

**Planning & Zoning Commission
Comprehensive Plan Town Hall Meeting
Milton Library – 121 Union St
August 13, 2014 at 1:00p.m.**

Transcriptionist: Helene Rodgville
[Minutes are not verbatim]

1. Call to order – Barry Goodinson

2. Roll call of members

Mark Quigley	Present
Linda Edelen	Present
Lynn Ekelund	Present
Don Mazzeo	Present
Barry Goodinson	Present
Ted Kanakos	Present (arrived late)

3. Corrections and Approval of agenda

Barry Goodinson: Do we have corrections to the agenda? If not, may I have approval of the agenda items? It looks like 4.a. we've already taken care of that, so we can strike that, as well as the Comprehensive Plan Budget.

Don Mazzeo: This is Budget 2015.

Barry Goodinson: Oh, I'm sorry, that's right. Okay. Could I have a motion to accept with that one change.

Don Mazzeo: So moved.

Lynn Ekelund: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried.

4. Business – Discussion and possible vote on the following items:

a. FY2015 Comprehensive Plan budget

Struck by Commission

b. Comprehensive Plan Review/Update

Barry Goodinson: Let's jump to the Comprehensive Plan review and there are a few things I'd like to cover. One is kind of the process and expectations. We had a little bit of a... I had a concern this week about what I assumed the process would be and what the expectations and rules would be and it seems that I and I think probably by extension, this Commission has been operating under some assumptions, so I want to get a little bit clearer about that and if we could, I'd like to engage the Mayor in the conversation because I think that's where some of the confusion has arisen. I think that perhaps Mayor Jones has some expectations, but we haven't had an opportunity to discuss them, so I'd like to get clear

about what the Mayor sees as the role of Planning and Zoning, the role of the community meetings, also to make sure we understand the role of the Planner with Pennoni and I'd like to understand more too about what their planner's and the specific qualifications are vis a vis Comprehensive Plans, so we can understand what they can do and what they can't do. I would love to know about the finances because that ties into the later conversation that we'll have about the budget; how much; how are we going to be spending the money that we have available to us; and if we have other options available to us, that might be cheaper with the same or better outcome, we may want to consider that. Then also, getting clearer about Hal and Jocelyn's role because they're volunteering; we're all volunteering and we're also spending a lot of time on this process and the lack of clarity slows the process down and it's time consuming and I don't want volunteers to be wasting their time, our time and pursuing things only to find that that's not what we're expected to do. But also I think we've laid out certain expectations, implicitly and explicitly to the community with our very aggressive community meeting schedule, so I want to be clear about what those expectations are. So, having said all of that, to frame this, I would love to ask Mayor Jones what you see as Planning and Zoning's role; how you see the Planner's role; and when can we sit down and have that conversation. I've asked to meet with them and we've not had that opportunity yet, so if you can just...

Mayor Jones: Well the role of Planning and Zoning is pretty defined in the Comprehensive Plan itself. It is Planning and Zoning's responsibility to take the public input and gather the information which builds the Comprehensive Plan on several levels. The role of the community meetings is to add extremely valuable citizen input, as well as expertise who've come forward on any of the number of subjects that are being scheduled. The role of the Planner, as determined in a meeting where the Chairman of Planning and Zoning met, along with the engineer's and the planner, Mr. Godwin, Mrs. Rogers, myself and the Project Coordinator at the time; that the Planner himself made the recommendation that his role be called upon when a portion of the Comprehensive Plan was actually written for review. So that is when he is ready to be engaged. It's my understanding and I'm going to look at Hal for this, our engineer role comes into play when this commission or the community defines a growth area and in that growth area, undeveloped, the engineer then kicks in about the utilities that can be provided. Is that correct?

Hal Godwin: Correct.

Mayor Jones: Am I on target there?

Hal Godwin: Correct.

Mayor Jones: So that hits the main points of who they are, what they will supply to you and when they will supply it.

Barry Goodinson: So I just want to be clear, so the engineering firm would kick in around the growth areas, but the planner himself...

Mayor Jones: The planner himself...

Barry Goodinson: What's his ongoing... and what is his name?

Mayor Jones: His name is Tom Osborne.

Hal Godwin: And he is an AICP Certified Planner and what Mr. Osborne had suggested to me was, that at that time we weren't sure you were going to be involved in actually authoring. We were talking with Don and it looked like I was going to do a lot of the writing, which is okay, one way or the other. Anyway, what he said was, as you're writing this Hal, why don't I look

over your shoulder and just make sure we're going in the right path and it's kind of coming together correctly and I said that's great, that way I know I'm not doing the wrong thing for two weeks and realize I've got to come back; so that's going to be his role. Now, what I've been doing for the last two weeks, or a little over two weeks, is gathering numbers. I've been trying to get the dollars and cents and the nuts and bolts to come together. As a matter of fact, Friday morning, I'm going to take the day off Friday and I'm going to go up and meet with Jerry Esposito at his office in Dover and he's going to go through the whole sewer thing with me and try to give me all the details about sewer service, because we've got to have that during the Plan. We've got to know what we have available and what we can do and we can't do, so I'm going to try to get those facts from him on Friday. I've spent some time this week online and on the phone with the people at the Delaware Population Consortium, because I'm not happy with the numbers I see; they don't always jive. The numbers that I'm seeing from the census bureau, the U.S. Census Bureau, are the gospel; but they don't always jive with other numbers that I've seen that are usually estimates, but one of the things that I've spent a couple of hours last night going through to verify, was that the number that we've been using in Milton the last at least 15, maybe 20 years, to calculate growth in people, is not the right number. We've been using a standardized number. I'm guilty of this, because when I was working here in this town, I used the same number, 2.33 people per home and we've used that as a multiplying factor, to multiply against the building permits. Well that number doesn't flush when you go through the last 25 or 30 years of growth in population. The actuary number, if you were doing a budget, is 1.51, so it's much fewer people per building permits, so that's why our population numbers weren't lining up with our building permit numbers and I couldn't figure out why the two numbers didn't mesh. Well, it's simple. We don't have as many people living in each house and that makes some sense, when you look at the demographic of the town in more detail. So, I spent some time on that last night. That's the sort of thing I've been doing. I've been trying to make the nuts and bolts come together and I started that really longer than two weeks ago, but I've made a commitment in the last two weeks to spend one to two hours a day on this Plan. I've focused on the first 15 pages of the Plan, is where I am and I've been there for almost a month, trying to get all those numbers to fit; because if they don't fit, we can't write through our ideas and our plans and our hopes and all the other things. So I've been trying to lay that foundation. I do need to meet with our engineer, Mr. Savage, because he's going to give me an education on the water system, the drinking water system. So I'm trying to gather this data together so it gives us a good platform from which to write a Comprehensive Plan. We know where the town's going, as far as it's abilities to serve people and infrastructure. Plus, that will also have a direct reflection on how much we can grow, even in the corporate boundaries. We have roughly 1,300 available building lots. I've got to make sure we've got enough utilities to serve those lots, if they were to be built tomorrow. I don't know. Then after we have that put together, then we can go back to DelDOT and say, okay, the Town says they want to grow and they want to do this and this and this, and we're expecting to have a population growth like this over the next 10 years, how would DelDOT deal with this added traffic. So that's when we go back to DelDOT and try to get more info from them. So it's kind of a building block process and I have access to... Kristy sent a letter to Jerry Esposito and to Mr. Savage announcing that I'd be contacting them on the Town's behalf. So they're cooperating with me fully with all the information I need and hopefully, I'd like to have something for you to start reading by the end of this month; but I want to make sure all the numbers add up before I give you something. So

that's where I am. I think that the town's contracted professionals, i.e. the engineer's, we've had that discussion and like in one of the emails I sent you Barry, I apologize, you weren't there that day, Don was. Don was in this discussion about how are we going to march forward and you haven't had the benefit of that and that, I think, is part of what you're lacking in knowing what we had discussed, how this would go forward. I was on the phone today with the Delaware State Planning Office about the demographic number, because I was telling them that these demographics don't line up and actually they came up with... I said no this is a 2015 Comprehensive Plan, are you telling me I've got to use 2010 census data? They said, I'm afraid so. That's what all the other towns are using and we're endorsing that. Because I can get 2012 figures that are kind of sketchy, but I can't find anything, other than that and a few 2013 numbers, that I really don't trust. So Laura, the girl I was talking to, she said you're going to have to use 2010 for the real definite number that you put in your plan. Okay. At least I know that now.

Barry Goodinson: Just to get to an earlier point, I've asked repeatedly to have that conversation to get clear about who does what and I specifically sent that email asking, hey I want to sit down; I want to figure out how we're going handle this; who does what; what the skills and expectations are; what the scope of the contract is that the town has with the engineering firm. We haven't seen that, so I just wanted to get clear about that. It wasn't responded to until you had sent me the email saying oh, I just met with Marion and we had that conversation.

Hal Godwin: Yes, I apologize.

Barry Goodinson: I was cut out of that meeting. I specifically asked to have that meeting.

Mayor Jones: We didn't have a meeting. I actually telephoned him while I was driving to Pennsylvania, which is why you did not get a response from me, that afternoon. But I also spoke with Mr. Mazzeo last night and he said he did convey the information from the meeting, to the Commission. It was my concern, by the response of your email, that you all were left clueless that these people were going to kick in and we already had a schedule as to when.

Don Mazzeo: Well, the when was never discussed at any particular Planning and Zoning meeting, but in general conversation I did give the information... well Ted was not here at the time... but I did tell you folks that are here tonight, that we did have this meeting and that, indeed, we discussed going forward, picking the low hanging fruit and having coincidental meetings of the public input, as well as workshops and subsequent to that conversation, I did not attend; could not attend, the meeting and a vote was taken to go a different direction and that's all I can say.

Barry Goodinson: Well, you know, we had already voted to adopt a pretty rigorous schedule of community meetings. We had already adopted that and as a result of the meeting that you all had, we were told to set that schedule aside, which we could not do, because we had voted on it at a publicly noticed meeting and then that schedule had then been published to the community, so we were not in a position to kind of go and undo what we had already decided. That was the only thing that I recall hearing as a result of that meeting. But again, we still haven't learned about the specifics of what they're going to do and my fear is that we're going to be in a situation that we'll work on the Plan; we'll submit it to this sort of unknown entity, whom we've never met and we know nothing about; and they're going to come back to us and say wrong. You've got it wrong. You did this wrong. It would be so much better if we had a conversation with a real person, so their expectations are laid out, so when we put together the stuff that they're going to look at, we're clear about what they're expecting and we are knowing

what we're supposed to be writing. It's very odd to me how disjointed it is. I don't understand it. And if you could explain to me why it's disjointed... It seems disjointed on purpose and I don't know what that purpose is.

Mayor Jones: I don't know how to respond to your idea that it's disjointed on purpose. The Town hired this engineer in our last budget process, specifically for me, the Planner component, because the Comprehensive Plan was coming up. So that is in place and he will certainly be reviewing your drafts, as they come through and working with Hal on them and in that regard, in his review, he will be sending back comments that this is a good point, and this is a good point, maybe you want to also look at this. It was all very constructive, I thought, from Mr. Osborne in that meeting. But he had no intention of coming specifically before the Board, not at the initial stage.

Hal Godwin: Maybe since Barry's going to be more active in drafting our rough draft, maybe it would be good to have a get together with Mr. Osborne, at least Barry, if not the whole Commission and even if it's just for a half an hour, to help them develop some comfort that he's going to be watching over our shoulders, if you will, to make sure that we get it right, because I don't want to submit a document that comes back and the first 50 pages are wrong. I don't want to do that either. So I share that concern with you. Definitely.

Barry Goodinson: The other piece of it is the maps. We don't know what maps are they contractually obligated to produce for us, for this plan.

Mayor Jones: They aren't, until specifically maps are requested, then they'll be producing them. Maps were discussed at that meeting, as well.

Hal Godwin: They can do the maps for us.

Mayor Jones: They were not concerned about those, at all.

Barry Goodinson: So the contract doesn't lay out a certain number of maps that they'll produce?

Mayor Jones: No. Our contract is really with them for services. Whatever that is.

Hal Godwin: Engineering services. I don't think the maps are going to be a big _____ consideration.

Mayor Jones: That's what they said.

Hal Godwin: And they confirmed that when we had our meeting that day. That's not going to be big money. The important thing is that we get the maps right, because the maps are law.

Barry Goodinson: Exactly.

Hal Godwin: And then from those maps the Town Council will then have to go and address the maps with ordinances, to make it all fit when it's done.

Barry Goodinson: Who does the analysis? Who looks at the maps and figures out where the current ordinance varies from the proposed ordinance.

Hal Godwin: I really want Mr. Osborne involved in that part. I want his fingerprints all over that. I don't want to be responsible for that, alone, without my work being audited by him and I think that would be the most reasonable thing for you to do, no matter who was drawing the plan up; if it were him himself drawing it, you're going to want somebody else to put another set of eyes on it.

Barry Goodinson: Right.

Hal Godwin: I think that those technical parts... I felt pretty comfortable with him the day we had the conversation, but you need to feel comfortable with him, too and with the process. I think that maybe there are something from your email that you're concerned about, that really

you don't need to be concerned about, such as the budget. The Council has set aside \$10,000 for you to use out of two different budgets and from that, you'll need to do the surveying that you want to do, the polls and the maps and some other things. I don't know how much engineer time they want to come out of it. I don't really know how that works, but I don't think you need to be troubled by whether or not the dollars fit, you'll be given \$10,000 to use...

Barry Goodinson: Well, no, I don't think there's any... I think we should all be worried about the dollars and I think that we should all be concerned about getting the most bang for our buck...

Hal Godwin: I agree with that. I didn't mean to be condescending, I just meant to say that the Council has given you an allotment which is really \$20,000 for the whole thing; you're going to have two budget years to rely on and in that you need to get certain things done. But I don't think you need to be too bothered about whether or not the University of Delaware can make the maps for 30¢ a page cheaper. I just wouldn't get too worried about that. I think we're doing a great job so far with gathering the information that we need from the public, so we know how they feel about things; what things are important; what things are not. What do we want to be in the future? That's really what this document is about. What do we want Milton to be in 10 years? And one of the big things that a lot of towns miss is that after their Comprehensive Plan is done, it just goes on a shelf and gathers dust. I think we're committed to do more than that. I think we're committed to follow this thing through and this Planning and Zoning Commission, particularly, since you've been through this process, to see how important every decision you make in this town on a monthly basis, how important it is, because it goes back and fits your original document, so I think there will be a lot of work in the future years of flowering those thoughts and ideas out of the Comprehensive Plan; making them come to life.

Barry Goodinson: We've all talked about how aggressive this community meeting schedule is and these folks up here and you, know. You're spending a lot of time in this room meeting and we're doing that for a couple of reasons. One is this town is pretty polarized and it's a small town and like a lot of small towns, rumors abound and I think the best way to sort of get beyond rumors is to give people as much information as possible, so they're dealing with facts, they're not dealing... because people are going to talk and if there's a void of information, they're going to project into the void and they're going to make stuff up, so I'm hoping that we can kind of reduce the amount of void and give real information and people are learning a lot and they're teaching us a lot, in terms of what's important to them and what their skills are, so I think that's important. I also think that by having this, a hugely public event or an ongoing event and I know I've been criticized for making this a big deal and that it's taking on a life of its own, but I really do believe that if people are acutely aware of the Comprehensive Plan for the next 10 years, it's not going to be sitting on the shelf, because people are going to be aware of it and we're going to be taking it off the shelf and reminding ourselves of what our dreams were for this town. We're currently not doing this. I've been on Planning and Zoning for what, a year and a half; we never referenced the Comprehensive Plan, the existing Comprehensive Plan.

Hal Godwin: It should be part of your basic fabric.

Barry Goodinson: Yeah.

Hal Godwin: Every member of the Planning and Zoning should study the Comprehensive Plan, read it so they understand it and know where it's taking us and remember it's amendable. You can change it.

Barry Goodinson: Right.

Hal Godwin: If you get four years down the road and you say this part doesn't fit at all anymore because so and so came to town and did this and that and this and the other and that solved fourteen of our problems, so we can change that now to... and you can go ahead and do that, because these things are not in stone. As a matter of fact, the State encourages you to make changes to your Comprehensive Plan as live evolves.

Barry Goodinson: Right. Right. No, I get that.

Hal Godwin: I think it would really be a good idea and I'm going to make this suggestion with the Mayor standing here, I think it would be a very good idea for Mr. Osborne to come, even if it's just for an hour, to your next meeting, or a meeting when he can come to your schedule and explain to you what his role his and what he plans to do and give you the comfort that I got from him and that he knows what he's doing; he's done this before. He really doesn't want to be here for every meeting, plus you couldn't afford to do that. And it's not necessary. But as we're drafting the document and not when it's done, as we're drafting the document, as soon as I get these first 15 pages where I feel good with it, I'm going to send it to you and I would recommend that we send a copy to him and let him go through it and mark it up and get back to us and that's how I see it coming together.

Barry Goodinson: Well, that's the other piece that I was a little concerned about, the email exchange that you sent after you had spoken to the Mayor about kind of what you saw the role of Planning and Zoning and the Planner and the Council and it sounded like from the conversation and please correct me if I'm wrong, because I want to be wrong here; it sounded like you saw Planning and Zoning's role, simply to host a bunch of meetings, you would write them up, the Planner guy would review them and then it would go to Council and somehow we, here, suddenly are not playing much of a role in the crafting of the Comprehensive Plan and we've implicitly and explicitly have said to the people in this town, we want to hear from you; we want to absorb all this information from you; we're going to write it down; we're going to... so the plan that we're writing is not this body's plan, it's the town's plan. My concern is, if it gets too far removed from what we're doing here, the end result is not going to be the town's plan, it's going to be some other thing.

Mayor Jones: Well the Planner's review of the draft, will come back to this commission. It won't come to Council until it's a document.

Hal Godwin: It won't come to Council until you've voted on it affirmatively and shipped it on to them. That's not going to happen until you're comfortable with it, regardless of... what I'm doing right now is nuts and bolts and they're unchangeable facts. I'm not working on anything that's not just a plain science. When I get beyond that point, then, I'm going to pretty much hand the pen to you, Barry. You've been listening to all these meetings better than I have. When we get into values and those kinds of things, and how does this feel and how does that feel, and what's our future on the river, we need all that information you've got, that you've already outlined some with your Core Values, so I'm basically a mechanical type guy. I'm going to try and give you the most accurate numbers and the most accurate information from our sewer and water folks and then I'm going to take a couple of steps back, quite frankly; because that's really what I'm best at, is getting the absolute stuff and then we need to write the not so definite stuff.

Mayor Jones: Is it on your agenda, this evening, the budget? Did you share what we went over last night? Okay. May I do that?

Councilman Coté: But that's not the 2014 budget...

Mayor Jones: Okay.

Hal Godwin: Kristy just told me this week, she shipped me over a whole bunch of information I needed on building permits that were issued since the last Comprehensive Plan. So now I've got that and that's where I found out that my numbers didn't jive; how many people live in a house; that's how that thing came together finally when I saw those building permit numbers, because it just didn't jive.

Mayor Jones: Is that any more clear? Linda you looked like you had a question.

Linda Edelen: Hal, do you see the role that you discussed with us in the beginning has changed somehow? Because...

Hal Godwin: What role?

Linda Edelen: Your experience and I'm concerned that...

Hal Godwin: Well, my role has gotten deeper, which I wasn't sure was going to happen. When I first told Marion, I'll help you, I thought we were going to do a polished wax job and send the Plan up for recertification. I was going to have a month involved in it, well it's going to be a year. Yes, so my role has... Since I'm the only person that raised their hand when somebody said who's going to write this thing, but I'm not trying to keep possession of that. If any of you, or anybody else, wants to help write paragraphs or certain sections, then that's fine with me. It's work off my plate. But the experience that I have in doing these kinds of things, I think is what lends some order to our process. I hope that's what I bring to the table and Jocelyn, as well. And then if we have Osborne watch over our shoulder, then I think we're going to get it right. I think that with your input from the public, plus our experience, plus Mr. Osborne watching us, I think we'll get it right.

Linda Edelen: Don't misunderstand me, I'm probably saying the same thing you are. I'm looking for as much involvement with this process as you can give us and have offered to do so with your expertise. I don't want to see that minimized.

Hal Godwin: Well, I think once I get numbers down and I read to you, or go over with you, the first section, you might, as individuals, say oh you know what I feel pretty passionate about this one section of the town center, or business, or whatever. Let me take a stab at that, there's three pages; let me take a stab at those three pages. I've already asked Russ McCabe to rewrite the history for me, because we know how he knows history of this area and he said let me read it, Hal, and I'll look it over and get back to you. He hasn't come to me yet, and I wasn't able to stay the other day when he was here and spoke, but I think a guy like Russ can go through what we have in the history section and maybe not remove anything, but add to some more facts that will make more sense as to Milton is this today because that happened in 1875, or something like that; do you know what I'm saying? So welcoming in people like that, of course. I have no reason to have possession of this document. I want you to have possession of it. I just want to help you as a volunteer get a job that's done right and make sure you're connected to the right State agencies and the right professionals to help you get this thing done, because quite frankly, it seems like a little bit of a pain right now, but believe me when we get this done, it's going to be something to be very proud of, because normally, to do a complete overhaul, even on a small town, it's going to cost you \$30,000 to \$50,000 and you're going to have professionals doing it. That's the standard practice. I've always thought that that was a little too heavy, because in Newark we always did them ourselves, in house. We have staff. But, we were doing Comprehensive

Plans long before the State required them. We were doing Comprehensive Plans in 1969; that was the first Comprehensive Plan we did in Newark and we did them ourselves, in house, because we wanted to have control and we wanted to plan and that's how I got exposed to that process. Governor Minner thought that it was a good enough idea, that all towns do it and then set this whole livable Delaware process; that's what we're working with. It is a good idea, because it helps us to see how to prepare for the future, what's coming; just as we heard about sea level rise; we didn't hear what we wanted to hear, but there are facts and the facts that I discerned through census data and so forth, might not be what we want to hear, but they're the facts that we have to deal with. So some of this is dealing with the future that you really weren't hoping would come, but you also have the opportunity to then plan and say well, if we know this is coming, we can do this and this and this to prevent or just to sort of mitigate things.

Mayor Jones: And I also thought that when the journey began, a long time ago, it was pretty much the consensus of the commission, I certainly was one for it, that this Comprehensive Plan needed an entire overhaul; not a band aid, which included maps and everything, so I know there have been some comments in the public about whether or not we really needed to go for the whole thing. I fully support that we go for the entire overhaul.

Barry Goodinson: I think we're all in agreement. We advocated for that and we asked the Council and you to approve that course and we're thrilled.

Hal Godwin: It's heavy lifting. There's no question.

Barry Goodinson: It is and I have to say that these community meetings have been well attended and the engagement has been great, so there's a lot of excitement about it, which has been really terrific to see. I just want to make sure that we harness that and it shows up on the page.

Hal Godwin: I think as you read the current Comprehensive Plan, you can see that this document was really borne in 1998. It got a pretty good overhaul in about 2004, but from 2004 to today, it's kind of gotten band aided and it's due for an overhaul, there's no question, but it's a heavy lift, so we're all going to have to buckle down and lift and if you read through the Comprehensive Plan and you see a paragraph or a page or two that you think, I can really embellish this a little differently. Do it. Do it and bring it back.

Lynn Ekelund: Could I have a comment and a question? My comment is I would certainly love to have Mr. Osborne come and spend an hour with us. I for one would feel much more comfortable not knowing... I know that Mr. Mazzeo has met with him and you have met with him, but I think we'd like to see the face behind the screen or whatever you want to call it; my comment. My question, you're talking about the 15 pages that you're working on and you're hoping by the end of the month to have them to...

Hal Godwin: I want to have that spelled out in the First Draft, plain and _____.

Lynn Ekelund: Does that correspond to the first 15 pages of the current Comprehensive Plan?

Hal Godwin: Yes.

Lynn Ekelund: And I have been reading through this and I must admit that the first maybe couple of years that I was on Planning and Zoning, I never even touched it. I really didn't and it was to the point when I had to look at it, I found out that the Comprehensive Plan that I had been given was 2003. I didn't even have 2010, until Robin said well you have the wrong plan. Well that's what you gave me. So if I'm going through, I could pretty much get

ahead of the curve, by reading through the first 12, 15 pages anticipating what you'll be sending to us. Then I could go through the notes of what I've seen from the meetings that we've had to date, make some of my own comments and be prepared for when we get it.

Hal Godwin: That's how it works.

Lynn Ekelund: Thank you.

Hal Godwin: That's precisely how it works.

Lynn Ekelund: Okay, that's what I needed to know.

Jocelyn Godwin: Can I just add a recommendation? As we're going through this, what Lynn just said is perfect, because I think as you go through this and you find there are certain parts that you're very... maybe DelDOT is something you are very interested in, or you're very interested in DNREC, or utilities, or whatever piece may appeal to you personally, if you can start even working with the document that you have now, going through it, looking at the charts; all the charts have to be updated; all the numbers; all the information. That's what Hal's been working on trying to build some of that core information, but at any time, the group can start looking at those numbers, start looking at the information, as we go through the meetings take the information you're hearing, even just make notes on the document you have now, on things that you know that have changed or where you see the vision going, instead of where it may say it now. That's the kind of thing that I see you guys maybe starting to work on now, to start building the information; because that's what it's going to take. It's going to be all the nuts and bolts of the document to add up to a vision.

Lynn Ekelund: I agree, but it's knowing what's coming that gives us the opportunity to review it; before I heard and I wasn't even sure whether you meant the first 15 pages of the Comprehensive Plan or you were going to get 15 pages of information to us. If it's the first 15, I will feel comfortable going through, checking through my notes, and then when yours comes to us, we'll be able to work on it.

Jocelyn Godwin: And even making notes from the checklist too.

Hal Godwin: The first 15 pages are a lot of raw data and that's why when I go through Comprehensive Plans, I read the whole Comprehensive Plan and then I try to update what I have in front of me and then I look at the States that we have to add and the things and meetings that we have to add and I bring those things back and get them in there, somewhere, but you have a structure. It's really not a bad structure. It's a little antiquated and it's outdated with the numbers, etc., so once we rebuild the base, we can then grow the whole plan out of those new numbers; that's how I saw doing it and then we'll also add in the Source Water Protection Ordinance, which we've worked on. By the way, Planning and Zoning Commission gave that to Town Council, right; in the form that we had it? Did the Source Water Protection Ordinance go to Council?

Mayor Jones: Yes and it's out now for review with Mike Powell, Councilman Collier and Councilman West, isn't that the document?

Councilman Collier: No, you're talking about the flood plain initiative.

Hal Godwin: Mike Powell is flood plain.

Councilman Collier: But we do also have the Source Water Protection Ordinance and that was sent to the Water Committee.

Mayor Jones: That is the one that has the protection of the area of our wells. Okay.

Councilman Collier: That's the one with the section on the wells and we've already discussed it once and we have another discussion coming up.

Hal Godwin: That needs to go in front of your engineer and your lawyer.

Councilman Collier: Yes and we're aware of that and that's where we're at at this stage.

We've taken it as far as we can as a committee and now we're looking at here are the people we have to bring in to clarify to us, exactly what some of this data is saying, because it's even a little foreign to me.

Mayor Jones: You'll need to get on a microphone if you have too much more conversation, please.

Hal Godwin: That document was one that I simply got from DNREC and refined it to fit Milton. In other words, the first paragraph would say... it would spell out some basics and there would be four choices. You can put any one of these four choices in and they all are within the bounds of what the law requires, so what I did in all but three cases, I've put in the minimum, so that you had to have at least this much in that paragraph, so I did that and there were a couple of cases where I thought that you might not want to live with the minimum, because I had some history, so I went to step two or step three, but anyway the document is all a by choice document from DNREC; so if you send it in the way it is, my point is DNREC will approve it. It's their document to begin with. That's why I did it that way.

Barry Goodinson: Having not done this before, I'm trying to get clear about process; so it sounds like what you're talking about, this part of the Plan, has followed a different process than the one we've been talking about, because what we've been talking about would be written, we would look at it and then ultimately, what I understood was that it would ultimately, when it's all done, go to Council; but it sounds like there are pieces of it that are currently going to Council before they come to us.

Hal Godwin: Well, the Source Water Protection Ordinance isn't really part of the Comprehensive Plan. It's required at this juncture of the Comprehensive Plan Review by the State; it's on a requirement list, so it doesn't have to be in the Comprehensive Plan, but the town has to adopt it, in order to get the Comprehensive Plan approved. So if the town doesn't have a Source Water Protection Ordinance, the State is not going to re-certify your Comprehensive Plan, because you are now larger than 2,000 people.

Barry Goodinson: Are there other pieces like that, that are going to be kind of... it sounds like we've got two processes. This one and then the one we've been talking about. Are there other specific parts of the plan that are going to be _____?

Hal Godwin: There were a couple of DNREC issues I haven't put into memory, but I have them in my folders. There's a couple of smaller DNREC issues that they required us to do and DelDOT wanted us to tell them whether or not we wanted to change our minimum traffic service level, which is A, B, C, D, F and I think currently we're a C; that's what this means. If we have a sub-division proposal that comes up to the Council and it's below service level C; if it factors out that way, DelDOT can then say we don't recommend this plan, because it doesn't meet your standards for traffic flow. So the town gives DelDOT that number and it basically works in your favor. It gives you more control over sub-divisions and those kind of growth things. Some times are not bothered by that. They want the growth at whatever expense, so they'll drop it to service level F, so any traffic congestion is fine with us. But most times have more conscience than that and they put it in their B, C or D. They'll say this is what we'll accept and we won't accept anything less and it gives DelDOT then a basis on which to evaluate all their sub-division approvals.

Ted Kanakos: Excuse me, just one quick question. You said that the Comprehensive Plan, once it's adopted, can be changed as it goes along. Can we change the A, B, C and D, that type of thing anyway, ahead of the curve?

Hal Godwin: Sure, you put it through your process, send it to Council and if Council agrees with your recommendation, they send it to the State Planning Office; the State Planning Office reviews it and says yes, we're going to allow Milton to change their Comprehensive Plan based on X, Y and Z.

Ted Kanakos: So it's not chiseled in stone? We have that flexibility.

Hal Godwin: No, oh no, but it does have a process; it can't just be changed because two members of Planning and Zoning decide they don't like that.

Ted Kanakos: I have another comment, about Mr. Osborne. He will meet with the entire commission?

Hal Godwin: I think it's what he should do, but that's just my opinion.

Ted Kanakos: This seems to be one of the unknowns. A few years ago when I went to the doctor and he said, well you have a problem and I said well, what do we do? He said well first you have to get X-rays and he sent the X-rays out and somebody read them, a competent fellow and he said, but now we need surgery. He wasn't a surgeon and I said well who's going to do it? He said, oh we'll find someone. I said, I'd really like to meet him, not just before he knocks me out. It's important to meet these people and if we can work with them and they can work with us. So this seems to be the only unknown, and a real expert, and he's paramount to our success and we have to meet him.

Hal Godwin: You need to have confidence in him. I get that.

Mayor Jones: Does that answer the questions that you had? Do you have anymore?

Barry Goodinson: I think so. The bottom line is, I have to say, it's been frustrating because we are working like crazy here and I'm including Hal and Jocelyn in this and we're spending a lot of time and a lot of energy working on this and we've got... and I think we've engendered a good amount of public support for this process and people are excited about it. I hear people talking about it. All of this really is in the service of the town and should be in partnership with the Mayor and Council and I would just hope that we would be able to work more closely and more collaboratively, as we move forward. It feels disjointed and it feels somewhat adversarial and I don't like it. On a human level, I don't like it, but I just think on a process in an outcome level, it doesn't serve this process well for it to feel quite so adversarial, so if there are concerns, it would be really helpful for them to be just clearly expressed; if you have questions; if you have concerns; just ask us or tell us, because right now it feels like there's a lot of stuff that's not being said and that's troubling and I don't think it's good for the process.

Mayor Jones: Your Mayor has never been your source of information. I've made it very clear that I haven't done a Comprehensive Plan. This has been an education for me. Your source, as approved by Council has been Jocelyn and Hal and Hal is your conduit between the Town and yourselves at this time, for these professional services, as you need them and that's really all that's been going on.

Hal Godwin: I apologize. I certainly do not want to put any division between this body and the Town Council. Our ambition was just to volunteer to help you get the thing done right.

Barry Goodinson: Oh no, no, no.

Hal Godwin: So if there's anything that we can do, make an adjustment somewhere, let's do

it, or make me aware of it. I'm not an elected official. I don't even live in the corporate boundaries of the town, but just want to help Milton get through this and get it done right and I think we're going to get it.

Barry Goodinson: Don't get me wrong. I don't feel that that's been the case. You've brought incredible expertise and resources and contacts, that we would not have otherwise, so I mean you think you really fill out the skill set that's assembled here and we really need it, but this is a small town and all good people, so...

Hal Godwin: As soon as you mentioned a void of the engineer it hit me; you weren't there and the rest of the Commission wasn't there, except for Don and that was a blind spot on my part. I should have recommended that, that we have this meeting with Tom Osborne and let him talk to you and assure you, etc. Once we get to a point that you and I have some paper to share with him, we can go through with him and I think he is talented enough, that he'll do it right there on the spot and say well this whole paragraph is the wrong thought pattern and _____, so we could go right back to the easel and rewrite it and keep right on going.

Barry Goodinson: Yeah and I would love to have a conversation with him, before we spend any time writing wrong paragraphs, so we can get a sense from him what it is he's hoping to see, because frankly, I don't want to be wasting my time writing the wrong thing. I can do that... I write lots of wrong things. I don't want to do it on purpose.

Mayor Jones: I do want to reiterate, that it was Mr. Osborne's comment that he will review the draft document as you go along your way, not necessarily coach you as to how that document should read from the very beginning. He isn't concerned about formulating that for you; he is interested in the product that you give him and then him guiding you as to how you're doing along the way and he probably has more ideas about things that all of us may have missed that need to be included and he'll make those critiques and send them back.

Hal Godwin: To keep us in compliance of what the State requires.

Barry Goodinson: Okay, so in terms of process, how do we set up a meeting with Mr. Osborne?

Mayor Jones: I think it should be at a time when you're not having one of the greater public participation meetings and whether or not you want to schedule a separate Planning and Zoning workshop.

Hal Godwin: That's what I would recommend. I would recommend you do it within a workshop form, because it's going to get costly if we have fifteen people coming to the microphone and interrogate him on his credentials.

Lynn Ekelund: We know right now...

Mayor Jones: I'm sorry Lynn, but that's not what his appearance here is going to be. His appearance and his interaction will be between this Commission and the Planner.

Lynn Ekelund: Right now on September 10th, we have a meeting that's just entitled "Catch Up Meeting", which was a meeting just for us. I'm going to suggest that we try and get him to appear on the 10th of September and instead of calling it "Catch Up", we can call it like "Osborne _____", or whatever we want.

Hal Godwin: That's a good idea.

Lynn Ekelund: It's a Wednesday.

Linda Edelen: We didn't set a time for that meeting, so we're flexible.

Lynn Ekelund: Yes, we've been hanging on. We have no time set, so if he wants to do it at I

don't know about Mark's working.

Mark Quigley: I'm going to have to... That's why I was just asking Ted for his copy of the dates.

Mayor Jones: How about your regular Planning and Zoning on the 16th?

Lynn Ekelund: But we don't know if anything's going to be scheduled, whereas we do have "Catch Up Meeting" on Wednesday, September 10th; we have no time.

Barry Goodinson: There's no time, so it could be in the evening.

Lynn Ekelund: So evening would probably be best, because Mark is unfortunately still working.

Mayor Jones: Would the Commission like to offer an alternative date? We can't promise Mr. Osborne on the 10th and I'd like to give him an option.

Kristy Rogers: I thought Thursday's were best for him, when he had to come into Town Hall.

Hal Godwin: Oh, is that what he said?

Kristy Rogers: Like every other Thursday.

Mayor Jones: That would be the 11th.

Lynn Ekelund: Well, we could change our catch up meeting to Thursday, the 11th. We were all instructed to bring our calendars, so we should certainly know.

Mayor Jones: I would like to give him a second option.

Barry Goodinson: What's the deadline for applications for the September 16th regular Planning and Zoning meeting? When would the stuff have to be in?

Unidentified Speaker: The last day of August.

Barry Goodinson: Okay, so that's coming up soon.

Linda Edelen: Well we can't change our regularly scheduled meeting, but we could certainly change the catch up meeting to any time we want it.

Lynn Ekelund: We could change the catch up meeting. If Thursday's are best for him, maybe we could change catch up to Thursday, September 11th?

Mayor Jones: It would give us enough time to ask him and find out what date is best for him and then be able to firm it up and post it as an agenda.

Mark Quigley: Lynn, I did have the 10th already in my schedule for September, so if that still works...

Lynn Ekelund: Well no, they were saying that for Mr. Osborne, Thursday's are best. So I was suggesting that we just move it from Wednesday to Thursday.

Mark Quigley: That's good.

Kristy Rogers: I'll email him both dates, the 10th and the 11th, just to be safe.

Lynn Ekelund: Excellent.

Barry Goodinson: Thank you.

Hal Godwin: I didn't get the impression from him that his schedule was jammed, because the impression I got from him the day we talked, was that he's not retired, but he's also not working 60 hours a week.

Don Mazzeo: And he's also not within the Milton office area, more than several times during the course of the month.

Hal Godwin: He had some flexibility.

Mayor Jones: Anything else?

Barry Goodinson: No. No. Thank you. That's very helpful, thank you.

- c. Planning logistics and potential dates for additional public hearings/meetings and possible changes to approved schedule

Barry Goodinson: Do we want to continue working on the schedule.

Lynn Ekelund: I think that's probably a good idea.

Barry Goodinson: Okay, so Saturday, August 23rd, which is this coming Saturday, we were supposed to discuss Open Space and Recreation, but it's Bargains on the Broadkill, so we are going to reschedule that; so do folks have their calendars and do we want to choose another Saturday? The following Saturday is Labor Day, so that won't work.

Linda Edelen: I didn't hear it.

Barry Goodinson: Kristy was asking are we going to have the Saturday, September 20th, Affordable Housing conversation; because we also... Mark, did we pin down... I'm sorry to be jumping around, but did we pin down the cultural resources time on September 23rd with the theater?

Kristy Rogers: I think we discussed 1:00.

Mark Quigley: Oh yes, it is 1:00. Right, because they were coming from the town to get prepped at noon.

Barry Goodinson: Okay, great, thank you.

Mark Quigley: Thank you.

Barry Goodinson: That's two meetings very close together, the 20th and 23rd; so...

Linda Edelen: What are we trying to reschedule?

Barry Goodinson: Well we're trying to reschedule the first one that's highlighted and crossed out, Open Space and Recreation. We couldn't do that on Saturday, August 23rd, so we need to reschedule that and Ed Lewandowski said that he would be happy to facilitate that; so I want to give him as much time... I did let him know that we weren't meeting on the 23rd. So I'm looking here. We don't have a lot of gaps between meetings, because we've got a pretty aggressive schedule. There is...

Linda Edelen: May I interrupt just for a second?

Barry Goodinson: Certainly.

Linda Edelen: What goes along with the scheduling is quorum. The issue of quorum, because I know already that I'm going to miss at least one, maybe two of these meetings.

Don Mazzeo: You are all aware that I'm missing a substantial amount, unfortunately, for this purpose, unfortunately. Personally, it's wonderful.

Barry Goodinson: And Don, you're out when to when?

Don Mazzeo: Effectively starting next week through to and including the middle of October.

Barry Goodinson: Okay, will you back by the 21st of October?

Don Mazzeo: Yes. Based on plan.

Barry Goodinson: Okay, then Linda you're gone the...

Linda Edelen: I'm gone the 12th to I think the 23rd.

Barry Goodinson: Okay, so you'll be out for the 16th and the 20th. So quorum is going to be...

Don Mazzeo: And if Mark has any work issue at any of those scheduled meetings, for whatever reason, you may not have quorum.

Barry Goodinson: Right.

Linda Edelen: We need quorum.

Don Mazzeo: Or another member.

Linda Edelen: We need our next member.

Barry Goodinson: What's going on with the appointment of a new... Do we have just the one vacancy? We can go up to how many?

Don Mazzeo: Nine is total, five is minimum.

Linda Edelen: Nine.

Barry Goodinson: Okay, it would be... honestly, I think getting more people on Planning and Zoning, particularly during this year when we've got so much going on, I think it would be helpful to be pushing ourselves to the nine maximum, if we could find the right people.

Linda Edelen: Seven would be good.

Don Mazzeo: An odd number would be perfect.

Barry Goodinson: Well, we are an odd number.

Don Mazzeo: It's an odd group.

Hal Godwin: Let me just make a couple of comments. A couple of things to think about. Number one, more people doesn't necessarily make a better decision. Number two, as you're going through this process from I'm going to say March or April, you've heard all the testimony pretty much that's come from the public and you've studied the whole program. To bring in a new mind, could cause a problem, legally.

Barry Goodinson: Sure.

Hal Godwin: It could cause you problems legally on making decisions. If the person were to... Let's say you put two new people on and then you got to the point where you had to vote on adopting the Plan and they didn't really feel comfortable in voting on the parts that they weren't part of, but they vote anyway; that could get challenged someday and I really don't think you want to set up a Comprehensive Plan that could be challenged; because a whole house of cards will fall if it does.

Don Mazzeo: Any member can recuse themselves, at any point in time; in fact, legal counsel would also agree with that. They direct us to do so.

Hal Godwin: Yes, so if you add more people, I would just be... I would do it with some legal advice. I'm not an attorney.

Barry Goodinson: Okay, that's a good point.

Hal Godwin: But talk to your lawyer before you do that, because I'd hate to see you get in a pinch with one or two new brains in the process.

Barry Goodinson: I absolutely agree. I think we need to have the right folks and probably people who have been coming to these meetings, so they're not playing catch up.

Linda Edelen: I would hope that wouldn't be delayed too much longer.

Barry Goodinson: Do we have a sense of... sorry to put you on the spot.

Mayor Jones: I have a sense that it's a difficult position to fill. My recommendation would be that you hold at seven, which is what I'm looking for one more candidate; not so much for giving you assistance during the Comprehensive Plan, but giving you assistance as a Planning and Zoning Commission for your regular meetings and your applications; that's really my view to filling your seat at this time. I have met with some people. I met with a really great candidate who happened to be an engineer, but unfortunately would have been faced with a Conflict of Interest at some point in their career, with this town and I did not think that was a good match, so I am continuing to look and I have two more people I'd like

to interview.

Linda Edelen: Thank you.

Ted Kanakos: Excuse me, Hal, quick question. Who would contest a vote on our Comprehensive Plan? To your knowledge, has it ever been done and what would happen?

Hal Godwin: I would imagine that would be a developer.

Ted Kanakos: A developer, I understand.

Hal Godwin: You vote down something, based on the Comprehensive Plan, really? Well two of your members weren't even here for the first six months of the Comprehensive Plan Review and now they're voting no on my sub-division, based on the Comprehensive Plan or even part of the Comprehensive Plan and some talented lawyer might be able to make an issue out of that and then force you into some different decision or some lengthy expensive court case and those are a mess and that's why... I might be raising fears that aren't valid, because I'm not an attorney, but I have seen this sort of thing. There are more lawsuits involving municipal government and land use, than any other issue. So I would just have your attorney talk to you about that.

Don Mazzeo: I would have a comment on that. If, indeed, the six members of this Commission are no longer on the Commission five years from now and there's a question brought up by a developer, because now the existing Commissioner's are no longer here; these people are no longer here and you have a whole new Commission, they didn't vote on that. It's the Plan that's in place. It's not the people who voted on it.

Barry Goodinson: We're all called upon to comment. None of us... I don't know if any of us were around for Heritage Creek and Cannery Village, when they all started, so we're kind of left with those decisions, so I'm not sure how that all works, but you're right. I think that's a good point to talk to Seth about.

Linda Edelen: The Comprehensive Plan survives all of us.

Ted Kanakos: Shouldn't all committee's have odd numbers on it for voting?

Don Mazzeo: It would be appropriate, because this way you don't have a tie.

Ted Kanakos: With six here, we'd still have a quorum.

Don Mazzeo: It could happen right now.

Ted Kanakos: Well yeah, but with six just for the quorum, you'd need four, right?

Don Mazzeo: Correct.

Ted Kanakos: I think we always, more or less, have four; why would the quorum be an issue?

Lynn Ekelund: But we're saying that there are at least three meetings where we know that Don and Linda will not be present. So if one of the rest of us get's sick, then we're dead, so that's the reason.

Ted Kanakos: Okay.

Barry Goodinson: We don't have any wiggle room.

Mark Quigley: But one goes to work. I was singled out.

Lynn Ekelund: I said gets sick.

Linda Edelen: Or break a shoulder, or something.

Barry Goodinson: Getting back to this Open Space/Recreation, does anybody want to propose an alternative date? We've got a little bit of a gap between October 9th and the 21st and Don will be back and Linda will be back.

Linda Edelen: If I propose that and then I'm not here, that's not such a good idea, is it?

Barry Goodinson: Proposal is not an implicit in that. We won't hold you to it. Tuesday the 14th?

Ted Kanakos: Do we meet in the playground for this one?

Linda Edelen: We're not trying to reschedule Affordable Housing, are we? It's Open Space we're trying to reschedule.

Lynn Ekelund: Open Space.

Barry Goodinson: So the one that's supposed to be this Saturday, I guess the 23rd; so I'm thinking of bumping down to the week of Monday, the 13th. Is Monday the 13th Columbus Day?

Linda Edelen: What's wrong with just moving it to September 10th and then I know we're working to get Mr. Osborne here; when he's available, we'll just have to meet; if there's a way to notice the meeting; but it's not a public hearing.

Barry Goodinson: With Mr. Osborne, you mean?

Linda Edelen: Yeah.

Don Mazzeo: It does have to be noticed seven days if it's not a public hearing.

Lynn Ekelund: Seven days. It's still a public hearing.

Kristy Rogers: If it's not a public hearing, it's 15 days.

Don Mazzeo: Fifteen days if it's not a public hearing. So if you're shooting for the middle of September for a public hearing, August 31st is your deadline for notice.

Barry Goodinson: What about having it on the 10th on the catch up day; can we do a Comprehensive Plan meeting and then a catch up? No.

Kristy Rogers: There's another issue at the moment having meetings at the library; we don't have access to lock the building, so we would have to be done by a quarter of eight and until that changes I don't know that that will be enough time.

Barry Goodinson: The Open Space/Recreation, Ed Lewandowski is going to facilitate, so I'd like to give him as much advance notice as possible.

Don Mazzeo: Do we have any indication on upcoming applications? Has anything been coming through Town Hall?

Kristy Rogers: No.

Don Mazzeo: That leaves you still the month of September as a general Planning and Zoning meeting, which I know it's already on the schedule; but you can utilize it in that fashion.

Kristy Rogers: You have a special Permitted Use.

Barry Goodinson: On September 16th?

Kristy Rogers: Yes.

Linda Edelen: I'm sorry. I didn't hear you.

Kristy Rogers: You have a special Permitted Use application for September 16th.

Linda Edelen: Haven't we talked about doubling up? Doing two things at one meeting? Couldn't we have our regularly scheduled meeting and take care of the special Permitted Use and then follow up with or precede it with the Open Space issue? So it's a late meeting.

Mark Quigley: It has to end at 7:45.

Barry Goodinson: You want it to be late, because you're not going to be here, Linda.

Lynn Ekelund: You're not going to be here, Linda. So, of course you propose that.

Linda Edelen: No, this is September. I am going to be here.

Lynn Ekelund: You just said you weren't going to be here in September.

Barry Goodinson: Didn't you say you were going to be gone September 16th?

Linda Edelen: No, I said October 12th to the 23rd.

Lynn Ekelund: Oh, I'm sorry.

Linda Edelen: Didn't I say that?

Don Mazzeo: No, we all interpreted it as being September, to be coinciding with my absence, so therefore quorum is no longer an issue.

Barry Goodinson: Okay.

Linda Edelen: What did I do. I really confused you. I'm so sorry.

Barry Goodinson: Alright. Does anybody really want to take a stab at this? I would prefer, the Open Space/Recreation, I would prefer to bump it down just to give Ed a little bit more advanced notice.

Lynn Ekelund: Bump it down to?

Barry Goodinson: To the week of October 14th, 15th, 16th, something like that. We could actually call him and see what night that week works for him. This guy's volunteering, I want to provide as much flexibility and accommodation as possible. Does anybody have any problems with that?

Lynn Ekelund: I cannot be here on the 18th, which is a Saturday; if you're talking about a Saturday, I can't.

Barry Goodinson: I was actually thinking during the week.

Mark Quigley: October 14th, particularly works better for me, that Tuesday; I'm throwing that out there.

Barry Goodinson: Okay.

Kristy Rogers: That's a Historic Preservation meeting in this room that night.

Mark Quigley: Can we divide the room?

Barry Goodinson: When I asked him about coming, you know he's got a family, so doing it on a weekend probably is not his favorite thing to do; that's why I was aiming for it during the week.

Don Mazzeo: Is there any way we could dove tail two items that are on our list?

Barry Goodinson: That's what I was thinking before.

Don Mazzeo: Not an application evening, but...

Lynn Ekelund: But combine Open Space/Recreation and affordable housing, for example?

Don Mazzeo: Combine two of them together and make one meeting; I mean, I'm not sure how many folks are going to attend affordable housing vs. how many would attend for Open Space, but I don't think we're going to see more than 30 to 40 no matter what we put on the agenda.

Barry Goodinson: Hal, I'm looking at you because some of these, to be honest with you, I'm not sure of the kind of scope of the conversation, so community development, economic development... they're required by the State. To be honest with you, I'm not exactly sure what the scope of that is. Are some of these able to be combined?

Hal Godwin: Yes. They want you to address the issues in whatever way you see fit and that could be one paragraph or five pages. Economic Development, Community Development Plan, they're looking for our projections as to what we think is going to happen. Now, if we in the plan recommend some rezonings or residential to commercial, to get away from the flood plain, then we can talk about how we think this is going to encourage Economic Development, etc. We think we need certain businesses in the center of town, that we don't

have and we're going to be pursuing them and they'll fill those spaces, and that's the kind of stuff they want.

Barry Goodinson: So should we combine Community Development and Economic Development?

Hal Godwin: There shouldn't be a problem with that, at all, because they're so closely related.

Barry Goodinson: Okay, so why don't we do this. We can do Community Development/Economic Development on Thursday, October 23rd; that frees up October 9th and we could do Open Space and Recreation that night? How's that?

Hal Godwin: I should tell you that we won't be here on the 23rd. We don't need to be here. You guys can handle it.

Barry Goodinson: Okay.

Linda Edelen: Who won't be here? Oh, what?

Hal Godwin: We won't be in town on the 23rd, but there are no issues.

Barry Goodinson: Well, we could do it on the 9th and then move Open Space to the 23rd; because I think you guys would be really important to have at that Community Development and Economic Development meeting.

Lynn Ekelund: I do too. I think that we could lose you for Open Space and Recreation.

Hal Godwin: Okay.

Barry Goodinson: I know that I would be saying, I don't understand what that means, Hal tell me what it means.

Lynn Ekelund: I think that that's better.

Don Mazzeo: So what date did we settle on for which?

Barry Goodinson: October 9th is going to be Community Development and Economic Development.

Don Mazzeo: Okay, I'm not going to be here, so I can't attest to that.

Barry Goodinson: And Open Space is going to be Thursday, October 23rd.

Linda Edelen: Got it, great.

Lynn Ekelund: And let me add to the madness, because I had asked Barry why there wasn't something on utilities.

Barry Goodinson: Right.

Lynn Ekelund: And I really think that utilities is important and we have to have Hal and Jocelyn here for utilities.

Barry Goodinson: Right, you guys are doing all that data collection, so...

Hal Godwin: The public discussion about utilities, there are going to be certain things about utilities that we can discuss with them, but the facts are the facts and there are other things like, are there utilities that we want, but we don't have. Then you get into talking about infrastructure, who's going to pay for it, all those kinds of things, so yes utilities probably does deserve an airing in public, but part of it will be just us airing facts, here are the facts and then let the public say, well okay, those are the facts; but could we try for some bean soup too? I mean there's lots of room to talk about utilities that we may want to change, or improve, or I've heard _____. It made a lot of sense when I heard a person a few weeks ago talk about poor electric service; electricity service being undependable.

Lynn Ekelund: Yes, the single grid.

Hal Godwin: I remember that, so those kinds of discussions are good to have because some

utilities you just never think about until they're turned on.

Mark Quigley: I have a question about this utility thing. Is there any chance of potentially having the Co-op take care of our utilities in the Town of Milton?

Hal Godwin: I don't know.

Mark Quigley: They're roughly 30% less than the other fees.

Hal Godwin: I don't know what the possibility is, but that's a good subject to discuss. We bring somebody in from the Co-op and somebody from Delmarva and ask them to come talk to us.

Mark Quigley: Okay.

Hal Godwin: That's a good idea.

Lynn Ekelund: And as I said, I'm interested in natural gas, so I'd like to hear from Chesapeake Utilities and I'd actually like to hear something...

Hal Godwin: I can give you a little history on that. I saw Lynn's email. In 2005, Chesapeake put the main down Route 30 and it came to me and they said are you interested in the discussion about bringing it to the town and I mentioned it to the Town Council and they said well how would that work? Where are they going to bring us? Well, they're interested in bringing a main in, to serve as Cannery Village, a new sub-division; but the Council didn't want it to come to town if that's all it was going to serve and I considered it as a first step, take the first step and we didn't have that conversation and I don't mean to cast any aspersions, but the point is infrastructure costs is a big deal. They thought it was worth their while to come in 5 from 30 with a main to pick up Cannery Village's business and over the years we've talked about it creeping into town with maybe some grants or whatever we could do, but we never got to that first step.

Ted Kanakos: Does Dogfish have gas? Somebody said there's a main...

Lynn Ekelund: Yes, and gas...

Hal Godwin: Is it natural or is it propane?

Lynn Ekelund: No, it's natural gas and it's come down Chestnut Street. I think Gene Dvornick, because I know John Pataki has natural gas. He got it at the same time Dogfish did.

Hal Godwin: It's already here?

Mark Quigley: Yes, through the other way, yes.

Lynn Ekelund: It's a little late for Cannery Village right now, because don't you have like a 30-year contract with...

Mark Quigley: Heritage Creek has it.

Councilman Coté: Oh, be quiet.

Lynn Ekelund: But it's not too late for me.

Hal Godwin: I didn't know it's in here.

Lynn Ekelund: Yeah, it's in Dogfish and I think down to Gene's.

Hal Godwin: Then I think we can have the conversation about how do we expand it, because that's the best energy supply I know of.

Lynn Ekelund: I'm really interested in that, not just what the public has to say, because I'd love to hear the public go yes, but...

Barry Goodinson: So we need to add utilities and in terms of the data collecting you're doing, and then are there people that we need to be reaching out to that could come to that meeting? When do you think it's feasible for you to have that all together for a meeting?

Hal Godwin: I'm trying like I said to get the first 15 pages by the end of this month. I would think that I ought to have another 10 days, 2 weeks, I should have some utilities stuff for you, by mid-September.

Barry Goodinson: Okay, alright, so I'll flip here and see if there are any gaps. Wait a minute, we're back to the week of October 14th that we identified. So do you want to do a utilities meeting, community meeting the 14th, 15th, 16th, something like that?

Lynn Ekelund: Kristy, did you say the 14th is Historic Preservation Commission?

Barry Goodinson: So October...

Lynn Ekelund: 15th or 16th.

Barry Goodinson: Does anybody have any...

Linda Edelen: I can't vote. I'm not here.

Lynn Ekelund: Are you sure October?

Linda Edelen: November? I'm pretty sure.

Mark Quigley: 14th you said?

Barry Goodinson: Not the 14th, the 15th or the 16th Mark.

Hal Godwin: The 14th and 15th of October you're...

Barry Goodinson: We're thinking about the 15th or 16th as the Utilities meeting.

Hal Godwin: Of October?

Barry Goodinson: Yes.

Hal Godwin: Okay.

Barry Goodinson: Does that work for you because you're going to be the main event?

Hal Godwin: I think so.

Mark Quigley: What's our choice?

Lynn Ekelund: What's our choice, 15th or 16th? Do you know?

Barry Goodinson: 15th. Do you have any conflict?

Kristy Rogers: Either one.

Barry Goodinson: Okay, let's do it the 15th.

Don Mazzeo: That's a Wednesday.

Barry Goodinson: Okay. Alright. The other thing we need to reschedule is the Community Facilities Plan Meeting, which was supposed to be November 4th, but that's election day and that was the problem. Although... do we have a time? What time is...

Kristy Rogers: The library and town are closed, as well as on the 11th.

Barry Goodinson: Do we just bump it to the 5th?

Linda Edelen: Wednesday, the 5th.

Barry Goodinson: Do we just want to bump it one day?

Linda Edelen: Why not?

Mark Quigley: What day is it?

Kristy Rogers: Wednesday.

Barry Goodinson: Instead of November 4th, Tuesday November 4th, we would do the Community Facilities Plan, Wednesday, November 5th.

Lynn Ekelund: I'm okay with that.

Mark Quigley: Good enough.

Don Mazzeo: November 5th.

Barry Goodinson: Then the last one, the presentation of the draft plan, we need to schedule time to go drinking after that. So December 9th... getting into December gets a little

complicated with stuff, but does anybody want to propose... What was the problem with the 9th?

Lynn Ekelund: I don't know. I had it down Planning and Zoning. It was highlighted.

Linda Edelen: I got it crossed off.

Barry Goodinson: Okay, maybe I misunderstood, well then we can leave that alone then. I thought Kristy you told me there was a problem on the December 9th. Blame it on me, I just misunderstood.

Linda Edelen: What does presentation of draft plan mean? A draft that we have been working on?

Hal Godwin: To my mind, what that means is we're going to have a document that you're all going to have read before you get here and be ready to say I like the document, all except one sentence.

Lynn Ekelund: You'd love that, wouldn't you?

Hal Godwin: My point is you're going to be able to... I'd like to see you vote on this and pass it onto the Town Council.

Barry Goodinson: Okay, let's leave it as December 9th then.

Hal Godwin: Hopefully you've had several days to read it and have all your notes that you can bring to the meeting.

Barry Goodinson: Oh, I misunderstood, because I was getting very optimistic that we were going to do like a polish my presentation and do the greatest hits for the community. We're not ready for that then. Okay.

Hal Godwin: We need to get off, at some point.

Lynn Ekelund: He's more optimistic than you are.

Barry Goodinson: They're closing the library. Thank you, we got a lot done.

Hal Godwin: I apologize for the confusion. I did not want there to be...

Mark Quigley: Motion to accept the new dates.

Lynn Ekelund: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried.

Hal Godwin: I just wanted to apologize for any part of any communication SNAFU, because that's my... Marion was communicating with me and I was trying to communicate to you and I think we slipped down the slope a little bit there and I want to apologize for my part in that.

Barry Goodinson: Well thank you.

6. Adjournment

Barry Goodinson: Do we have a motion to adjourn?

Mark Quigley: Motion to adjourn.

Lynn Ekelund: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried. Thanks everyone. The meeting adjourned at 7:50 p.m.