

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

1. CALL TO ORDER

The Acting Chair called the meeting to order at 4:32pm.

2. ROLL CALL

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

Members Absent (excused): Kyle Pimental

Staff in attendance: Donna Benton, Director of Planning and Community Development, Paul Crouser, Zoning Administrator

3. APPROVAL OF THE AGENDA

Motion to approve the agenda was made by J.Nedelka. Seconded by: C.Berry. Vote: U/A

4. APPROVAL OF PRIOR MEETING MINUTES

Motion to approve the March 9, 2026 meeting minutes was made by J.Nedelka. Seconded by: C.Berry. Vote: U/A

5. CITIZEN'S FORUM

Dorna Hamer, 18 Tuttle Lane provided feedback to the draft amendments specific to size restrictions, buffers, and threshold for TRC/PB review needed.

6. DRAFT DISCUSSION OF TDR ORDINANCE AMENDMENTS AND CRITERIA

The subcommittee started at section H and went through rest of the document.

Discussion focused on the size restriction and whether to leave it in or remove it. Section H should move up to be E(6).

Section I comments included discussion on defining village theme, the industrial TDR option--if 40k s.f. is the right amount for industrial buildings. Should it remain anything above 40k s.f. or could it include that 40k s.f. or even a lower number. Discussion about amendments to TDR size restrictions occurred as well.

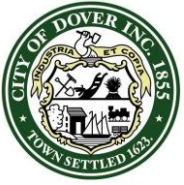
Section J-D. Glennon wonders if the Planning Board's discretion language is effective.

C.Berry suggested minimum frontage of 20' instead of 40' to mimic open space subdivision regulations. D.Hamer opined that 20' would be too low when considering driveway widths.

Discussion ensued about Section J(8) and that 250' and 500' distances to measure averages doesn't make sense for every zoning district and to possibly use number of abutters or lots in each direction instead.

Water/sewer distances were accidentally left off of tables and need to be added.

The group discussed getting both Dover Utilities Commission and Planning Board relief if a tie is requested beyond those dimensions.



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Discussion ensued about if parking belongs in zoning ordinance or should be removed. The group was a bit split and asked staff to give that some further thought.

The group wants that the code be consistent of what site plan regulations and subdivision regulations allow vs. TDR and the level of flexibility allowed.

Going back to discussing Industrial TDR over 40k s.f. option, the group would like to see for more than one building if on the same site, by same developer.

The group started discussing the tables. C.Berry felt they were inconsistent with Open Space Subdivision regulations mainly when reviewing frontage requirements. Asked about Gateway and Commercial tables which were not included. The group asked staff to consider adding an Open Space subdivision column to the tables.

7. OTHER BUSINESS

Next meeting would focus on revised tables, overall ordinance, possible visuals will be provided to compare draft amendments vs. approved projects. Staff will review the outstanding items and questions raised and will send out revised materials ahead of the meeting on the 20th.

8. SELECTION OF NEXT MEETING DATE

The group decided on April 20 at 4:30pm.

9. ADJOURN

A motion to adjourn was made at 6:30pm by D.Glennon and seconded by J.Nedelka. Vote: U/A.