

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, March 9, 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

Members Absent (excused): Leslie Herd, Chris Berry

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

3. APPROVAL OF THE AGENDA

Motion to approve the agenda was made by K.Pimental. Seconded by: D.Glennon. Vote: U/A

4. APPROVAL OF PRIOR MEETING MINUTES

Motion to approve the February 19, 2026 meeting minutes was made by K.Pimental. Seconded by: D.Glennon. Vote: U/A

5. CITIZEN'S FORUM

No one spoke.

6. DRAFT DISCUSSION OF TDR ORDINANCE AMENDMENTS AND CRITERIA

The subcommittee started by asking if generally speaking the amendments met the key goals of the committee. The group agreed.

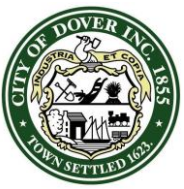
The group went through the draft amendments section by section and discussed:

- TRC review/TDR unit count
- receiving and sending area language
- stacking of tools/relief options (which was determined to need a larger discussion)
- Codifying list of TDR projects
- TDR sketch plan requirements
- Environmental CUP process with TDR projects
- Waivers
- E(5)-add in reference to I-2 as its jarring to see for the first time in current spot
- Residential methods
- Duplex clause
- Minor edits to the formula

The group left off on item H and will review the rest of the ordinance and tables at the next meeting.

7. OTHER BUSINESS

Discussion ensued about the no cut buffer, site vs subdivision screening and screening vs. buffer.



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The homework is to read H, I, and J and the tables and come with thoughts.

Then at future meeting more detailed discussion on the stacking of relief tools in the zoning ordinance, do a stress test with potential waivers and compare projects using current vs. proposed ordinance.

8. SELECTION OF NEXT MEETING DATE

The group decided on March 23 at 4:30pm.

9. ADJOURN

A motion to adjourn was made at 6:15 by K.Pimental and D.Glennon. Vote: U/A.