

Meeting Summary
NCC Master Plan Special Meeting

Date: 1/24/2020

Time: 11:00 am

Location: Town of Townsend, Conference Room

Present at Meeting: See Attached Sign-In Sheet

Meeting Summary of January 24, 2020

This meeting is chaired by Mayor T. McDonald. The meeting was made a public meeting after a request for a meeting by New Castle County (NCC) Land Use, Director, Rich Hall. This special meeting to speak with the county about the New Castle County Master Plan concerning areas and sub-areas south of the canal.

CE M. Meyer spoke to the New Castle County Planning process. The 30-year Master Plan will be reviewed every 5-years and updated every 10-years. The review is to review changes in different corridors across the County and sub-areas. CE M. Meyer would like everyone on the same page in the spirit of dialogue as nothing is set in stone yet. He also explained the process, goals and future of the Southern New Castle County (SNCC) Master Plan.

Mayor McDonald expressed concern that references are made in the Master Plan draft restricting growth below Middletown with specific reference to limiting sewer to control the Town of Townsend's growth path and future annexation.

Mayor T. McDonald requested a traffic study noting that Townsend is seeing traffic congestion from Middletown and commercial traffic attempting to bypass the toll on Route 301. Damage is being done specifically to Wiggins Mill Road one-lane culvert. It is difficult to attract businesses to Townsend if annexation is limited and there is no traffic review. A suggestion was made for a State exit ramp from Route 1 to Townsend from Route 71. The traffic review needs to happen due to growth and annexations in Middletown and Townsend.

Town Manager, A. Mangeri stated that the demographic data shows that population has increased for residents below the age of 30 and above the age of 55. However, the population demographic of residents age 30 to 55 has decreased. There is a concern that this is due to a lack of jobs in the area; in part, due to the limits on annexation. It is believed that many if not most of Townsend's residents are commuters. The average home income is believed to be over \$100,000.00. The Town is looking toward development of affordable housing and large-scale development to enhance the community. Townsend looks forward to being a resilient and sustainable community. The Town's first priority is to address the infill of vacant properties with the Town of Townsend.

CE M. Meyer states that everyone would like to work together without exclusions and that there should be retail and commercial development in Townsend and thanks Townsend for facilitating this conversation. Public Works, J. Zern, referred to a previous meeting with TM A. Mangeri and Mayor T. McDonald where there was a review of the Town's sewer capacity. It was agreed that the existing sewer capacity can handle infill and that the County Public Works will work to meet development needs beyond the existing agreement limits. Public Works is still reviewing the numbers and are open to amending the agreement.

Mayor T. McDonald states that the sewer needs to be expanded regardless of growth. The sewer is a driving factor for expansion.

Past interactions have resulted in concerns by the Town leaders and the residents that the current sewer agreement is restrictive. The Town believes that additional documentation can go a long way to modify these concerns. The Town Engineer E. Van-Otoo requested a letter from the Public Works Department to provide written documentation of the possibility of increasing the sewer capacity in the future. The County offered to provide a letter to show their support for working together to enhance the sewer capacity and allow for controlled growth for Townsend.

PC Commissioner Geiger discussed the status of the Townsend Comprehensive Plan update. There is a goal to have the document update completed by June. R. Hall stated that the County's SNCC Draft Master Plan came out in November. Now that there is more detailed information and analysis, there will be another meeting in early March to update and finalize the document. The County will seek feedback and final comments on the document.

Mr. Zern stated that the Town will receive a letter confirming capacity and demonstrating willingness to investigate the future growth of Townsend. In an additional reference to Townsend's comprehensive plan and knowing there is capacity in the agreement there is a mention of bringing resources for industrial and business in Townsend.

Mayor T. McDonald concludes the meeting.

Meeting Sign-In Sheet

Date: 1/24/2020

Name (Please Print)	Address
1. DWAIN A. HAINES	624 Commerce St
2. Josh Thomas (DeDOT)	
3. Emily Whiting (PC)	466 South St.
4. Anthony S. Maffei (tm)	
5. EDWIN VAN-OTTO (TOWN ENG/RVE)	
6. Scott Lobdell (council)	
7. Ed Dugan (Council)	
8. THOMAS McDONALD (COOKER)	
9. TRICIA ARNOT	STATE PLANNING-
10. Richard Hall	NCC Land Use
11. Matt Meyer	NCC
12. Deew Boyce	DeDOT
13. MATTHEW ROYER	NCC
14. ANDREA TRABERSI	NCC
15. Dave Gula	WILMAPCO
16. Dan Bleams	WILMAPCO
17. Cooper Bowers	DeDOT
18. JASON ZORN	NCC - PUBLIC WORKS
19. Vanessa Phillips	NCC
20.	