

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, December 8, 2025
Meeting Time: 5:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

Members in attendance: Leslie Herd, Jan Nedelka, Doug Glennon, Chris Berry
Members Absent (excused): Kyle Pimental
Others in attendance: Jane Hamor and Richard Hamor
Staff in attendance: Donna Benton, Director of Planning and Community Development

3. APPROVAL OF PRIOR MEETING MINUTES

Motion to approve the October 21, 2025 meeting minutes was made by J. Nedelka. Seconded by: D.Glennon. Vote: 3-0-1 C. Berry abstained

4. CITIZEN'S FORUM

Jane Hamor, 13 Roosevelt Ave, discussed 11 Roosevelt Ave TDR meeting and overall process and felt the developer presented an inaccurate plan and was approved based off of inaccurate information. Then they filed an appeal with the NH Housing Appeals Board which has been postponed for the developer to address information during the TRC. Her point was it shouldn't go as far as a TRC if the information is blatantly incorrect.

C.Berry explained how other communities keep the public hearing process opened longer so the abutters could respond.

The group discussed how that was an overall process and not up to this committee but really the Planning Board.

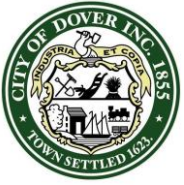
Richard Hamor, 13 Roosevelt Ave, discussed the 30' buffer and the 2 units would be condominiums and that if they squeezed them together more.

Jane Hamor, 13 Roosevelt, discussed ordinance, 30' buffer and "can't use TDR to increase density" which was later clarified by D.Glennon that she likely meant the relief can't be requested to increase the density so can they destroy the roots of the trees which is a conservation issue.

They both discussed trees and tree root structure concerns.

5. DISCUSS DENSITY TRANSFER CREDIT REPORT

Discussed market analysis and how to determine cost for a TDR unit and who should cover that study.



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J.Nedelka complimented the report but also noted that there were parts of the report that may not be best for Dover. He prefers Dover's tiered structure as it is existing which has reduced TDR fees for HUD rent restricted rather than getting into a discussion of getting into what kind of development this is.

D.Glennon explained that the ordinance now and proposed amendments outlines that already including HUD and village district.

D.Glennon affordability means different things to each person.

C.Berry echoed D.Glennon's comments and that he sees this subcommittee's task to simplify the ordinance and if we make it too tiered than it will only complicate it more. C.Berry questioned what kind of market analysis would occur and discussed the value of conservation land vs. developable land. Discussion ensued about appraisal vs. sale price and how far back to use as a divisible.

L.Herd noted previous conversations about criteria and possible CUP criteria for each zoning district.

Discussion ensued about criteria, and what is needed for the Board to make a decision about TDR approval as a first step.

L.Herd brought up again the naming of TDR but it's more technically density transfer credits and going into a fund. So recommending different semantics to make it clearer. Comparing the different options in the TDR ordinance.

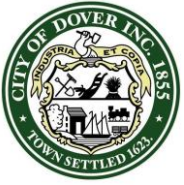
6. DISCUSS DRAFT AMENDMENTS AND CRITERIA

D.Benton discussed potential amendments based off of feedback received by the Board, subcommittee, and public.

C.Berry suggested edits:

- fear of removing calculation, will just fight about the yield plan like we see with Open Space Subdivisions now. The calculation is very simple, is quick to figure out, the calculation is a better way to go. The number is what the number is. The calculation should only be used single of duplex. Discussion ensued about the difference between the yield plan vs. calculation. He has found on average, the calculation is fairly close to the yield plan.

- Flesh out how TDR affect any overlay district (open space subdivision, riverfront overlay, RCM, etc). He noted that staff has started to try to correct this and it needs further discussion.



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J.Nedelka noted it may need to be one way or the other. D.Glennon-need tables for the next step to then figure out some of these big picture items. 30' buffer is very important.

The group determined to discuss duplex, ADUS, and conversions at a later date.

7. ELECTION OF OFFICERS FOR REMAINING TERM

L.Herd asked if someone else wanted to take over as Chair. So Jan can sit in as Chair and if there is an issue we can vote on a new Chair and Vice Chair.

8. SELECT NEXT MEETING DATE

The group decided on January 20, 2025 at 5pm. Focus on tables and overlay districts for the next meeting. Then possibly February 17th or so for final language to recommend to the Planning Board.

9. ADJOURN

A motion to adjourn was made at 6:45pm by L.Herd and D.Glennon. Vote: U/A.