

**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

Don Mazzeo	Present
Linda Edelen	Present
Lynn Ekelund	Present
Ted Kanakos	Present
Barry Goodinson	Present
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?

Don Mazzeo: Motion to accept the agenda, as written.

Linda Edelen: Second.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried.
4. Approval of minutes – April 15, 2014

Barry Goodinson: Do we have any changes to the minutes?

Linda Edelen: Yes, I was absent and therefore, under number 5, I did not second that motion. I think it might have been Lynn.

Barry Goodinson: Does anyone want to take responsibility for that?

Lynn Ekelund: I think that was me, Lynn Ekelund.

Barry Goodinson: Okay, alright, great. Any other changes or corrections?

Linda Edelen: That's it.

Barry Goodinson: Could I have a motion to approve?

Don Mazzeo: Motion to approve minutes of April 15<sup>th</sup>, as adjusted.

Barry Goodinson: All those in favor say aye. Opposed. Motion is carried. **Please note that you need a second after all motions. Thank you, Helene.**
5. Public Hearing:
  - a. Review and update of the Town of Milton's Comprehensive Plan. The main topic of this hearing will be the discussion on the Town's historic district and community design guidelines. Discussions on other Comprehensive Plan related elements will be held if time permits.

Barry Goodinson: I want to apologize a little bit. What we've been trying to do at these meetings, is to bring in experts from the outside and I know we do have some experts here and

we'll call upon them. Normally we have formal presentations to get things rolling. We went up and met with someone from the State Historic Planning Office and invited them to come just to talk about Historic Preservation, how it fits into the Comprehensive Plan and some other items. They said that they normally don't do that kind of thing. I tried to convince them to do it, even if it's outside of the normal course of events, but they declined. They said they would be happy to act as a resource to the town as we go through the Comprehensive Plan, but not specifically in this case, so I'm going to be doing a little bit more talking than I'm normally comfortable doing at these meetings, primarily just to give us a sense of the tools that we have to work with as we're moving into considering Historic Preservation as a topic for the Comprehensive Plan. I have a PowerPoint presentation. I'll try to go through it quickly. The purpose of it is just to primarily to get information out. There's a whole lot of little pieces of information and resources that are available to us that some of us may haven't mastered yet and some of us may have mastered much beyond anything that I have. Other people may need to be brought up to speed. I want to give a baseline of some understanding of the resources available. Feel free to stop me at any point, if you have questions. I see that there are folks here who know a heck of a lot more about this than I do, so feel free to jump in and correct me. I've left out some things, but I do want to make sure that we've got a baseline. If you don't mind, I'm going to scoot over there, because I need to be able to see the presentation.

Don Mazzeo: I do recognize at least one individual out there, Mr. Russ McCabe, who probably has as much, if not the most information about the history of Delaware and more specifically about Milton.

Barry Goodinson: I think Russ and Allison, from the Historical Society, are going to be the folks that will help us out the most. The goal here to is just to get your input, your concerns about the Comprehensive Plan vis a vis, Historic Preservation. How is it that we can protect, enhance and promote our town's historic architecture? You'll note that it's all about architecture; we're not talking right now about stories, or history, it's primarily the architecture, because this is all about the physical built environment. What we want to do today and this is to review the tools that are available to us; to identify a few primary issues; pose a few questions and get your feedback and normally I'd like to start with the most important thing and that's hearing from folks, but I want to make sure that we all have a mastery of the terms, so that's why I'm starting with the reviewing of the tools. The tools that we have I have simplified. We've got five specific tools here. We have the Milton Historical Society, we have the Secretary of the Interior Standards. That's going to be very important and I know it sounds a little bit pie in the sky, but its a very important thing for us to think about, as we're talking about Historic Preservation. We have the Milton Preservation Ordinance, which gives teeth and makes operational the Secretary of the Interior Standards. We have a State Historic Preservation Office in Dover, which acts as a resource to us; they also make funding available to us through a program and one of the specific tools that that funding has made available is a Historic District Survey that we'll reference a little bit further. All of these tools go toward preserving the built environment of Milton. The first, and Allison feel free to jump in at any point here, the Milton Historical Society, the name gives a sense that it is something that exists throughout the Town and while their members are throughout the Town, and it's influence is felt throughout the Town, it is primarily a museum; it's primary mission is about collections, it's collecting stories. It brings people out into the community. It uses the architecture of the Town, as a way to tell the stories of Milton's history, but it's really not about architecture and buildings, so I

think it's important for us to know that it's not an advocacy organization; it's not an architectural history organization; it is a museum that has a very good collection that tells us stories of the Town. Related to architecture, though, it does have a pretty good archive of photographs that point to what our buildings used to look like, so people currently can look back at the buildings, to see what it was their buildings used to look like, as they're making decisions about Historic Preservation. That's the primary role the Historical Society plays vis a vis architecture. The next piece is the Secretary of the Interior Standards. The Secretary of the Interior has developed a series of standards that govern the preservation, rehabilitation, restoration and reconstruction of historic buildings. They're very specific. Each of these four categories has standards that are to be applied to the preservation, rehabilitation, restoration and reconstruction of buildings. Our primary focus here on Town, generally will be about rehabilitation. Reconstruction is like if you're at Mt. Vernon and you're doing archeology and you discover there was once a barn on a particular site and you do a lot of research and you decide that you want to re-build the barn, reconstruct the barn, you do a lot of research and make sure that certain Standards are applied, to make sure that the barn you rebuild, is actually the barn that George Washington had, or references the barn that George Washington had. I don't believe that we're going to see a lot of reconstruction of historic buildings in Milton. Most of what we're going to be seeing is rehabilitation of buildings. Some preservation and again, the Standards repeat themselves a lot. You may have ten standards and four or five of them may repeat in each of the categories, so we're going to focus primarily on the rehabilitation. There are a lot of words here and I just highlighted a few and you'll see, my numbering is not completely screwed up. It goes 1, 2, 3, 4, 5, 6, 9. We skipped 7 and 8 and I left out the things that don't really apply, primarily. We could put these on the website so this is lifted right from the Department of the Interior's website and I've taken out a few words, just to make things a little easier. The primary focus here is to show the things that the Secretary's Standards apply to decision-making around rehabilitating buildings and it's basically about materials, features, spacial relationship, the character of a building, finishes, construction techniques, things like that. I'm not going to read this all to you, but the point is, if you've ever worked on a building; if you've ever made decisions about your own home, you know the devil is in the details and the Secretary's Standards really apply; look at the real details. What are we doing about windows? What are we doing about cladding material? What are we doing about porches? It all relies on an understanding of the architecture of the building, at a particular time. What were the materials that were used? What were the styles that were used? What were the railings and the porch columns? All of that stuff, it's all the details. When you start stripping that stuff away, that's when you start compromising the historical integrity of the building and that's what the standards are intended to prevent from happening. Again, this is all background material and we'll get to where this is all on the ground for us here in Milton. The way that we apply the Secretary's Standards here in Milton, is in our Preservation Ordinance; the ordinance that was written for Milton, references the Secretary's Standards. It's enforced by the Historic Preservation Commission, so when folks come to the Town and say that they want to make changes to a historic building, the Historic Preservation Commission gives approval for those changes. So the Commission really needs to have a mastery of the Secretary's Standards and then it's also enforced by the Town Code Enforcement Officer and the Project Manager. Again, all of these folks have to have an understanding of the Secretary's Standards. Frankly, what we've seen is we don't necessary have a mastery of those Standards town wide. I think people

in the community don't; people don't even know that they exist; the ordinance, the way it was written references at the beginning, but it doesn't go back and reference it repeatedly. The ordinance is a big ambiguous in applying the Secretary's Standards, so that may be something that we want to talk about. Do we want to adhere to the Secretary's Standards and if so, do we want to strengthen the ordinance to make sure that we've got clear direction to do that? The other resource that's available to us, is this State Historic Preservation Office; sometimes you'll hear people refer to the SHPO and that's what that acronym refers to, is the State Historic Preservation Office. They provide technical assistance, they provide training to Historic Preservation Commissions. They manage the Certified Local Government Program and that could have been listed as a sixth tool that's available to us. The National Parks Service has established a program where local governments can be named a Certified Local Government, which indicates that first of all, they have a good body of historic buildings in the Town and they have a Commission that is established to protect those buildings and there's an Ordinance that's in place to protect those buildings. Milton applied for and was named a Certified Local Government. We're one of only two towns in Sussex County. Milton is one and Lewes is the other. There are only five Certified Local Governments in the State of Delaware, so it is a big deal. It's like the Good Housekeeping Seal of Approval. It also gives us access to funding. Now it's not a lot of money. I think it's about \$5,000 a year that the Town gets, but it's specifically for particular projects that are intended to help with the preservation of the buildings in the town and that can go toward training of the Planning and Zoning Commission; it could go toward developing publications for the community. Lewes has an excellent publication that lays out what the standards are; tells people what the process is for making changes to historic properties. Milton has used it's money for a survey of the Historic District, which is the next tool that's available to us. I don't know how many there have been, total. There was one done back in 1980 of the Historic District. There's a resurvey that's taking place, the first phase of which just finished and this is the first phase of the resurvey of the Milton Historic District and that was north of the river. The second phase will take place, I believe next year, with the next grant that we get from State Historic Preservation Office.

Allison Schell, Director, Milton Historical Society: It starts in September and then there's a third phase.

Barry Goodinson: Oh, there is a third phase?

Allison Schell: Yes. It was done in thirds.

Barry Goodinson: Okay, great, thank you. We'll put the full report, we'll put the Secretary's Standards, we'll link that to the website. This is just a few things that I excerpted, just to give you a sense of what the report says. It basically says there are certain patterns of change that are observable. The primary thing that they're seeing as a threat to the historic integrity, it includes changes to siding. The most common change being the additional vinyl siding; the replacement of windows, often from early twentieth century glass windows to vinyl windows; and perhaps, most remarkably, over 41% of the buildings, 26 in total, had one or all of the chimney's removed. Now they say that in spite of these alterations, it did not disqualify the overall architectural integrity for most of the properties evaluated. So the point of this is, each of us make decisions about our property and we think we're doing the right thing; the place is looking a little ratty; we want to make it look good, but if we don't know what we're doing when we make these choices, it has sort of an erosion of the historical integrity of the buildings; then, collectively, an erosion of the historical integrity of the Historic District; which

can be problematic and it's something that you can't get back after you've lost it. Here are a few examples of what they do and we can put a link to the report on the website, as well. There's a photograph of each of the properties and then there is an analysis which tells what has happened since 1980 to the property and does it still qualify as a property that contributes to the Historic District of the Town? I just pulled a few, just to be instructive. It tells about one property; the rear addition has been expanded; the exterior chimney has been removed and the siding was altered from wood siding to vinyl. Despite these alterations, the building retains integrity of design, location and setting. Again, I highlighted that, because these are these ineffable things that they're looking for in terms of Historic Preservation and it supports the recommendation of contributing status. The next one, by contrast, the porch is not original and has campered columns, which were not original; with turn spindles, which were not appropriate for that particular type of building; the exterior walls are clad and vinyl siding and the roof is covered in asphalt shingles. Since the 1980 survey the siding, windows and roofing have all been replaced. Additionally the wood porch was removed, as were two chimney stacks on the facade. Due to these extensive alterations, the dwelling no longer retains it's material integrity and cannot be considered a contributing resource to the Milton Historic District. Again, these folks were just doing what they need to do to keep their building standing upright and looking neat. They were doing what they thought was the right thing; but unfortunately, the end result is they have created a situation where their building has been taken off the list of contributing buildings to the Historic District. Then, fortunately, the next one is the house retains integrity of location, setting, materials, feeling again, somewhat ineffable, design and workmanship, making it a contributing property for the updated Milton Historic District. I put this up here primarily because it's really important. I think all of us are trying to do the right thing. I, myself, replaced the roof on my house a few years ago. I tried to do the right thing. I spent way more money than I should have, thinking I was doing the right thing and it's completely the wrong roof and I used to work for the National Trust for Historic Preservation, so that's the hat that I'm wearing right now; although I fear that I can never invite any of my friends from the Trust to come and visit me, because if they look at the roof on my house, they will run me out of town. Again, we don't know what we don't know and the task at hand is to bring together as much information as we can, so I will put myself out there as example A of good intentions run amok, but there are others and again, this is not to embarrass or to chastise, but I think even when people come together with the best of intentions, things can go wrong. In the report from the State, this property is no longer considered a contributing building to the Historic District. The original building, the Library, the older part, once was considered a contributing building to the Historic District. The property to the left was considered historic; it was a button factory and there were several other things. When they added the new building on, it kind of obliterated the historic significance of that property to the left. In making changes to the original building, they made so many changes; again, every single one of the intentions were good. We want to have a better Library for the people; we want a bigger Library for the folks; all good intentions, but unfortunately the end result is there was decision after decision that ultimately resulted in this building being taken off of the list of properties that contribute to the historic character of Milton; which is a shame. It's a big building. It sits right in the middle of downtown Milton. We are all drawn here because of the charm of the Town and the intentions were good, but we made a mistake. So the hope in the Master Plan, if this is the intention of the Town, is to kind of keep the historic fabric intact, is to make sure that we know

what we need to know.

Ed Harris: I'd like to make a comment about this, because I attended all the meetings when they were doing the addition on the Library and it will tie in with what I feel, as far as the importance of getting qualified people to recognize when their renovation's being done, whether it's town employees, commissions, or people sitting on the commissions; there are a group of citizens that approached the State when they were doing this and also the town's people and we were adamantly against... as a matter of fact, a next door neighbor, Mrs. Strain was adamantly against this addition; the way it was done, the height, the architectural design; but because there was a small core group of people who are in charge of it, they felt it was right. They allowed it to take place. It's the same currently. If you don't have qualified people who are sitting on the Commissions, who really know preservation, who really know what to look for, whether it's a Code Enforcer or Town employee's; how can you expect the resident's who come for guidance, for leadership, to really know what they're doing and what's the end result and that's a big problem I've seen over a twenty year period that I've lived here. There really has been nobody who really was qualified... Mr. McCabe, absolutely; but he's not here all the time; we wish he were, but we have people that are making decisions and approving projects, in the Historic District, that really aren't qualified, so I don't know whether you need to put that in the Ordinances, or whatever, but I could name probably four projects right now that are going on in the Town, that are in the Historic District, that if you take a look, should not be taking place; that should have been whoa, what are you doing? I'm not going to name them specifically, but if you take a look, they really should not be allowed in the Historic District and that's a big problem. If you can't get the right guidance from the Town office and from the Commission's, where is it going to come from? How do you expect resident's to be able to follow what's appropriate?

Barry Goodinson: The guy at the State Historic Preservation Office looked at our Ordinance and sent us an analysis of the Ordinance and pointed out, sort of the ambiguity of the Ordinance; so what happens is you have a Commission and Town staff who have the Ordinance as it's written and because of the ambiguity, it gives a lot of leeway and then when decisions are made, for one property, there's a sense that it creates a precedent for subsequent properties; so I think they made recommendations that the Ordinance be revisited and tightened up, which we'll pass onto the Town Council. If that's the sense of the community that the Ordinance be tightened, we can make that recommendation in the plan.

Denise Suthard, 309 Union Street: I live in the Historic District and what are you going to do for me? You're saying you're going to tell me what to do with my house; what I can or cannot do. What are you going to do for me? Are you going to give me money to make it right, or whatever?

Kristy Rogers: I need you to use a microphone. This is being recorded for transcription.

Barry Goodinson: That's a good question. There are tax credits that are available for projects.

Denise Suthard: Very difficult to do.

Barry Goodinson: There are tax credits that are available.

Ed Harris: Just to follow through with what Denise says, she's remodeling a house up here on Union Street and she's trying to do the right thing and she spent a lot of money on that house; technically the money she spent on the house, to try to make it historically accurate, is probably more than the house is worth, to be honest with you and that's a big thing with homes that are in the Historic District. She could easily have put vinyl siding on. She's looking at

putting clapboard siding on the front; she could have easily slapped in just anything and that's a big problem, so what happens is you have Code Enforcement that comes up to her and says... and I understand her frustration... you need to do this and you need to do that; then when you have another homeowner that comes in and they just slap vinyl siding up; the asphalt shingles; the replacement windows; pull everything out; there's no set, organized Ordinances that apply to everybody; they just seem to apply to a few projects and that's where I think she gets frustrated, because she's at the point now, where I don't have a lot more money left and if I'm doing it right, it's going to cost me \$100,000 more to get it to where it needs to be.

Barry Goodinson: I think that doing the right thing, is not necessarily always doing the most expensive thing. Sometimes it is. Sometimes it costs more to do the right thing for a historic building, but not necessarily. The task though is to have resources available. I was on the equivalent of the Historic Preservation Commission in my neighborhood in Baltimore, which was a historic neighborhood. We had architect's on the Commission, so when someone came and said I want to replace the windows on my house; and this was a pretty restrictive community; it was built in the 1890's and when the community was developed, kind of like the Homeowner's Associations now, you have to come to the community to get permission to change the color of your house; to change windows, anything on the exterior, so much more onerous than you see in a Historic District. But what was different was, the architect's could say to the homeowner we really like what you're trying to do here; we understand you want to add an addition to your house; we understand you need more energy efficient windows. The ones that your contractor is specing, those aren't the right ones. Here are some that you might want to look at and they might be the same price; they might be cheaper; they might be more expensive, but they are able to act as a resource. We just don't have the expertise currently, to act as a resource; so when the community comes, to and I'll talk about my roof... when I came I did all sorts of research. I came up with what I thought was the right answer and I presented to the Historic Preservation Commission and I really felt that if I was going to make a big mistake, they would have stopped me from doing it, but that was not the case and again, I worked for the National Trust for Historic Preservation; even then, I didn't know what I didn't know. So I don't know if writing into the Comprehensive Plan that there be specific requirements for training for staff and Commission members, is the way to get around this. I don't know.

Barbara Wagner, Federal Street: One of the requirements of the Certified Local Government is annual training for the Commission members.

Jeff Dailey, 211 Gristmill Drive: In answer to Denise's question, which is a good question; what's in it for me? A Historic District is supposed to be a revenue generator; that's why town's invest in them and as you renovate your home, if a Historic District has integrity and is viable, run properly, over years, decades, then the value of your home should increase, because you're in a very special location and there are buyer's out there who are looking to move into Historic Districts, wanting to take on to what would be to me, a burden. But, it's an investment of love and care and so it's an economic engine, not only for the homeowner, as far as his/her investments go, but also for the Town. There are towns that have Historic Preservation Commissions and they're charged largely with overseeing the integrity of the entire district. They're also tasked with keeping homeowner's informed of the materials lists that should be made available, from roofing to windows to siding, etc., etc., etc. and then, there's another layer and that's the architectural review board and those are the experts, the architect's, those are the

people who also reference the Secretary's Standards and so you almost have a double-layer of review in that context; but when you have the Historic Preservation Commission that is responsible for the integrity of the entire district, they also serve the people who live in that district, with all the viable sources for materials. So that might be something that we would want to look at, instead of changing the Code. Lots of towns do that, successfully. Thank you.

Barry Goodinson: So this is a quick look at what... I think we've identified some of these already, so I'm going to throw these out in getting to the main point of this meeting, is to hear from you. The issues here that are presenting around Historic Preservation, the State Historic Preservation Office, the Town Ordinance references the Secretary's Standards at the outset, but it doesn't make repeated reference to them, making it hard for Historic Preservation Commission enforcement staff to utilize them easily. They kind of get lost. They've become ambiguous and therefore, no applied. This is most seen in the application or the use of non-historic or modern materials that have a cumulative effect of whittling away the historic nature of the Town. Also what we're seeing, is there seems to be somewhat of a lack of coordination between the various preservation stakeholders in Milton. The Milton Historical Society has one corner of the market. The Historic Preservation Commission has another. It doesn't seem like there's a lot of talking one to the other. When I spoke to the State Historic Preservation Office, they don't have a very close relationship with the Historic Preservation Commission so there's not a lot of going back and forth. The fact that we are a Certified Local Government, that comes from Town Hall, so the grant comes to the Town Hall. The Town has hired the University of Delaware to do the survey, but in terms of connecting the dots and taking the survey back to the Historic Preservation Commission; which in some respects is the Historic Preservation Commission's report card; because it is looking back at what's happened since 1980; what has happened with these buildings and it's saying, how is the Town doing in applying the Secretary's Standards to the choices that have been made? And it doesn't seem to me that these dots are being connected.

Lynn Ekelund: Barry, when was the Historic Preservation Commission established? Milton's? Do you know, Barbara? I don't think it was 1980.

Ed Harris: I think it was during the Post administration.

Lynn Ekelund: That's what I thought.

Virginia Weeks: It was before the Post administration, because during the Post administration, they separated it out to the Board of Adjustment.

P. D. Camenisch: It was before the Post administration. I was on the first Historic Preservation Commission and it was before 1995.

Lynn Ekelund: Okay, thank you.

Barry Goodinson: The last piece is, just in terms of we've been referencing the Secretary's Standards; if you walk down the street of Milton and you spoke to people who live in old homes and ask them about the Secretary's Standards, probably they wouldn't know what you were talking about. It's not part of the day-to-day vocabulary in the Town, but we're a historic town and somehow it's got to be brought to the fore. It's got to be more of the culture. As I referenced the Lewes brochure, that is given to everyone who lives in the Historic District in Lewes, quotes the Secretary's Standards and then specifically tells how they're applied and that may be something that we may want to think about doing, is replicating a similar publication.

Jeff Dailey: Right here in this first bullet item, where we have Milton Historical Society and Historic Preservation; again, looking at a Historic District as an economic engine, if you were



to add Economic Development in those parentheses and you were to add Parks and Recreation, because what happens is you get walking tours; you get the paranormal tours, with your old houses; you get all kinds of benefits; offshoots from your Garden Club and people coming to the Town, so that's when the vocabulary down in the second point gets more familiar, because it's money in people's pockets and that's what you have to remember.

Barry Goodinson: No one says let's hop in the car and go look at a house that looks like it might be historic, underneath all the stuff that's been added to it since 1980. People want to see things from a bygone era. That's what brought us to this Town. That's what needs to be celebrated. We've had people talking, but I really want to hear from a lot of folks. Are we comfortable with the preservation ordinance. Some would say it's ambiguous. Some would say it's flexible. It depends on your perspective. Would we like to see it more consistently embrace the Secretary's Standards? That's my first question. If the answer is no, that's fine. This is your Comprehensive Plan. If the answer is yes, then we need to figure out what we're going to do. How can we coordinate the preservation efforts of the various stakeholders and I think Jeff's point is an important one. What mechanisms should we use to increase the training, the awareness of Milton's preservation standards and then just very open-endedly, what are your greatest concerns around preservation in Milton and what's your best preservation idea? So this was all the way to getting to the main event, which is hearing from you, but I wanted to make sure that we all had a baseline of understanding before we get to the main event. So now, I'll go sit down.

Richard Miller, Gristmill Drive: I am a total novice at Historic Preservation, but one of the paradigms from just sitting here and listening, is this distinction between the intent of the look of the property and the material used. I'm wondering if we're getting too engrossed in material question, because the fact of the matter is the reason those materials were used, was because that's what was available at the time. I've seen recreations and new materials that would mimic those styles and still challenge the amateur to see the distinction between the original material and a creative reproduction. I was in Williamsburg not long ago and that's the ultimate Homeowner's Association there; they're fanatical about their appearance and their reputation is upheld because of that, but our circumstances, you can get a material that looks like an original cedar shake, for example and yet maintain the appearance, is what we're trying to do and yet let the homeowner have a flexibility of new technology and it's a paradigm that's obvious to me, it may not be to some of the more active proponents and I'm not trying to insult the historical effort; it's just if there was a hardwood that was called for and it was on a banned list, how would the homeowner deal with that potential? I'm not saying that there are hardwoods in that criteria, but I'm just wondering if we could have more flexibility about the look vs. the actual material?

Barry Goodinson: The material thing is huge. When I worked at the Trust, a lot of the conversations were about the materials. Really when you're looking at modern architecture, the Phillip Johnson Glass House was built back in the 40's; very contemporary; using the state-of-the-art materials, but they had never been used in that way and then, however many years later we recognized that really weren't intended to be used that way, so how do you fix the building, without compromising the building; but using materials that are more appropriate? It's like a theological question of architecture. I think there are some materials. I know that a lot of preservationists think that the use of hardy plank, which is basically a concrete composite is okay in a preservation setting, because there's something about the quality, the texture and the

way it manages and handles light, that is completely different from the way say vinyl or aluminum manages and handles light. It's one of those things that you don't really pay attention to; people who are architect's or preservationist's, they pay attention to it. For the rest of us, you just have a sense that it looks old, or it looks right. Again, we need to have people around us who tell us what the choices are. I think, Rich, your point is a good one. What are the materials that are available to us, as property owners and I think the ones that are most familiar to us are vinyl and aluminum and things like that, so those are the things that we go to and they may mimic the mullions of a window, or they may mimic the designs of a previous era, but they might not go far enough to get the feel. That's why I did put on the PowerPoint, there are some very amorphous words in the Standards. It's all about feel and that's what people come to an old town for. You don't come to the Town and start thinking about the materials as specific materials. You come and think about it as a feeling, but the Secretary's Standards break that down. I think you're right, like getting to what are the materials that we could use, I think is a good one.

Denise Suthard: My question is this. How are you going to enforce Historic Preservation, when a group of townspeople got together and decided that they wanted to change the Charter to allow us to believe that a poet founded the Town? No finding on that, but they were able to change the Charter. I have issues with that. Can we change that to when we were a shipbuilding and mill town? There's no evidence of a poet finding this town.

Bob Howard, 217 Chandler Street: I don't know anything about this subject, I'm here to learn today, but I have two questions. One in your tutorial, you didn't say anything about the signs around town that says this is a Historic Preservation Community and I don't know what that means. The second question is, if you own a property in the Historic District that is not contributing to the historic character, are you bound by the rules of the ordinance?

Barry Goodinson: You are. Yes. There are modified rules.

Virginia Weeks, 119 Clifton Street: I just want to say that we have gotten to where we are in Milton because a lot of citizens have spent a lot of time, contributing to the best of their ability to keep Milton what it should be, or what we feel it should be. But we're at the point now, where the Council is going to have to start spending some money for some expertise, because the world is big; we're not Brigadoon anymore; we're on the Internet and people are knowledgeable and you have people moving in here from other places, who know and have seen the effects of true Historic Preservation. Not to zing you, Rich, I don't mean that, but it's not the Historic Feeling Commission; it's the Historic Preservation Commission and the idea is to preserve what was built here before and I understand the hardships that go on people like yourself, that buy in the Historic District; but you buy in the Historic District because you want to be part of it and if you want to be part of it, just like when you move into Cannery Village or to Heritage Creek, you take on those covenants of living in the Historic District and I just think that the real thing now is that we need to spend some money on some experts. Maybe we've done enough investigation of the houses on Union Street, for awhile and take the next couple of years, of \$5,000 or whatever it is, and maybe Mr. McCabe could help; find people to write the Standards for us and to give us... because we all sit here and we all want to do the best we can, but we don't know how to do it. So we need an instruction manual and we need... you know, but the people on the Historic Preservation Commission don't know what the right windows are. I was part of the group that last time reviewed the Historic District Ordinance and you could only go so far; because you can't make radical changes because people revolt

and what we did do was, we said that the Ordinance and the District are founded by Ordinance by the Council and that was so empty lots could be included; that you would have to go, if you're going to build on an empty lot in the Historic District, you have to go to the Historic District and get permission and a review for that design, because if you're going to put up an all glass building, in the midst of things that were built in the 1800's, it's going to ruin the streetscape and the streetscape is what gives life to the feeling of what the town is. So I would encourage you guys that are writing this report to use the word "shall" when you talk to the Council...

Barry Goodinson: No "may"?

Virginia Weeks: No "may", "shall" about funding a study that will result in strong guidelines for the Historic Preservation, not the historic feeling commission. Thank you.

Ted Kanakos: I'd like to comment on something. When I was asked to be on Historic Preservation Commission, the only qualification it seemed, was that they needed a warm body that lived in the Historic District. So many had to be in the District, so many out. So after working for 19 years for the New York City Landmarks Commission, somebody got the idea, he lives in the District, he has a 200 year old house, let's put him on the Commission. I said fine. In all the time I was on there, and it was a brief period, nothing was denied. No matter what was presented, nothing was denied. Now, Ordinances in this town, Streets and Sidewalks, Historic Preservation at times are virtually written so they cannot be enforced and I say this one example; after I was off the Historic Preservation Commission, something that they had approved, while I was on the Commission, was built. I did not think it was in compliance. I asked to speak to the Historic Preservation Commission and made a complaint. I got there. I found out I wasn't on the agenda, because that was not the Commission that accepted complaints. It was the Board of Adjustment and I said fine, when do they meet; they said the fourth Tuesday; I said great, I have two more weeks. No, you need 21 days notice in the paper. But then when I went and I had to fill out a FOIA form to get the folder about what was submitted, I was told that I could go there, but I had to pay a \$400 fee. \$400 to comment on a non-conforming structure; which meant that if my neighbor put up a 12' fence, it would cost me \$400 to complain about it, because it had already been approved. I was told this by the Town and by the Code Enforcement Officer. I think this inhibits anyone speaking up. Forget about what you have, or don't have. This is ridiculous. Absolutely ridiculous. It inhibits anyone commenting, even for the best intentions. Streets and Sidewalks completely misinterpreted the Ordinances. Oh, the town supplied the curbs and the people supplied the sidewalks. Bull. They're mono pours. There are no curbs anymore, they pour the whole thing and draw a line. It looks like a curb. That's why our sidewalks are in bad shape. Now why would I have to pay \$400 to comment on something, that I found out really was not in compliance and is not according to what was submitted. I specifically referenced a property that had been built, of course it brought jobs to town, so everybody looks the other way; but there's a certain amount of responsibility; you have to be esthetic and to at least comment. I was told that I was not even allowed, when I was on Planning and Zoning to comment on the esthetics. What am I there for? What are we there for? You can have the greatest intentions. Of course, when you go down to Williamsburg, they're a destination for preservation and they've worked hard over the years. Of course, they've had hundreds of millions of dollars donated, but the things I see going on in this town, you wouldn't see in Historic New Castle, visually and I'm not talking about hardy siding. I'm talking about exhaust fans made out of tin, that hang off the sides of

buildings, in visual site of the town in the Historic District. Yet, I don't have \$400 to comment. I'm just happy I have access to this microphone. Can we change that? It's like paying to vote. There shouldn't be a voting tax, a poll tax. So I don't care what you do, if you can't comment on it, you might as well not even discuss it. Thank you.

Ed Harris: Education, as Ginny said, is really important and I think part of when you acquire a home in the Historic District, maybe Historic Preservation Commission could do a form letter that they keep in a file; mail it to the new resident and say Welcome to the Historic District. If you have any questions about renovation's, please feel free to contact us. Because people don't know and I think if someone's in the market for a home, they come into Milton and a lot of these old historic homes are in poor condition, and are bargains right now and people are looking for a bargain; so they're going to move into the town and they aren't going to realize they're in the Historic District, because clearly it's not marked; which is another thing we really need is proper signage when you come into the Historic District, Welcome to Milton's Historic District. So I think education is really important. I think again, educating the people that are giving the information to the perspective buyers or to the buyers, letting them know that they are moving into a Historic District, as Ginny said, and they are going to be taking on a certain amount of responsibilities, when they're moving into the Historic District. To follow through on what I just said, I think it really is important that we label the Historic District, a Historic District, so people who are from outside of the area, come into the area, Welcome to Milton's Historic District and then also take a look at the Stop Signs, take a look at the street signs within the Historic District; possibly phasing the older ones out; getting something that is much more in keeping with a historic look; whether it's a street sign, stop sign, crosswalk sign, so it's sort of a contiguous look throughout the town, of the Historic District. If you look at the town and what you admire the most when you drive through, like Williamsburg or a lot of these towns that have a plan, there's a certain feel once you get in and I've always said this, I think our Historic District really is the prostitute for the rest of the town, because basically we're selling that Historic District to get people to come here; to get people to buy here; to get people to shop here and it benefits all of us, whether you're in a new community or an old one, so it's really important.

Steve Crawford, 216 Ridge Road: Following up with what Ginny said, if the historic aspect of this town is that important and my sense is, it is that important and I'm like Bob; I know nothing about the historic nature of anything; but if it's that important, then I believe the Town ought to spend some money and hire somebody, whether full time or part time, who has the expertise that can guide and be on the staff of the Town, so that when somebody comes up in front of the Historic Preservation Commission for an approval or whatever, they've actually got somebody who knows what the story is and what can be approved and what can't be. I just don't understand... Not that I don't understand, I do believe that we need to spend the money to get somebody on staff who knows this subject. Thanks.

Barry Goodinson: When we were meeting with the State I had asked if there were other towns in Delaware that had a contractual relationship... we have an engineer that we contract with; we have a solicitor, so when we have questions about the law, or about engineering, we can ask them questions and I asked if there were towns that had an Architectural Historian that was on contract and they said no. But it seems to me that it would be money well spent. I know when I lived in DC, the Historic Preservation Review Board, like here, was made up of volunteers, but they had paid staff who would review the applications and then write a report. They were

architectural historians, so it was ongoing education for the volunteers. They would learn about architectural history and they could understand about design and about materials and then they could apply those lessons on an ongoing basis. So that might be something that we may want to ask about, is putting money aside for a contractual architectural historian, who can review applications and then write a report.

Virginia Weeks: There was another aspect of the Historic Preservation that I wanted to address and that's its boundaries. Can you put the map of its boundaries again?

Barry Goodinson: Yes, but that's only the northern part.

Virginia Weeks: Okay. For example, downtown you have Irish Eyes, which is in the Historic Preservation District. The garage next door and all of Charlie Jones' land, is not. The bank is not. Those are big things that anchor the town. Should somebody be able to come in where the garage is, tear it down and put up a McDonald's or a modern-day skyscraper? You can't do anything, because it's not in the Historic District. So you have no design control.

Barry Goodinson: That's a good question. There are, if you look at the map, as Ginny was saying, there are little bites taken out of it.

Virginia Weeks: Wherever the favorite sons of the time were, I guess. Even on Broad Street or Tinley Street, you know, you have two houses here in the District; you have two houses here in the District; the houses in between are not in the District and really, you need to look at the boundaries very closely and very carefully to get that settled.

Lynn Ekelund: I live on Union. Our house is in the Historic District. The houses directly across the street for that entire block, are not in the Historic District. It is jabber \_\_\_\_.

Virginia Weeks: If I were God and could do what I want, I'd make everything between Union and Mulberry in the Historic District, so you couldn't have skyscrapers, or something stupid behind it and of course, I live behind a 7-1/2 acre empty lot, so I'm playing favorite boy and I won. All those houses that front that parcel are in the Historic District and if you get modern quadruplexes that are made out of cement brick, it's not going to look so pretty. So you really need to look at the district boundaries. Thank you.

Lorraine Wasserman, 244 West Shore Drive: Just coming in to attend this meeting the first thing I approach is a parking lot, all flooded out. We really need to do something about the infrastructure, if you want to build a good base for this town. The flooding is just unbelievable. The Theater is doing real well, thank God, but there's a lot of flooding issues around here and we really need to address that. It comes down to dollars. It comes down to money. We don't even have the money to fix up the annex building that was bought by the town. We don't even have the money to paint it. Dream on people. Either raise the taxes... you want a nice place, it's going to cost. It's going to cost a lot of money. I don't mind. I'm out of the District. I don't mind if they raise my taxes. I don't care. I want to invest in this town. Get Federal money. Get people to write grants. We've got to start from scratch, even for renaming the town. It's flawed. It really is. I love this town. Thank you.

Jeff Dailey: A twist on this hiring somebody. Again, we have such talent in this community, all of us who are getting older and many of us who are already retired; tap into that; maybe a stipend for a person who would essentially be an advocate for people purchasing in the Historic District. So instead of it being housed in Town Hall, a person who is available to people who buy in the Historic District, and that way they would be an emissary from the town going to assist people from the get go in how best to renovate properties. These two questions up here, what are your greatest preservation related concerns for Milton; what's your best

preservation idea? Both could be answered, in my opinion, with buy-in. I'm fearful that in going from this meeting and traveling from Planning and Zoning Commission and also Historic Preservation, if you don't have an administration who has bought in, then you run the risk when it comes time to look at the boundaries of the Historic District and should the gas station be included? Good God, it's the first thing you see as you come down Federal, where it comes into Union, so it could be a magnificent focal point, if it were outfitted properly; a beautiful weather vane on the top; it has a cupola. These are the things that are going to make us or break us. They seem so small, but an advocate for people buying into the Historic Preservation District and also, yes, expanding and including and Lynn, it's a horror; that the properties right across the street from you are not in the Historic District and yet, they're marvelous buildings; the houses immediately across from you, they could be representative of their era and style of building.

Lynn Ekelund: Oh, I agree. Fortunately they have been, for the most part, very well taken care of.

Jeff Dailey: We're lucky in that respect and the best preservation idea is buy-in by all committee's, Economic Development, keep looking at this as an economic engine; that's what's going to help us.

Ted Kanakos: Just a quick comment. When I first moved here about 12 years ago, the town had put in brick sidewalks downtown. There are two sections, that garage on the corner that they didn't have them and across the street. It was my understand that the town had to get permission from each of the owner's to put the sidewalks in. Charlie Jones was one of them. He said no, because he did not want to be responsible for maintaining it. Of course, he didn't want to be responsible for maintaining his sidewalk, as it existed, so he didn't want a new sidewalk to be responsible for. The fellow across the street, which is that little parking spot on the side of Modern Mixtures; that sidewalk's atrocious. He didn't give permission either. So how do you get continuity? How do you make your sidewalk's look decent? If individuals don't... and they're not even maintaining their sidewalks now that they're responsible for. These are not even hollow victories. It's really very bad. We don't have the authority to tell people to fix their sidewalks; we don't enforce it and even when we want to put in one for them, they can deny it. This doesn't seem to work. Why? Why don't you want them? It's like a stubborn kid, because I don't have to and you can't make me. There's no continuity. One of the things I found is there are so many destructive renovations in this Town, based on lots of things. Bad Historic Preservation judgment; no one telling you what to do; our Special Project Coordinator, Robin Davis, the criteria was if it met the building criteria, you could do it and if you were replacing it with the same material, you wouldn't have to go to Historic Preservation, if you wanted to change it, you had to go there. Nothing's ever been disapproved. These destructive renovations aided and abetted by bad contributing factors, also lead to destructive precedents. I've been there... well they probably did it on his roof. I can't do it on mine. How could you say one, not the other and this has just diluted the effectiveness of anyone being able to set some standards. We don't really have standards and yet, you have to understand, my house is 200 years old. I've got a wooden roof. I could not light my fireplace for fear of burning my house down if the sparks came up, so I went out and got an estimate, \$28,000 for a new wooden roof. I said, what are you crazy? So I got a traditional roof, \$7,000. I wasn't going to go out and work two jobs, just to put a roof on my house and there was no assistance. There are practical reasons and not practical reasons why you do things, but I sure wish I could have done it better. Now we have

rubberized slate roofs, which look terrific. It's on the Historical Society, the two houses across the street; they've really gone out of their way and that's not a cheap installation and yet, Mike Filicko's house, he has real slate. He went in a hole for that thing, but you have to have a certain appreciation for what you're doing. I have a lot for sale. People call and I say it's in the Historic District. They say what are the rules? I say I really wish I knew, I'm only on preservation; go down and talk to somebody; there's nobody to talk to. Absolutely no one. Realtors should make people aware when you buy in the Historic District, start off with them and let them know that this is a quality town; that there are certain standards and certain expectations and if you have an appreciation for the house you're buying, we expect you to fix it, otherwise don't buy it.

Don Mazzeo: I have a comment. I guess a question of anybody who is knowledgeable, who perhaps did buy a home in the District; was there any notification that prevented you from knowing that you were going into the Historic District? Or were you, in fact, notified... since I don't know, I'm asking this as an open question. Were you notified that your purchase was in the Historic District and that you would be held to a different standard, prior to making any alterations to your home? I'm looking for answers, because this is the time to get them.

Barbara Wagner, Federal Street: On the property, the real estate sheet...

Don Mazzeo: The Disclosure Sheet.

Barbara Wagner: The Disclosure Sheet, there is a block, Historic District. Ours was checked. We, specifically, looked for a house in an Historic District, because we had been in Historic Districts in other places. We've only lived in Historic Districts. But that speaks then to what Virginia Weeks spoke to, because we lived in a Historic District, we thought we knew how Historic Districts operated; so that was a whole new set of information; but back to the question that Ginny was saying the empty lots in the Historic District. That, by definition, is part of the Historic District. We really do have a map from the 1982 application. We really could put together a Fact Sheet, using all the information that we can take right off the web. There's a definition of a Historic District, The National Register of Historic District Definition. There's so much that we could just compile, a Frequently Asked Questions Sheet to give to everybody in the Historic District and everybody who's looking to buy in the Historic District. It wouldn't cost very much money.

Don Mazzeo: My question to you, then, Barbara is, you're saying "we" should. Who is the "we"? Are you talking about town staff, are you talking the Historic Preservation Commission? Identify who your entity is that should be doing this and I think the recommendation back to Council, should be just what you're suggesting. Councilman Coté?

Barbara Wagner: Well, one of the things that we would have to decide on the Historic Preservation Commission is really they have as many big questions, as Barry has put up on the screen. If this body decides that they want to be an historic town and have a Historic Preservation Commission, that has to be the first thing that's decided. Do they really want it, because if the town doesn't buy in to having a Historic District and a Historic Preservation Commission that works, then there's no point in doing it. If the town buys in and wants that, it wouldn't take that much work to put together a lot of information and the Historic Preservation Commission could put together a draft and the town has been very good about making copies available, of things that we're getting from the State Historic Preservation Office. There are lots of things that can be done. There needs to be a will to do it.

Don Mazzeo: Recognize that we also had part of our Core Values I think about a month or so,

five weeks ago. I think that was either number one or number two on our Core Values, recognizing that that's not the town's stance, but it's the community's stance. I think we have the backing to get there.

Barbara Wagner: We probably do, but we have to formalize that backing. We have to make a decision that it is the Secretary of the Interior Standards that are going to form the framework of how we review in the Historic District. We have to get those really basic questions answered first.

Ted Kanakos: I think an even more basic questions is how do we enforce it? When I made a complaint, I found out that I was inhibited from making the complaint; it didn't have to be enforced. How do you actually enforce... first come up with the rules and then enforce it and we have no enforcement basically; in just about anything. We've had five different Code Enforcement Officers in what 7 or 8 years. It's a revolving door. No enforcement.

Rich Silkowski and my wife, Debbie, 106 Union Street: We just recently purchased on Union and we knew about the Historic District and stuff like that. That's probably just the reliability of the agency, putting it on the MLS, or so. Other than that, we did know in this particular case.

Don Mazzeo: In effect, you walked in knowing full well that you were in a Historic District and you were going to have certain criteria to meet.

Rich Silkowski: Certain criteria; we didn't know the details of the criteria, but we knew there were criteria.

Don Mazzeo: But you knew there was going to be certain criteria to meet?

Rich Silkowski: Absolutely.

Don Mazzeo: That was my open-ended question. Thank you.

Rich Silkowski: The other thing is, we're really excited to be here. We can't wait to get started on our project, but I do have a suggestion. You were talking about we don't know what we don't know and my suggestion would be just a routine questions that they could still go to the Project Coordinator, but in some questions, where somebody's serious; they want to go ahead and do renovation's or so; if somebody from the Commission could be assigned to a new person, as a mentor; to walk them through the situation; because we have a couple of situations that may or may not even apply. You were talking about ambiguities or so, minor repairs, things like that, well we may have certain things that we can't proceed on, because some people may say it's a minor repair and some people would say not; so if somebody was there that had some authority and work as a mentor with us, we might say, go ahead and do this; you can do this, this is just a minor repair, it's within the guidelines; but you do need to go in front of the Commission for these other items that you want to do.

Ed Harris: The last few years I've been troubled about something that's taken place in the town and it's our identity. When I first moved here, I moved to a shipbuilding community and we promoted the shipbuilding, Milton's shipbuilding heritage and part of our history is... a major part of our history is, shipbuilding. We seemed to have lost our brand. We don't use it a lot on our stationery like we used to and that is a major draw for people; you know the whole water, shipbuilding type thing; people are drawn to that and that's why they come to the beach and we've gotten away from that and I think we got more keyed into the Milton poetry and I think that was what Denise was trying to say earlier. I think we need to re-find ourselves. If you talk to Mr. McCabe, he'll tell you how important... a lot of these homes were owned by ship captain's. That's our heritage and I think we need to really focus in on that, in drawing people back in, find our roots.



Ted Kanakos: Do you remember Ed, when they built the library and it was the addition to the library and I asked where did they get that design?

Ed Harris: We all did.

Ted Kanakos: And the County said, well we hired a fellow with a lot of historical esthetics and those big large, overhanging... that's the prow of a ship, because we respect your town. It looks like an industrial venting system from a subway, but they said they tried and it looks like a ship and they were respecting our "brand". But it doesn't look like anything like it. I don't think that architect has any sensitivity towards what we needed, but that's like a County made building a hospital. It's more important that they build it and it's a certain way and it's there and they stop at the esthetics and yet, I remember, we had almost nothing to say about it.

Ed Harris: I think back then if you remember, a lot of people just sort of accepted it, this is what we're going to get...

Ted Kanakos: And they were just happy to get it. They were just happy to get it.

Ed Harris: And now we have a different group of people that are in town that are really conscientious about what we can get, which I think is fantastic. All of it.

Barry Goodinson: You know, it's funny. I think with the economy recovering we're probably in a stronger position to establish some standards and to stand by them. I think there's been probably a tradition that we're just so grateful for anyone who comes to this Town, who is willing to put paint to a piece of board and a nail in a building, that we will let them do anything they want, because we really want this town to be better and while it may not be perfect, it's better than what we've had and we're just grateful. I think now is probably just a kind of a tipping point. We've made it through the worst of the recession and we're seeing signs of things happening. I think of we're probably politically and economically in a better position to say, yes, we have certain standards and we are going to hold you to them.

Ed Harris: Pride in ownership.

Barry Goodinson: Yes.

Virginia Weeks: I just wanted to say this one more time. I have to leave. We need to hire expertise. That's it. We can put together all the questions we want, but they may not be the right questions. You all know this gentleman here?

Barry Goodinson: Yes, absolutely.

Virginia Weeks: Well, why don't you get down on your knees and beg? He lives in Milton. He's a Milton boy. He can at least guide us to the right resources, the right places, we have a wealth of information sitting in the room. We need to use it. Thank you. You all have a good day.

Barry Goodinson: Hal has spoken to Russ about working with us on this, so I was going to ask you, but I didn't want to put you on the spot.

Russ McCabe: Hold you applause, Ted. I will tell you right away, that I don't pretend to be an expert where it concerns historic architecture. I was on the State Review Board for a number of years. I probably have a little better understanding than the average individual does, but I'm not the Pro from Dover when it comes to that particular area of expertise. I will tell you... I'll make a few quick observations, I promise. To begin with, I don't think we have to reinvent the wheel here. Of course, I should have introduced myself. Russ McCabe from out of town. My address is Milton, but as Hal and I both will tell you. We don't live here. We don't pay taxes here, but we want to help because we feel as if we're resident's of the town, as well and we feel that way because we have a tendency to think globally. When you live in the country and you don't have a lot of neighbors, you tend to assume a broader identity and I'll make one quick comment as

someone who loves Milton, who has roots here. I think that one of the issues and it comes back to a couple of the comments that Jeff made and I know where he was going with this, that I've observed in Milton; and it isn't a bad thing. If you've had children, you know how the teen years are, growing pains. You have to negotiate through that. You love them dearly, but it's not always easy. There needs to be more of an emphasis placed on a global approach to issues in his community and that's my opinion and this is a perfect subject for that. I will tell you this is where I'm coming from with this. Milton has virtually all of the raw pieces, if put together properly, frankly to be a much more prosperous and economically appealing place. By the way, for those of you who are homeowner's here, ask anybody that's owned a home in Lewes for 30 plus years, how much their property values have increased? How much they can sell that same old ratty house, that was old and ratty 30 plus years ago; that's now worth \$750,000 minimum on the market? Milton has much the same, but we're a little bit behind in terms of the curve. Here's the point I'll make about this. I think that one of the things that was brought out and one of the images here, was the need to communicate and Ted I think you're right on. We're dancing around the issue of enforcement. I worked in Dover for 31 years and there was rarely a law written in Dover, a piece of statute that didn't have a big loophole in the middle of it, if you looked close enough for it. You wonder why the Preservation Ordinances... I think you used the term ambiguous, well it's ambiguous on purpose I'm thinking and Ted I'm sure you're right about this. Your analogy about being happy that people were here to help improve the town, I think, was dead on. I can tell you as an individual who remembers what Milton was like and P.D. does too, 35-40 years ago, when a lot of the original homeowner's were dying off; a lot of absentee homeowner's... people were just happy to have any investment here. We didn't have a lot of jobs or the opportunity to draw people here. That has been the approach and to a certain extent, again, this is a growing pains situation. My opinion is this and I'll make it real quick. I think that before any significant progress can be made and the beauty of this is that you guys are here, taking time out of your day to focus on a very important issue; because if that esthetic quality that is what makes Milton special, is lost, it's going to be awful hard, or damned expensive to buy back. But we're not there yet and that's a good thing. Until there is an understanding that the business community, Economic Development, Historic Preservation is a tool, heritage tourism is an extremely important tool and I brought some stuff with me, but I'm not going to beat my gums about that today. Until there is a broad understanding and this extends to the homeowner's, as well, because your home is your investment. You want that investment to increase in value, which we all do obviously, you have to understand that what we history huggers, like Alice and I do, or are passionate about, is a part of a bigger, global environment. I think, personally, and then I'll make this comment and... I think that there needs to be some serious consciousness raising here in the community. There needs to be someone that steps back, because each of us is concerned about our own little corner of the world; steps back and says, okay, why is Historic Preservation important? What is the real value of preserving that streetscape? Why should we be concerned about this? What are the drawbacks and the benefits of a tighter Preservation Ordinance for instance; which obviously the community needs; if it's going to move further down that road? There needs to be an understanding that it all works. About two years ago, I had the opportunity to speak at the Lewes' Historic Preservation Awards Ceremony and I made this observation of them then and by the way, remember we're thinking globally here; I know Milton's not Lewes, but they're obviously doing something right down there. Just a perfect example, and there's certainly a

ripple effect here. I called a friend of mine down there the other day and I said you've got a number; what does Heritage Tourism bring to the Cape Region in this case? And the estimate for last year was between \$10-12 million in revenues and these are people who are coming there to see those historic structures, to be a part of that environment. So it has real value folks. But the observation that I made two years ago was that where Lewes is the exception to the rule and they really are the exception to the rule; is that they understand how the dots connect. The business community there, the folks whose interest is investing their money and making profits, enhancing their business so they could reinvest and further develop, they understand in Lewes why the subjects that we've discussed today are so important. In my personal opinion, I think that any serious effort that's going to result in success in this area, and I certainly hope it does, because again, I don't think anybody to think we've lost anything; there's so much potential here. Any effort is going to have to involve a broader approach and an understanding amongst the various interested parties, that what matters to you is important to me and that we're all in this together. Until that happens, each individual is going to represent, naturally, their area of interest or concern and maybe not consider the fact. When you're in a community, also where a lot of your homeowner's are retired, or not interested in necessarily... you're not participating in the business environment here. I mean there's a natural understanding that your concern is more limited; your focus is more limited. There has to be an effort made to convince folks that there is a bigger picture. The bottom line is, folks, Milton really has so much potential and the beauty of it is that there are a lot of interested people here; a lot of people who are in a position to invest. We just need to make sure that we think more globally and that we don't categorize ourselves, or our own self-interests in such a way that we're limiting our understanding of what's really more important; because in the end, we all win. Just a quick comment about Ginny's suggestion to hire somebody. The standards and understanding of the standards is a learned situation and there are a couple of opportunities here and I'm not pointing at the Historic Preservation Commission, because they're volunteers, but educating someone to be in that position, to provide advice and I use the word advice as opposed to guidance, or something even strong; but I won't use that; because we all know how that tastes; is certainly possible and don't reinvent the wheel. Lewes, it seems to work better there. Are there opportunities or have there been places in Lewes, or situations where there has been a negative experience or some negativity generated as a result of an effort to do the right thing? Absolutely. That's to be expected. It's not going to go smoothly every time, but they do a really good job there of clarifying the standards, of explaining the standards, understanding the standards, and working with the homeowner's and business owner's to ensure that there's an understanding that this is all part of a bigger picture. So I don't think you necessarily have to hire anybody; you could either have someone trained; or better yet, take a look at what other communities are using. This isn't all up in someone's head. I'm pretty certain you need someone to go to who understands it and I would encourage the folks in this community to take a look at what's going on in other communities, but specifically see what's working in Lewes, because it's obviously working well for them. I'm ready to help, however I can. Unfortunately I have a two year old at home, a grandson that I'm responsible for right now. I'll make this last comment about Milton. Milton really does have a great story and is a fascinating, in my opinion, place in that you have a lot of people coming here, who have an interest in the community, who understand the importance of what your involvement is, you have a lot of long time resident's here, who've seen the community change, frankly, for the

better in many respects. I'm sure some of us love to look back at the good old days, but the reality of the matter is that there have been many benefits, business-wise, lifestyle-wise, for those of us who have lived here our entire lives and I think there really is a broader understanding of that, than people realize. We just need to communicate and work together and that's my 2¢.

Ted Kanakos: Barry, just a quick comment in listening to Russ, Lewes, when I moved there 20 years ago, before I moved here, it had an enormous number of historic properties, but they had a great appreciation for what was there. They were importing buildings to their compound, from all over the place. It has become an historical theme park, literally, by people who can afford to live there and enhance it and the more they do, the more they're worth. Now, in our town we have the Governor's Walk... continuity is so much. Now on my house, and I mentioned this once before, my house is 210 years old and I didn't know what color to paint it and I went all over. Finally I got ahold of the Rhode Island Historical Society and I said what are the traditional colors and how do I paint it? They sent me some swatches and it was great and they said don't paint your window frames; because this is sort of a Puritan thing. You don't want to show off. So my house is really a monolithic cinnamon brown and that's the way it was. Now two museum curator's ago, Ann Yarborough, she went around... well even before that, there were plaques on the house, these white and blue plaques; then she came up with it's listed on the National Register of Historic Districts and there were 198 of these houses and I believe she contacted just about everyone. Now I wish I had a nickel for everyone that has knocked on my door and said, how can I get one of those plaques, my house is in the District. I think some people have... with continuity. It's our Governor's Walk, it's our plaques, it's the signs that say You're in the Historic District, it's an appreciation to enforce certain things and you'll realize there are people that moved to Town, because they look for historic homes and when you look at the bottom of your Disclosure Sheet, that's what I want. I always wanted to live in an old home. But when you have a town that 80% of it's growth over the last five or ten years have been developments, these people don't have too much of an esthetic for older houses, than those that air for them. You have to bring them together. I'm not saying that they don't have an esthetic part, but it wasn't their original plan. We went through this and why you're here, the taxes were low, lots of things and although the historic content of the town was good; but we should be able to enhance this... just identity. Brand it again.

Barry Goodinson: It's interesting, you were mentioning Lewes. I mentioned the publication they put together on If you have a Property in the Historic District and it talks about what are you supposed to be doing and the Secretary's Standards and it has a map of the Historic District of Lewes, which is significantly smaller than the Historic District here in Milton. Mike DiPaolo has said, he's jealous of the architectural richness of Milton. Mike is with the Historical Society in Lewes and we look at Lewes and we think, oh it's fantastic and it is; but in terms of property in place, because they got a lot of buildings that were moved from another place; from a Historic Preservation standpoint that's kind of like a building zoo. They're not in their natural habitat. They've been brought in and corralled.

Ted Kanakos: But they've been saved. That's the thing.

Barry Goodinson: Exactly. Oh absolutely. Yes. We've got our buildings in their natural environment with a broader range of styles, over a longer period of time, so we've got incredible richness to work with here. I think we forget that, because we're just so used to it.

Jeff Dailey: Denise's question earlier, what can you do for me? One thing we haven't touched

on today. In the Historic District, there are homeowner's who have owned that home, that home has been in their families for generations and when it comes time for them to expend the money, to redo their homes, necessary upgrades, etc. it is more expensive and I don't know if there's any room in our notes, as a Comprehensive Plan Meeting, to put in low interest loans, if our town's finances ever should improve, or some kind of a Community Chest to help in that area. The other thing that I'd like to say and my friend, Ed, who had to leave, knows where I stand on this. I've been communicating all my life. I've been in protocol. I've been in public relations, special event planning. I worked for the government, yada, yada, yada. My later career in life is, I'm a historian. I'm a social studies teacher. Milton does not have to be one thing and if there's very little historical data telling us that our town was named after John Milton, okay; maybe there's this much; maybe the push to go in this direction was to differentiate our town from all the other mill towns. Maybe it was a little ego driven, or maybe a lot ego driven. But just because of that, doesn't mean that we lose our holly heritage, or our shipbuilding heritage and if you think about it, we have the Garden Tour and it was mentioned, the underground railroad came up; what does that have to do with the Garden Tour? Ghosts came up. What does that have to do with the Garden Tour? Well, you can articulate and communicate all of your facets, not just one. So I've really enjoyed this process as a citizen, because it has put to rest so much divisiveness. But, with all due respect to a couple of my neighbor's, poo pooing the idea of Milton being named after John Milton is divisive and I don't think we have to... let the people who believe that, espouse as to why they think this town was named after John Milton. Those people who want to harken back to the shipbuilding days, the button factories, the holly... let them talk that up, but in our capacity in promoting this town, let's talk all of it up and be articulate about it and promote the heck out of ourselves, because we are a multifaceted, perfect gem; in the rough today, but we're getting there. We are getting there and think globally as Russ said. Absolutely. Include it all and put it all out there, because it's one of those Build It and They Will Come. Thanks.

Allison Schell, Milton Historical Society: So from the Milton Historical Society's end, witnessing all of this and from what I've had to deal with at the Museum, a lot of people come there looking for resources and a lot of people come thinking this is the first logical stop, when they come and buy a building in the Historic District or learn about Historic District Regulations. Myself, we don't really have that much. Part of that is maybe we need to work better with Historic Preservation Commission. I need to educate myself a little bit better about the policies, but also maybe we need to make the Museum more of a resource; maybe put in a bookshelf and invest in some good books. We have some, but not that many and I think that's one of the main things is being a better resource, throughout the town and having a good place when people first come to look for information on the Historic District, when you buy here. So that's the one big thing. I want to be a better resource, but I don't know how and maybe I can sit on the Commission and give advice; maybe not be a voting member, but maybe have a voice in that sense, so that we can all work together, because that's how we get things done.

Ted Kanakos: I believe downstairs, don't they have a Delaware section in the library, that's sort of locked up; but they have a very large section. I know over in Lewes, they have a whole room that has to do with not only the heritage of the County and the State, but of Lewes itself. We do have resources downstairs, good resources.

Allison Schell: And we do have the most recent survey, and all the previous ones, so if anyone ever wants to come in, we have those in the Museum. We also have some books on

architecture and paint, but I'd love to have more.

Ted Kanakos: I have a question. Someone mentioned that the Historical Society was not so involved in the architecture of the town; although you did have over the years, a number of walking tours that identify these houses.

Allison Schell: We do talk about the history of it. We're not involved in the whole process. That's what Barry was trying to say. I think that's kind of a good thing, in a way, because we have our own set role in the town and we can certainly help give advice or guidance, but that needs to be another committee's role. I can't do everything.

Barry Goodinson: I think you've got resources that probably could be made available to the Historic Preservation Commission; whether it be a formal curriculum of orientation when a new Commissioner is named; along with the State Historic Preservation Office, but then also ongoing. I did ask the question. I know, it might put the Executive Director maybe in a political pickle, but I don't know if that's... could they be an ex officio member of the Historic Preservation Commission; so when people come and are making choices about their home, you could do a little bit of research in advance about that particular building and tell the homeowner things that they might not even know about the building and that might influence or change their approach to their home renovation project.

Allison Schell: That's the number one question. When people come to research, it's always on their homes at the museum. I don't know if the Historic Preservation Commission could do... I don't know if you have a separate website or some place where you could promote somewhere; because having to dig through the website on the Town, is a little bit... like information right there or you could put it on my website.

Russ McCabe: If you take a look at the situation in Lewes, I think you'll find that the Executive Director of the Lewes Historical Society serves as a member of their Historic Preservation Commission and I can't remember if that's ex officio status, or not; but I know that Mike is involved in many of the decisions that the Historic Preservation Commission makes or when they're consulted, he's involved with the process and I'm not trying to cut out more work for Allison, but she's bored and looking for something to do. But I would strongly encourage you to do that, because she has access to resources, individuals, that the average person doesn't and it certainly is a mission fit and a job fit and there's a little more work for you.

Ted Kanakos: A quick note. We talk about resources. Russ you wrote a terrific monograph a number of years ago, which I read. It's about 30-40 pages. I mean it was a knockout. It starts at the beginning and it goes right up to fairly recent. I read that and I got a really good picture of who we were and what we were involved in. That should be required reading for anybody on any of the committees, who has anything to do with this town.

Barry Goodinson: Where is that available?

Russ McCabe: Something like that could easily be an Appendix to the...

Ted Kanakos: It was terrific. I read that and I said, now I know where I'm living and why I'm living here.

Russ McCabe: It's a little easier than hauling through a 300 page book.

Barry Goodinson: Where is that available?

Russ McCabe: It's actually something that we did as part of Milton's First Century Publication; before Allison was born. I'm not pretending that it's perfect. It could certainly use some work, but Ted I do think you're right. I think something, a summary that introduces people to the bigger picture; and then if they want to learn more, there are plenty of opportunities to do that,

but as a part of this, introducing homeowner's in the District, it reminds them of why your structure is important in terms of the integrity of the District.

Ted Kanakos: It should be required reading. I kept looking for that poet Milton in there and I didn't find it.

Barry Goodinson: Any other thoughts. Thank you. This is very helpful. The thing that we did not get to and I think that's the whole issue of design standards, which was kind of an appendage to this. I think it's more about streetscape and things like that and we may resurrect this conversation. The Mayor had emailed and asked if we would be willing to host a second one of these meetings, about Historic Preservation, for fear that there would not be a good number of people that would be able to attend during the day. Frankly, we had more people than once I got that email I feared, it would be us and three people, so I'm thrilled that you all were here. I guess we need to decide whether we are going to have a second meeting, or not.

Ted Kanakos: I think it would be a great idea.

Barry Goodinson: But I think there's a lot of ground to be plowed here, but I think this was very helpful so thank you. This concludes the public hearing part and now we've got a business meeting. Please feel free to stay or you can go while we discuss more boring things. Thank you so much.

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

- a. Review and update of the Town of Milton's Comprehensive Plan. The main topic of this hearing will be discussion on the Town's historic district and community design guidelines. Discussions on other Comprehensive Plan related elements will be held if time permits.

- b. FY2015 Comprehensive Plan budget

Barry Goodinson: Actually I had a question about the budget. Have we heard back from the Council?

Kristy Rogers: No, that was my fault. I included the 2014 budget with the committee reports. There's not allowed to be a vote on committee reports. It was on the 18<sup>th</sup> agenda for a vote. There was a brief discussion. I don't think it will be denied, or not approved, but it's not official.

Barry Goodinson: Once it's approved, what's the process? So for example, the main operational obstacle right now for the survey is we need to pay for Survey Monkey; so logistically what's the process for that?

Kristy Rogers: Once the budget's approved, then we'll make approval based on those items.

Don Mazzeo: What was our Survey Monkey expense to be?

Barry Goodinson: \$300. And it's an unlimited subscription, so it could be used for a year, in any number of ways. So we could go back to it, if we had additional surveys, or if the Town or the Council or other Commission's wanted to use it, they could.

Don Mazzeo: That was my next question. Is it exclusive to Planning and Zoning or is it exclusive to Milton?

Kristy Rogers: Or to anybody that volunteers to assist.

Linda Edelen: Are you talking about the survey cost?

Barry Goodinson: Yes, \$300.

Linda Edelen: But I thought you buy more than necessarily your one survey?

Barry Goodinson: Right, so we buy...

Linda Edelen: So others could use... it doesn't have to be exclusive to us?

Barry Goodinson: Correct. Yes, the Town is buying a \$300 subscription, which is for the year; it's unlimited, so if other Commission's wanted to use it, they could.

Lynn Ekelund: Is the Town buying that?

Barry Goodinson: Does it come out of our money, or does it come out of the town's?

Lynn Ekelund: That's my question.

Barry Goodinson: Yes.

Councilman Coté: Did you have separate money from the Town?

Barry Goodinson: No.

Lynn Ekelund: We had \$10,000 from the Town.

Don Mazzeo: It's part of the 2014 budget. This is the balance, thereof.

Lynn Ekelund: No I was just wondering, is that coming out of our \$10,000; when you say the town is buying, so it's the Comprehensive Plan financing it, out of our budget?

Barry Goodinson: Right.

Don Mazzeo: It comes out of our budget, but it's still the town's money.

Barry Goodinson: Right.

Lynn Ekelund: I understood that, but I didn't know from what bucket it was coming.

Ted Kanakos: Are we getting maps? What's the deal with the maps? Weren't we supposed to have maps made?

Barry Goodinson: We are going to have to have... I'm trying to remember. What was the...

Ted Kanakos: Aren't the consultants are going to give us these maps?

Kristy Rogers: I think Mr. Godwin spoke about that being later in the Comprehensive Plan process; we would have maps after we have ideas for change. Then we'd have the maps produced. Now that's something that our engineer, consultant would provide.

Don Mazzeo: As well as University of Delaware still apparently has our maps on disk, I guess, or some type of electronic device.

Kristy Rogers: I think that would come from the team's budget, not from the...

Barry Goodinson: The budget they're considering is the current year budget, the 2014 one. My concern right now is just getting that in the Survey Monkey so we can move forward with that. Because operationally that's an obstacle.

Lynn Ekelund: We also want to make sure that we have money for the temporary help.

Kristy Rogers: That's what I was going to comment on. In 2015, the majority of the funds I see being used would be for the temporary help and for the Planner. By that time, I believe that the person that will help transcribe the Comprehensive Plan will be working a lot more than certainly now and we're going forward with the search \_\_\_\_\_ by the Planner, to start reviewing the draft.

Barry Goodinson: You and I can work together on that budget. I'd like to get a sense of what your thoughts are, in terms of the engineering. And that's \$10,000, as well? Is that correct?

Kristy Rogers: That's \$10,000.

Lynn Ekelund: I have one more question on that. Did we, according to Hal's tip, take the legal fees out of the review of the stormwater protection ordinance?

Barry Goodinson: Yes, we did.

Lynn Ekelund: We did? Okay.



- c. An Ordinance to amend Chapter 220 of the Town Code, Entitled “Zoning”, relating to amendments to the zoning code. Prepare and review written advisory report for submission to Town Council. This item was referred to the Planning & Zoning Commission by Town Council on July 7, 2014

Barry Goodinson: The next is the draft advisory report. So you've all had a chance to look at it and thanks, Don, for catching that typo and any other thoughts?

Lynn Ekelund: I have a couple. I'd sent them to you. I don't know if it was during the time your computer or your phone, or whatever, was not operational, so I didn't get anything back. The first one was the last sentence on the first page. The sentence is “After the Comprehensive Plan is completed, we recommend a comprehensive review of all Town Planning and Zoning Ordinances in light of the Plan's recommendations.” I'm just thinking since the Plan hasn't been written yet, that perhaps we ought to delete that. It seems a little presumptuous, since there haven't been any Plan recommendations. I know you're going to write them... but I just thought that might be a bit premature.

Barry Goodinson: Okay.

Lynn Ekelund: Second, was your second bullet under Reasons for Recommendations; “We believe the town should make use of the Best Practices mandatory, not optional.” I think it should be they should keep the use of particular knowledge and Best Practices mandatory; because it is mandatory now; we don't want to make it mandatory; we should keep it mandatory.

Barry Goodinson: Okay. Should keep. Okay, good, thank you.

Lynn Ekelund: And then the sixth bullet, where you talk about different and various advisory committee with the 4/5<sup>th</sup> majority vote. I don't think there are any other commissions which directly recommend findings to the Council. They're subject to any kind of a codified, super majority vote.

Barry Goodinson: Okay. So 4/5ths only applies to Planning and Zoning recommendations; is that correct?

Lynn Ekelund: That is my belief.

Don Mazzeo: And my belief is that there's no other in the State.

Lynn Ekelund: Well, for 4/5ths.

Don Mazzeo: Right, for the 4/5ths.

Lynn Ekelund: But their recommendation is to go from 4/5ths, to simple majority and I totally disagree with that.

Barry Goodinson: Sure, but we just were factually wrong that...

Lynn Ekelund: Factually, I don't think that's correct. I think where we can look at the difference between a simple majority vs.... maybe a 2/3 super majority, is appeals from, as you've spoken, Historic Preservation Commission, they'd go to a Board of Adjustment. The Board of Adjustment appeals go to the Delaware Superior Court. I just don't think it has a good checks and balance feeling to go from Planning and Zoning to Town Council by virtue of a simple majority vote. So if we could...

Barry Goodinson: I think basically the factual statement that where it says various advisory commissions, is not correct.

Lynn Ekelund: I don't believe it is.

Barry Goodinson: So I think if I rework that sentence, that basically says the framer's of the Planning and Zoning Ordinances understood that a high bar... and just make it specific...

\_\_\_\_\_ recommendations of the Planning and Zoning Commission...

Lynn Ekelund: Yes.

Don Mazzeo: Good.

Barry Goodinson: Okay, so I'll make those changes.

Lynn Ekelund: Okay and then at some point we were going to have a cover letter, accompany...

Barry Goodinson: Yes, I was going to do a cover letter and then I sent an email and I worked on it and to be honest with you, I was all over the map. I was having difficulty focusing, primarily because part of me was saying, look, we're in this together; we're volunteers; you're volunteers; use us as a resource and why would you say no, to additional help? So it was much more conciliatory. Concurrently, I was angry and wanted to say this is not okay, so I was having a hard time coming up with a letter, so I decided that what we've got here, we pretty much have said it all. I'm happy to give it another try, but a transmittal letter is not required...

Linda Edelen: Does that suggest that every time you do our advisory report, that we have to do a cover letter.

Don Mazzeo: No. No. Recognize this is also not the first time that Mayor and Council has received our recommendation. This is the second time in a "now formalized advisory report format". If they don't quite get it... I'm saying they, with Councilman Coté's presence, if they don't get it by now, a cover letter's not going to change their minds.

Barry Goodinson: Right.

Lynn Ekelund: Oh no, no, no. All I was doing is this is what we're looking at. There isn't a cover letter somewhere.

Don Mazzeo: I would agree with that.

Barry Goodinson: I decided not to do a cover letter.

Lynn Ekelund: A transmittal letter would be just with a particular date here.

Barry Goodinson: The other piece of the cover letter, part of me had thought...

Councilman Coté: Can I make an observation? Mr. Mazzeo's pointed out that this is the second time that this request has been made and it's essentially from two different Councils; members have changed, so it's from one Council...

Don Mazzeo: Are you talking about the Commission? Us?

Councilman Coté: No, I'm talking about the Town Council who referred this to you.

Barry Goodinson: Who are the changes, because it wasn't that long ago?

Councilman Coté: Excuse me.

Don Mazzeo: No they were the same.

Barry Goodinson: It's the same members, I believe.

Councilman Coté: There's been a new election, so...

Don Mazzeo: No, sorry.

Barry Goodinson: This is just a few months ago. No, because initially the last time we considered this was in December or January.

Councilman Coté: When was the election?

Don Mazzeo: March.

Barry Goodinson: And what changed?

Don Mazzeo: Nothing changed.

Councilman Coté: This is a different elected Council. Members are the same, but the election happened.

Barry Goodinson: Oh, okay.

Don Mazzeo: Okay.

Lynn Ekelund: That must be why we're confused. Just to get back to what you were say, Don. It is the second time and yet I am still completely in the dark, as to the reason that it was sent back to us the second time, other than here it is; because we had no cover letter, transmittal letter, transcript of the discussion that was held at a Council Meeting; it was just, here it is again. Do it better.

Linda Edelen: Didn't that in part come back to us, because they didn't believe that we had had a unanimous vote?

Lynn Ekelund: I think there was a rumor.

Linda Edelen: That was a rumor?

Barry Goodinson: Well, Marion specifically said to me, because it was not signed individually, there was concern that it was not unanimous.

Lynn Ekelund: You mean, they could not go back to the minutes of that meeting and read that it was?

Barry Goodinson: I know. I know. Right. But I also believe that if you read the transcript of the Council Meeting, when they voted, they thought they had passed it and then Seth said, oh no you didn't pass it, because it had to be a 4/5ths majority. So I believe that one member, in particular, thought that by voting against it, she was doing what she thought some people wanted her to do; and she would get the result that she wanted.

Lynn Ekelund: I have no doubt that Mayor Jones did it that way, because it was she that thought that when she voted no, thought that even though we put it in big bold letters, 4/5ths majority; but after that she said, because then as I recall the transcript, Vice Mayor Booros said well when is this coming back and it will be back.

Barry Goodinson: It will be back after the...

Lynn Ekelund: After there is a review by our engineer of the zoning ordinances. That review has not happened. Mayor Jones also instituted and I forget what it was, but it was a motion for re-argument and she was able to do that, because she was one of only two members; Councilwoman Parker-Selby was the other and she did not; Marion said that she did, but she withdrew that motion for re-argument, stating that long ago and far away, when she wasn't politically oriented, she didn't believe that the Mayor should be able to suspend Robert's Rules of Order and so she changed her mind. She got a little honor going for her. So, I'm still saying, I don't understand why it has come back a second time, so...

Kristy Rogers: In the minutes from the July 7<sup>th</sup> meeting would be helpful. They are approved now. This item is on the next agenda for the 19<sup>th</sup>, if you want to extend your discussion, I can provide the section from the 7<sup>th</sup>...

Barry Goodinson: We want to get this thing approved, so we can get it back to the Mayor and Council as soon as possible. I think it's a mystery to us why it's being re-presented, other than they didn't like the outcome the last time and they're going to try a second time.

Don Mazzeo: It's still going to require a 4/5ths vote for them to overrule it.

Barry Goodinson: Right.

Lynn Ekelund: Yes.

Don Mazzeo: You need a 4/5ths vote to overrule, to make it a majority.

Barry Goodinson: I know.

Councilman Coté: I would just like to make an observation. My recollection. My recollection was the first time it was a simple "shall" to "may". It didn't have a two part change.

Don Mazzeo: That's true.

Barry Goodinson: That's correct.

Councilman Coté: The second time, it had a two part change and as Mr. Mazzeo pointed out, Milton may be one of, if not the only one of two, or if not the only town in Delaware, that requires this super majority override.

Don Mazzeo: And that makes us very unique, doesn't it? It brings us to the forefront.

Councilman Coté: It makes us unique and we've done a lot of talking about well Lewes works and Lewes is a simple majority, to override.

Linda Edelen: Barry, do you think it would be overkill to have everybody sign this? I think it's almost acknowledging something that I don't really want to do. So I just want to know how everybody else felt.

Barry Goodinson: Where we did say unanimously through a roll call vote, under the recommendation, so I think, the transcript would support that.

Linda Edelen: Of course.

Barry Goodinson: I think what I would like to do is just ask that we approve this, with those changes to the last paragraph on the first page; changing the second bullet from "make" to "keep"; and then the second to the last bullet above the Conclusion, making it specific to the Planning and Zoning Ordinances; so with those three changes...

Don Mazzeo: Mr. Chairman, I would make a motion to approve the advisory report as revised, in that this would be forwarded to Mayor and Council for action at the next Council Meeting.

Lynn Ekelund: Second.

Barry Goodinson: Any further discussion? All in favor say aye.

Lynn Ekelund: Let's have a roll call vote on this.

Barry Goodinson: That's an excellent idea.

Linda Edelen: Does Ted vote on this, even though he did not vote on the original?

Ted Kanakos: I voted when it was unanimous the last time. My vote was in that one.

Barry Goodinson: Yes.

Linda Edelen: It was. I'm thinking of the one... Okay. Alright. Sorry.

Ted Kanakos	Yes
Lynn Ekelund	Yes
Linda Edelen	Yes
Don Mazzeo	Yes
Barry Goodinson	Yes

Barry Goodinson: It has passed unanimously, so I will take care of getting this... I'll do that this afternoon and get it to the Council.

Kristy Rogers: \_\_\_\_\_ will not be available when Council will receive your advisory report on September 8<sup>th</sup>, so it would be helpful if that was a discussed point from before

\_\_\_\_\_...

Barry Goodinson: Okay.

Lynn Ekelund: I think perhaps we could prepare an affidavit for you to sign; it could be notarized. I think it needs to be notarized actually, that would be more...

- d. Planning logistics and potential dates for additional public hearings/meetings and possible

changes to approved schedule

Barry Goodinson: Related to that, Kristy let me know that the August 23<sup>rd</sup> public hearing takes place the same day as Bargains on the Broadkill, so do we want to reschedule that? Then related to that also is do we want to have a second discussion about Historic Preservation?

Linda Edelen: Do we have a meeting next week?

Don Mazzeo: Yes, we have a standard meeting next week.

Barry Goodinson: Oh and Kristy said that there is nothing else on that meeting. There were no applications.

Kristy Rogers: There were no applications received, so I duplicated today's agenda and adding if you needed to discuss this Ordinance; there is certainly an agenda posted to have the meeting. It's up to you if you...

Linda Edelen: It includes the Comprehensive Plan?

Linda Edelen: Generalized?

Kristy Rogers: Yes.

Don Mazzeo: But without public notification of the general topic...

Barry Goodinson: We couldn't discuss anything specific, right?

Lynn Ekelund: There's no public hearing posted for next...

Don Mazzeo: Public hearing but without a specific area of concern that we might want to be targeting. It would be difficult for the public just to pop in and talk.

Ted Kanakos: So there's nothing on the agenda and no ability to announce what we might...

Barry Goodinson: Yes, so we couldn't move what was scheduled, which I can't remember now on the 23<sup>rd</sup>, to the 19<sup>th</sup>?

Linda Edelen: But could we meet with say Hal and could we get a kind of throw things together and figure out how far have we come?

Ted Kanakos: Have a workshop?

Barry Goodinson: Yes, well we did talk about having a catch our breath meetings...

Linda Edelen: We have one of those.

Barry Goodinson: And this might be an opportunity.

Lynn Ekelund: This might be a good opportunity.

Barry Goodinson: Yes.

Linda Edelen: Yes.

Barry Goodinson: Okay, why don't we plan on meeting then and make it a workshop meeting and hammer out the actual writing of this thing.

Linda Edelen: Hal's been working on the writing?

Barry Goodinson: Yes, Hal has been working on some...

Linda Edelen: For Transportation and...

Barry Goodinson: And I've been working on some and I'll work on writing up some of this stuff from today; although if we're going to be having another meeting, I don't know... but I need to be writing up...

Lynn Ekelund: If we're going to have another Historic Preservation meeting, which I'm not opposed to doing, what would the general topic of that meeting, be?

Barry Goodinson: That's the thing. We covered quite a lot today.

Linda Edelen: How about the mapping, the district increasing or decreasing?

Lynn Ekelund: I think we covered a lot of ground.

Don Mazzeo: Remember, this is a Comprehensive Plan. This is not writing your Ordinances.

We've got to be careful that we're not overstepping the boundaries of Comprehensive Plan Review, going into Ordinance Review. I would suggest that perhaps in the future if we really want to get into the meats and potatoes, we do that and we go into the Ordinances regarding the Historic Preservation District; rewriting it, reemphasizing, whatever the case may be, but don't try to start writing Ordinances at this point in time.

Lynn Ekelund: Oh no I understand that, but how about expansion; discussing possible expansion as a general topic.

Don Mazzeo: Yes.

Linda Edelen: As a general topic for the plan.

Barry Goodinson: Yes and the thing we did not cover too, was the whole design standards in the public sphere; because there have been conversations about streetscape and making sure that we're consistent with signage and streetlights and all of that stuff, which seems a little bit..

Don Mazzeo: That's almost getting down into your Ordinances now.

Lynn Ekelund: That's like nuts and boltsy to me.

Barry Goodinson: Exactly. Yes.

Lynn Ekelund: Whereas not more generic like expanding, or not expanding. I'm just wondering if we would have a big bold topic that would attract people to come to a Part 2.

Barry Goodinson: That's a good question. I don't know.

Ted Kanakos: Well most of what we're doing is what we would like to see. It's like between "may" and "shall"; what we shall see; what we may see.

Don Mazzeo: This is the time to do "I'd like to see's".

Ted Kanakos: We also have an Ordinance Committee's that rewrite Ordinances and things like this, in all areas. I think Virginia Weeks is on one of those. Isn't she?

Don Mazzeo: No, the Ordinances Committee's are no longer functioning.

Ted Kanakos: I was wondering...

Kristy Rogers: The Charter and Ordinance Review Committee is currently meeting, but at this point they're still in the Charter; they're still reviewing those sections...

Don Mazzeo: Of which I am a member of that Committee.

Ted Kanakos: So you're not doing anything.

Don Mazzeo: No, we're doing the Charter first. We're finally getting to Section 20, I think at this point.

Barry Goodinson: Out of how many?

Don Mazzeo: Lots.

Barry Goodinson: So what are your thoughts? Do we do the same meeting with a different group of people; do we do a second?

Don Mazzeo: Have we announced a second meeting, or it was only at the suggestion of the Mayor?

Barry Goodinson: It was only at the suggestion of the Mayor.

Don Mazzeo: We fleshed out a lot of stuff here; more than enough to comment on and put down on paper. We can go all over it again and then, I don't know if it's necessary.

Barry Goodinson: I agree. I agree. I think that we had a pretty substantive conversation here.

Linda Edelen: Wasn't it in part because we might only have a few people; that the Mayor was saying you really... But we had a lot of people, with a lot of ideas.

Don Mazzeo: I think if you had another meeting, you're going to wind up with probably 80% of the same people and the other 20% are going to listen anyway. I'm not saying that in a

negative way. I'm just saying it's going to be the old 80/20 rule.

Barry Goodinson: I agree.

Ted Kanakos: 80/20, it's four people.

Barry Goodinson: It sounds like we don't feel there's a need for a second one.

Ted Kanakos: I don't.

Don Mazzeo: I would suggest that we don't also.

Linda Edelen: No.

Barry Goodinson: Okay.

Ted Kanakos: Maybe we should have a workshop, just to restructure where we're going; find out where we've come from; structure the meetings.

Linda Edelen: That would be next week, Tuesday.

Lynn Ekelund: That would be Tuesday.

Linda Edelen: And would Seth not be there?

Don Mazzeo: We'll refresh our way forward. Was that listed as a public hearing evening or just a business meeting?

Kristy Rogers: Not the 19<sup>th</sup>. It's just a regular Planning and Zoning Meeting.

Don Mazzeo: Alright, so the public can be here and as chairperson, if they have a comment, certainly if it's pertinent to the conversation; otherwise it's like they're there, but we're here and I would also suggest that instead of this layout, we do a little horseshoe.

Barry Goodinson: I agree.

Don Mazzeo: If we can make that happen, please.

Barry Goodinson: I always feel like we're The Last Supper, sitting up here like this.

Lynn Ekelund: Especially for a workshop.

Linda Edelen: I was just asking if it's a regular meeting, does that mean Seth is here?

Kristy Rogers: Seth would be in attendance. I will ask that you make that decision, if you still would like Seth to be here, if you have questions for the Comprehensive Plan process. Generally he would be here for the Ordinance. Now that you've voted on that already.

Barry Goodinson: I don't know if there's any need for Seth.

Don Mazzeo: Do we have any Ordinances that we're going to be looking at? No.

Kristy Rogers: No.

Don Mazzeo: We put forward the drinking water safety... whatever that thing that Hal worked on, that's back at Council level, at this point. Is it not?

Kristy Rogers: Yes.

Linda Edelen: I think the last time when Seth wasn't here, we had a bunch of questions, but they almost all related to what had occurred at the Town Council Meeting and nobody could...

Barry Goodinson: Right, because it was when we were working on this.

Ted Kanakos: I have a question. We've had experts come for different meetings. Russ McCabe now, is that our expert and it's over with, or is there someone else on line for Historic Preservation?

Barry Goodinson: That was the challenge. I was trying to get someone...

Ted Kanakos: We had Michelle and we had him as experts. He was the expert, but I don't know that we learned much about it.

Linda Edelen: We have from Lewes, we can bring in.

Barry Goodinson: We could call Mike DiPaolo.

Lynn Ekelund: If we did want to talk about and I'm just saying if we wanted to talk about

expanding the Historic District, I think that's where Allison would fall into play, more than just the limited amount of things that she had. I'm not saying that we have to do that, but if we're going to have a Part 2, in Part 2 I'd like to see that discussed; but I'm not saying have a Part 2 just for that.

Ted Kanakos: How about someone from the University of Delaware who are doing these surveys? Don't they have someone that could come down and help us? I remember last year they were going all over town taking pictures and they were in my backyard taking pictures and things.

Barry Goodinson: Yes.

Lynn Ekelund: That was that first part, that they showed the map.

Ted Kanakos: I said what are you doing? He said, we're taking pictures. I said alright, but the thing is, there are people who are concerned enough to focus on our town and we invite them in, so maybe they could give us a little more information on some basic things that we're really looking at.

Kristy Rogers: I have their contact information, if you would like to reach out to them?

Barry Goodinson: What is it the Center for Historic Architecture and Design ("CHAD")? Is that what it is?

Kristy Rogers: Yes.

Barry Goodinson: Why don't we get in touch with them. I can call and see what kind of dog and pony show they could put together for us.

Lynn Ekelund: I certainly don't want to meet just for the sake of meeting.

Linda Edelen: So now we're doing a second one?

Barry Goodinson: We don't know yet.

Don Mazzeo: Maybe.

Linda Edelen: We're still thinking about it. For Tuesday though.

Don Mazzeo: That's not for Tuesday. Some time in the future.

Linda Edelen: Will we make a decision Tuesday?

Barry Goodinson: Make sure we bring our calendars and I'll make sure I'll have the list of remaining meetings, so then we could reschedule one on the 23<sup>rd</sup>.

Ted Kanakos: Hal also has a lot of resources. Should we go through Hal to find out that group, or maybe someone else he could also bring in? I don't think we had a lot of expert testimony with regards to our needs on this issue. I thought Russ was going to give a whole laid out plan, or something, a little more specific.

Barry Goodinson: I don't know where this falls out, I don't know if it's in the Comprehensive Plan, but the thing we heard and honestly, we added this as a bullet point here was the need for specifically trained staff around these issues; whether it be an architectural historian; either it be somebody on a contractual basis; but also the Project Manager could be, or should be someone who really knows the Secretary's Standards and understands them and is able to make them understandable to the public.

Ted Kanakos: Is this the equivalent of Robin Davis?

Barry Goodinson: The Robin.

Don Mazzeo: That's the title.

Ted Kanakos: So that should be in the next person's job description; they should have some background on that.

Don Mazzeo: We would expect.



Barry Goodinson: We did address this.

Lynn Ekelund: Yes we did.

Barry Goodinson: It's what we heard from people repeatedly, is they ask questions; they're told information and then come back and are told something different...

Don Mazzeo: By a different staff member, or other member of the Commission's...

Barry Goodinson: Or the same staff person, who just didn't remember what they told him the last time.

Don Mazzeo: We don't want that. So Tuesday's meeting is going to be a workshop?

Barry Goodinson: Yes.

Don Mazzeo: And specifically where are we going to target our conversations? We can't just walk in here with a blank piece of paper and not know where we're going.

Barry Goodinson: I'll talk to Hal about... this is getting to your concern, Don, about what is it we're getting stuff on paper and then sort of responding to it. So I'll see what he's done on the outlying areas and the transportation. We did say that we're probably going to have to bring another person in to discuss transportation, because that was such a disaster.

Don Mazzeo: Because the first one was that bad.

Linda Edelen: Was it also growth areas that we're in?

Barry Goodinson: The growth areas. Yes.

Don Mazzeo: That one is extremely important, I think.

Lynn Ekelund: I agree.

Ted Kanakos: Who do we bring in for that. I remember when Lawrence Lank was here, the first time.

Don Mazzeo: That was the evening.

Barry Goodinson: That was it, with Lawrence Lank here.

Ted Kanakos: Is he coming back?

Don Mazzeo: No.

Barry Goodinson: No.

Lynn Ekelund: No.

Linda Edelen: Are we having anybody back?

Barry Goodinson: No.

Don Mazzeo: Or does it mean that we need a conversation, the workshop, to discuss what was presented and put our thoughts to paper?

Lynn Ekelund: That's what I think we need.

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

Lynn Ekelund: That's where I'm going and with transportation, I think we could see... there were a couple of things, that I think we were able to glean from the transportation, but I think we ought to see what it is we think we need, with the next presentation, because the TID's are very important to me and I think they're important for the Comprehensive Plan, the PLUS review said if you're interested in the TID's, you put it in the Comprehensive Plan or they're not there.

Don Mazzeo: Put it in.

Linda Edelen: Or you can't do it.

Lynn Ekelund: So I think we've got to get a handle on that; then that's something I think we have to sit down, as a group and say okay, this is what I think; this is what I think. I think it's more rehashing what we have done; because we've got to be at the one-third point, right now.

Don Mazzeo: I think.

Linda Edelen: Oh, I think so.

Lynn Ekelund: So we've gone through a third of this process; what do we have to show for it? What do we need to get something to show for that one-third that was done?

Barry Goodinson: Those two conversations are the ones that are most troubling to me, because I feel like the Core Values, I've pretty much got that section written... because we've heard the same stuff. It kind of wrote itself.

Don Mazzeo: And if you listen to what was going on today, those Core Values are just coming... dovetailing right behind one another. Keep coming.

Lynn Ekelund: I thought the same thing.

Barry Goodinson: Yes. I'll bring a draft of the Core Values Section.

Lynn Ekelund: Could you shoot a draft before then, so we can see it in advance and get a feel?

Barry Goodinson: Absolutely. So we'll do that, but I think digging down on the Growth Areas and the Transportation... first of all, those are areas from a technical standpoint that I don't really understand. You guys have been dealing with this longer and I am not sure I fully understand it all and so I felt like there was probably stuff being said by implication, but not explicitly, that I was completely missing, that you guys probably...

Lynn Ekelund: Those are the two areas where I feel most comfortable.

Barry Goodinson: Good. Okay.

Lynn Ekelund: And I have the most questions.

Don Mazzeo: And I've got the background.

Barry Goodinson: Alright, perfect. Great.

Don Mazzeo: So between the six of us, we're figuring it out. The river is still the big one.

Barry Goodinson: The river is a big one and actually what's his name?

Ted Kanakos: Who comes for there? DNREC will come up for the river?

Linda Edelen: We did the river.

Ted Kanakos: For the river, specifically, who handles the river?

Barry Goodinson: Well we had the folks from DNREC come.

Lynn Ekelund: Do you mean who like hands on? Or who's going to do a presentation?

Ted Kanakos: No, who's going to be our expert on the river?

Lynn Ekelund: They were here.

Ted Kanakos: They didn't mention much on the river, I mean. I thought it would be one whole... did I miss a meeting?

Don Mazzeo: Yes, you must have missed a meeting, Ted. You had to have, because...

Ted Kanakos: When was this?

Barry Goodinson: It was the meeting about the river.

Don Mazzeo: It was a specific one.

Ted Kanakos: I wasn't here. Was it before I was appointed?

Don Mazzeo: You might not have been appointed yet.

Barry Goodinson: No.

Linda Edelen: No, he was.

Kristy Rogers: It's been the last month, I think.

Linda Edelen: You just weren't here.

Barry Goodinson: You might have just missed it.

Lynn Ekelund: You just weren't here. It was at the Fire Hall.

Barry Goodinson: It was at the Fire Hall.

Lynn Ekelund: It was at the Fire Hall.

Ted Kanakos: I wasn't there.

Don Mazzeo: I could look back at that.

Barry Goodinson: It was, what's her name, Love? Susan Love.

Lynn Ekelund: Susan Love and her sidekick and then another guy.

Ted Kanakos: Oh, okay, I'm sorry.

Barry Goodinson: They were fantastic. They were great.

Lynn Ekelund: I thought they were a great tag team.

Barry Goodinson: You would remember, because you would have wanted to throw yourself into the river, after the meeting, because they simply... the river's coming up and the town is sinking and we're all...

Ted Kanakos: We still get this flooding. The water keeps coming up with the flooding.

Barry Goodinson: It was so depressing.

Ted Kanakos: I was going to say, hey flooding is historic. Leave it alone.

Don Mazzeo: It's in the Historic District, so therefore we can't change it.

Barry Goodinson: Well that was very interesting. Somebody made the point, Mary Schwanke made the point, that the Historic District is far enough away that back in the day, they gave the river wide berth, to kind of do it's thing.

Ted Kanakos: It's been flooding for 200 years.

Don Mazzeo: It's only recently that we've built in it.

Ted Kanakos: What I found is the confusion about the flooding is the flooding that happens once every 5-10 years that floods the movie; and the flooding of that parking lot. Everybody considers flooding, because there are many people who have moved here and they've not seen a big flood. It's only that when the parking lot floods. You know, when that floods and there's a storm, there's nobody out shopping downtown; it doesn't affect the Town Center, at all. It will drain in 24 hours. Who gets affected, Bodie's? There's nothing here. More people will come in to see the flood, then to purchase anything. So there are two different things.

Barry Goodinson: That meeting was pretty substantive and they brought maps.

Ted Kanakos: I'll be darned. I don't know why I wasn't there. That's the one I would have liked to... Do we have notes on that?

Barry Goodinson: We do and she sent me her PowerPoint; I'm pretty sure she did.

Ted Kanakos: I'd love to see that.

Don Mazzeo: She said she would.

Ted Kanakos: Okay.

Barry Goodinson: But we're going to go back and look at it again from the enviro-recreation perspective and then also, we're having a special meeting on Front Street, which is basically the extension of the river.

Ted Kanakos: Water on road?

Don Mazzeo: Yes.

6. Adjournment

Don Mazzeo: Mr. Chairman, a motion to adjourn?

Lynn Ekelund: Second.

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

meeting adjourned at 3:30 p.m.