

Minutes of the Special Review Meeting
Milton Library, 121 Union Street
The Granary at Draper Farm
September 14, 2021 10:30 AM

A meeting of the Special Review Committee continued discussions on the annexation petition from Sand Hill, LLC and Su-Sax Acres, LLC for the large-scale development of The Granary at Draper Farm.

Present at the committee meeting were: Richard Trask, Town of Milton Planning and Zoning Commission Chair; Kristy Rogers, Town of Milton Town Manager; John Collier, Town of Milton Councilman, Lee Revis-Plank, Town of Milton Councilwoman, and Tom Quass, Town of Milton Project Coordinator.

Also present at the meeting was Zac Crouch, Engineer DBF Engineers Ben Bartlett, CEO Convergence Investments, and John Thaeber, Artesian Water of Delaware.

Also present at the meeting were a contingency of residents that expressed an interest in the project.

Call to order by Mr. Collier at 10:32 AM

The intent of this meeting was to review the report provided by Mr. Greg Wingo, Milton Public Works Supervisor and to get feedback on questions that have been posed concerning the Granary community development.

Artesian Water of Delaware

First to the podium was Mr. John Thaeber from Artesian Water of Delaware. Mr. Thaeber briefly announced the recent news of Artesian Water purchasing Tidewater Environmental Systems and how their company would support the build-out of the proposed Granary community. Mr. Thaeber first indicated that any corporate discussion pertaining to the sale of Tidewater Environmental Systems was not available at the current time. However, Mr. Thaeber did comment on how Artesian Water can provide the necessary infrastructure support to the Granary as part of their regional system for the Milton area. Mr. Thaeber indicate with existing infrastructure along Rt. 30 and also along Huff Road, Artesian will be able to support the infrastructure necessary for the proposed community. Artesian currently has approvals to extend their regional system to the SRRF Pond area on Rt. 30. Artesian is proposing to build a waste treatment plant near the SRRF area but plans are not finalized at this time.

Convergence Investments

Next to the podium was Mr. Ben Bartlett, CEO of Convergence Investments. Mr. Bartlett discussed some proposed changes to the cite based on feedback from previous meetings.

Initially, the proposed EMS area was located in the commercial area along Rt. 30. Questions arose whether this was close enough to the Town of Milton to provide the necessary EMS support. Mr. Bartlett proposed relocating the new EMS area to a location on Lavinia Road, closer to the Town of Milton.

Discussions moved to the roads for the community. Mr. Bartlett indicated DeIDOT has control over the access roads leading to and from the proposed community. Convergence will coordinate with DeIDOT to ensure that they meet the necessary requirements defined by DeIDOT.

Mr. Bartlett indicated that the intersection of Sand Hill Road and Lavinia Road was considered the “front door” to the community. This decision puts the community in close access proximity with the Town of Milton.

The next discussion was centered around the phases of development. Convergence and DBF provided a graphic to the audience identifying the course of development. Mr. Bartlett indicated that development would follow a North-South orientation, allowing for the most efficient development option. As a result of this plan, construction roads would be located off Rt. 30 to minimize construction traffic through any residential areas. This plan would also minimize any areas of concern for the Town of Milton when streets are to be accepted into the Town. It is the intent of Convergence to have the Town take over all major and minor streets in the community.

Rough estimates for the buildout are projected to be over a twenty (20) year period. Each phase will have a varied number of houses based on the size of the phase and market pressure. As phases are being developed neighborhood retail and clubhouses will be built to support the existing residents. These entities can be located in other phased areas but close enough to support residents.

A discussion ensued about the internal major and minor streets within the community. Mr. Trask indicated that wide streets were preferable based on parking issues and access of emergency vehicles.

A discussion ensued with Mayor Kanakas, present as part of the audience, with the number of houses that were to be built in a given year. Mayor Kanakas indicated that he thought the maximum would be 60 houses per year but that idea was not in accordance with the proposed phased approach of the plan. Mr. Bartlett indicated that the market will define the number of houses built and that each phase would have sub-phases to ensure efficiency is maintained.

A question was proposed as to the size of the houses in the community. Mr. Bartlett indicated the goal is to build, on average, 2,500 sq. ft. single family houses and 1,500 to 2,000 sq. ft. attached homes.

Public Works Report

Ms. Rogers handed out the draft of the Public Works Department. However, due to medical reasons, Mr. Wingo was not able to attend and present his report. The report was entered into the record and would be discussed further. Details of the draft report is available form Town Hall.

The next meeting of the Special Review Committee is scheduled for Sept 27, 2021 at 4:00 PM at the Milton Library.

Motion to adjourn was made by Mr. Trask and seconded by Ms. Revis-Plank.