

## DAGSBORO PLANNING AND ZONING COMMISSION MINUTES OF THE MEETING ON MARCH 10, 2010

The workshop meeting of the Dagsboro Planning and Zoning Commission was called to order at 7:00 p.m. on Tuesday, March 10, 2010 at Bethel Center. Members present were Lisa Boyce, Gayle Chandler, Herb Disharoon, Marjorie Eckerd, and Loretta Zsido. The following persons were also present: Kyle Gulbranson of URS, Mayor Patti Adams, Steven Fuller of Fuller Hall & Associates, Bill DeHaven and Gary Cox of the Dagsboro Volunteer Fire Department.

**Agenda:** A motion was made by Lisa and seconded by Gayle to approve the agenda for this evening. The vote in favor was unanimous.

**Minutes:** A motion was made by Loretta and seconded by Lisa to approve the February minutes. The vote in favor was unanimous. Gayle thanked Loretta for her last minute substitution as secretary.

**New Business:**

Marj explained the format of the meeting. It will be a workshop with no presentations. Commissioners may ask questions of the applicants.

Steven Fuller represented Vines Creek Village. This project was begun in 2005, and this is the first time it has appeared before the Commission. It has preliminary site plan approval and is before the Commission for final subdivision plans. It has had problems with DelDot and Sussex Conservation regarding drainage. There is no time frame for this development. No landscaping, signage, lighting, architectural designs or HOA document have been submitted. The project has not provided any recreational amenities except for open space, a gazebo, and benches. The stormwater management ponds meet state approval, but there is no natural buffer or fencing around it. A major problem with this property is that Stone Lane is owned not by the town or by the county but by the developer, 2026 Ventures. This road is in Sussex County as well as all the homes, except for four that are within the Town of Dagsboro limits. The developer would like to donate the road to either the town or to the county and will construct a cul-de-sac turn-around at the end of Stone Lane. This issue is being sent to the Town for resolution; a meeting with the county and the individual property owners along Stone Lane may occur. Sussex County has asked the developer to install sewer hook-ups to all the homes along Stone Lane in order to obtain sewer for Vines Creek Village. A homeowner's shed and landscaping intrude upon the development proper, but the development has agreed to install a fence to separate the development from the rear of the Stone Lane homes. This development will have the lot and home plan sold as a package with homes built by the developer. Federal transportation funds could be requested from the 'safe routes to school program'; the Commission

asked the Mayor to investigate applying for money to install a sidewalk along Armory Road. The Commission needs copies of the final plans in color.

Gary Cox represented the Dagsboro Volunteer Fire Department. The Commission reviewed their preliminary site plan. The overflow parking area will not be paved due to it not being needed for such. Signage has not been decided on. Lighting will be minimal but to code. The stormwater management pond is expected to be dry. A fence buffer needs to be added to their property line from Swamp Road to the corner of Railroad Avenue. Sidewalks need to be added along Lingo Road and Railroad Avenue up to the entrances of the building; the Clayton Street sidewalk needs to connect to a sidewalk leading to the front entrance of the building. A garage belonging to Ellison Rickards is on the Fire Department's property. A waiver will be needed for the roof pitch on part of the building. Concrete instead of asphalt has to be used for pavement, because asphalt will not hold up under the weight of the fire trucks. Delmarva Power has a thirty-two foot utility easement on part of the property; it has to remain undeveloped and may have height requirements in regard to the trees being planted.

Adjournment: A motion was made by Herb and seconded by Lisa to adjourn the meeting. The vote in favor was unanimous. The meeting ended at approximately 8:23 p.m.

Respectfully submitted,

Gayle L. Chandler  
Secretary