

June 22, 2021  
Planning and Zoning Meeting Summary

Members Present: Dick Trask, Larry Lieberman, Lynn Ekelund, George Cardwell, Don Mazzeo, Andy Gogates, Maurice McGrath

Also Present Tom Quass - Town coordinator, Vincent Robertson - Town Attorney, Brian Miller Town Engineer, Sam Garde - Town Council, Sarah Coakley - DELDOT Representative, Tim Willard - Attorney Fernmoor Homes, Chris Pfeiffer - Engineer G.M.B.

Call to Order: Dick Trask

Roll call of Members: All Present

Additions and Corrections to Agenda: None

Approval of Agenda, Motion by George Cardwell 2nd by Lynn Ekelund

Approval of Synopsis Minutes: Question by George Cardwell that the motion to accept conditions for the Milton Attainable Housing had been omitted. Motion to approve with conditions by George Cardwell 2nd by Lynn Ekelund, had been left out. My apologies, for the omission.

Motion to accept Synopsis as amended by George Cardwell 2nd by Lynn Ekelund

DELDOT T.I.D. Presentation by Sarah Oakley

Ms. Oakley gave an in depth and informative presentation on the plan for the Traffic Improvement District plan that is a long term outlook on future traffic in the general area. Also how The Town could get involved to coordinate development, land use, and traffic flow with both the County government and DELDOT. This is a long term plan and depends on a variety of factors in possible future development and possible land use.

Old Business

Fernmoor Homes At Heritage Creek Phase one Preliminary Site Plan Approval

Chris Pfeiffer speaking for the applicant spoke to questions that had previously come from the commission and the Town Engineer. He stated that the entrance road curve had been reduced so that traffic coming in off of Route 5 would be safer. Railings would be installed instead of lower guard rails.

Dick Trask asked about the rooftop disconnect to grass areas listed on the plans. It was explained that this would be water runoff from gutter downspouts to spread rainwater onto the grassy areas.

George Cardwell asked about the directional drilling for water and sewer lines going into the main Heritage Creek area. And where it would come out, and if any plots would be affected. Tom Quass stated that the individual plots where the drilling would be done, entrance and exit, will show detailed slope and area of each on the final plans.

The road plan will reflect all gutter heights in areas and the roads will be graded so water flow will go across the streets to go into the storm drains.

George Cardwell asked about street lighting crosswalk designations on the streets. For the safety of residents and so drivers can see pedestrians. Street parking will not be allowed in this part of the development. Also will the areas around the stormwater ponds be considered open space for residents to be able to walk around? Mr. Pfeiffer said yes they would be, but the plan was for the ponds to be dry ones.

Dick Trask stated that the commission wanted there to be a twenty foot buffer, between the new and existing parts of the development. With as many of the existing trees to stay as possible.

Brian Miller stated that all comments had been addressed, but that not all of the letters of approval from the various state agencies had not yet been received by the applicant.

Mr. Sam Garde asked about the traffic entering from Route 5, would there be a left turn lane at the entrance? Mr. Pfeiffer stated that the DELDOT vehicular trip count did not warrant a left turn lane. He also stated at this time that the developer was designating this a 55 plus community. No one on the commission recalled that this had been brought up before.

Motion to approve, with these conditions. That all future plans for phase One show a clear designation that this will be a 55 plus community. All crosswalks will be placed in safe places on the streets so as to meet Town code. That all letters from all agencies are received, and to include preliminary plat approval.

Motion by George Cardwell 2nd by Don Mazzeo

Vote to Approve: Five Aye, Two Abstain.

Motion to Adjourn: By George Cardwell 2nd by Don Mazzeo

Submitted by Maurice J. McGrath

Accepted and approved at the 20 July 2021 P&Z Commission meeting.