

From: Julie Goodyear <jgoodyear@townsend.delaware.gov>
Sent: Friday, September 4, 2026 2:15 PM
To: James Reyes; John Holmes; Joseph Maher; James Reyes
Cc: Scott Lobdell; Lisa Hatfield
Subject: Recap of DNREC MTG

Good Afternoon Planning Commission,

I wanted to share a brief recap of the DNREC call I just attended with Lisa (Town Solicitor) and Scott Lobdell (Mayor).

PLUS reps David Engell and Samantha Bulkivish organized this meeting to get Town in front of DNREC to go over the heavy items that DNREC has concerns with for our Comp Plan and Map.

Essentially, they want to see Townsend mirror the NCC Code and support 100% protections on the areas that they deemed CNA's and forestry. I believe I did a fair job by stating the Town is more than likely not going to reach 100% protections but would absolutely seek to enhance their environmental protections. I posed the question "Is there any reasonable compromises they would consider"

Unfortunately, there were no remarks or reply as a suggested compromise. It was mentioned to perhaps look at Milford's Comp Plan as they have a unique TDR program that helps support "open space" and protected areas. (I will have copies of Milford's comp plan available for the PC meeting on 9/9/26)

The conversation continued with a few of the Mayors remarks on the CNA areas and requiring 100% protections would almost "hand cuff" the town in their abilities to grow. Comments of "if 100% protections are the case, essentially a brick wall would surround the Town". He went on to state that some CNA areas are over lays and he has found in his professional career with working with developers once all the studies have been done, they rarely match the CNA mapping overlays.

Members of DNREC followed up on Scott's remarks to state their have been "boots on the ground" studies for these areas and they will be sending them our way. Additionally they do not agree the CNA overlays are merely overlays, there is significance to these labels. A member of DNREC mentioned she did a comprehensive Code comparison of County versus our Code and I requested a copy be sent over for PC to review.

Brief discussion was talked about the Sewer agreement and whether or not the environmental protections would either be in the code or the sewer agreement which sparked some of Lisa's remarks on Dave Carters letter that was discussed at Council's meeting on 9/2. This portion of the meeting closed out by saying the Town does plan to update the environmental protections in the code. Sewer agreement is still being reviewed.

Final comments of the meeting were discussing the new Wetlands laws that were passed and how would DNREC suggest we address those areas in our comp plan. DNREC confirmed moving towards the new wetlands requirements would be the best way to go.

The meeting closed out by me inviting Samantha to the Planning Commission meeting on 9/9, which I believe will be an additional support to the Town.

As you can see, I've included both Lisa and Scott on this email to ensure if any of my comments were not recapped correctly, they can set me straight 😊

Best Regards,

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"Ah coffee. The sweet balm by which we shall accomplish today's tasks." - Holly Black



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