

Minutes of the Special Review Meeting  
Milton Library, 121 Union Street  
The Granary at Draper Farm  
October 7, 2021 4:00 PM

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; John Collier, Town of Milton Councilman; and Kristy Rogers, Town Manager.

Also present at the meeting was Zac Crouch, Engineer DBF Engineers; and Sean O'Neill Policy Scientist, IPA University of Delaware

Councilwoman Revis-Plank was not in attendance due to a clerical error of not receiving the meeting notice until the actual start time of the October 7 meeting.

Call to order by Mr. Collier at 2:25 PM

Motion to approve the agenda as written made by Mr. Trask and seconded by Mr. Collier

Motion to approve the minutes from September 27, 2021 by Mr. Collier and seconded by Mr. Trask.

The intent of this meeting was to hear a preliminary review of the cost/benefit analysis developed by Mr. Sean O'Neill. The report covers the span from 2024 (proposed onset of building) to 2043 (proposed end of the buildout). Details of the report, when submitted to the Town of Milton, will be available from Town Hall.

A presentation was provided to the committee by Mr. O'Neill on the development of the cost/benefit analysis for the Town of Milton concerning The Granary at Draper Farm. The intent of the preliminary presentation was to generate questions and comments that could be used to finalize the cost/benefit analysis. The final report is due for the Town Council Meeting in November.

The basis, and most critical aspect of the report is the cost of the different housing types in the proposed community. This metric will be the basis for any and all criteria that will be deduced from the report. To accomplish this critical starting point Mr. O'Neill surveyed the area's housing costs within the bounded area of Rt. 1 (Coastal Highway) and west and Rt. 9 (Lewes Georgetown Highway) and North. According to Mr. O'Neill this area represented the best comparisons for housing costs for the Milton area. This survey provided a mean pricing unit for "detached houses" and "attached houses" that are planned for the proposed community.

The report continues on the include another critical driver, “number of residents”. The report predicted the increase in residents as a function of time as the community develops.

The report continues with the General Fund Expenditures including; additional police officers and equipment; Public Works, including Streets, Parks, and Water impacts. The report also considers new infrastructure including new police facility, new fire capacity, and new public works facility.

The next area of the report considers Town Revenues. Town revenues included in the report are; Property Taxes; Fees/Fines Revenues; and other pertinent revenues.

It was emphasized that the numbers in this draft report were preliminary and could change for the final report.

Finally, several questions were generated from the audience concerning the contents of the report. The first question was based on the required infrastructure to support the community. Mr. Collier explained that all of the infrastructure cost that was necessary inside the community would be borne by the developer. Any infrastructure necessary for support of the community within the town would evolve over time as the community builds out.

The next question concerned water impact fees. Are the water impact fees included in the report? The answer was the section entitled Fees and Fines.

The next meeting of the Special Review Committee is scheduled for October 19, 2021 at 2:00 PM at the Grace Church Fellowship Hall.

Motion to adjourn at 3:22 PM was made by Mr. Trask and seconded by Mr. Collier.