



## Townsend Special Planning Commission Agenda

October 12, 2019

Meeting @9:00 AM

### 9:00 am – Special Planning Commission Meeting

#### I. Call to Order

#### II. Opening Ceremonies

- a. Roll Call- Troy Geiger, James Reyes, Sheryl Rojas, Emily Whiting
- b. Pledge of Allegiance
- c. Visitor Acknowledgement- Councilman Scott Lobdell
- d. Announcements- None

#### III. Special Commission meeting to move the comprehensive forward to IPA for publishing

Computer coming so that Emily to update document while we're reviewing. Update section 66-129 from Zoning Committee to Planning Commission description using the By Laws. In Article III there is the purpose, duties and responsibilities

John Gaffe at a meeting with NCC with Tom and Anthony and there was a conflict of interest, so he had to remove himself. Middletown's plan is showing annexation up to Townsend border. There can be overlaps on the plan and final decision is who grabs the land into their town.

Troy asking about a meeting with Trisha, IPA, about a meeting in December regarding the maps. Scott will follow up to check on date.

Middletown has TDRs all surrounding Townsend. Map 7a & 7b reflect the TDRs. Black Stone Cove is a new subdivision that is coming on Hwy71. TDRs keep the area as undeveloped and keep the area as open space. If we annex in the land, then we can dictate. Section A on map 7a was discussed about annexing before. Emily stated that the water was because of beavers building a dam. Water level went way down after the dam was destroyed. Map 7b future annexation should be expanded to Money Road, Noxontown Road, Harris Road and back down Pinetree Road. Makes sense to have commercial down Hwy 71 and Pinetree Road. If there is some overlap with Middletown the State would have to resolve. Recommend use Hwy 13 & Route 1 as the boundary of future annexation, also move to Valero. Emily advised not to jump over Hwy 13. We would also then need to decide the land use of the areas we want to reflect on the maps to annex. Emily also said that we need to check if town or the developer is responsible to EPA cleanup areas. Scott stated the developer would be

responsible for the cleanup. Zoning discussion about making it all commercial or residential and we just need to explain any zoning plan changes later. Maps were marked up with new boundary. Map 7a has a lot of section B as possible TDRs as greenbelt areas and that's a lot of land. Going to Black Station, Dog Town, Strawberry, Levels Road out to 301 for commercial to butt up to Middletown border on future map.

Planning of expanding Route 1 to 3 lanes, also discussion about an off ramp from Route 1 but discussion has not occurred in a while. There are a lot of wetlands and tax ditches that we may not want to annex. Lots of the maps need to be updated, TVI, Hidden Creek, TVII lots are done and should be shown as residential, also Townsend Acres, Carter Farms and Hidden Acres.

Middletown has their own sewer, we're limited under NCC. Thoughts are that we may already be over capacity. Septic is not allowed because of environmental concerns and that we're wetlands. You can do higher density when you're on sewer. Septic requires larger parcel size. Most of Delaware is doing spraying irrigation for water treatment. Water cost from Artesian is very high due to treatment that is done.

Emily has maps notes to review prior to IPA representative comes. Advised that they come to our evening meeting in November. Advise we send them what we discuss today so they can come with the information we discussed today. We'll send them a screenshot of what we discussed today so they can update the maps.

Comprehensive plan looked good, we just need to focus on the additional requirements due to the size of our population. Mr. Lobdell mentioned our zoning only allows townhouses in RAA active adult zoning which seems odd. Suggested that we consider that when changing zones. Emily also stated that we need to look at the restrictions regarding the signs along the roadways and buildings when creating commercial zones. We should be concerned about billboards going up along Route 1.

Section 66-725 covers the signs restrictions. Commercial and industrial is allowed 1 sign per lot on the street but nothing stating a setback of 600ft. Summit Bridge and Main Street is what the comment is focusing on regarding the sign. Concern would be if we start getting all the flashing billboards along the road. Section 66-726 a refers to sign specifications and types. Off premises signs we definitely add the 660 ft setback. Section 66-730 signs permitted in preservation & residential districts so we can add a "k" about no new signs in the by-ways and add in section 66-729 general signs regulations in all districts with no new electronic billboards within 600ft.

Emily is updating the document as we're discussing but we're not sure if all previous edits were completed. The document is tracking the changes. We should all be working off a single file. There are too many floating docs and we did try using google docs but were informed we can't use because considered group editing.

Zoning R-1 is single family, section 66-393 RAA, active adult, that permits town homes, condos as well as single family. We can leave this but need to create a RAA area on the map. To put townhomes in a residential area, R-1, would that be something we'd want? Can we limit the number of units as townhomes so it's not 4 units but 2 units? Do we want to allow other types of structures, apartments and townhomes as a separate community and not like the Deep Creek development in Middletown? All members did not want a Deep Creek development mess. This subdivision has cars parked all over the streets. Board members do not want mixed housing in a community but can have either or, different zoning with setbacks. State did mention about making housing more affordable, apartments, townhomes, also housing authority lady commented that our clean hands ordinance was discriminatory. Our ordinance is written as requiring the landlords to get a business licenses, so her comment doesn't make sense. Board is questioning that we add a new zoning code, R3, for apartment, townhomes and condos only housing. This way it remains separate from the single-family homes and doesn't get mixed into single family home communities. James stated we've done setback changes so probably we don't need to add a new zone but adjust the types of housing.

James says that we should go through the comments and see if we want to incorporate all the state suggestions into our comp plan. IPA will first address the maps and then work on the charts. They won't change the texts first. We will have the ability to accept, rejection and make changes. Do we need to reach out to the fire department? Emily suggested we email the fire chief, school principals, etc. and get feedback on how they want to see their areas are updated. Believe we left off on page 17, section 2-1g and start reviewing along with the plus updates letter.

**IV.** Assign tracking for review of published comprehensive plan for corrections/changes and submission of final product

Emily has master document with board edits and Tom's edits and will make all the updates and email to us for review at the next meeting.

**IV.** Citizens Comments & Participation

**V.** Adjournment