



Welcome to Dover's Housing Community Forum!

This meeting will begin shortly.



Dover Housing Roadmap

Community Forum #1

March 31, 2026
Barrett Planning Group



Introduction

Dover Housing Roadmap

Community Forum #1

Dover's Housing Task Force

- Formed by Board of Selectmen in **2023.**
- Representatives from the Board of Selectmen, Planning Board, Conservation Commission, Building Department, & 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."**



Project Team

Dover Housing Task Force

Board Representatives

- **George Chimento**, ZBA Chair
- **Robyn Hunter**, BoS Chair
- **Carol Lisbon**, PB Chair
- **Jody Shue**, PB Vice Chair
- **Kay Petersen**, Board of Health Chair
- **John Sullivan**, Conservation Commission Chair
- **Anna Nagy**, Conservation Commissioner

Consultants

Barrett Planning Group

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

Town Staff

- **Melissa SantucciRozzi**, Town Planner
- **Walter Avallone**, Building Inspector
- **Jason Belmonte**, Health Director
- **Michael Blanchard**, Town Administrator
- **Christopher Costello**, Asst Town Administrator/
Finance Director
- **Janet Hartke-Bowser**, Consultant Conservation Agent

Dodson & Flinker

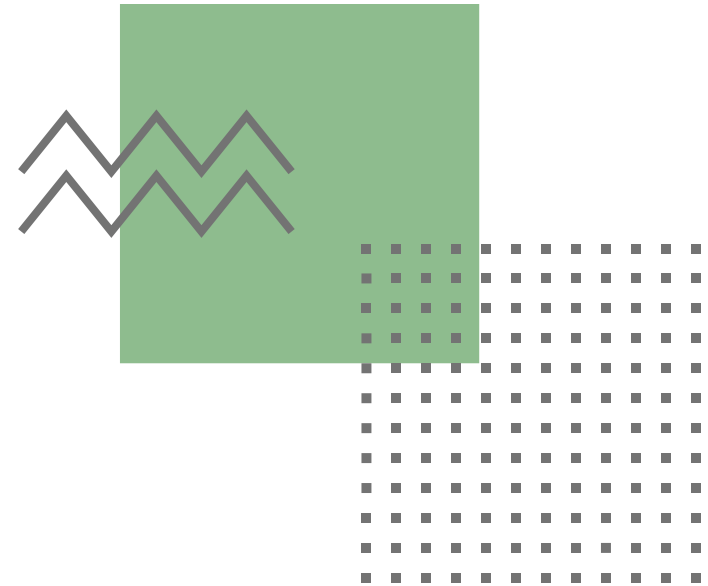
- **Peter Flinker**
- **Dillon Sussman**
- **Nate Burgess**

Project Timeline



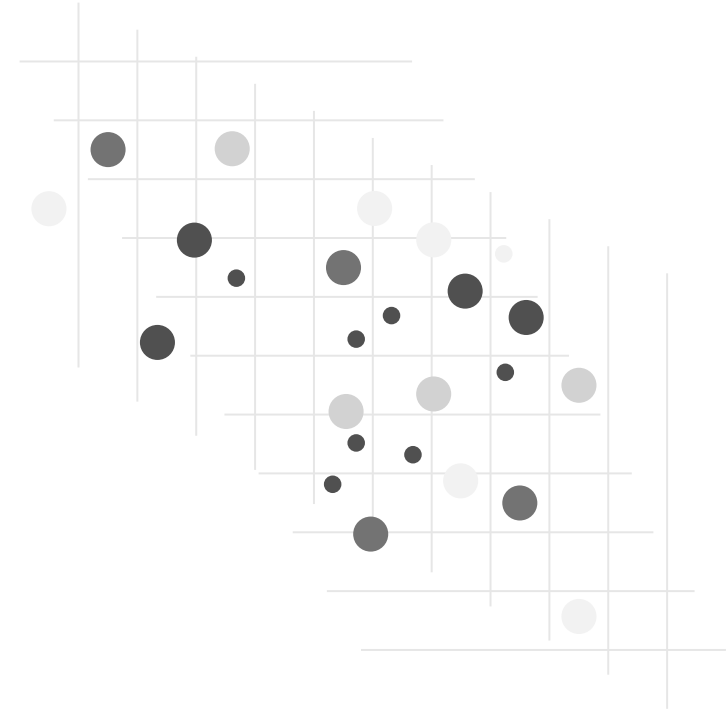
Shaping Dover's Future Together

- 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**



Why this matters?

- Change is inevitable
- Doing nothing is still a decision
- Reactive approach = less control
- Productive planning = preserve what we value
- Community input defines the outcome



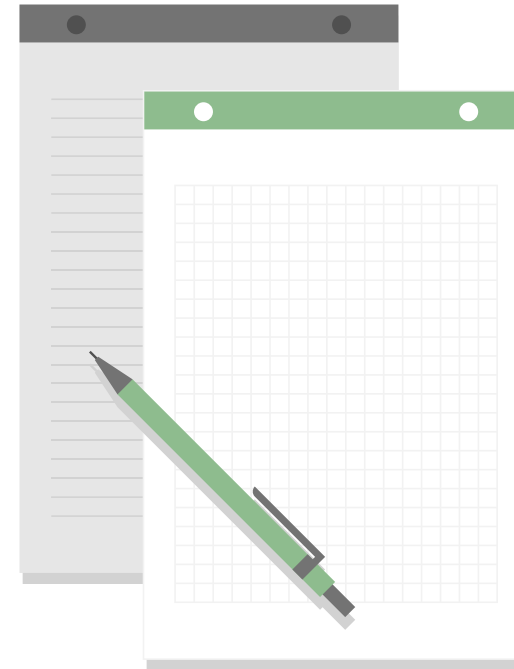
What have we learned?

Over the past several years with outreach for the Accessory Dwelling Unit (ADU) and MBTA Communities Act bylaw requiring passage you have told us:

- Residents like living in Dover but **cannot stay** due to financial, house size, and property care reasons
- Options other than Single Family homes are needed for **down-sizing and younger families**.
- In the **right locations**, multifamily housing or townhouse and smaller houses would be **appealing and valuable additions** to Dover's housing stock.

Agenda

- **Introduction**
- **Key Data**
 - Demographic Profile
 - Housing Market
- **Housing Constraints**
 - Regulatory Review
 - Environmental Factors
 - Local Capacity
- **Group Discussion**
- **Next Steps**



Meeting Setup

- This meeting is set up as a **Webinar** and will be **recorded**.
- Participants may use the **Question & Answer** feature.
- Questions will be answered during open discussion or as part of a future FAQ document.
- This meeting will use Zoom's **Live Polling** feature.
- Your participation will help us learn what Dover's housing future will look like.

Quick Poll

- **How comfortable are you talking about housing on a scale of 1 to 5, with 5 being very comfortable?**

Quick Poll

- **What is your affiliation to Dover?**
(Check all that apply)

- a. I'm a resident and I rent in Dover
- b. I'm a resident and I live in a home I or my household owns
- c. I work here
- d. I am a non-resident property owner
- e. My children attend school in Dover
- f. I visit Dover often

- **What brought you to Dover?**
(Check all that apply)

- a. I was raised here
- b. I moved here to be closer to work
- c. I wanted to raise a family here
- d. I wanted to move to Dover from my previous home in another community
- e. Other

Quick Poll

- **What was the median sales price for a single-family home in Dover in 2025?**
 - a. Under \$1,000,000
 - b. \$1,000,000-\$1,250,000
 - c. \$1,250,000-\$1,500,000
 - d. \$1,500,000-\$1,750,000
 - e. Over \$1,750,000

Quick Poll

- **What percentage of total land area in Dover is zoned for Single Family Residential?**
 - a. 50%-60%
 - b. 60%-70%
 - c. 70-80%
 - d. Over 80%

Quick Poll

- **What do you want to learn more about?**
 - Demographics
 - Housing Market
 - Environmental Constraints
 - Local Regulations
 - Other



Key Data – Demographic Profile

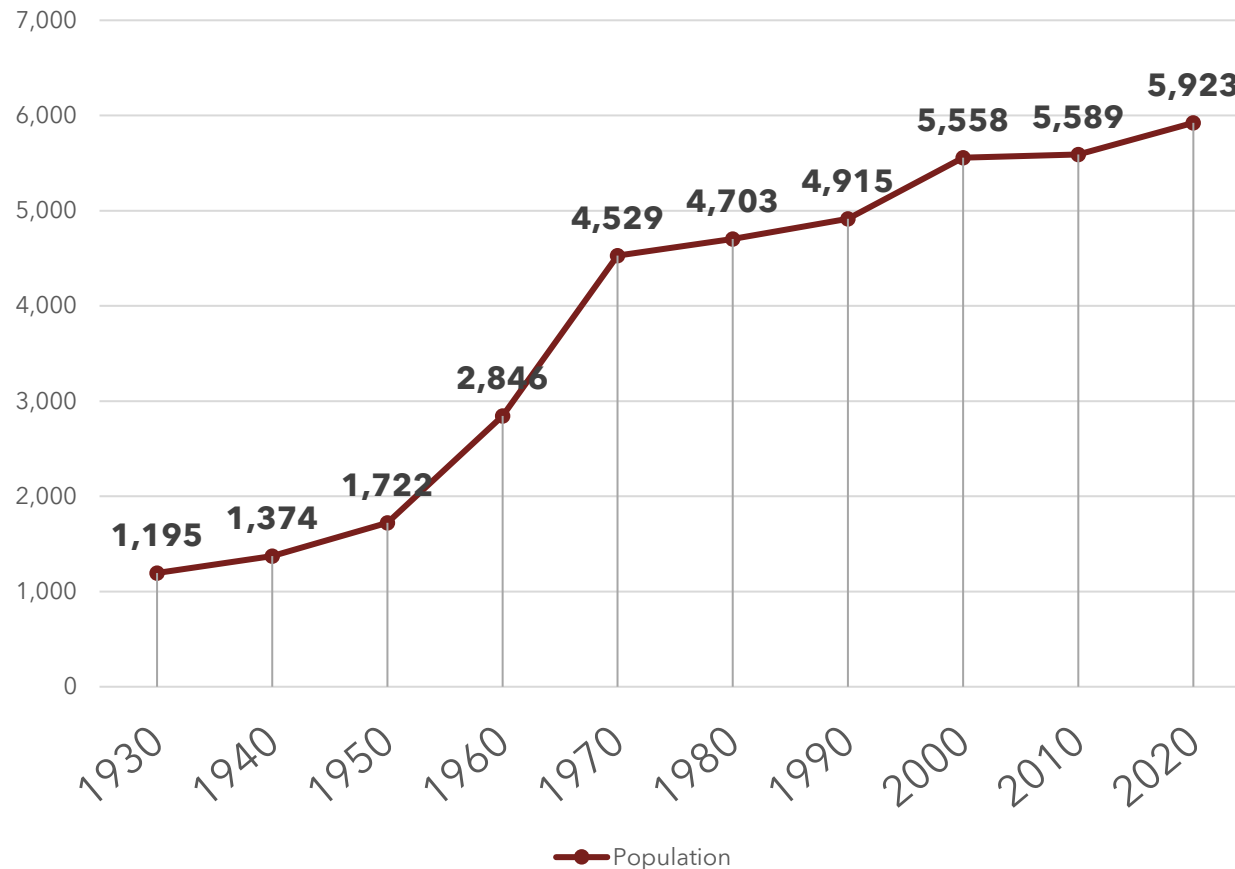
Dover Housing Roadmap

Community Forum #1

Population

Reported Population Change in Dover, 1930-2020

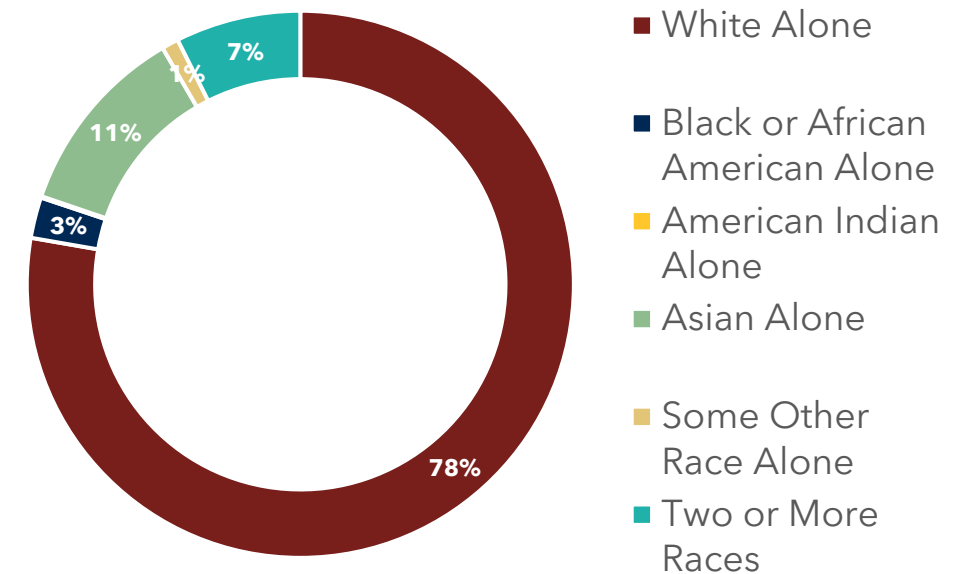
Source: Umass Donahue Institute, Census Counts & Estimates; V2024.



At **15.10 square miles**, Dover has a population density of **392 people per square mile**. By contrast, Norfolk County's overall density is 1,843.2 per square mile.

Population of Dover by Race

Source: American Community Survey, 5-Year Estimates, 2020-2024, B03001

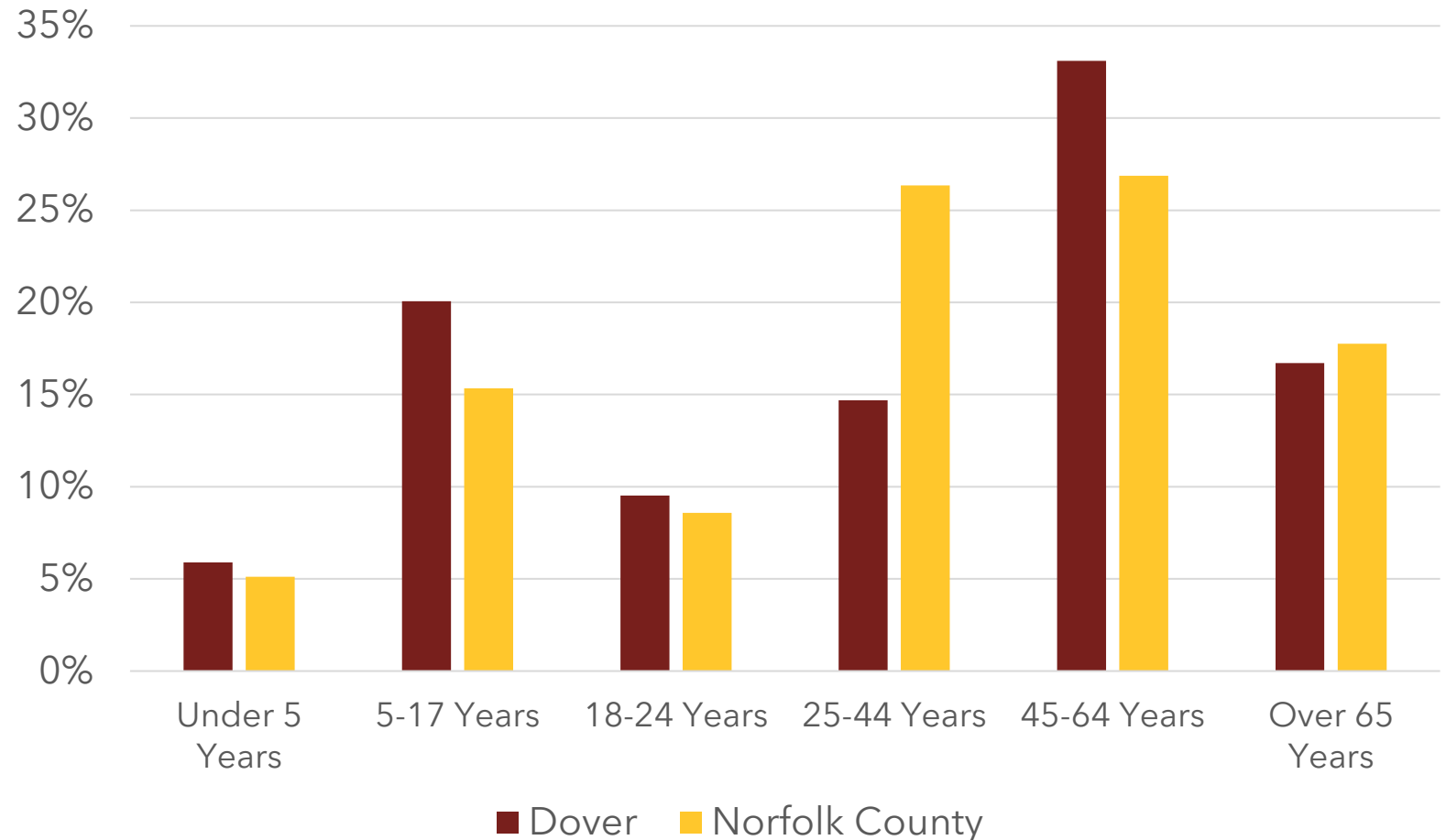


Population Age

Dover's median population age is an estimated **45 years**, compared to Norfolk County's estimated median age of **41 years**.

Population Age Distribution of Dover and Norfolk County

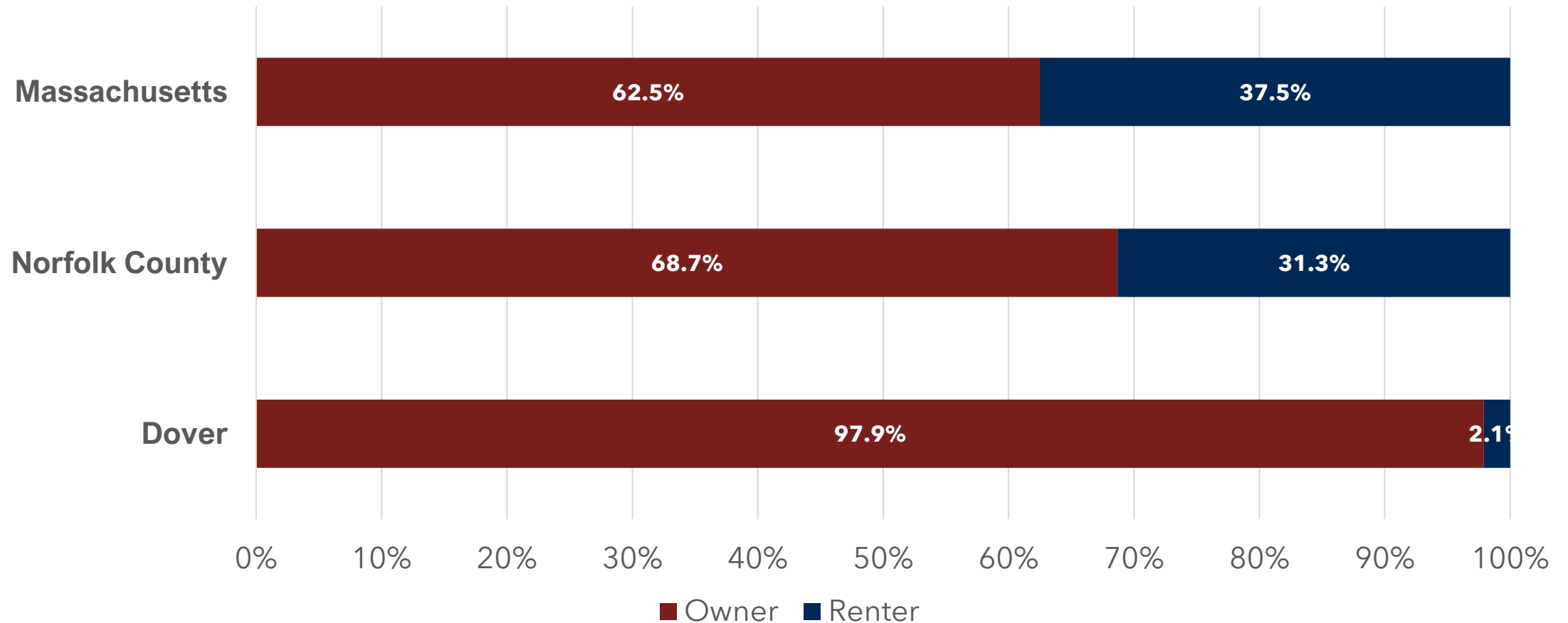
Source: American Community Survey, 5-Year Estimates, B01001



Household Tenure

Household Tenure in Dover

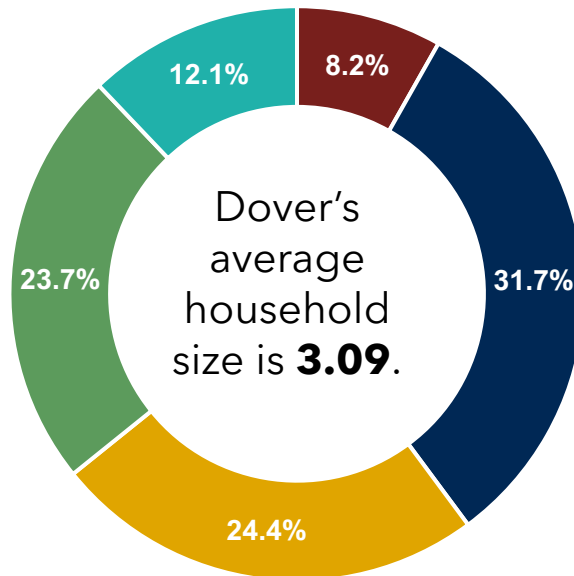
Source: American Community Survey, 5-Year Estimates, 2020-2024, B25003



Household Size

Household Size in Dover

Source: American Community Survey, 5-Year Estimates, 2020-2024, B11016



■ 1-Person

■ 2-Person

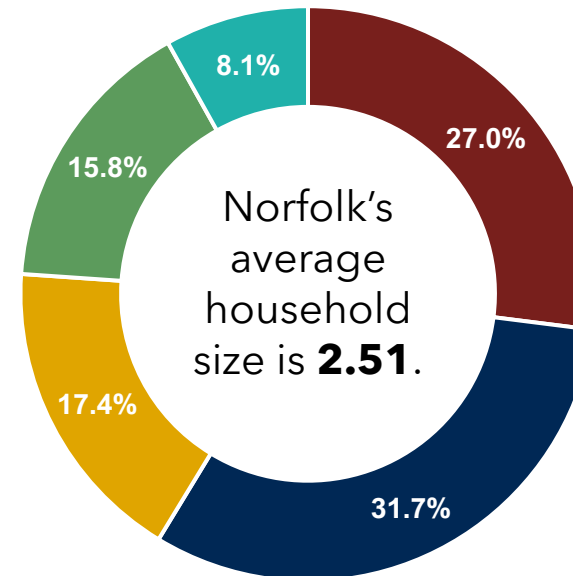
■ 3-Person

■ 4-Person

■ 5-Person or more

Household Size in Norfolk County

Source: American Community Survey, 5-Year Estimates, 2020-2024, B11016

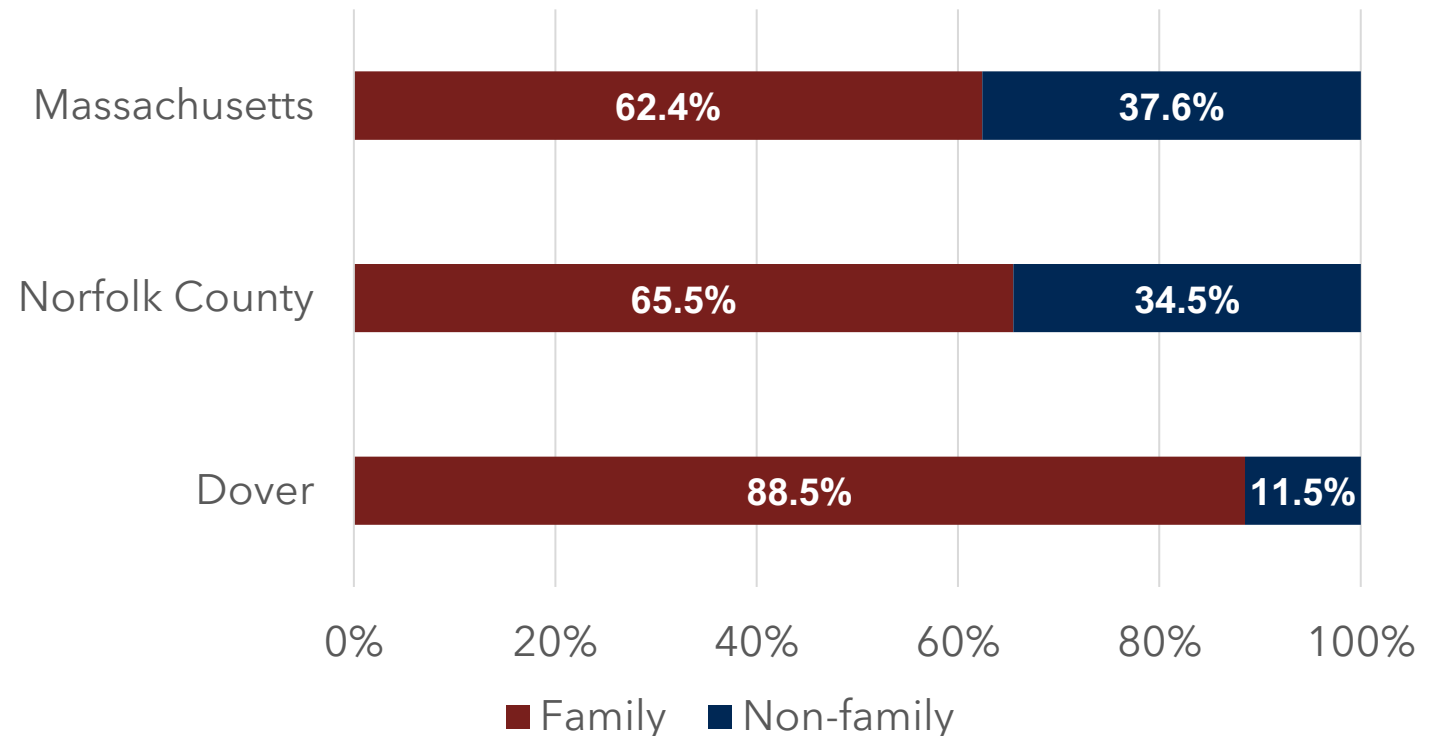


Household Type

Dover has an estimated **1,696 family households** and **221 nonfamily households**.

Household Type Distribution in Dover, Norfolk County, and Massachusetts

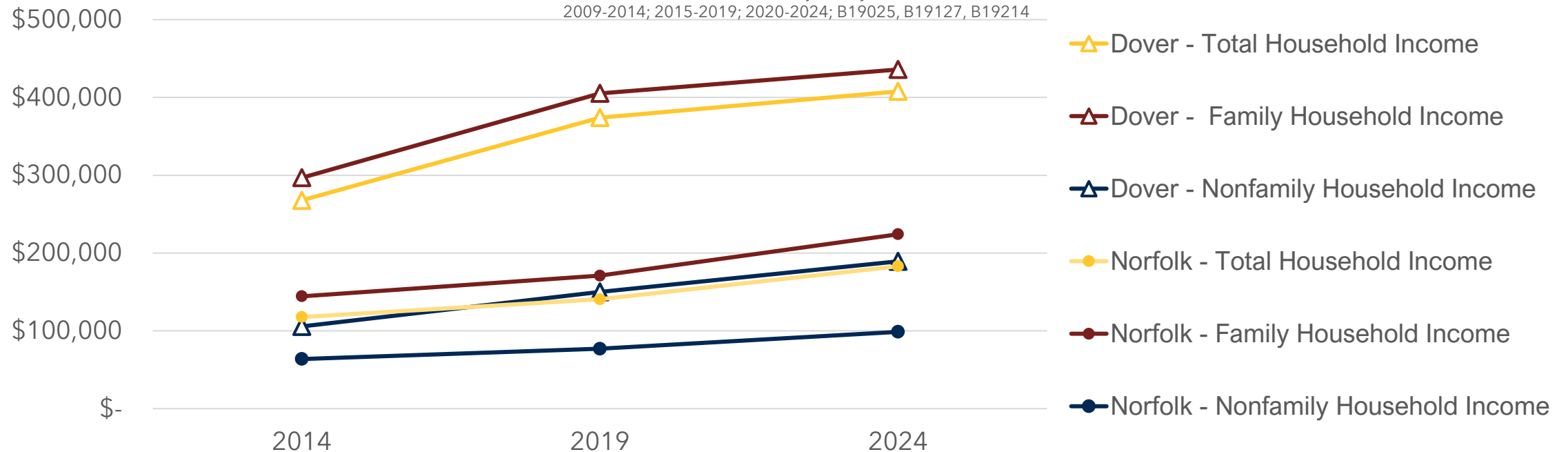
Source: American Community Survey, 5-Year Estimates, 2020-2024, B11016



Mean Household Income

Mean Household Income Growth by Household Type in Dover and Norfolk County

Source: American Community Survey, 5-Year Estimates, 2009-2014; 2015-2019; 2020-2024; B19025, B19127, B19214



Median Household Income **\$250,001+**
(ACS does not provide median over \$250,000)

Mean Household Income **\$407,763**

Employment

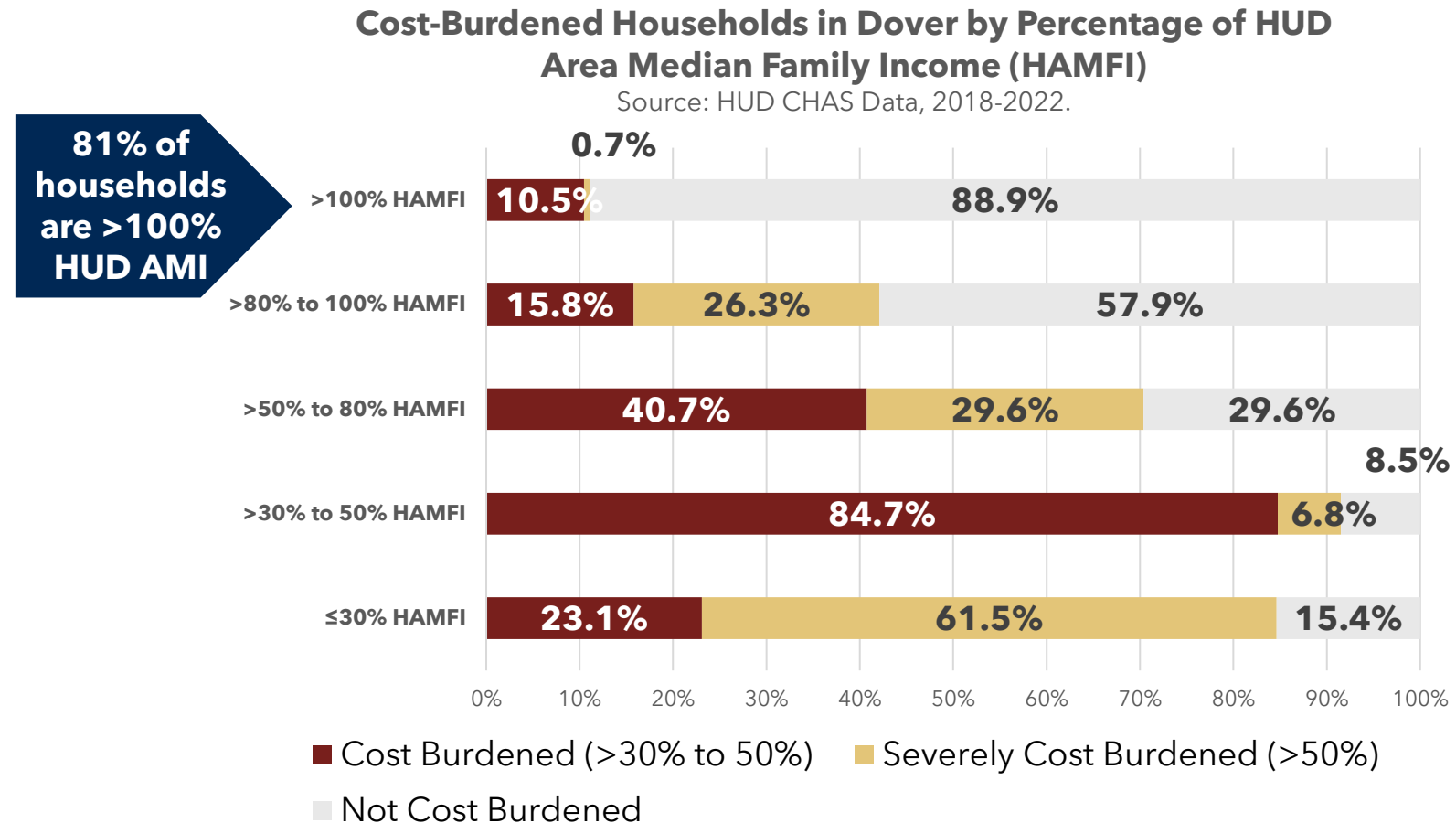
34.2% of Dover's workers **work from home**, compared to 22.9% of Norfolk County and 18.6% of Massachusetts workers.

Dover Top Five Employment Industries (PolicyMap, 2024)			
Industry	Count	Percentage	MA Percentage
Professional, Scientific, and Technical Services	618	20.5%	12.0%
Finance, Insurance, Real Estate and Rental and Leasing	582	19.3%	7.3%
Health Care and Social Assistance	469	15.5%	16.5%
Retail Trade	247	8.2%	9.6%
Manufacturing	198	6.6%	9.0%
All Other Industries	905	30.0%	45.6%

Cost-Burdened Households

Cost-Burdened Households spend more than **30%** of their income on housing costs.

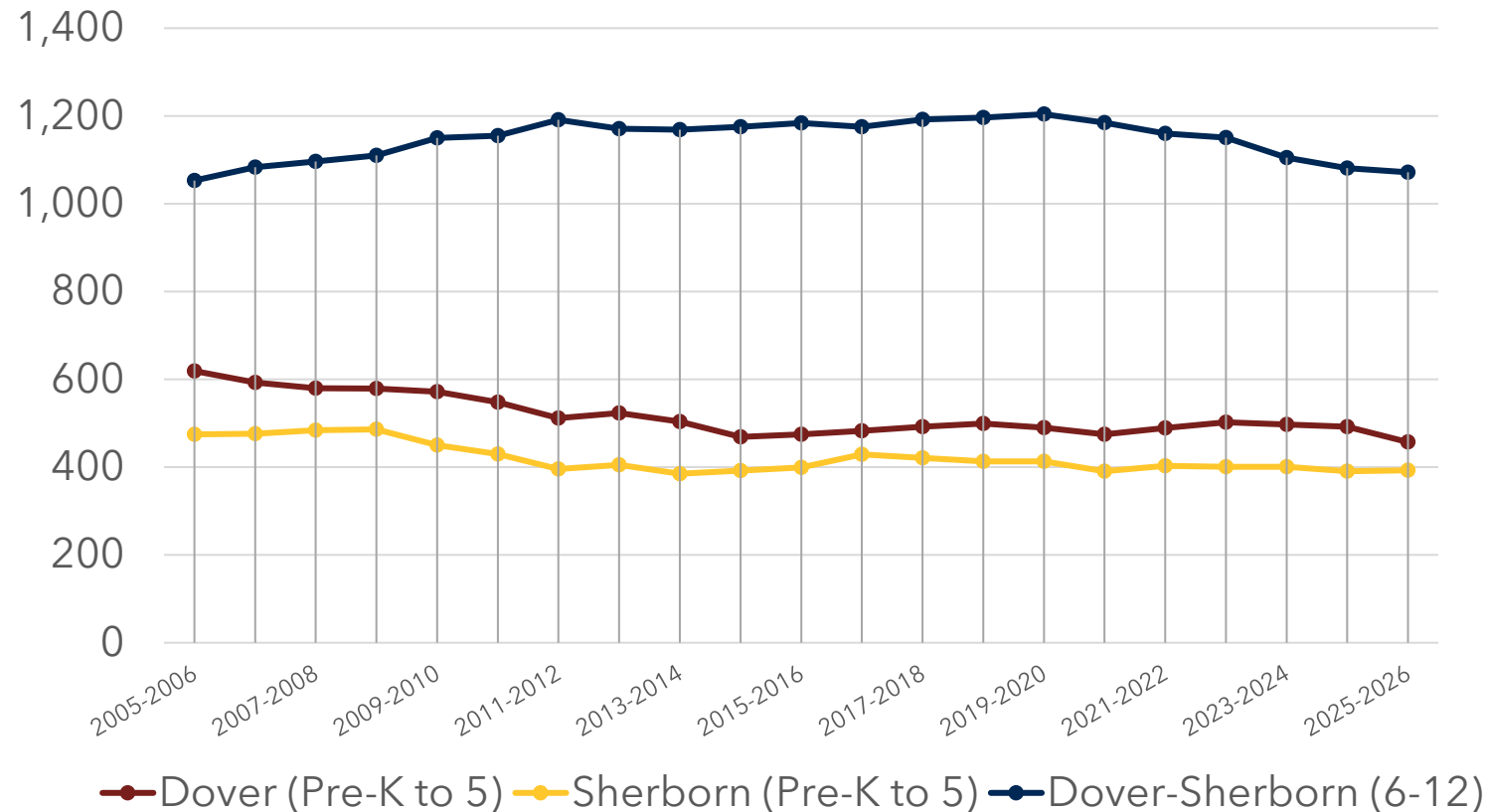
Severely Cost-Burdened Households spend more than **50%** of their income on housing costs.



School Enrollment

School Student Enrollment over time in Dover

Source: Massachusetts Department of Elementary and Secondary Education, Enrollment by Grade Report, 2005-2026



An estimated **1/3** of Dover's school-aged population attends a private school compared to **1/4** of Norfolk County.

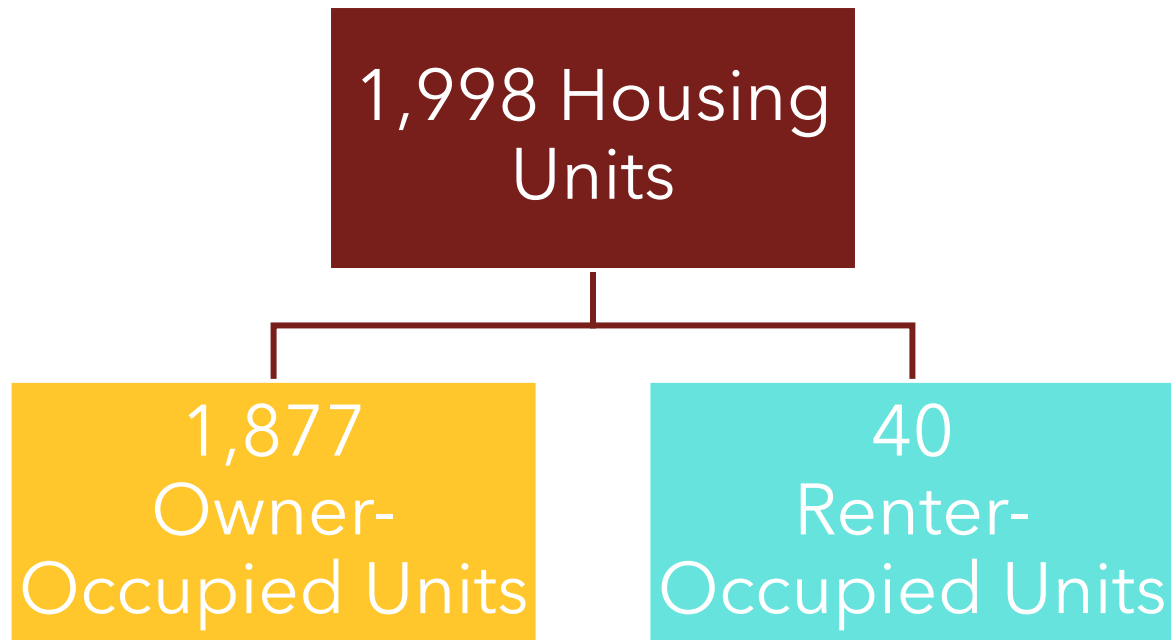


Key Data – Housing Market

Dover Housing Roadmap

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Housing Stock



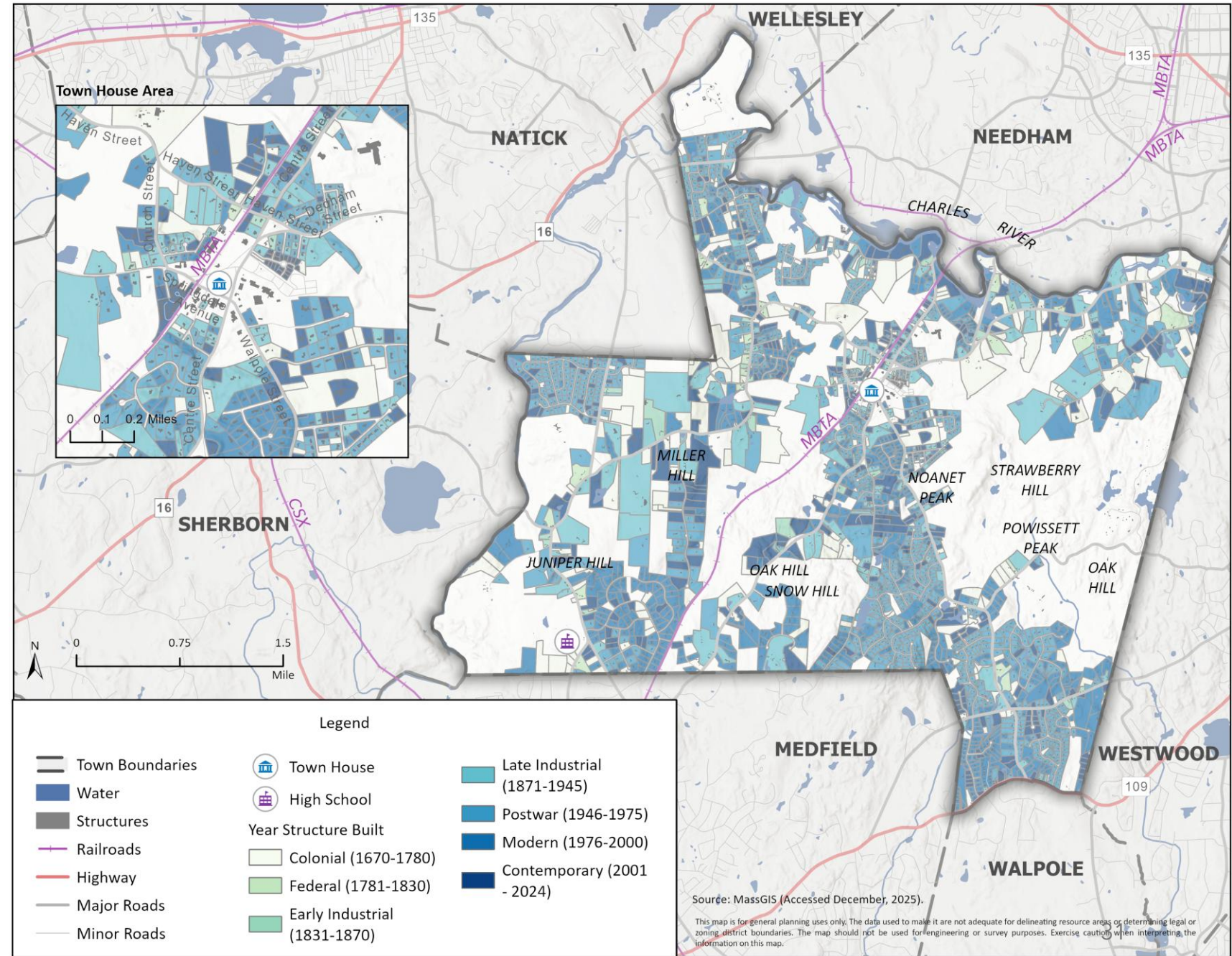
The most common housing styles are **Colonial** (934), **Cape** (240), and **Mansion** (200) homes.

Housing Typology & Style

Dover Housing Typology (Assessors Records via MassGIS, FY 2025; Department of Revenue, March, 2026)					
Housing Type	Total Parcels, FY2025	Parcel Count Change 2005-2025	Median Assessed Value, FY2025	Median Year Built	Median Lot Size
Single-Family	1,850	+110	\$1,399,500	1970	1.2
Condominium	85	+29	\$677,200	1993	Data not available
Two-Family	19	-4	\$1,377,900	1950	2.0
Mixed-Use (Including Ch. 61/61A/61B)	27	-28	\$2,085,400	1953	10.22
Multiple Homes on One Parcel	49	Data not available	\$3,054,100	1935	4.51
Apartments	1	+1	\$10,892,900	2023	2.52

Housing Age

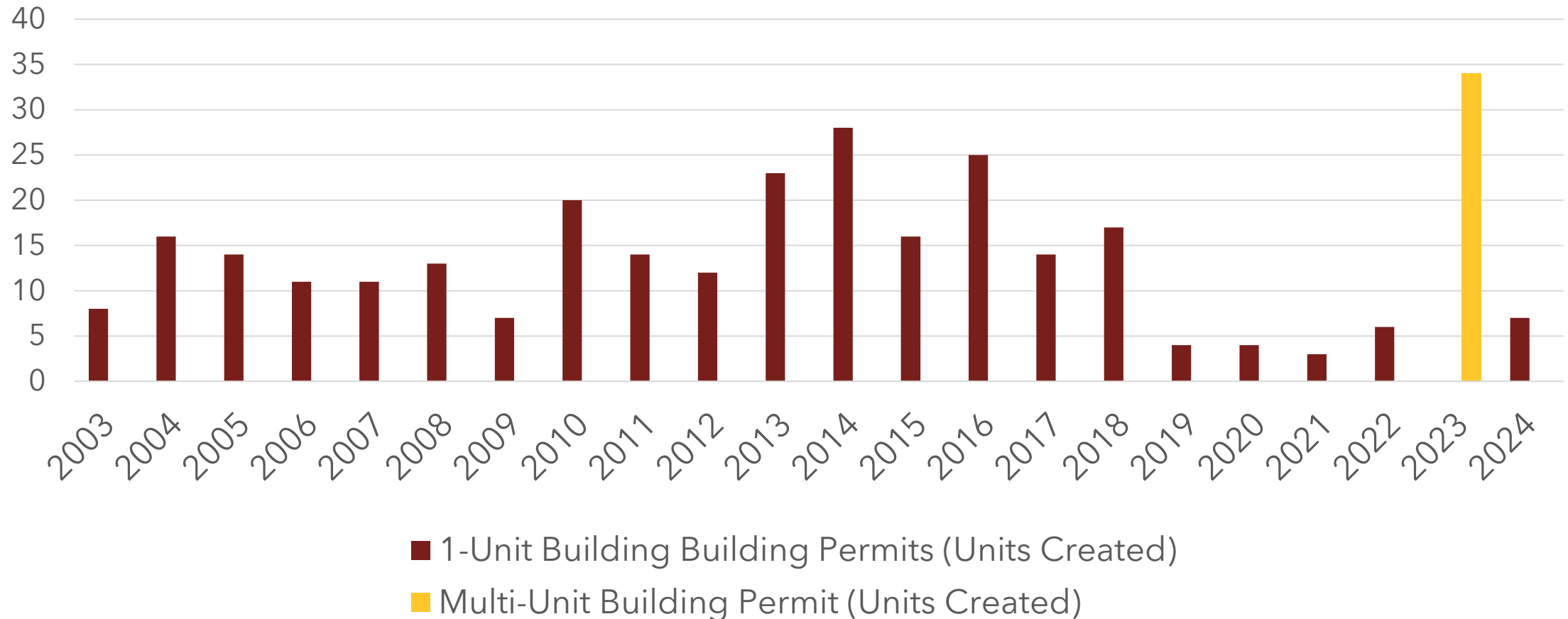
The **median year of construction** for built structures in Dover is 1970.



Housing Permitting

Housing Building Permits by Building Type in Dover, 2003-2024

Source: UMass Donahue Institute, Building Permit Data.



Single-Family Housing Profile

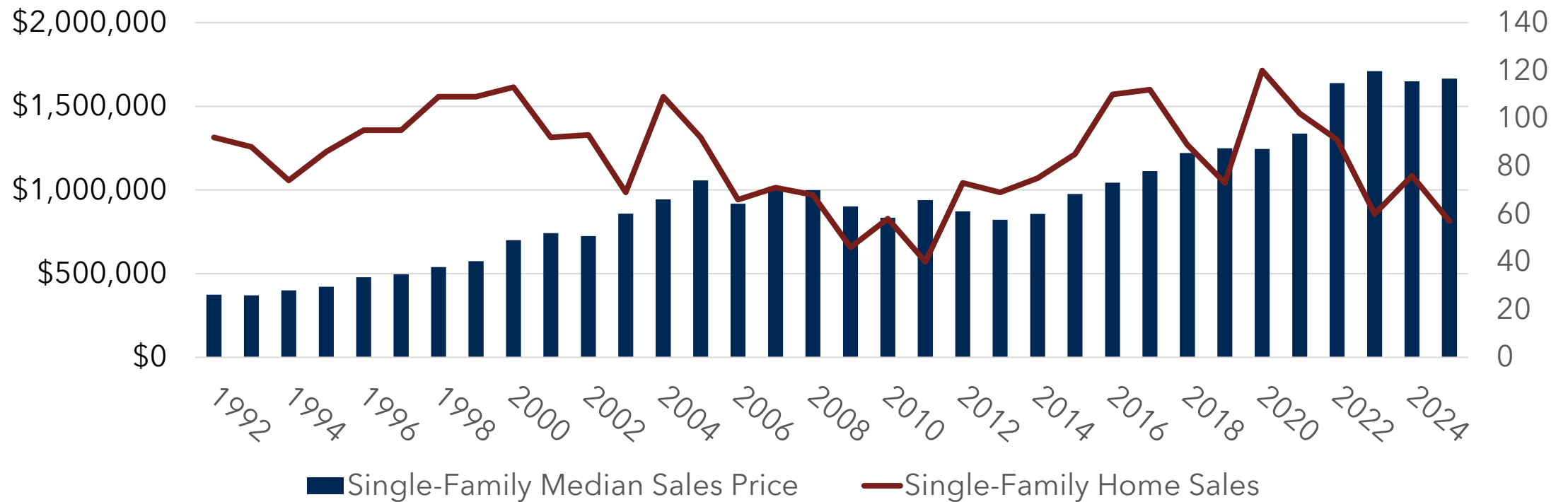
Dover Single-Family Housing Features (Assessors Records via MassGIS, FY 2025)
(Not including deed-restricted units included on SHI)

Characteristics	Lower Quartile Assessed Value	All Single-Family Homes	Upper Quartile Assessed Value
Median Lot Area (Acres)	1.01	1.19	2.28
Assessed Value	Up to \$1,114,050	Median \$1,400,200	Over \$2,007,100
Mean Ratio of Building to Land Value	0.57	1.05	1.97
Median Year Built	1960	1969	2000
Median Finished Area (Square Feet)	2,563	3,985	6,971
Most Common Style	Colonial (31%) Ranch (21%) Cape (17%)	Colonial (50%) Cape (12%) Mansion (10%)	Colonial (42%) Mansion (39%) Estate (8%)
% Last Sold/Transferred Pre-2000	21%	12%	33 7%

Single-Family Housing

Annual Median Sales Price and Number of Sales for Single-Family Homes in Dover

Source: Bankers & Tradesman, 1992-2025

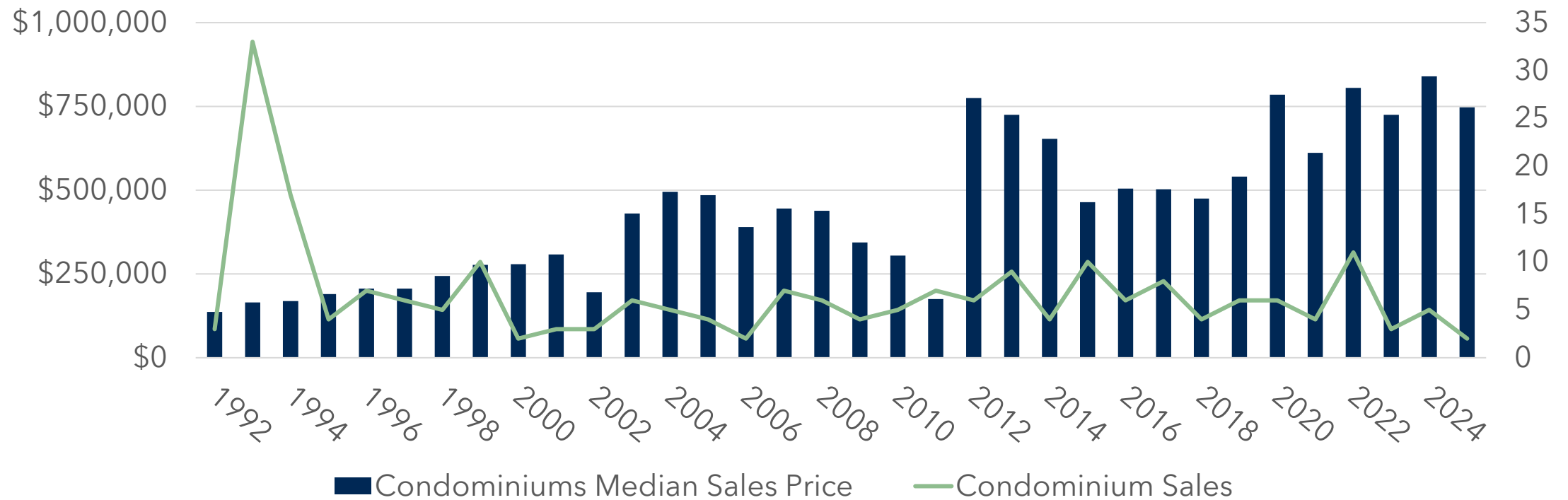


*Lower and Upper Quartiles based on Assessed Value.

Condominiums

Annual Median Sales Price and Number of Sales for Condominiums in Dover

Source: Bankers & Tradesman, 1992-2025



*Lower and Upper Quartiles based on Assessed Value.

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 Subsidized Housing Inventory (EOHLC, February, 2026)			
Project	Type	Total Units	Subsidizing Agency
County Court	Ownership	17	EOHLC
DDS Group Homes	Rental	0	DDS
Dover Village	Ownership	1	MassHousing
Dover Farms	Ownership	5	MassHousing
Red Robin Pastures	Rental	34	MassHousing
Total		57	



Housing Constraints – Regulatory Review

Dover Housing Roadmap

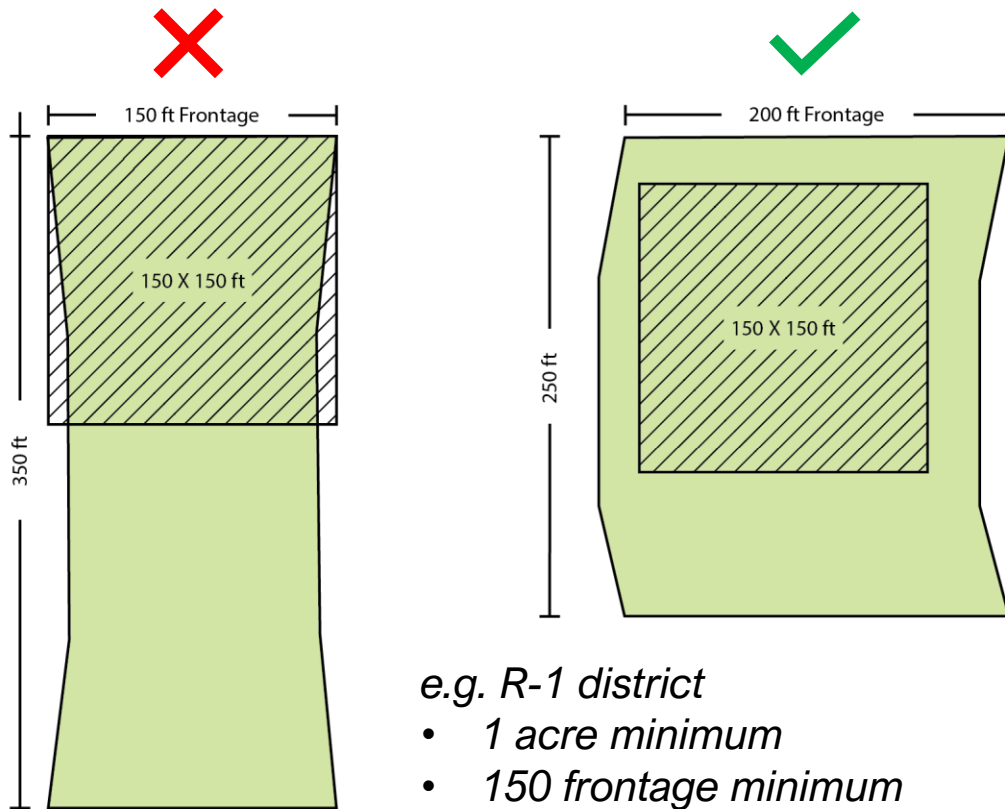
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Regulatory Factors

- Large 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

Zoning

- “Perfect Square” rule



e.g. R-1 district

- 1 acre minimum
- 150 frontage minimum
- 150 x 150 ft square

- Large minimum lot sizes
- Ineffective multifamily zoning
 - R-M district is not mapped
 - Does not comply with G.L. c. 40A, Section 5
 - R-M is dormant
 - “Inclusionary” zoning only in R-M district

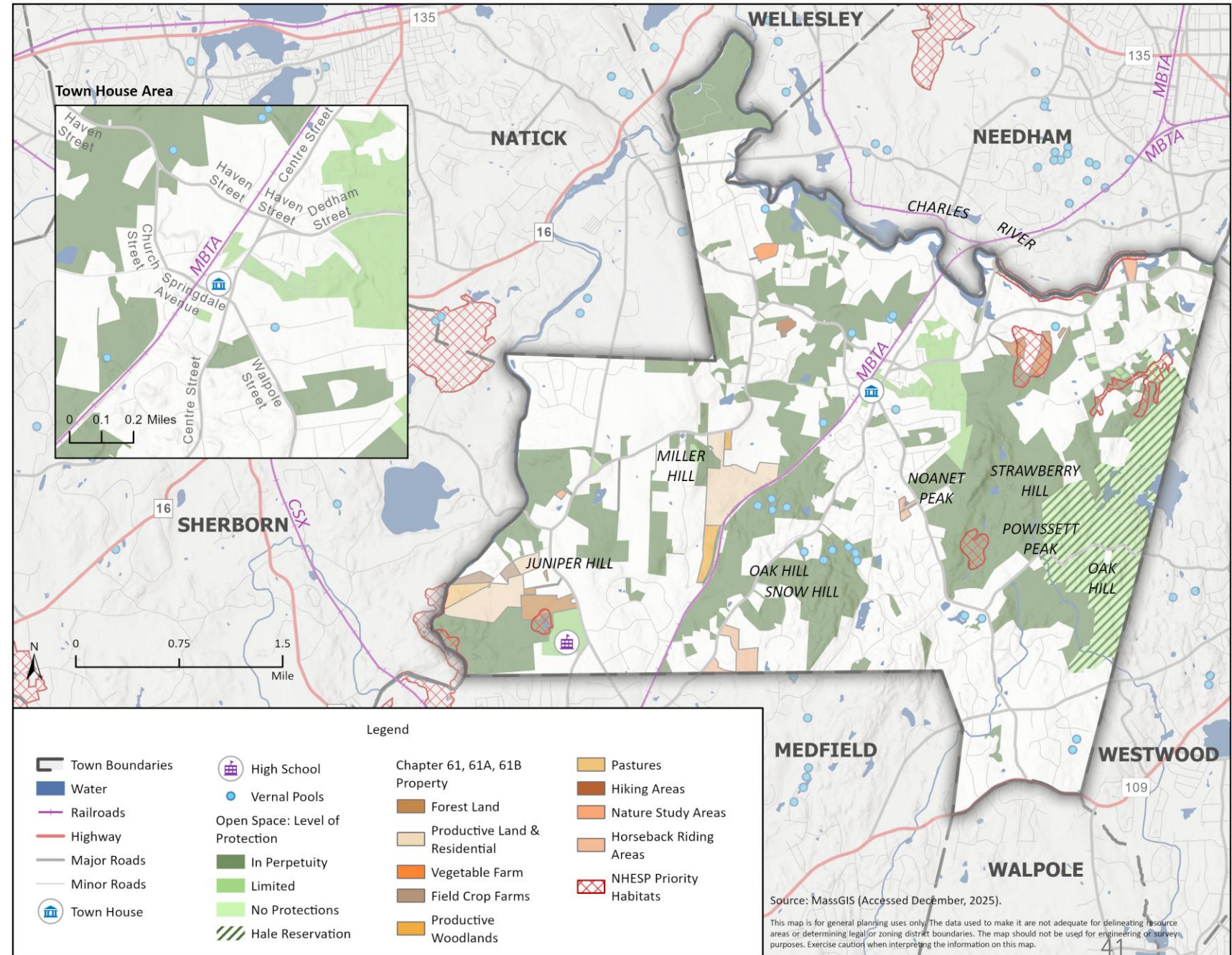


Environmental Factors

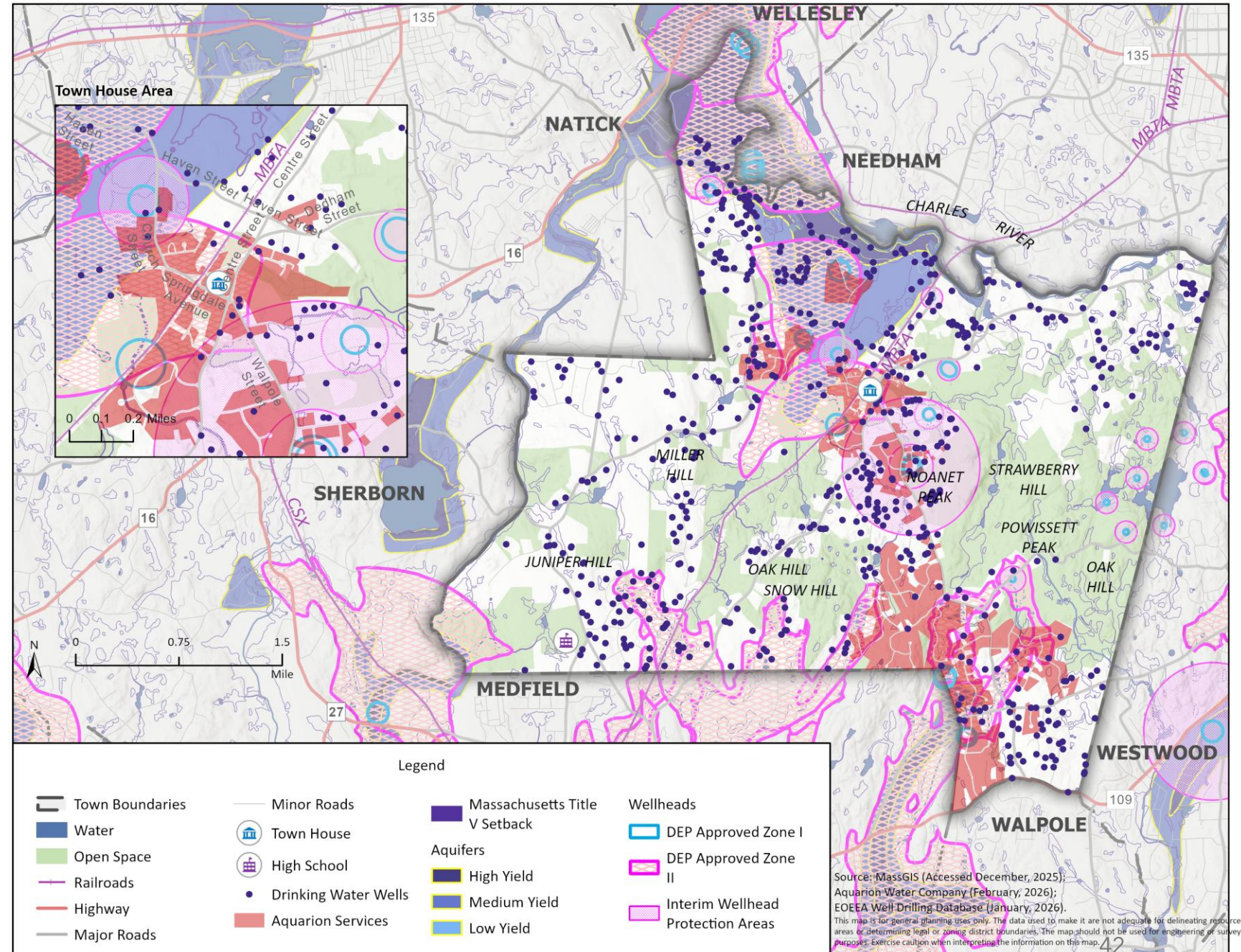
Dover Housing Roadmap

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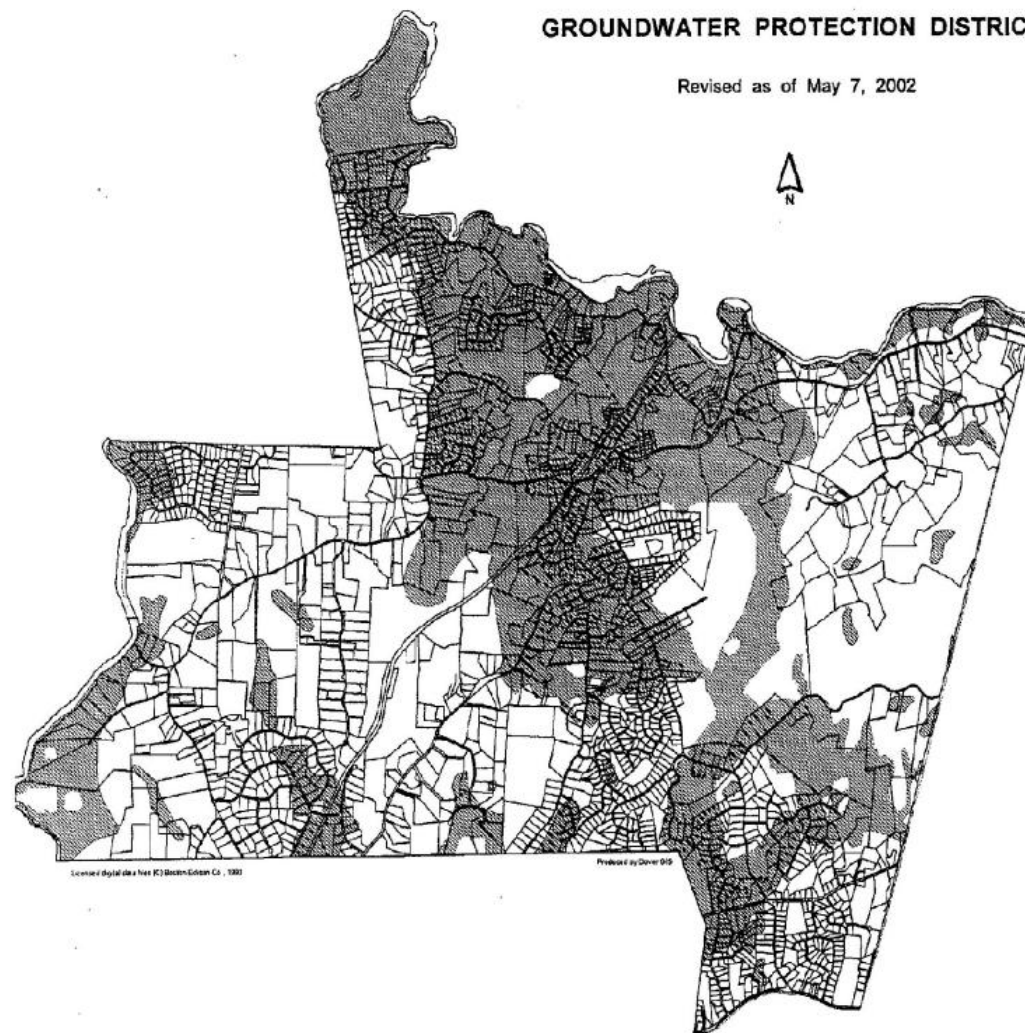
Open Space



Drinking Water



Drinking Water



- GW-1 Stratified Drift Areas
- GW-2 Bedrock/Till Areas

Data Sources

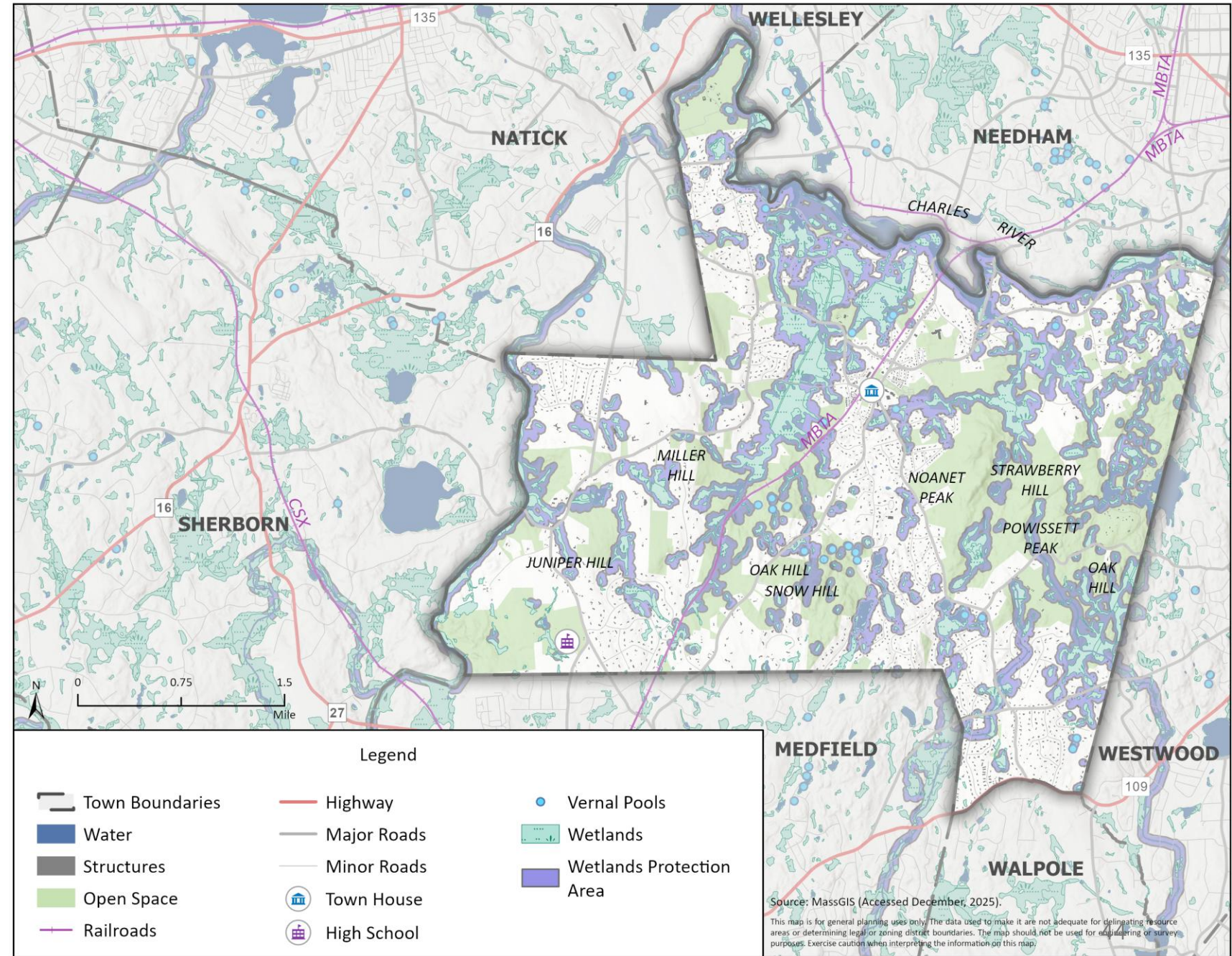
Surficial Geologic Map of the Medfield Quadrangle, Norfolk and Middlesex Counties, Massachusetts, R. P. Volkmann, 1975.
Surficial Geologic Map of the Natick Quadrangle, Middlesex and Norfolk Counties, MA, A. E. Nelson, 1974
Surficial Geologic Map of the Norwood Quadrangle, Massachusetts, N. E. Chute, 1940.

Map produced by compilation of existing information and field checking.

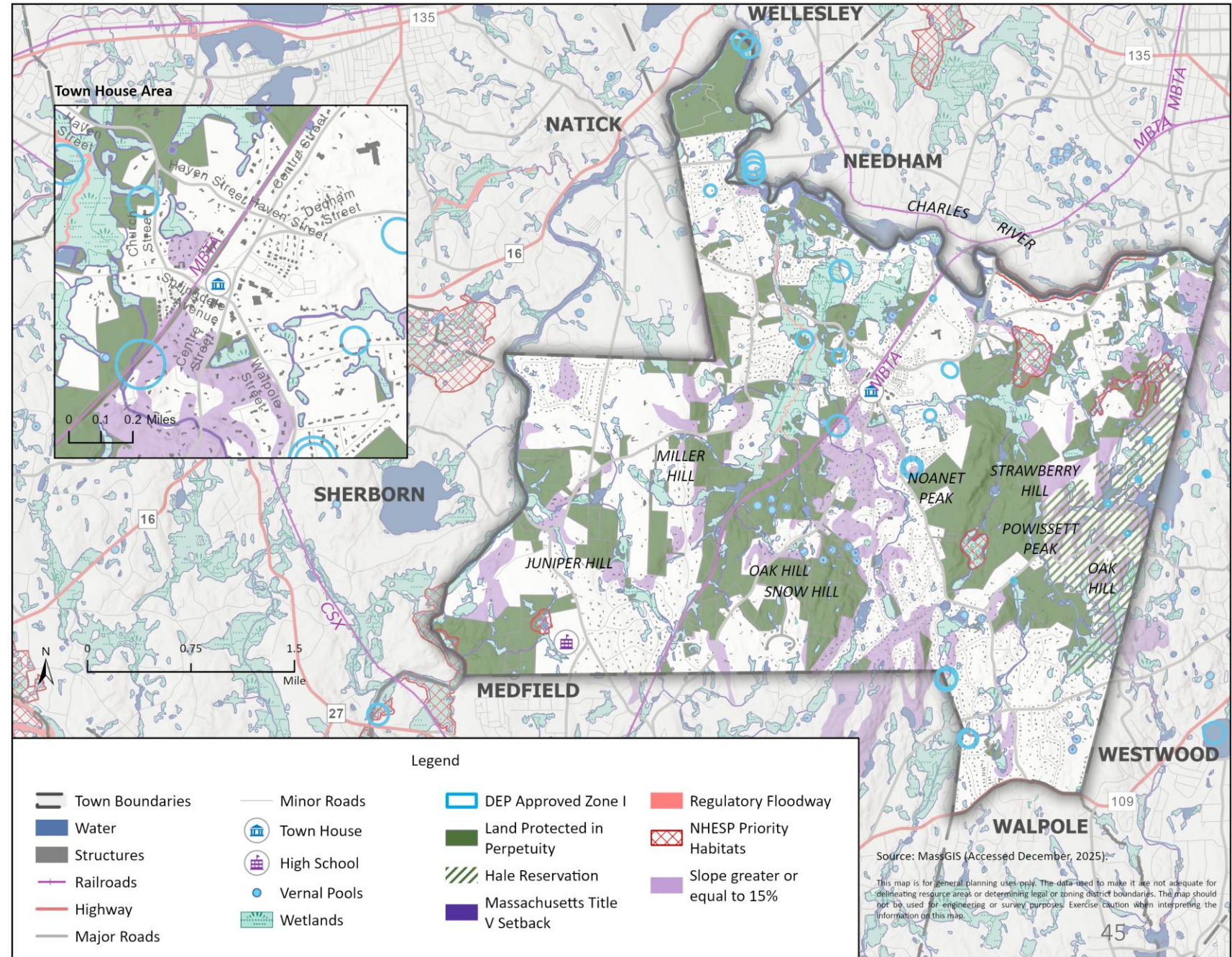
MassGIS (Massachusetts Geographic Information System) digital database, from 1:100,000 scale U.S. Geological Survey's Digital Line Graph data.

Town of Dover 1:9,600 scale Protected Lands map.

Wetlands Protections



Highly Constrained Areas





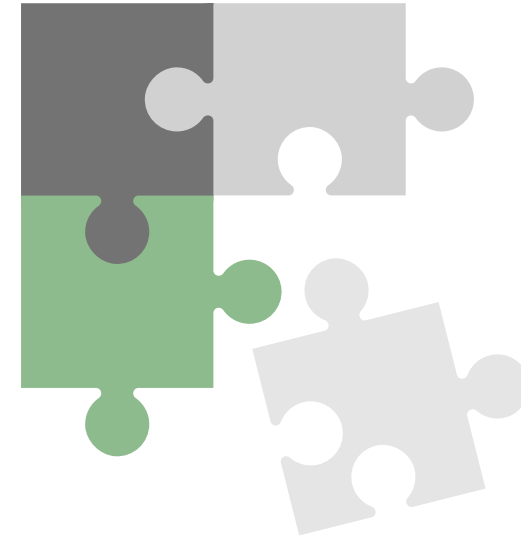
Housing Constraints – Local Capacity

Dover Housing Roadmap

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Local Capacity

- Successes
 - Proactive Approach
 - Dover Housing Task Force
 - Housing Production Plan (2022)
- Lacking Supports
 - No Local Housing Authority
 - Town has not adopted Community Preservation Act
 - No Municipal Affordable Housing Trust





Group Discussion

Dover Housing Roadmap

Community Forum #1

Norms

- Please share your name before speaking.
- Be respectful when others are speaking.
- Give others a chance to contribute.
- After you leave, share the lessons learned from today, not the personal stories.
- Accept and expect lack of closure.
- Please respect the diverse voice of your fellow community members.

Discussion Questions

1. What kind of **housing is missing** from Dover?
2. Are there **examples of housing** in other communities that you like and consider appropriate for Dover? Why?
3. What is **special about Dover** today? What should be preserved?
4. What do you think should **change**?
5. What do you appreciate from other communities that you **wished you had in Dover**?



Next Steps

Dover Housing Roadmap

Community Forum #1

Stay Engaged!

- Visit our website:
bpg.mysocialpinpoint.com/dover-housing-roadmap
- Keep an eye out for future Community events



English ▾

Dover Housing Roadmap

The Town of Dover is developing a Housing Roadmap to guide development, housing policy decisions, and ensure that the Dover community's housing needs are met.



Upcoming Meeting Dates

Check here to learn more more about public meetings for this project!

Tuesday, March 31, 2026 7:00 pm
Community Forum #1 - Public Kickoff Event

Subscribe for Project updates!

Sign up for email alerts to stay up to date with the Housing Roadmap progress!

Town of Dover: Housing Roadmap

The Dover Housing Task Force is working to create a long-term vision for housing in Dover that balances the town's need to diversify housing options and preserve cherished open spaces. As part of this effort, the Town of Dover is working with Barrett Planning Group and Dodson & Flinker to develop a Housing Roadmap designed to empower Dover with a range of development choices that reflect the values and vision of the community.

This roadmap will be developed through 2026, with multiple opportunities for community input. This Plan will answer key questions like *What does planning for housing involve? Why does it matter? How will the Town address its housing challenges?*

This page serves as a central hub for project information, updates, and engagement opportunities throughout the planning process. Check back soon for more updates!



Thank you for joining us!

We hope to see you at the next Community Forum!