

CITY OF DOVER

TDR SUB-COMMITTEE OF THE PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall, Planning Department Conference Room
Meeting Date: **Tuesday, October 21, 2025**
Meeting Time: **5:00 p.m.**

1. CALL TO ORDER

2. ROLL CALL

Members in attendance: Leslie Herd, Jan Nedelka, Doug Glennon

Members Absent (excused): Kyle Pimental, Chris Berry

Others in attendance: Ken Herd.

Staff in attendance: Donna Benton, Director of Planning and Community Development

3. APPROVAL OF PRIOR MEETING MINUTES

Motion to approve the August 20, 2025 meeting minutes was made by J. Nedelka. Seconded by: D.Glennon. Vote: U/A.

4. CITIZEN'S FORUM

K.Herd, 201 Tolend Road, spoke about the other project summarized 2 meetings ago, received feedback from subcommittee, and staff. Wondered if the City should maybe not focus on one for one but we do have desire to drive towards density transfer to manage higher density growth to general funds for conservation easement purpose. Discussed the NH Department of Planning and Development report. He noted several elements could be applicable and discussed the idea of rebranding the program.

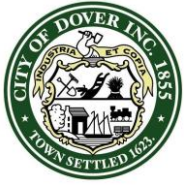
5. DISCUSS DENSITY TRANSFER CREDIT REPORT

J.Nedelka pointed out that parts of the report clashed with subcommittee's last meeting. The goal is to improve outcome of original of the original intent and be sensitive to which those density transfer are taking place.

D.Glennon explained the small subset that we are hearing from, lack of clarity in how to use it in appropriate context. L.Herd noted the price has been too low and needs to be clearer.

J.Nedelka discussed enabling purpose of extra density, customize limits based on where zoning is. Density calculation tied to each area, setbacks, maximum densities, etc. so it's clearer for developer. L.Herd-discussed the idea of parcel by parcel or zoning areas. D.Glennon agrees with J.Nedelka and buying density to allow conservation, stop thinking about sending vs. receiving areas.

Discussion ensued regarding these general themes and goals to accomplish through amendments. Important notes included the discretion of the Planning Board, having more criteria, flexibility in transitional areas, clarifying buffers and no need for additional relief, TDR table on the individual tables, use Heritage Residential district table as an example for Form Based Code type of approach to the criteria in each area. J.Nedelka provided suggestions including numbers but noted he is flexible about those



CITY OF DOVER

TDR SUB-COMMITTEE OF THE PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall, Planning Department Conference Room
Meeting Date: **Tuesday, October 21, 2025**
Meeting Time: **5:00 p.m.**

numbers changing and to use only as a starting point. The waiver process needs to be clarified along with distance to municipal utilities, sending areas could be the OLC criteria and how TDR interacts with Open Space Subdivision and other tools.

6. DISCUSS FINDINGS OF DIFFERENT DISTRICTS TO BRAINSTORM POTENTIAL CRITERIA

J.Nedelka went over his approach to his suggestions/insights. He suggested TDR be added as a section to R-40 table. Multi-family doesn't necessarily fit and that seems to be what is most upsetting to the community. He kept existing lot dimensions within development setbacks, increased building height, had verbiage around architectural consideration. D.Glennon commented about the R-40 TDR allowed only if near another zoning district.

The group discussed "utilities at site" meaning within 75'. The group is looking for clarity on restricting conversions to a duplex with the new state law and footnote about duplexes in the R-40, along with restricting ADUs within TDR projects.

Discussion ensued about getting rid of size restrictions. The group went through the rest of the findings from studying the different zoning districts. General thoughts included still wanting flexibility, discussing authority/discretion, being site specific, and not changing the name of the program, and keeping the land swap option.

7. PROCESS FOR DRAFTING OF AMENDMENTS

Staff will attempt to take all of these suggestions and discussion points since the committee has started and bring red-line comments to the sub-committee in early December as a discussion starting point. The goal is to have final amendment language from this sub-committee to the Planning Board in February.

8. SELECT NEXT MEETING DATE

The group decided on December 8, 2025 at 5pm.

9. ADJOURN

A motion to adjourn was made at 6:37pm by D.Glennon. Seconded by J.Nedelka. Vote: U/A.