



CITY OF DOVER

TRANSFER OF DEVELOPMENT RIGHTS COMMITTEE MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall 1st Floor Conference Room, 288 Central Avenue
Meeting Date: January 09, 2020
Meeting Time: 6:00 – 7:00 PM

Present: Dave Landry, Matt Sullivan, Erin Allgood, Ellen Brooks

Absent: N/A

Staff: Assistant City Manager Christopher Parker

1. Welcome and Introductions
 - a. C.Parker called the meeting to order at 6:05 PM
 - b. E.Brooks moved to adjust agenda to elect officers first. M.Sullivan seconded. UA
2. Nomination of Chair:
 - a. M.Sullivan, seconded by E.Brooks for Dave Landry for Chair. Vote UA
 - i. D.Landry took over running the meeting
 - b. E.Brooks, seconded by E.Allgood for Matt Sullivan for Vice Chair. Vote UA
3. Zoning 101
 - a. C.Parker reviewed the process for zoning amendments in Dover
4. Committee Roles and Responsibilities
 - a. C.Parker discussed the desire to take a look TDR ordinance with a new point of view
5. Existing Studies and Past Projects Completed in Dover
 - a. C.Parker reviewed:
 - i. TDR history
 - ii. Report from June
 - iii. Report from January
 - iv. Conceptual projects
 - v. November Housing Data
 - b. Will email above materials out to Committee with minutes
 - c. General discussion about TDR
6. Staff recommendations
 - a. C.Parker reviewed staff's preliminary recommendations:
 - i. Require development plans meet block length
 - ii. Define Total Living Area
 - iii. Remove rounding of units
 - iv. Reduce bonus for 1400 sf units from 1.5 to 1
 - v. Clarify Single Family TDR follow Subdivision regs
 - vi. Clarify density calculation for non single family
 - vii. Waive TDR fee, if multi-family rent is HUD Fair Market
 - viii. Increase density if part of a mixed use project/building with 25% SF non-residential
 - ix. Provide development units for large scale manufacturing and assembly
 - x. Non-single family follow site plans regs
 - xi. Require lot lines in single family
 - xii. Increase side buffer from 10' to 30'
 - xiii. Require public water and sewer to do TDR



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- b. Discussion about list and committee members developing their own
 - c. Modify application process
- 7. Future Information Requested
 - a. Map of City provided utilities
 - b. Map of approved project
- 8. Future Meeting Schedule
 - a. Planning on 2nd Tuesday of the month at 6 pm
 - i. Feb 11, 2020
- 9. Member Questions
 - a. N/A
- 10. Citizen's Forum

No one spoke
- 11. Adjourn
 - a. 8:12 Moved by M.Sullivan, seconded by E.Brooks to adjourn. Vote: UA.