



**Town of Townsend**  
**Board of Adjustment Public Hearing Minutes**  
**Thursday, August 31<sup>st</sup>, 2023, at 4:30 p.m.**  
**Townsend Town Hall 141 Main St., Townsend,**  
**DE 19734 & Via Conference Call**

4:30 p.m. Board of Adjustment (BOA) Hearing

- I. Call to Order: Town Solicitor Hatfield noted the BOA Chair member has not been voted on and called the meeting to order at 4:33 pm. TS Hatfield advised the next meeting agenda will need to include discussion and vote for a BOA Chair Member as an agenda item; explaining the Chair Member will lead the meetings moving forward.
- II. Opening Ceremonies
  - A. Roll Call: Town Solicitor L. Hatfield, BOA member Sheryl Rojas, BOA member Eschalla Clarke, BOA member Dwain Haines, Town Manager A. Tantillo, and Town Clerk M. Rivera.
  - B. Pledge of Allegiance: All present recited the Pledge of Allegiance.
  - C. Recognition of Visitors:
    - i. TS Hatfield recognized all visitors present as reflected on the sign-in sheet and via zoom: Amanda Grant-Scott, Barry Sharp, Cecibel Toala, Christopher Smith, Grizal, Laura Jones, Mauser, Nicole Burney, Saino Moore, Tashia Clement, Venezuela, John Nash, two un-identified zoom callers, Darius Mason, Grisette Rodriguez, Nicole Maynor, Stephanie Tarkenton, Greg Doyle, Vallery Stearling, Ron Schwartz, Susan Webb, Edward L., Keith Henry, Shirley Homes, Bob Conga, Nadia Townsend, Heather Mouser, Steve Kramer, Horace Long, Joe Dutka, H Long, Ann Marie Germano, Thomas Germano, Christopher Dulce, Connor Rock, Robin Schwartz, Thomas Carney, Valerie Sterling, Shirley Comegys, Bob Comegys, Pedro Regalado, Lakeyshia Regalado, Lorraine Gorman, David Jones, Portia, Laura Jones, and Rachel Atenga.
  - D. Announcements: None
- III. Oath of office for newly appointed Board of Adjustment member- Eschalla Clarke.
  - A. TM Tantillo lead the Oath of Office for Eschalla Clarke to recite to swear her in.
  - B. Eschalla Clarke was sworn in for a three-year term to serve on the BOA.
- IV. Additions and Deletions to published Agenda.
  - A. None.
- V. Public hearing to consider, discuss, and possibly vote on the following application:
  - A. TS Hatfield advised the BOA members, applicant, and the audience of their procedures:
    - i. Presentation by applicant
    - ii. Public comment
    - iii. Possible rebuttal by applicant

- iv. BOA Member deliberations
- v. BOA decision
- B. TS Hatfield noted written comments will not be read during the meeting since they are too numerous but will be attached in the minutes; the applicants and BOA members have received copies for review prior to the meeting.
- C. New Business:
  - i. BA2023-002- Applicant, Long Real Estate Investments LLC, seeks a variance to allow a self- storage facility as the parcel is situated in the Town of Townsend Commercial District (C) pursuant to the Town’s Official Zoning Map.
    - a. Mr. Carney, legal representative for the applicant, provided a timeline of what brought the applicants to the BOA, noting they were advised to submit a variance application. Additionally, briefly highlighted items from the letter submitted to the BOA dated June 2, 2023.
      - 1. Background and Basis for the Variance Request
      - 2. Discussion of Attachment “B” for the Application for Variance
      - 3. Request the BOA approval to develop a self-storage facility on the property.
    - b. Mr. Carney noted his disagreement of the variance request process, noting this use is considered a by right use under commercial. However, they have proceeded with the process in compliance with the Town.
    - c. The applicant advised that they have performed market studies showing the need for this service.
    - d. Mr. Carney noted a letter of support was submitted by citizen Scott Lobdell to the BOA which explains how traffic will be less affected with their proposed project for use as a storage facility in comparison to other permitted commercial uses.
    - e. Mr. Carney spoke highly of the applicants noting they are available and neighborly.
    - f. TS Hatfield advised residents may request for additional information on responses submitted to the BOA via FOIA (Freedom of Information Act).
    - g. Mr. H. Long the applicant representing Long Real Estates Investments provided their business development history; noting, they are looking forward to developing within the Town. Additionally, they are a local and family run business which would provide direct consumer business. Mr. H. Long explained the facility will not provide business to business, although small businesses will be welcome.

- h. Mr. H. Long discussed each slide of his presentation as submitted to the BOA, Townsend Board of Adjustments Presentation. The following are additional highlights stated:
  - 1. Mr. H. Long referred to the State of Delaware's Zoning and Unified Development Code definition of Commercial District throughout the presentation to reinforce the fact that the proposed storage facility is a commercial business.
  - 2. Mr. H. Long explained the last three storage facilities listed in the Feasibility Study are within a 10-mile radius of the Town. Additionally, the study demonstrates a demand for self-storage businesses in the area.
  - 3. Mr. H. Long explained the sizing chart of the storage facility buildings and noted vehicles are allowed to be stored in their facility. However, maintenance or repairs to vehicles is prohibited on site. Additionally, they must have a valid registration.
  - 4. Mr. H. Long presented examples of previously built locations. Noting, the rental offices were built aesthetically in line with the Town.
  - 5. Mr. H. Long explained the goal of their project is to provide a comfortable location for people to store their items.
  - 6. Mr. H. Long noted their concept plan contains fortress styled buildings on the frontage of Summit Bridge Road and Karins Blvd., explaining, as depicted in the previous examples, these building would contain the barn storage facades. Furthermore, it will provide screening for the other parts of the property. Mr. H. Long noted the buildings will also be single story.
  - 7. Mr. H. Long noted there will be strict operation hours. Additionally, they will utilize extensive security cameras; including cameras at the entrances which will also include license plate recognition.
  - 8. Mr. H. Long noted they will partner with local law enforcement. Furthermore, they will have a manager full-time on site to monitor the facility who will also partner with law enforcement.
  - 9. Mr. H. Long noted they will also utilize driver's license verification software to ensure renters are validated when renting.
- i. Mr. Duke noted the following:
  - 1. Storage facility use generates low traffic.
  - 2. Sewer and water demand will only be for a 540 ft building.

3. Infrastructure impact is low, whereas the Townsend Municipal Code (TMC) permits 75 % and the proposed plan is for only 50 %; wetlands and wooded areas will remain undisturbed.
- j. Mr. H. Long noted the site will produce very low smell, sound, traffic, and strangers, noting, many people do not store their belongings far from where they live. Mr. H. Long provided permitted use examples that would produce more of a concern with safety, traffic, and sound.
- k. Members of the BOA received confirmation of the following:
  1. Mr. H. Long confirmed cameras will be along every corridor, explaining a final plan has not been prepared. Mr. H. Long advised they are still working with the security company; however, the goal is to cover as many doors as possible. Additionally, each exit and entry will have cameras equipped with license plate recognition.
  2. Mr. H. Long confirmed the Police will have unrestricted time access to the facility.
  3. Mr. H. Long confirmed the outlook of the facility would look similar to the last two photos of the properties presented in the presentation.
  4. Mr. H. Long confirmed the fencing will be black rod iron fence and chain link would be strictly used along the forest line.
  5. Mr. H. Long confirmed part of the responsibility of the on-site manager is to ensure rubbish is cleared. Any landscaping will be done to the exterior of the fences.
  6. Mr. Duke, the Engineer for the applicants, confirmed the facility has approximately 970 units.
  7. Mr. H. Long confirmed the wetlands on their property will be maintained.
  8. Mr. Duke confirmed detailed construction plans will include fire hydrant locations.
  9. Mr. H. Long confirmed the fortress style building will act as a fence; fencing will be in between each building.
  10. Mr. H. Long confirmed the landscaping will abide by the TMC to provide proper screening and low vegetation for attraction.
  11. Mr. H. Long confirmed lighting will be affixed to the corners facing down for camera visibility. Additionally, will abide by TMC regulations on the amount of light that exits the property.

12. Mr. H. Long confirmed economically, they will provide a service for the Town. Mr. H. Long provided the example of providing additional space for a small business to store supplies. However, business may not be conducted out of a storage unit. Mr. H. Long confirmed there will be no electrical outlets to ensure people are not working from or living in their units.
13. Mr. H. Long confirmed security cameras will be monitored remotely and will do their best to hire a manager in Town or close by to assess the property quickly if needed after hours.
14. Mr. H. Long advised a practice they have implemented at other sites, is to have managers drive-by during move in to ensure stored items are permissible.
15. Mr. H. Long confirmed hallways will be light censored.
16. Mr. Duke confirmed the building height will be approximately 15 feet in height. Mr. H. Long clarified inside it will be generally 9 ft in height.
17. Mr. H. Long confirmed there are four parking spots next to the office for boats and/or RV's. There are also parking spaces along the eastern side against the woods by the landscaping buffers outside of the fence for the office.
18. Mr. H. Long advised the doors are manually opened, however with proper maintenance there should be no sounds. Mr. H. Long advised traffic is not consistent with only an average of a handful of people and during peak hours 20 people. Additionally, it is typical for the unit doors to open and close once per visit. Mr. H. Long assured the BOA the doors will be well maintained to avoid creaking.

- D. Public Comment: Present residents who signed in on the sign-in sheet were offered the opportunity to provide public comment for 3 minutes. The same was offered to residents who attended via zoom. The following public comments were offered. Written comments are attached to these minutes.
- i. Steve Kramer advised he does not believe the proposed project belongs at this location. Mr. Kramer advised there should be consideration of the applicant providing a portion of their profits to the community. BOA members confirmed for Mr. Kramer that they are not members of Life House Church. Mr. Henry confirmed for Mr. Kramer that the selling price of the property is \$1.7 million.
  - ii. Mr. H. Long confirmed for Heather Mauser the manager's hours of operation will be from 7 am to 8 pm. Ms. Mauser expressed concern of drugs being sold out of storage facilities. Mr. H. Long advised the cameras will be remotely monitor by a human. Additionally, gates are only granted access via a code and noted the cameras have license plate verification. Furthermore, frequent traffic will raise flags and the facility will work with law enforcement.

- iii. Nadia Townsend, Townsend Village II (TV II) President of the HOA (Homeowners Association) advised the presented storage facility does not reflect the community of the Town. Ms. Townsend noted approximately 90 residents in the TV II community submitted their concerns. Furthermore, they share the same concern as expressed by Ms. Mauser. Ms. Townsend advised the facility is not aesthetically pleasing. Ms. Townsend sought clarification on the dotted lines depicted on the proposed site plan. Ms. Townsend advised the lot was previously approved for a shopping center and explained this is what the Town needs. Ms. Townsend noted there are several surrounding storage facilities.
  - Mr. Carney confirmed the dotted lines depicted on the plot plan are a fence.
- iv. Bob Comegys advised he is in the real estate business and is concerned about the applicants selling the facility to new owners once the project is complete. Noting, the applicant has confirmed they do not own their previous sites.
- v. Shirly Comegys explained her family has been established in the area since the 1800's and is against the proposed storage facility. Ms. Comegys expressed concern that the property value will decrease.
- vi. Keith Henry of LifeHouse Church advised he has dealt with the applicants and there has been great comradery. Noting, he does not make money from the sale and LifeHouse Church provides to the community. Additionally, LifeHouse Church is in support of the proposed facility.
- vii. Ann Marie Germano advised LifeHouse Church agreed the applicant presented the quietest option to develop the lot. Mrs. Germano of LifeHouse Church advised the applicants were the only buyers who presented themselves onsite and provided their plans for the lot to LifeHouse Church.
- viii. Edward L. noted the applicants support small businesses; therefore, expresses concern of box trucks, trailers, and trucks will be in and out of the facility.
- ix. Susan Webb advised that a storage facility should not be included in commercial zoning. Ms. Webb expressed concern of heavy trucks and excessive noise at the facility. Additionally, advised the facility does not fit the Town's needs. Furthermore, the applicants should look to place their facility in a different area.
- x. Lakeyshia Regalado/Gray expressed a concern for safety of the children in the area. Ms. Regalado/Gray advised the facility would not fit aesthetically.
- xi. Pedro Regalado expressed concern of the applicant's business history with storage facilities.

- xii. Ron Schwartz advised the building examples shown do not look aesthetically bad, however raised concern of the site plan provided not matching the samples. Additionally, concerned with safety noting cameras monitoring after hours. Furthermore, noted there will be approximately 20 cars per hour with only one entrance causing traffic in the neighborhood. Mr. Schwartz noted he and his wife submitted letters in opposition of the storage facility to the BOA which expressed their concern of crime in relation to these types of facilities.
- xiii. Christopher Smith advised he has lived in Town for 12 years and expresses concern for the value of the surrounding properties due to the storage facility. Mr. Smith also expressed concern of the nuisance expanding in the community, noting the Church parking lot already has a nuisance issue at night. Furthermore, he shared that he believes the storage facility is not aesthetically pleasing.
- xiv. Valerie Sterling advised she has lived in Town for 14 years. Noting, she and her husband moved to the Town for the small town feel and believes the storage facility will not fit this ideal. Mrs. Sterling advised, aesthetically, the storage facility looks great however, expresses concern of the unknown items that will be stored within the 170 proposed units. Furthermore, expressed concern about the noise and safety of children in the neighborhood. Mrs. Sterling advised the storage facility does not fit the Townsend Village II development. Recommending, the applicants may seek another location in Town.
- xv. Greg Doyle noted the commercial property is close to a residential area. Mr. Doyle advised it will not be aesthetically pleasing to the homes directly neighboring the property. Mr. Doyle expressed concern for items stored within the units.
- xvi. Tashia Clement advised she has moved to the Town 16 years ago to get away from noise and provide her family with a different life from city. Ms. Clement advised she does not feel the storage facility will be aesthetically pleasing and is strongly opposed to the storage facility.
- xvii. Barry Sharp advised his family moved to the Town 3 years ago and loves the community but is opposed to the storage facility at the entrance of the neighborhood. Mr. Sharp expressed concern of the crime rates rising, camera malfunctions, and noise disturbance. Furthermore, believes the storage facility will lower the property values.
- xviii. Stephanie Tarkenton advised she had moved to the Town 13 years ago like many others stated to transition to a small Town. Ms. Tarkenton advised she has managed more than 11 storage facilities over her career and expressed concern of rodents, drugs, individuals staying overnight, and traffic. Furthermore, expressed concern for the safety of the residents and the property value of the surrounding homes.

- xix. Nicole Burney advised she has relocated to the Town from a larger city in 2020 for the small town feel and for the Appoquinimink School District. Ms. Burney expressed concern of the storage facility bringing crime.
  - xx. Nicole Maynor advised she has lived in Town since 2010 and as a real estate agent believes prospective buyers will be deterred from purchasing a home within the Townsend Village II development due to the storage facility. Ms. Maynor expressed concern of items stored within the units noting, there is no control to determine what is stored in the unit.
  - xxi. Darius Mason advised he is opposed to a storage facility in front of the Townsend Village II development noting, there are no other developments in the surrounding area that has a storage facility in the front of a development. Additionally, does not believe the community needs a storage facility; explaining residents are able to obtain sheds and have finished basements.
  - xxii. TC Rivera provided a reading of the written comment received by Grisette Rodriguez during the meeting: "600 Hanson Ct. since 2007 massive size of 1000 unit facility once it reaches the anticipated 97% will eclipse our community resident size also no matter your design traffic entering at the circle to your business at the end of our circle rather that Summit Bridge Road endangers walkers and children with trucks and other large vehicles." Ms. Rodriguez advised she has lived in Town since 2007 and expressed concern for the traffic, noting the proposed plan is to have the entrance on Karins Blvd.
  - xxiii. Keal Holland advised she has lived in Town for 16 years and is opposed to the storage facility. Ms. Holland advised she works for Court and is concerned of the crime rate due to the storage facility. Ms. Holland requested the applicants to find another location.
- E. Public Comment closed, the BOA recessed for a break at 6:21 pm.
- F. TS Hatfield called BOA meeting to order at 6:40 pm.
- G. Rebuttal from the applicant's attorney, Mr. Carney:
- i. Mr. Carney reminded the BOA he believes a variance request was not needed; however, was a opportunity to present their project to the Town and it's community.
  - ii. Mr. Carney requested the BOA to remove traffic as a point of consideration. Advising, per the Town's Commercial District code section 24.12.070.B., the use of an electrical substation or sewer would be the only uses that would cause the least amount of traffic or other areas of concern as raised by the residents.



- iii. Mr. Carney advised the storage facility would have at maximum 10 roundtrips during peak times causing a low impact use. Mr. Carney noted, as stated in Mr. Lobdell's letter, the proposed traffic for a previously approved shopping center would be estimated to have 3,500 trips per day.
- iv. Mr. Carney noted a motel or travel lodge, which are permissible, along with a previously approved for 180 apartment complex, both have larger crime rates in comparison. Mr. Carney advised anyone may implement these uses at any given time, as they fall within the Commercial district use.

H. Rebuttal from the applicant, Mr. H. Long:

- i. Mr. H. Long reminded the BOA the cameras will be remotely accessed. Furthermore, the recordings are kept for approximately two weeks. Mr. H. Long advised the recordings will be regularly monitored, therefore the manager has ample time to review them. Mr. H. Long noted the cameras will coincide with license recognition software which can be made accessible to local law enforcement. Additionally, local law enforcement will also have access to the facility.
- ii. Mr. H. Long addressed the concern from residents regarding selling the property, stating they previously operated facilities for 20 years and due to the recession had to sell in 2009. Mr. H. Long advised he hopes to restart the business and remain such with no intention to sell. Furthermore, they plan to maintain high standards.
- iii. Mr. H. Long advised they plan to contribute approximately \$65,000 in estimated property taxes within the first phase and expects the amount to increase as improvements are made.
- iv. Mr. H. Long advised there will be occasional moving trucks, however, this will generally cause two trips over the entire stay at the facility. Mr. H. Long noted the smaller units will typically use smaller vehicles instead of a U-Haul truck. Furthermore, commercial trucks are not allowable. Mr. H. Long explained the Tastykake business example mentioned during the presentation was an owner who operated from a van. Additionally, in terms of the businesses they support, they are small. Mr. H. Long noted there are separate storage facilities for larger businesses.

I. BOA Deliberations:

- i. Mrs. Rojas advised there are opportunities for permissible uses in which a good income can be earned at the proposed location. Therefore, does not feel the applicants meet the hardships as questioned on the BOA Variance application. Mrs. Rojas advised she does not believe the facility will fit the character of the community at this location due to its size. However, there are other locations in Town that would provide a better fit. Mrs. Rojas advised she does not see a unique circumstance that would allow the proposed use at this location.

- ii. Ms. Clarke advised she does not see unnecessary hardship under the requirement guidelines in which the property cannot yield a reasonable income with the permitted commercial uses. Ms. Clarke thanked the applicant's consideration for safety, however noted the residents have stated they want to maintain the small-town aesthetic. Furthermore, although a need for the storage facility has been present in charts, Ms. Clarke advised she does not see the need expressed by the residents in the community and stands with the concerns that have been raised by the residents during the hearing.
- iii. Mr. Haines advised there is a need for a storage facility but not at the proposed location. Mr. Haines noted the residents are in strong opposition to the storage facility and stands with the fellow BOA members' statements.

J. BOA Vote:

- i. Mrs. Rojas – No: The property is zoned commercial and has other permissible uses that may produce an income.
- ii. Ms. Clarke – No: The storage facility will not maintain the small-town aesthetic of the community. Additionally, may depreciate the value of the properties.
- iii. Mr. Haines – No: The storage facility will not maintain the small-town aesthetic of the community. Furthermore, a storage facility may cause a hardship to the residents due to the concerns raised.
- iv. The BOA has voted against the variance request from Long Real Estate Investments.

VI. Other business

- A. None.

VII. Adjourn

- A. *Ms. Clarke made a motion to adjourn the meeting. Mrs. Rojas seconded the motion. Voice vote of BOA: all yea's.*
  - i. Meeting adjourned at 7:01 pm.
- B. *Ms. Clarke made a motion to reconvene the meeting. Mr. Haines seconded the motion. Voice vote of BOA: all yea's.*
  - i. Meeting reconvened at 7:03 pm.
- C. TS Hatfield advised all parties involved of the appellate process.
- D. *Ms. Clarke made a motion to adjourn the meeting. Mr. Haines seconded the motion. Voice vote of BOA: all yea's.*
  - i. Meeting adjourned at 7:04 pm.

## Mariaelena Rivera

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**From:** Joshua Mertz <jlmertz@gmail.com>  
**Sent:** Monday, August 7, 2023 11:41 PM  
**To:** Antonina Tantillo; Townhall; Scott Lobdell  
**Cc:** Jennifer Mertz  
**Subject:** BOA 8/8 Statement

This message originated from outside the organization

This is our statement to the Board of Adjustment for the 8/8 meeting:

We are sorry we cannot make the meeting and voice our thoughts directly regarding a self storage facility.

Based on our understanding, the Board of Adjustment is meeting to hear whether the owner (recent owner) of the land has any unnecessary hardship in building a self storage facility. 24.08.20.1 b and c.

Here are our thoughts:

1) The code is written as to limit the commercial district to only acceptable businesses outlined. 24.12.70. B1. Furthermore 24.12.70.A says that the commercial districts should not be burdened by extensive warehousing.

In our opinion, the Council and the Board of Adjustment have already made their positions known by only allowing certain businesses. This is a conservative wording. If the wording was reversed to specifically exclude certain businesses (adult stores, for example) then the Council would need an exhaustive list. The approach taken was duly justified to keep clear what types of businesses should be allowed in commercial districts and restrict all others including self storage. The applicant's claim that there is no zoning that allows for a self storage facility may be true. However, it is more likely that a self storage facility would fit into the aesthetic of the industrial zone and not the commercial zone.

2) As of the writing of this email, the NCC parcel search has not recorded the transfer of ownership to the new owner. If the transaction has not yet closed, the applicant has no claim to make the variance request. We do not know the details of the ownership so there is cause for concern.

3) The applicant has specifically stated that the Town has requested the applicant submit a variance to the Board of Adjustment. That wording is concerning since the Town should not be making that request. The Town may *advise or suggest*, but *request* is a strong word. It should not appear that the Town is requesting a variance as it is improper for the Town to do so. The Town cannot be in favor or against any given applicant.

4) Should the owner be the rightful owner of the land, then it is up to the BOA to allow for variances. However, from our reading of the code, those variances should be based on an undue hardship to the applicant. We believe this is part of the burden of proof. As citizens of the Town of Townsend, we must follow the rule of law, whether we know it or not. Ignorance of the code does not create undue hardship. Considering the code is clear that a storage facility is not an approved business in the Commercial Zone, then the applicant did not do his or her due diligence prior to buying the land. And, therefore, should not be granted a use variance, in our opinion.

The homeowners of the TV2 neighborhood know this all too well as even though some were not provided declarations at closing, it is still their responsibility to adhere to the declarations as filed with NCC.

If the applicant were to like the code changed, the code changes should go through the proper channels: the Planning Commission and the Town Council. In fact, if we understand it correctly, the Town Council can pass ordinances for Chapter 24 as long as the Planning Commission is notified and given a chance to respond. The Code Committee could do

this quickly. Changing the code is a more justifiable approach as the current BOA is made up of the Mayor and two town contractors who report to the Mayor/Council. The Town Council is in the process of appointing an independent BOA per the Town's current code.

5) Finally, the neighborhood in which we live is precious to us. There is more light pollution by night and more traffic by day. While a storage facility may be made to look nice, we feel any storage facility would be an eyesore. There is no guarantee of the look and feel of the facility until after a variance is granted. Lights for parking or inside the units could go on/off at all times. The worst case scenario is that someone ends up illegally living there, starting a fire and risking the neighborhood, the church and the open space (woods).

A self storage facility does not fit in with the aesthetics of the neighborhood, and will likely present a problem for traffic, health, and safety for the area. The storage facility is likely to bring down the value of the surrounding properties making Townsend a less attractive place for new residents and developments.

Knowing that Jen and I are limited of the full knowledge of the application, we ask the Board of Adjustment to deny the applicant's request for the usage variance.

Drs. Joshua and Jennifer Mertz  
1011 West Founds St.

Sent from my iPhone

Town of Townsend  
141 Main Street  
Townsend, DE 19734  
Attn: Board of Adjustment

RE: **Case No. BA2023-002**  
**Use Variance Application**  
Parcel #25-008.00-002  
Karins Boulevard  
Town of Townsend, New Castle County, Delaware

Dear Board of Adjustment Members:

I am writing this letter to provide some feedback on the upcoming hearing regarding the above-referenced project. The applicant is requesting a variance to allow for self-storage/mini warehousing on the subject property. This is due to the Town code, unfortunately, not allowing this use anywhere in Town currently. I am also a resident of this neighborhood.

There has been a large amount of negative feedback regarding this, however in reading the responses it's clear that most are not thinking big picture for the Town and neighborhood.

The number one concern was traffic. Yes, there will be traffic generated by the use. Just as there would be if any other use is developed there. We cannot compare the traffic to what would happen if the parcel remained open space. It will not. The plans other developers have been considering are apartments (a by-right use) and the previously approved commercial center (also a by-right use). The figures below represent what the trips generated for these different uses would be. These values are based on the ITE Trip Generation Manuals

<u>Use</u>	<u>Trips Generated</u>
Mini-storage	197 Trips
180 Apartments	979 Trips
Previously approved retail layout	3,500 Trips

Taking the mentality of "it will never be developed" out of the discussion it is clear there is a substantial difference in the traffic generated.

The second biggest issue is the idea that the residents can dictate what is developed on the site. Just because someone thinks a dentist office or daycare would be better suited there, that does not mean a developer is just going to build that. The property is zoned commercial and anyone can submit an application for a by-right use for this zoning. There are many other heavier uses in the code that are by-right in this zone that will have a much more substantial impact on the neighborhood. If the developer submits a by-right request and complies with all code and plan requirements, then the Town must approve the plan. This is an opportunity to consider a use that will be much more neighborhood friendly regarding impacts.

The last big issue I've seen and heard is regarding the look of a facility like this at the entrance. Looking at the plans you can see that most of the units are inside units so the view would consist largely of the two big buildings which would have aesthetically appealing finishes.

Ultimately it is the Board's decision whether or not to approve the use request, however I think it's important to consider all of the facts vs. personal opinions and rumors.

Thank you for allowing me to submit this correspondence.

Sincerely,

Scot Lobdell, P.E.



## Mariaelena Rivera

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**From:** Townsend Village 2 <townsendvillage2hoa@gmail.com>  
**Sent:** Monday, July 17, 2023 2:30 PM  
**To:** Antonina Tantillo; Joshua Mertz; Mariaelena Rivera; Scott Lobdell; Joseph Bangura; Marcus Suhr  
**Subject:** Fwd: Case No. 2023-002 | Letter of Concern  
**Attachments:** Self Storage Opposition Letter.docx

This message originated from outside the organization

Hello Council and All,

Please see the attached letter from a homeowner regarding the BOA hearing on 7/19/23. Please confirm receipt of the attached.

Thank you,

Nadia Townsend

----- Forwarded message -----

From: **Joseph Lensbower III** <[jrlensbo@yahoo.com](mailto:jrlensbo@yahoo.com)>  
Date: Mon, Jul 17, 2023 at 2:18 PM  
Subject: Case No. 2023-002 | Letter of Concern  
To: <[Townsendvillage2hoa@gmail.com](mailto:Townsendvillage2hoa@gmail.com)>

Hello,

Please see the attached letter with our opinion on case no. BA2023-002 related to the self-storage facility.

Thank you,  
Joey Lensbower

## Mariaelena Rivera

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**From:** Antonina Tantillo  
**Sent:** Tuesday, July 18, 2023 2:08 PM  
**To:** Mariaelena Rivera  
**Subject:** Fwd: Proposed Storage Facility

Please see comment below which was sent to my spam folder.

Thank you!

**Antonina Tantillo, MPA**  
Town Manager

Town of Townsend  
P:[302.378.8082](tel:302.378.8082) | Fax: [302.378.7099](tel:302.378.7099)  
[atantillo@townsend.delaware.gov](mailto:atantillo@townsend.delaware.gov)



[Town of Townsend](#)  
[P.O. Box 223 | 141 Main Street](#)  
[Townsend, Delaware 19734](#)  
[www.townsend.delaware.gov](http://www.townsend.delaware.gov)

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**From:** Robin S. <rls27em@yahoo.com>  
**Sent:** Tuesday, July 18, 2023 8:53:17 AM  
**To:** Scott Lobdell <Slobdell@townsend.delaware.gov>; Joshua Mertz <jmertz@townsend.delaware.gov>; Joseph Bangura <jbangura@townsend.delaware.gov>; Marcus Suhr <warlok2@yahoo.com>; Antonina Tantillo <ATantillo@townsend.delaware.gov>  
**Subject:** Proposed Storage Facility

This message originated from outside the organization

To Mayor Lobdell and Council Members:

Since I may be unable to attend the meeting, I wanted to make sure I covered all my points, and my voice was heard on this important issue. Many people do not realize the role storage facilities play in violent crime. Who will be responsible if anything happens here? We have women and children walking to school, church, playing and feeling relatively safe to do

so. Victims have included children, police, property managers, women; storage facilities harbor drug labs and attract robberies, etc.

Please consider the long-term effects that a storage facility located practically on top of a quiet residential neighborhood may have on the safety of its residents and the reputation of a small town, especially one without a large law enforcement presence. Women and children should feel safe here, with the knowledge that the town takes these concerns very seriously.

Below are just a few examples of the crimes involving storage facilities:

[Modern Crime Prevention Strategies for Self-Storage Operators \(insideselfstorage.com\)](#)

Self-storage facilities have long attracted a criminal element—and it isn't just theft. Vandalism, assaults, drug-related incidents and even homicides have occurred. It doesn't matter if your facility is in a high-crime area or the "better" part of town.

[Police link man to two women whose bodies were found in different Minnesota storage units - ABC News \(go.com\)](#)

[2 children's bodies found in suitcases sold at storage unit auction – KIRO 7 News Seattle](#)

[Remains found in Illinois storage unit identified as those of former Maquon police chief Richard Young - CBS News](#)

[Woman's body found in duffel bag hidden inside a storage unit for several months - ABC News \(go.com\)](#)

[Dead Body Found in Storage Facility - LAPD Online](#)

[Woman's dismembered body found in Lenexa storage unit | The Kansas City Star](#)

[Dead body found in a storage unit in Adams County – The Denver Post](#)

[Investigators: Body found in storage unit is an adult female | FOX31 Denver \(kdvr.com\)](#)

[Man Arrested After Missing Couple Found Dead in Storage Unit Bins: DA | Inside Edition](#)

[Memorial City body found: Houston police investigation underway at storage facility; U-Haul trucks at scene - ABC13 Houston](#)

[Check Out These Sketchy Things Found in Self Storage Units \(boomboxstorage.com\)](#)

[Troopers seek suspect in self-storage facility holdup | The Latest from WDEL News | wdel.com](#)

[More than 200 storage units broken into in Parkville, Baltimore County police say \(baltimoresun.com\)](#)

[2 men arrested for burglarizing vehicles & storage units in Clewiston - NBC2 News \(nbc-2.com\)](#)

Sincerely,

Robin Schwartz



## Mariaelena Rivera

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**From:** Townsend Village 2 <townsendvillage2hoa@gmail.com>  
**Sent:** Monday, July 17, 2023 2:23 PM  
**To:** Robin S.  
**Cc:** Antonina Tantillo; Mariaelena Rivera; Joseph Bangura; Joshua Mertz; Marcus Suhr; Scott Lobdell  
**Subject:** Re: Proposed Storage Facility - Townsend Village II East

This message originated from outside the organization

### Adding Town Manager and Town Clerk

On Mon, Jul 17, 2023 at 2:08 PM Robin S. <[rls27em@yahoo.com](mailto:rls27em@yahoo.com)> wrote:

Dear Mayor Lobdell and Councilmen Mertz, Bangura and Suhr; Planning Commission members - Mr. Geiger, Mr. Reyes, Ms. Brooks and Mr. Asongu:

We are writing in regard to the proposed storage facility now under consideration for the vacant parcel of land located at the entrance of Townsend Village II East. We are curious as to why a developer would purchase a parcel of land with the intention of building a facility that is not permitted under current zoning ordinances, unless the developer feels confident that a variance will be granted by the town.

Unlike the church which benefits and beautifies the neighborhood, a storage facility would transform a bucolic, residential landscape into an industrial one and create congestion at a narrow entranceway. The east side of the neighborhood already has unresolved traffic issues from parking problems to speeding on narrow curvaceous streets, and the introduction of large commercial vehicles would further compound the problem. This type of business may also pose a safety risk to residents by attracting undesirables to the area. Many residents enjoy walking or biking at all hours of the day, children play in the surrounding area, and our safety will be unnecessarily compromised. It seems to be a highly inappropriate use of space - one that will create an eyesore fronting a quiet residential neighborhood and one that serves no benefit to local homeowners.

To wit, Townsend currently has two storage facilities, one located at [4522 Dupont Parkway](#) and the other at [898 Noxontown Road](#). See Google Street views - links below. Both facilities are strategically located - one on a heavily travelled main highway, one tucked away on a low travelled road - because most homeowners would not elect to reside by them. A storage facility at the main entrance of Townsend Village II East will, most likely, negatively affect property values not only due to the aesthetics but the perception that it is an unsafe area for families to reside. Also, the portion of Summit Bridge Road (71) in question is an oft crowded one-lane road used almost exclusively by locals and is not designed to bear the burden of constant commercial traffic.

We strongly oppose the building of a storage facility and believe a variance given by our friends and neighbors on Council for this type of commercial building would place the financial desires of a developer over the safety, security, enjoyment and investment of those who reside here, and we believe the intent behind the current zoning codes was in consideration to the surrounding residential communities. We hope the variance request is denied.

[898 Noxontown Rd, Townsend, Delaware | Instant Street View](#)

[4522 Dupont Pkwy, Townsend, Delaware | Instant Street View](#)

Sincerely,  
Ronald and Robin Schwartz  
[115 Esch Street](#)  
Townsend Village II East



To whom it may concern,

We would like it to be known that we are strongly opposed to the self-storage facility in parcel 25-00800-002 related to case no. BA2023-002. Our neighborhood is family-oriented, held to a high standard, and a place of safety and security. Placing a self-storage facility at the front of the neighborhood stands in direct opposition of these characteristics.

In 2023 alone, at least 10 bodies have been found in self-storage units in the United States. In addition, there are investigations each year into stolen property being stored in these facilities as well as property being stolen from these facilities. Finally, it's not uncommon for renters to sleep in their units even if this is prohibited in the lease agreement. Not to mention, this facility would be directly across from a childcare center and from neighborhood homes with young children. These outrageous crimes only scratch the surface that the risk a self-storage facility imposes on our community.

Self-storage facilities serve a purpose to those who utilize them when placed in an appropriate location but the placement of one of these facilities at the edge of a neighborhood and across from a childcare center is egregious. I hope you take our concerns into strong consideration and decline Long Real Estate Investments LLC's application.

Thank you,

Joey and Sam Lensbower

573 Ginn St

Are you for or against a new storage facility being built at the entrance of the community 487904	Please provide your reasoning to your answer above 487906	Your name 487912	Your address 487913
I am Against the Building of this Storage Facility	Storage facilities are visually unappealing and would invite random people in and out if the area at all times.	Eric Ducos	217 Karins Blvd
I am Against the Building of this Storage Facility	What kind of Storage Facility? Not being sure that would make me say I am Against this Building.	John Caffee	566 Ginn St Townsend Delaware
I am Against the Building of this Storage Facility	More traffic at front of development and more traffic and strangers driving through our development. How about putting something at front of development that actually benefits us....playground, pool, clubhouse?	David Bateman	531 ginn street
I am Against the Building of this Storage Facility	Increased crime and violence, ultimately decreasing home values	Jim Hollis	414 South St
I am Against the Building of this Storage Facility	A commercial building at the entrance to a residential neighborhood? What a bad idea.	Richard Palumbo	483 South St
I am Against the Building of this Storage Facility	I do not believe this will be good for the area. I believe this will have a negative impact on the church.	Milton Alexander	129 Esch Street Townsend
I am Against the Building of this Storage Facility	Proper procedures were not followed by the Town Manager. Any request to change a zoning or use should have been presented to the Planning Commission, then their recommendations to Town Council, and then a Public Hearing for the Board of Adjournment. The BOA is in our Town charter as having a representative from the Planning Commission and 2 members that are not council members. Our current BOA is in violation of the charter. Four volunteers are qualified and should be voted on by the Town Council and appointed before any BOA hearing is held.	Sheryl Rojas	1009 W Founds
I am Against the Building of this Storage Facility	I am totally against a storage building being built in this community! We have enough crime in the area and not enough road. Our children are at danger and our community is being ruined! We did not purchase his property to be inundated with a storage building, how would you like it to wake up and have a storage building in front of your home! It will bring unsavory characters more traffic, and we just don't have the space to accommodate this facility. Totally against the storage building being built three doors from my house!	Lena Goodman	405 South Street
I am Against the Building of this Storage Facility	Unattractive	Steve Kramer	405 South st., Townsend de 19734
I am Against the Building of this Storage Facility	Aside from being an eyesore, my concern is the increased traffic through the neighborhood and the possibility of increased crime, especially if the storage facility can be accessed 24 hours a day. I specifically moved out of the town limits of Middletown to TV2 to get away from the chaos and enjoy the peace of a quiet neighborhood.	Leslie Catts	474 South St.
I am Against the Building of this Storage Facility	I don't think it would make good use of the land in front of our neighborhood.	Carolann Wiggins	804 Margist Court
I am Against the Building of this Storage Facility	Additional traffic in a small area, increase probability of heavy vehicles transiting through streets that are too small, natural resources impact, we already do not have that many green areas that prevent pollution by constructions. There is already several storage facilities near by. Enough is enough!	Glorybelle Laureano	1102 E Founds Street
I am Against the Building of this Storage Facility	A Storage Facility at the entrance of Townsend Village II will cause major traffic, we already have traffic there at times from the church. Not to mention how terribly unappealing it would be to the neighborhood. It's just not idea or appropriate to have a Storage Facility in that space. This is a family community and more thought and consideration should be taken for the sake of the community, particularly the children.	Janice Alexander	129 Esch Street

I am Against the Building of this Storage Facility	A Storage Facility at the entrance of Townsend Village II will cause major traffic, we already have traffic there at times from the church. Not to mention how terribly unappealing it would be to the neighborhood. It's just not idea or appropriate to have a Storage Facility in that space. This is a family community and more thought and consideration should be taken for the sake of the community, particularly the children.	Janice Alexander	129 Esch Street
I am Against the Building of this Storage Facility	A storage building would bring unwanted traffic, and would create an eyesore to the development	Christle Smith	1143 E Founds St, Townsend DE
I am Against the Building of this Storage Facility	Hello, my reasoning for not wanting that business in this community; I believe it would depreciate the value of our homes in the development. It would bring extra traffic, we can hardly get out of the development now from new surrounding businesses. Potentially bring danger to our kids. Damaging the greenery. Trash will bring on rodents. It would be an eye sore and simply not wanted in this development.	Vaneisa Handy	220 Esch
I am Against the Building of this Storage Facility	I have a problem with a comercial storage facility at the front entrance of our Community! What kind of sense does that make? We live in a classy and clean development ! That's the image we need to continue to project ! I guess next you want to build a car wash ! Who's dumb ass idea was that ? Of all places the entrance !!!!	Mr. Spencer Davis	120 Esch St. Townsend,De.19734
I am Against the Building of this Storage Facility	All of the houses in this Development have a garage, a basement, and some even have a shed. This storage facility would not benefit the people of this community. This facility would also create unnecessary traffic.	Venezla Nobbie	110 Esch Street
I am Against the Building of this Storage Facility	All of the houses in r this development have a garage, a basement and some even have a shed. This storage would not benefit the people that live here. The storage facility would also create unnecessary traffic.	Venezla Nobbie	267-971-1696
I am Against the Building of this Storage Facility	It will deter the beauty of the development. We as homeowners does not want a soar eye in front of the entrance of our development. I feel it would depreciate the value of our home. Also, we waiting 14 years before we actually received a sign at our entrance way. We need something would increase the value of our home not depreciation. Thanks	Blair and DeElva Ashmore	119 Esch Street Townsend De 19734
I am Against the Building of this Storage Facility	We need a Royal Farms not a storage facility.	Deidre Sosa	451 South Street Townsend, De. 19734
I am Against the Building of this Storage Facility	Too much outsider traffic. I feel like that space should be used for a playground and basketball courts and community center for our development. We pay for HOA and have no amenities. We have to go to other developments for a playground.	Barry Sharp	107 esch st
I am Against the Building of this Storage Facility	Construction congestion and affect aesthetics of neighborhood	Lorna Divino	1200 myers st
I am Against the Building of this Storage Facility		Alexander	123
I am Against the Building of this Storage Facility	Horrible view with increased unwanted traffic. Also, have you ever heard anyone say, "What a great looking self-storage facility, lets move to that community."	Philip DiGati	200 Karins Blvd
I am Against the Building of this Storage Facility	It doesn't seem like the type of business that is needed for this area and it will not help improve the property value of homes in the development.	Jordan Legath	564 Ginn St
I am Against the Building of this Storage Facility	I'm against any structure that doesn't add value or contribute to aesthetics of the community or creates risks of theft and burglary.	Trisha Moses	411 South Street
I am Against the Building of this Storage Facility	Eye sore ... Storage facility at the entrance of the community won't look good for curb appeal	Mike Bittner	1036 West Founds Street Townsend de
I am Against the Building of this Storage Facility	Increased crime and violence, ultimately decreasing home values	Jim Hollis	414 South St
I am Against the Building of this Storage Facility		Jaclyn Mahle	1401 andy street
I am Against the Building of this Storage Facility	Disruption in maintaining daily commuter structure Potential exposure to unknown toxins Visual obstruction and de-beautification Potential tax increases Heavy traffic patterns	D. Trombi	Townsend Village II
I am Against the Building of this Storage Facility	Building a storage facility there would bring down the property values. It does not belong in an area like our neighborhood.	Jason Eberle	126 Esch St, Townsend, DE

I am Against the Building of this Storage Facility	Bring down the property value	Shawn Mccafferty Sr.	1105 E Founds St
I am Against the Building of this Storage Facility	It will take away the peace and tranquility of the community. By increasing traffic. It also devalue my property. I might consider moving out.	John Ikeocha	1111 east founds street
I am Against the Building of this Storage Facility	It would not make the neighborhood look nice. It could bring less than desirable people and theft.	Shannon Townsend	547 Ginn St
I am Against the Building of this Storage Facility		Tamarra Wharton	467 South St
I am Against the Building of this Storage Facility	A Storage facility is not appropriate for the front of the development. It brings no aesthetic value to the entrance of the development. It'll bring down the property values in the surrounding area. It'll increase traffic flow from people outside of the community coming in to pick up and drop off storage. As a Townsend resident I'm against granting any variance that would change the commercial zoning to allow a storage facility on this parcel.	Miguel A. Santiago	1 Barcus Ct
I am Against the Building of this Storage Facility		Mark Martin	463 South St
I am Against the Building of this Storage Facility	Added traffic through the bordering residential neighborhood. Industrial type facility does not fit with current neighborhood; has potential to negatively affect home values.	Bruce Russell	562 Ginn Street, Townsend, DE
I am Against the Building of this Storage Facility	The congestion, the school kid pick up and drop off. It's already hard to get out of the development on to Summit Bridge Road. The infrastructure cannot support it	Stephen May	142 Esch Street
I am Against the Building of this Storage Facility	I like the quiet of our neighborhood currently. Don't want any other buildings to deter that	Will McNally	1041 W Founds Street
I am Against the Building of this Storage Facility	This is a family community not an industrial community. It will bring many strangers into our community and cause more traffic issues.	Pedro and Lakeysha Regalado	468 South Street
I am Against the Building of this Storage Facility	This will decrease property value.	Stacey Bey	704 Melvin Court
I am Against the Building of this Storage Facility	A public storage facility will create additional traffic on Route 71 which it is already congested in the morning during my commute to work.	Diane Douglas	441 South street
I am Against the Building of this Storage Facility	We would like it to be known that we are strongly opposed to the self-storage facility in parcel 25-00800-002 related to case no. BA2023-002. Our neighborhood is family-oriented, held to a high standard, and a place of safety and security. Placing a self-storage facility at the front of the neighborhood stands in direct opposition of these characteristics. In 2023 alone, at least 10 bodies have been found in self-storage units in the United States. In addition, there are investigations each year into stolen property being stored in these facilities as well as property being stolen from these facilities. Finally, it's not uncommon for renters to sleep in their units even if this is prohibited in the lease agreement. Not to mention, this facility would be directly across from a childcare center and from neighborhood homes with young children. These outrageous crimes only scratch the surface that the risk a self-storage facility imposes on our community. Self-storage facilities serve a purpose to those who utilize them when placed in an appropriate location but the placement of one of these facilities at the edge of a neighborhood and across from a childcare center is egregious. I hope you take our concerns into strong consideration and decline Long Real Estate Investments LLC's application.	Joey Lensbower	573 Ginn St
I am Against the Building of this Storage Facility	it will be an eye sore and will look out of place.	Marian Polius	1137 E. Founds Street
I am Against the Building of this Storage Facility	Lighting and security issues - In order to control increased crime/theft, the portion of the neighborhood closest to the proposed lot will be subject to increased high-voltage lighting, which would need to be implemented from dusk until dawn.	Nicole Squitiere	131 Esch St, Townsend, DE 19734
I am Against the Building of this Storage Facility	It will generate more traffic and people coming in and out of the neighborhood that doesn't live here. I feel the crime rate will go up. Also this will give the feeling of living in an industrial area and not a neighborhood.	Emma Russell	562 Ginn St
I am Against the Building of this Storage Facility	Doesn't seem to be a fit for the community. Can't we find a use that is more beneficial to the neighborhood?	Everet Zicarelli	148 Esch St

I am Against the Building of this Storage Facility	I believe having a storage Facility in front of Townsend Village II will bring down my homes property value. It could also bring unwanted traffic and persons into the development who if inclined could break into my home and have a perfect place to store my stolen property. Again causing me the home owner lower property value, increased insurance premiums, and a unsafe environment. I can't help but think that a Storage Facility would be a eyesore. Not an appealing structure for future buyers who might want to some day purchase a home in Townsend Village II. As I've said before this again will affect my homes property value.	Lisa Crabill	413 South Street Townsend Village II
I am Against the Building of this Storage Facility	I don't think a storage building is appropriate for the entrance of our community	Annette Singh	570 Ginn Street
I am Against the Building of this Storage Facility	I just don't think it should be built, brings to many people outside the community into our neighborhood and other thing. I'm not against something being built there.	Anthony Rieck Jr	568 Ginn St
I am Against the Building of this Storage Facility		Cheryl Alexander	447 South street Townsend de
I Am For the Building of this Storage Facility	It's quiet.	Joel Esler	209 Karins Blvd
I am Against the Building of this Storage Facility	Possible storage of recreational vehicles and boats which would be a unpleasant site.also these facility have been known to provide u-haul truck services which also would be a nuisance . I do believe the church said they would sell it to a non disruptive business	ed webb	471 south street
I am Against the Building of this Storage Facility	I feel it will alter the small town look and feel of Townsend. Plus it goes against all of the Town's plans as outlined in the Master Plan. In addition, it will increase traffic and potentially crime that is targeted at the units.	Emily Whiting	466 South st.
I am Against the Building of this Storage Facility	These facilities have boats, RV's, and trailers stored On the property, all items we are not allowed on our Property and make for a very poor appearance to the Development, especially it being at the main entrance. Trash items people remove from their storage units That they don't want and just discard there. Trashy. This storage facility is a bad idea for property values Of the homes in our development.	John Nash	122 Esch Street, Townsend, DE
I am Against the Building of this Storage Facility	This will devalue the neighborhood.	Katrina O'Connor	427 south st
I am Against the Building of this Storage Facility	Disruption in maintaining daily commuter structure Potential exposure to unknown toxins Visual obstruction and de-beautification Potential tax increases Heavy traffic patterns	D. Trombi	Townsend Village II
I am Against the Building of this Storage Facility	Terrible location and traffic is already extremely hectic on the road. What will be addressed about the additional traffic.	Tawana Carroll	1001 W Founds Street, Townsend DE
I am Against the Building of this Storage Facility	All Storage Facilities are very unattractive, it will decrease the value of property in Townsend Village 2, and has the potential to attract unscrupulous people to the neighborhood.	Stacey Harper-Fasoranti	201 Karins Boulevard, Townsend Village 2
I am Against the Building of this Storage Facility	Absolutely not!!!! Devalue our property	James Hollis	414 South St
I Am For the Building of this Storage Facility	Because I want the land to be developed and this is a good choice for the development of the land	Mark Hall	113 Esch Street
I am Against the Building of this Storage Facility	This is going to make our land less valuable. Our community is not a place where we need to have a storage unit. We also would add increased risk to potential theft adding a storage unit.	Matthew Marengo	152 Esch St.
I am Against the Building of this Storage Facility	There are worse businesses to have in that lot but a storage facility is certainly not ideal. It would be an eyesore as you enter our community.	Colin Sebastian	146 Esch St
I am Against the Building of this Storage Facility		Alice Miller	132 Esch St, Townsend DE 19734
I am Against the Building of this Storage Facility	I feel it will alter the small town look and feel of Townsend. Plus it goes against all of the Town's plans as outlined in the Master Plan. In addition, it will increase traffic and potentially crime that is targeted at the units.	Emily Whiting	466 South st.
I am Against the Building of this Storage Facility	I believe if will cause even more traffic to Summit Bridge RD and I believe it will also reduce our property value for Townsend Village II homes. I did not move to this community to be slammed in traffic trying to get into Middletown or accept a possible decline in property value. There are a lot of other areas they can build	A.Rogers	579 Ginn St

I am Against the Building of this Storage Facility	A storage facility would not be an attractive entrance into our community and would drastically bring down the property value of the homes in our community. How Storage Facilities are set up, they need to be secure. Many of them look like prisons and that's not something I would like to see everyday out the back window of our home. Having a big Church behind our home has already reduced our value of our home and the ability to sell. A Storage Facility would just sink our investment and the interest in our community.	Christopher Smith	401 South St.
I am Against the Building of this Storage Facility	I'm not sure if this is being built in front of TV2 West or East but if it's West I have to say no. It's really quiet back here an we don't need a bunch traffic on this small road. but that's only if it's in front of West.	Carey Matthews	1130 E Founds St
I am Against the Building of this Storage Facility	I do not feel that a Storage Facility immediately outside of our neighborhood is a good fit and would add additional traffic, specifically weekend traffic which will make it even harder to get out of the neighborhood on to rt 71.	Bruce Baker	baker5900@gmail.com
I am Against the Building of this Storage Facility	Transient traffic in and out including moving vans. Storage of larger vehicles. Neighborhood will be used as cut through. Does not go with the asthetic if neighborhood. There is nothing appealing about this option and I hope the town does not allow this variance	Susan webb	471 South Street
I am Against the Building of this Storage Facility	It will draw strangers to the area and increase the risk for crime. Plus traffic will get worse.	Anonymous	Ginn Street
I Am For the Building of this Storage Facility	This type of business will provide for the least amount of traffic. Other types of potential businesses (doctors offices, convenient stores, gas stations) would produce much more traffic which would ultimately use the neighborhood as a thorough-fare, even more than it is used now. I also think a storage facility may also provide some homeowners a place to store boats/ worker vehicles that are not allowed in the neighborhood per our deed restrictions. However, if the Town does not put a traffic light at the entrance, i would change my selection above to state i am against the facility. The intersection already gets backed up during church end times and getting onto Summit Bridge Road North continues to be unsafe. I do not believe anything should be allowed to go into that space until a light is erected at the intersection.	Rich Skinner	rskinner@stephanoslack.com
I am Against the Building of this Storage Facility	My personal opinion is that the Town did not inform all the residents that would be affected by this. They only sent the notice to 4 homeowners, due to the 200ft radius rule and this doesn't take into account all of the homeowners that would be affected by this. I would like all affected homeowners to have the opportunity to make reasonable arrangements if they decide to attend virtually or in person. The document posted doesn't provide detail on the construction of the building, like they required from TVII Maintenance Corporation for our signage and this should be given to all residents, so that they can provide their full assessment or make an informed opinion of the matter. I personally do not believe that this would look good at the main entrance to our community and if not run well, it could possibly even bring down the values of our home.	Nadia Townsend	571 Ginn Street
I am Against the Building of this Storage Facility	This is a quiet residential development no one wants an eye sore that will decline our house values or the traffic it will bring.	Nicole Maynor	703 Melvin Ct
I am Against the Building of this Storage Facility		Alisha Ramdoo-Smith	555 Ginn Street
I am Against the Building of this Storage Facility	Esthetically it will not be good to have a storage building right in front of the community. There are no other commercial buildings nearby. Also, I presume this will increase heavy vehicles traffic in the area. Area is frequented by kids & adults that go fishing by the bridge.	Wilson Hallo	1042 W. Founds St



I am Against the Building of this Storage Facility	It's an invitation for crime in our community. Puts our property value at risk to decrease. Increased risk for rodents. And an out right eyesore, why would they ever be allowed to build a storage facility in a housing development. HORRIBLE IDEA	Cartisha Jones	400 South St.
I am Against the Building of this Storage Facility	Too many non residents in our neighborhood, crime and vandalism could increase	Joseph Squitiere	131 Esch Street
I am Against the Building of this Storage Facility	Value of our homes will drop. There are five storage facility units already within 3 to 4 miles of Townsend Village 2. None are located next to a development. Most are located in industrial areas.	Shirley and Bob Comegys	453 South St Townsend De 19734
I am Against the Building of this Storage Facility	It would bring too much unnecessary and unwanted traffic into our community. It's already hard to enter and especially exit the community from that entrance due to the extra church traffic.	Anonymous	Anonymous
I am Against the Building of this Storage Facility		Anonymous	Anonymous
I am Against the Building of this Storage Facility	I would like to see something a bit more useful to the community as a whole go in this spot. A storage facility is both an eyesore and would add yet another storage facility to an area already rife with facilities within a few mile radius.	Anonymous	Anonymous
I am Against the Building of this Storage Facility	I am concerned about having a storage facility in a neighborhood community. This will increase the traffic in the neighborhood. I am concerned about the different groups of people entering the neighborhood and possibility of safety. I oppose a storage facility in our neighborhood.	Anonymous	Anonymous
I am Against the Building of this Storage Facility	Industrial/commercial space like this at the front of our neighborhood will take away from the beautiful country feel our town and neighborhood.	Anonymous	Anonymous
I am Against the Building of this Storage Facility	Will not enhance the development	Anonymous	Anonymous
I am Against the Building of this Storage Facility		Anonymous	Anonymous
I am Against the Building of this Storage Facility	We have a lot of traffic through that area and there is no light at that intersection	Anonymous	Anonymous