), **housing market** (6), **demographics** (6)



Community Forum #1

- **What's missing in Dover?**
 - Smaller, affordable units
 - Balance of housing and rural character
 - Multifamily
 - Commercial and gathering spaces
 - Conversion of single-family houses to smaller multifamily



Community Forum #1

- **What is special about Dover?**
 - Open spaces
 - Rural character
 - Farmland
 - Woodlands and trails
- **What should change?**
 - Town center lost opportunity
 - More housing options for aging and older population



Town Staff Interviews

- **What we heard**

- Need thoughtful approach:
 - Limited infrastructure (water, sewer)
 - Regulatory constraints
 - Environmental constraints
 - Limited Town resources (public safety, schools, etc.)
- Affordability
- Can be difficult for older adults to stay in Town
- Market pressure for teardowns





Existing Conditions

Dover Housing Roadmap

Community Forum #2

Key Population Data

- Dover has a population of **6,247** and density of **408 people per square mile**. *2025 Dover Town Report.*
- Dover has an estimated **2,147 households**. *2025 Dover Town Report.*
- The average size of Dover households is **3.09**. *ACS 5-Estimates, 2020-2024.*
- Over **95%** of Dover households are **homeowners**. *ACS 5-Estimates, 2020-2024.*
- Dover's estimated median population age is **45 years**, compared to Massachusetts' median age of **40 years**. *ACS 5-Estimates, 2020-2024.*
- Mean Household Income: **\$407,800**. *ACS 5-Estimates, 2020-2024.*
- An estimated **34%** of Dover's workers **work from home**, compared to 23% of Norfolk County and 19% of Massachusetts workers. *ACS 5-Estimates, 2020-2024.*

Housing Types

Dover Housing Typology

(Assessors Records via MassGIS, FY 2025; Department of Revenue, March, 2026)

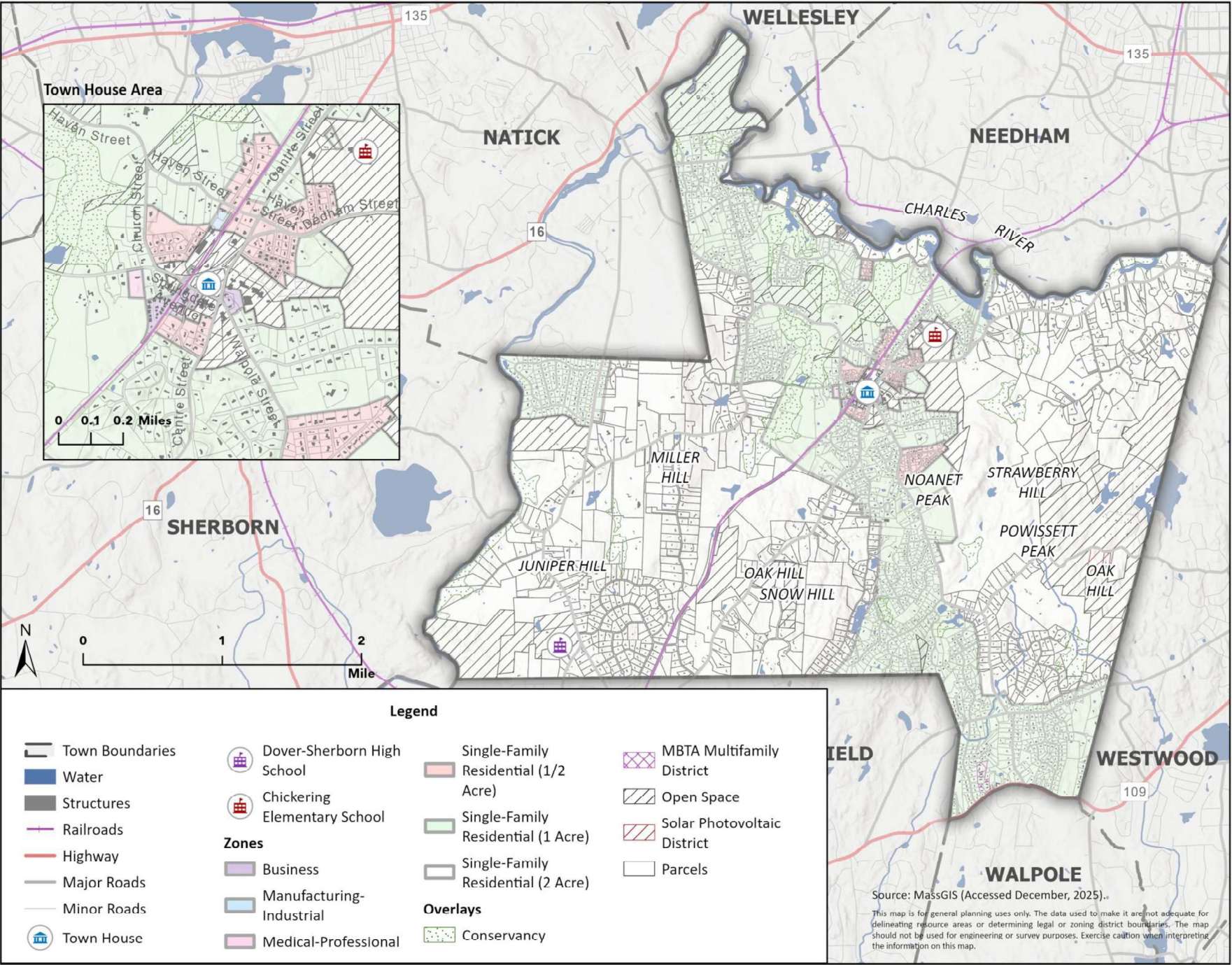
Housing Type	Total Parcels, FY2025	Median Year Built	Median Lot Size
Single-Family	1,850	1970	1.2
Condominium	85	1993	--
Two-Family	19	1950	2.0
Mixed-Use	27	1953	10.22
Multiple Homes on One Parcel	49	1935	4.51
Apartments	1	2023	2.52

Subsidized Housing Inventory (SHI)

- Dover has **2.82 percent** of its year-round housing units on the Subsidized Housing Inventory (SHI).
- Aside from *Dover Farms*, these units are all located near the Dover-Walpole municipal boundary.
- Dover would need an additional **145 SHI-eligible units** to hit the 10% minimum under Chapter 40B.

Dover Subsidized Housing Inventory (EOHLC, February, 2026)				
Project	Total SHI Units	Total Project Units	Type	40B?
County Court	17	54	Ownership	Yes
DDS Group Homes	0	0	Rental	No
Dover Village	1	4	Ownership	Yes
Dover Farms	5	20	Ownership	Yes
Red Robin Pastures	34	34	Rental	Yes
Total	57			
Total Housing Units	2,018			
Current % SHI	2.82%			
10% of Total Units	202			
Gap from 10%	145			

Zoning



Regulatory Factors

- **Large minimum lot sizes**
- **Ineffective multifamily zoning**
 - R-M district not mapped & dormant
 - “Inclusionary” zoning only in R-M district
- **Large environmental protection setbacks**
 - Wetlands (Ch. 181)
 - Septic Systems (Ch. 217)
 - Private Wells (Ch. 233)
- **Lack of public infrastructure**
- **Procedural**
 - Permitting or waivers granted by different boards
 - Board of Selectmen
 - Board of Health
 - Planning Board
 - Conservation Commission
 - Zoning Board of Appeals

Constraints

Primary Constraints	Secondary Constraints	Substantially Developed Parcels
Absolute Barriers for development • Wetlands • 200-foot buffer from rivers and streams • 70-foot structure setback from wetlands and floodplains • 100-foot buffer from vernal pools • NHESP Priority Habitats • DEP Wellhead Zone I • Open Space protected in perpetuity • 100-Year Floodplains & Regulatory Floodways	Discretionary Barriers for development • Open Space with limited protections • 100-foot buffer from wetlands • Flood zones with a 0.2 percent annual chance of flood hazard • Slope greater or equal to 15 percent grade.	Non-vacant parcels that are less than 2x the minimum zoning acreage allowable in a zone, i.e. it would be difficult with current zoning to build more than what already exists on a lot.

Constrained Areas

