

**Minutes of the Special Review Meeting
Milton Library, 121 Union Street
January 30, 2020, 3:00 PM**

A meeting of the Special Review Committee to continue discussions on the annexation petition from Milton Attainable Housing, LLC for six parcels located near the southwest corner of Broadkill Road and Country Road. The meeting was called to order by committee Chair Mike Cote' at 3:00 PM.

Present at the committee meeting were: Richard Trask, Town of Milton Planning and Zoning Commission Chair; Mike Cote'; Town of Milton Councilman, Emory West Jr., Town of Milton Councilman; Kristy Rogers, Town of Milton Town Manager; John Collier, Town of Milton Project Coordinator; Preston Schell, Partner Milton Attainable Housing LLC, Eric Sugrue, Partner Milton Attainable Housing, LLC, Zack Crouch, Professional Engineer, DBF Inc., Tom Quass, Town of Milton Project Coordinator, and Greg Wingo, Milton Public Works

Approval of the minutes from our last meeting, motion by Emory West and seconded by Richard Trask – no dissenters.

Next on the agenda was a question and answer and discussion period with Milton Attainable Housing members. Based upon a series of questions that were developed in our last meeting the committee attempted to quantify the scope of the project in question.

The scope of the project, identified by Mr. Schell, was to build a community of rental properties that addresses the demographic makeup of local working people and retirees that wish to move into the area but prefer not to purchase a home. Mr. Schell also indicated that the community be located near shopping areas with easy access to the amenities of the Town of Milton – the community would be modeled after, but not exactly, the Schell property of Beach Homes Dunes in Lewes.

The community would be comprised of two-story rental townhouses (71 in total) and three-story rental units (168 in total). Mr. Schell also indicated that if the housing market changes some of the properties could be provided for sale. The desire zoning for this portion of the community is R-3.

The community was to be buffered from adjacent neighborhoods with berms and landscaping to provide privacy to the residents. The community would have walking paths that would avoid traffic and driveways ensuring a high degree of safety of the residents.

As part of the mixed-use community commercial lots will be available for residential-friendly businesses to be located on the Rt. 16 frontage. To date, no businesses have signed on to the project. The desire of this section of the community be zoned C-1.

There was a significant discussion around the desire by Mr. Schell to drill a water well to support the landscaping throughout the community. Mr. Schell indicated he could not pay the going rate for Town of Milton water for the landscaping for the community. Mr. Wingo indicated he could not support the request for a well on the property. Mr. Schell tried to indicate that if there was not a possibility of a well, the community would not have sprinkler systems and an appropriate landscaping package would ensue. He indicated this could affect the desirability of the community. The installation of a well would have to be submitted to the Milton Town Council.

Also, in our discussion Mr. Schell indicated that a full-time manager would be onsite to support the needs of the community and its residents. A question was asked if the community and its infrastructure would eventually be adopted by the Town of Milton – the indication was that the community would be held as a private community and managed in every respect by Milton Affordable Housing, LLC. Under these conditions the Town of Milton would require an easement for water pipes and their maintenance – it is assumed the same would also be true for Tidewater for sewers.

The amenities for the community include a clubhouse with a fitness center and an outside pool and pool house. In addition, a Tot Lot with playground equipment will be installed and an open recreational area will be available for older children. The community will also have a Dog Park. There is no indication of tennis or pickleball courts for the community.

The discussion continued around who will be providing the electric utilities for the community. John Collier has committed to research this issue.

As mentioned before but important to reiterate the streets and lighting systems for community will not be adopted by the Town of Milton. Also, other services, such as snow plowing, etc. will not be the responsibility of the Town of Milton.

Next on the agenda was a discussion with Greg Wingo, Town of Milton Public Works. According to Mr. Wingo, there should be no impact on the Town services like parks and recreational areas. Mr. Wingo needs to see the latest plans for the design of the community to evaluate usage and capacity. Zach Crouch from DBF is providing the latest plans. After Mr. Wingo reviews the new plans, he will provide fees and usage numbers for the commission.

For other issues, Mr. Wingo indicated that there will be a need for an easement for water utilities (20Ft.). Also, there will be a need for sidewalks on Bay Avenue that could possibly extend to Union Street, providing connectivity to the rest of the town (this is a goal of the Comprehensive Plan). Also, on Bay Avenue turn lanes will be required to be installed by the developer to ensure traffic safety along the street.

The Special Review Committee meeting was adjourned on a motion by Emory West at 5:10 PM.