

**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: Tuesday, May 6, 2025  
Meeting Time: 5:00 p.m.

Members Present: Doug/Kyle/Jan/Leslie/Chris Berry (left at 6:09)  
Staff: Donna

### **1. CALL TO ORDER**

L.Herd called the meeting to order at 5pm

### **2. ROLL CALL/DISCUSS ANY POTENTIAL CONFLICTS**

D.Benton mentioned email received regarding potential conflict of Chris Berry sitting on the sub-committee in an official capacity.

J.Nedelka spoke to the composition of the sub-committee and how he is representative stakeholder, pointed out the subcommittee doesn't have any decision authority or spending money, etc. Recommendations go to Planning Board and any zoning changes go to the City Council.

### **3. CITIZEN'S FORUM**

Nicholas Bruno, 144 Emerald Ln, spoke about TDR in general. Hadn't heard about TDR until the Ambrose property. Why would anyone invest in Dover if anyone can have their property be developed without following zoning. Can't rely on zoning laws.

### **4. STAFF OVERVIEW TDR ORDINANCE**

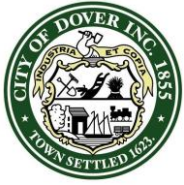
L.Herd discussed the intent of the TDR ordinance, sending and receiving lands, and explained her understanding of the ordinance. Discussed the concept meetings and sketch plan option. She wondered if they should be reviewed for environmental items whether CUPs are needed or not.

C.Berry discussed the need of water and sewer in the R-40 (and all districts) in order for TDR to be utilized.

D.Glennon added that he would like to discuss bringing water and sewer vs. having it on site already.  
L.Herd discussed what currently can be waived by the Planning Board.

K.Pimental added that G.8.A is consistent with the Master Plan can be too ambiguous. An applicant can make a case for a need of housing. One item that may be beneficial with zoning districts and/or description as well as the Master Plan.

C.Berry explained what he does when looking at designing a project and presenting it. He looks at it internally 3-ways. 1) Master Plan—idealistically does it have context with the neighborhood and agreed



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with K.Pimental about master plan. But the focus is on context. The next layer is looking at residential density to be what the neighborhood looks like. The third layer is that some sections of R-40 that walks and talks like an R-20 zone instead. The next code should be more objective—add a layer to allow Planning Staff to be able to better direct the developers ahead of getting to the podium.

J.Nedelka-asked what's the right metric? Berry responded there may never be a multiplier of the base density that works 100% of the time. D.Glennon added that TDR is purposefully flexible. J. Nedelka compared it to real estate agents running comparables to determine value of a property.

Discussion ensued about the affordable piece and overall intent of TDR.

J.Nedelka discussed neighborhood concerns and quality of life.

D.Glennon added in the Natural Resource Inventory that SRPC completed (Donna to send out).

Discussion ensued about conservation use and quality of life, and neighborhood context.

K.Pimental – point to the established districts in the zoning ordinance and have the applicant describe how that fits into that description.

C.Berry-the purpose and intent of this ordinance has changed with time.

Some is in effort to create appropriate housing where it belongs, some is to create affordability for housing. Start over to discuss all the good things this ordinance can be used for.

How do we get the public to stop feeling it's just a pay to get away from abiding by zoning?

How do we get developers to think like planners rather than how many units they can fit in.

D.Glennon-could we use the natural resource inventory instead of the Spaulding turnpike?

K.Pimental-edit purpose and intent to include the neighborhood in a neighborhood option and thinking about sending and receiving areas to be more of an incentive to be used.

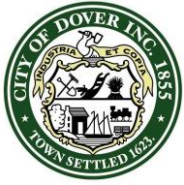
L.Herd-helps potential owners better understand what can be expected around them.

K.Pimental-be cautious about using NRI because that was heavily derived using GIS and be ever changing since it's just a co-occurrence.

It's a helpful guide but shouldn't be used in the ordinance.

D.Benton explained the sections of the ordinance used and not as much used.

C.Berry part of purpose should be promotes diverse contextual housing stock.



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J.Nedelka as K.Pimental pointed out, we already have the summary of the zones in the zoning ordinance.

Furthermore, applicants should tell PB a bit more about surrounding area and how it meets the neighborhood context. This would likely help the Planning Board make decisions.

K.Pimental -what requirements should be on the sketch plans. They got their TDR endorsement first then they came back and needed a CUP for wetland buffer for their stormwater. Applicant should show at some level that there may be environmental impact or not. The visual buffer implementation needs to be clarified. Someone suggested a scale of a buffer, including just a visual buffer, etc. That should be looked at. How would we scale buffer requirements based off zone, area, etc.?

C.Berry applicants need to supply the Planning Board with more information at their TDR request. The density is then tied to the project. If you don't know what the architecture, stormwater, etc. is then you can't really know what the density request should be. Demonstrate to the Planning Board that the TDR meets context of the neighborhood and zoning. Buffer should be tied to the context as well. In the R-40 should be closer to 50' like the OSS, but why would we have a 30' in the R-12 zone where there are two fences back to back.

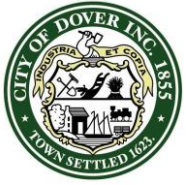
D.Glennon- discussed site plan vs. open subdivision.

### **5. COMMITTEE DISCUSSION OF HIGH-LEVEL POTENTIAL AMENDMENTS**

Main topics:

- Purpose and intent
- Contextualization
- Site plan vs. open space plan
- Buffer
- Fees
- Water and sewer tie-in
- Sending and receiving zones tied to NRI rather than Spaulding
- ADUs
- Duplex conversions
- Potential zone restrictions--R-40 for single family homes to be converted to duplexes --those would need to come back. Hard look at the R-40 district for extra buffers, etc.

J.Nedelka-requested a list/matrix of the different zoning tools.



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K.Pimental-we have covered the potential issues from the last year and a half or so.

If staff takes overall goals and then comes back with some high-level amendments for the sub-committee to discuss/edit.

### **6. SET GOALS FOR NEXT MEETING**

Continue discussion and work toward potential amendments.

### **7. SELECT NEXT MEETING DATE**

The group decided on June 3<sup>rd</sup> at 5pm.

### **7A APPROVE PREVIOUS MEETING MINUTES**

Motion: J.Nedelka moved to approve the prior meeting minutes. Seconded by: D.Glennon. Vote: U/A.

### **8. ADJOURN**

Motion: D. Glennon moved to adjourn the meeting at 6:35pm. Seconded by: J.Nedelka. Vote: U/A.