

Town of Townsend Public Works & Land Use and Development Committee

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February 6, 2024

Mayor & Council of the Town of Townsend
141 Main St., P.O. Box 223
Townsend, DE 19734

**Chair:
Councilman
Joseph Bangura**

RE: Major Subdivision, Parcel #: 25-008.00-002, 100 Karins Blvd

To the Mayor and Town Council,

**Co-Chair
Councilman
Matthew Chapman**

This letter is to advise Townsend Town Council that the Public Works and Land Use and Development Committee reviewed the concept plan for the proposal for Major Subdivision at Parcel No. 25-008.00-002 at 100 Karins Blvd.

First State Engineering presented a concept plan to the Public Works and Land Use and Development Committee on February 5th, 2024. After hearing the plan and reviewing the letter dated February 1st, 2024, from the Townsend Planning Commission, the Public Works and Land Use and Development Committee concurs with the comments and recommendations made by the Planning Commission. Including:
“...more off street parking would have to be added based our what is called out in the zoning. They would need approximately 7 more spots to satisfy the minimum requirements. Secondly, we had concerns with the road width and the ability of first responders get into the development. However, with the off-street parking addressed and the lay out of the driveways we feel this will ultimately not be an issue. Lastly, the plot of land will need to be rezoned from commercial to R3 to move forward.”

The Public Works and Land Use and Development Committee also discussed additional observations and comments with First State Engineering such as concerns with a traffic light at the entrance/ exit to the development and when Lifehouse Church is in use, the number of trips generated by the proposed development, and potential needs for expansion of the school district. Additionally, they expressed concerns of the proximity of the retention pond to the street and related drainage of the pond. The question was raised if electric vehicle chargers could be added for green credits in the future. Please let us know if you have any questions or concerns.

Best Regards,
Councilman Joseph Bangura, Committee Chair
Councilman Matthew Chapman, Committee Co-Chair

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