

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, February 19, 2026
Meeting Time: 4:30 p.m.

1. CALL TO ORDER

The Acting Chair called the meeting to order at 4:30pm.

2. ROLL CALL

Members in attendance: Kyle Pimental, Jan Nedelka, Doug Glennon, Chris Berry

Members Absent (excused): Leslie Herd

Others in attendance:

Staff in attendance: Donna Benton, Director of Planning and Community Development and Chris Parker, Deputy City Manager

3. APPROVAL OF PRIOR MEETING MINUTES

Motion to approve the December 8, 2025 meeting minutes was made by D.Glennon. Seconded by: C.Berry Vote: 4-0

4. CITIZEN'S FORUM

No one was present to speak.

5. DRAFT DISCUSSION OF TDR ORDINANCE AMENDMENTS AND CRITERIA

Discussion ensued as the group went through a draft document marking potential amendments to Chapter 170-29. Topics focused on included:

-Should the master plan details be spelled out or master plan just referenced. Group decided to leave amendment as is (with slight details).

-Discussed language of Industrial and Residential districts

-Discussed R-40 and Open Space Subdivisions

-Sending and receiving areas

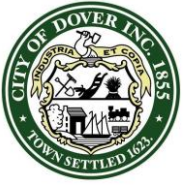
-Vote of Planning Board language needs to be consistent

-Continuity and consistency of versions 1 and 2 to make version 3.

Due to the time and discussion that occurred, the group decided to send any initial comments to staff, staff will revise and send out another draft to the sub-committee.

6. OTHER BUSINESS

D.Benton updated the subcommittee on her response to L.Herds questions.



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The group discussed ADUs and duplex conversion.

7. SELECTION OF NEXT MEETING DATE

The group decided on March 9 at 4:30pm.

8. ADJOURN

A motion to adjourn was made at 6:04pm by J.Nedelka and C.Berry. Vote: U/A.

DRAFT