

CITY OF DOVER

TDR SUB-COMMITTEE OF THE PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall, First Floor Conference Room
Meeting Date: Monday, May 11, 2026
Meeting Time: 4:30 p.m.

1. CALL TO ORDER

Chair L.Herd called the meeting to order at 4:40pm

2. ROLL CALL

Members present: Leslie Herd, Jan Nedelka, and Kyle Pimental.

Members excused absent: Doug Glennon and Chris Berry

Staff present: Donna Benton, Planning Director and Paul Crouser Zoning Administrator

3. APPROVAL OF THE AGENDA

K.Pimental moved to approve the agenda. Seconded by: J.Nedelka. Vote: U/A.

4. APPROVAL OF PRIOR MEETING MINUTES

J.Nedelka moved to approve the meeting minutes as revised. Seconded by: K.Pimental. Vote: U/A.

5. CITIZEN'S FORUM

No one present to speak.

6. DISCUSSION OF DRAFT TDR ORDINANCE AMENDMENTS AND CRITERIA

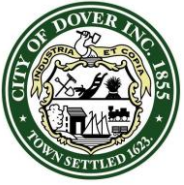
P.Crouser explained the memo written on Friday describing how the average impervious area calculations from SRPC were similar to the proposed intent on the draft amendments which were more arbitrary.

In order to get a straightforward approach, they look at the average for each zoning district or the neighborhood and need to fall within 10% of it. But the examples/comparison indicated the amount of units were not as impacted as the amount of impervious area.

Discussion ensued on different examples and designs. That TDR is a positive tool and that the goal of improving the ordinance is getting closer to being met based off the thoughtfulness and time put in by the subcommittee and staff. Having the Planning Board and Council be more confident in the TDR ordinance will be important to having a framework here in the long-term.

K.Pimental asked about allowing for the zoning option (10% margin of the average per zoning district, then the neighborhood is within 200' are the two options and the developer can choose whichever option provides greater relief. Therefore, is their more incentive for either approach or do we incentivize them to choose more open space?

Discussion ensued about if this approach was the best option and the benefits of it and the two different options, potential outliers, and if it matches the general aerals review of each zoning district.



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The group was good with 95, 90, and 85 as the rounded numbers.

Discussion about the relief to these numbers via a conditional use permit and those criteria were discussion.

R-12, R-20, and R-40 seem to be well discussed. Does the committee want to do a similar formula/model to RM-U, RM-SU?

Discussed building height not being a barrier.

RM-U, RM-SU, etc. has 40% lot coverage.

K.Pimental-leave underlying zoning and then and then an option to scale the others. But concentrate on this approach for open space just on those districts. Then keep all other districts how we treat them now.

Create robust set of TDR CUP criteria which can be used for the other zoning districts.

The group went over the rest of the criteria proposed amendments that were drafted by staff just before the meeting. Discussed that the \$0 TDR fee for HUD rent restricted units was enough of an incentive.

7. OTHER BUSINESS

Next meeting will be a check of all amendments, feedback from members of committee and public that have not yet been reviewed.

8. SELECTION OF NEXT MEETING DATE

June 1st at 4:30pm was selected.

9. ADJOURN

L.Herd made a motion to adjourn at 5:52. Seconded by J.Nedelka. Vote: U/A.