

CITY OF DOVER

TDR SUB-COMMITTEE OF THE PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall, First Floor Conference Room
Meeting Date: Monday April 7, 2025
Meeting Time: 5:00 p.m.

Attendance: Leslie Herd, Jan Nadelka, Christopher Berry, Doug Glennon, and Kyle Pimental.

Staff present: Donna Benton, Director of Planning and Community Development, Christopher Parker, Deputy City Manager, Paul Crouser, Zoning Administrator.

1. CALL TO ORDER

The meeting was called to order at 5pm.

2. INTRODUCTIONS/ATTENDANCE

The committee went around and introduced themselves.

3. ESTABLISH OPERATING RULES

Staff asked the committee if the subcommittee wanted to operate under the same operating rules as Planning Board including the 5-minute limit for citizens' forum or any future public hearing. The group agreed to follow the same operating rules.

4. NOMINATE CHAIR/VICE CHAIR/MINUTE-TAKER

Leslie Herd volunteered to be Chair and Jan Nadelka volunteered to serve as Vice Chair. Doug Glennon moved to nominate Leslie Herd as Chair and Jan Nadelka as Vice Chair. Seconded by: Chris Berry. Vote: U/A.

5. CITIZEN'S FORUM

Ken Durrell, 508 Sixth St. expressed concerns of the TDR project at 512 Sixth Street and the concern of density and impact in the R-40 district.

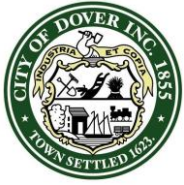
Dorna Hamer, 18 Tuttle, expressed suggestions to make TDR fair and easier to understand.

Caitlin Wilkie, 568 Sixth Street expressed that she had hoped to be part of the sub-committee.

Hilary Hamer, 91 Court Street, expressed that she had hoped to be part of the sub-committee.

6. STAFF OVERVIEW OF HISTORY OF TDR

Donna Benton and Christopher Parker provided an overview and history of the Transfer of Development Rights ordinance, how it came about, the intent, and how it has transformed. Christopher Parker also explained NH law and that it differs from other states and why there isn't a back and fourth during the public hearing.



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Discussion ensued on push back from TDR being more recent and that there are good examples of re-development projects. The importance of the area of the city, neighborhood context, and being site specific.

How staff does not have as much administrative control as other states and that the power of making decisions is in the Planning Board's jurisdiction.

The TDR subcommittee will continue watching what happens in the legislation state-wise and react accordingly.

Questions about the sending/receiving and acre for acre process were discussed.

7. COMMITTEE GOALS/TIMELINE OF POTENTIAL AMENDMENTS

Staff will send out related house and senate bills, the public feedback received for this sub-committee, and the list of TDR projects.

The committee will check out some of the TDR projects that have been built on their own.

The TDR subcommittee may change pace of amendments depending on what happens at the state level.

8. SET HOMEWORK AND GOALS FOR NEXT MEETING

The committee should read through the existing ordinance, come back with questions for staff to then start thinking about changes. Committee members will personally tour other TDR projects. The next meeting will focus on going through the existing TDR ordinance with staff outlining what sections are being utilized more than others.

9. SELECT NEXT MEETING DATE

The next meeting was set for May 6th at 5pm.

10. ADJOURN

The meeting adjourned at 6:43pm.