

March 11, 2020
P&Z Summary

Members Present: Dick Trask, Lynn Ekelund, George Cardwell, David Allin, Maurice McGrath

Also Present: John Collier, Tom Quass Town Coordinators, Seth Thompson Town Attorney

John Pardee Attorney, Chris Selzer Landmark engineer,

Additions and corrections to agenda,

Motion to approve, By George Cardwell, 2nd by Lynn Ekelund

Vote to approve, Unanimous

Old Business: Application by Landmark Science and Engineering For a Zoning change of property at Mulberry St. and Willow St. from R1 to C1.

The presentation by the attorney representing the applicant, referred to all of the necessary applications to the various state agencies that would be needed for this project. Including presentations on Deed restrictions.

Mr. Selzer from Landmark, spoke about his and his wife's long time relationship with the Town of Milton. His Mother in Laws work as a nurse at Beebe Hospital and as a home care Nurse taking care of residents of the town. And the reason to name the facility after this lady.

Then a further presentation on traffic associated with this project and the projected numbers by a DELDOT study. There was much discussion and many pointed questions on this subject put forth by members of the commission to Mr. Pardee. And not always with answers that were considered to take in the safety of our citizens. The DELDOT numbers were not considered by some members of the commission to be realistic.

The DEclaration of Covenants and Restrictions when presented to the commission by Mr. Pardee, were very disturbing in that they were not complete and left too many questions. The commissioners had many questions and much discussion with both Mr. Pardee and Mr. Thompson about this document. First that it was incomplete, also that as written the neighbors to facility would have no recourse for grievances, but to go to litigation. This was found to be unacceptable to many of the commissioners.

The letter sent in to commission by Beebe Hospital was also found to be disturbing in that it seemed to be a bit harsh. There was also much discussion on this topic.

The proximity to the new wellhead, and runoff of impermeable surfaces led to much discussion. With many questions being put to the applicant representatives.

Even with the DENREC plan to have the runoff be put into rainwater ponds and the presumed absorption into the soil. The proximity to the wellhead had many concerned.

With reference to the Comprehensive Plan where this may be an acceptable project. The changing of the document is not to be taken lightly as was discussed at this meeting. It was referred to as a living document, that while it can be changed to do so must be done with a lot of thought.

Reference was also made to Sec. 220-4 that a building must be built with the character of the community, the architecture, size and history to be seriously considered.

A motion not to change the Zoning of this property and ask for an advisory report was made by George Cardwell 2nd by Lynn Ekelund Vote:UNanimous

Submitted by Marvin J. Gidycz