



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
Budget Development, Planning and Administration
State Planning Coordination

September 22, 2008

B.J. Hardin
Town of Blades
20 West 4th Street
Blades, DE 19973

RE: PLUS review – 2008-08-01; Town of Blades comprehensive plan amendment

Dear Mr. Hardin:

Thank you for meeting with State agency planners on August 27th to discuss the proposed Town of Blades comprehensive plan amendment to correct the “Future Land Use Map” to include several parcels within the Neighborhood Business District.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

This office has received the following comments from State agencies:

Office of State Planning Coordination – Contact: David Edgell 739-3090

This comprehensive plan amendment corrects a mapping error in the town’s 2007 comprehensive plan. The revised future land use map corrects the land use on two parcels by placing them in the “Neighborhood Business” category as was the intention of the Planning Commission. Our office has no objections to this minor plan amendment. Please be advised that this amendment to your comprehensive plan will not alter the certification date. A comprehensive plan update will be due on or before April 17, 2013.

The approval procedures for this plan amendment are found at the end of this letter.

State Historic Preservation Office (SHPO) – Contact: Terrence Burns 739-5685

No comments received

Department of Transportation – Contact: Bill Brockenbrough 760-2109

The Town of Blades seeks to amend the Future Land Use Map, Map 8, in its May 2008 Comprehensive Plan to include two small lots on the northeast corner of 5th and Market Streets in their Neighborhood Business District, as opposed to their Residential District. DelDOT has no objection to this amendment.

The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-9071

Water Resource Protection Areas

The Water Supply Section has determined that the three parcels fall wholly within a wellhead protection area. If the lots are re-developed, the amount of impervious surface may increase and affect the associated Well Head Protection Areas that are shown in red in the attached maps from the Water Supply Section, Ground Water Protection Branch, (302) 739- 9945. Wellhead protection areas are surface and subsurface areas surrounding a public water supply well where the quantity and quality of ground water moving toward such wells may be adversely affected by land use activities or impervious cover.

The Water Supply Section recommends that any new development within the wellhead protection area not exceed 20% impervious cover. Some allowance for augmenting ground-water recharge should be considered if the impervious cover exceeds 20% but is less than 50% of that portion of the parcel within this area. However, the development should not exceed 50% regardless. A water balance calculation will be necessary to determine the quantity of clean water to be recharged via a recharge basin. The purpose of an impervious cover threshold is to minimize loss of recharge (and associated increases in storm water) and protect the quality and quantity of ground water and surface water supplies.

Ideally, relocating any open space areas to the part of the parcel within the wellhead protection area would decrease the total impervious area in the wellhead protection area. Augmenting the ground-water recharge with clean rooftop run-off systems are another alternative to reducing the total impervious cover.

In addition, because the wellhead protection area the source of public drinking water, the storage of hazardous substances or wastes should not be allowed within the area unless specific approval is obtained from the relevant state, federal, or local program.

Finally, the Groundwater Protection Branch recommends that the Town of Blades adopt a source water protection ordinance to protect their wellheads and areas of excellent

recharge potential from over development. Language may be found at:

http://www.wr.udel.edu/swaphome/Publications/SWPOrdinances/FinalDraftModelOrdinance_KnS_041408.pdf

Andres, A. Scott, 2004, Ground-Water Recharge Potential Mapping in Kent and Sussex Counties, Delaware: Delaware Geological Survey Report of Investigations No. 66, p. 14.

<http://www.udel.edu/dgs/Publications/pubform.html#investigations>

Delaware Department of Natural Resources and Environmental Control (2005): Source Water Protection Guidance Manual for the Local Governments of Delaware: Dover, DE, 144 p.

http://www.wr.udel.edu/publications/SWAPP/swapp_manual_final/swapp_guidance_manual_final.pdf

Kauffman, G.J., Wozniak, S.L., and Vonck, K.J., 2005, Delaware Ground-Water Recharge Design Manual: Newark, DE, Water Resources Agency, University of Delaware, p. 31.

<http://www.wr.udel.edu/swaphome/Publications/SWPguidancemanual.html>

Town of Blades Comprehensive Plan Update (PLUS 2008-08-01) Map 8 is overlain on a GIS application. Wellhead protection areas are shown in red. Excellent ground-water recharge areas are shown in green.



State Fire Marshal's Office – Contact: Duane Fox 856-5298

No comments received

Department of Agriculture - Contact: Scott Blaier 739-4811

The Delaware Department of Agriculture has no objections to the Town's request to correct its comprehensive plan map. The Department recognizes that these parcels were incorrectly colored on the map during the recent comprehensive plan update, and needed to be corrected.

Public Service Commission - Contact: Andrea Maucher 739-4247

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

Delaware Division of Public Health- Health Promotion Bureau- contact Michelle Eichinger (302) 744-1011

No comments received

Department of Education – Contact: John Marinucci 735-4055

The DOE supports the State Strategies for Policies and Spending, to the extent possible and practicable within the limits of the Federal and State mandates under which the Department operates.

1. In its review of Comprehensive Plans and Comprehensive Plan Amendments, the DOE considers:
 - Adequate civil infrastructure availability within the region to accommodate current and future educational facilities.
 - Transportation system connections and availability to support multimodal access within the community, to include but not limited to walk paths, bike paths, and safe pedestrian grade crossings.
 - Transportation road system adequacy to accommodate bus and delivery vehicle traffic to current, planned or potential educational facilities.
 - Recreation facilities and opportunities within the community and their respective proximity to current and planned or potential education facilities. The DOE also recognizes the potential that the educational facilities are to be considered recreational facilities by and within the community.

2. The DOE *typically* considers industrial/commercial development incompatible with educational facilities, however, residential development and educational facilities *are typically* considered to be compatible. As a result, the DOE is interested in the proximity of current and planned or potential education facilities to commercial/industrial development zones.

3. The DOE recognizes the integral role of educational facilities within communities. As such, the DOE seeks to assure that residential growth, that generates additional demand on educational facilities, is managed with adequate educational infrastructure being made a part of sub-division plans as appropriate.
4. The DOE offers its support and involvement to coordinate with the town, the local school districts, the Office of State Planning Coordination as well as other school districts and stakeholders.
5. DOE has no comments regarding the Comprehensive Plan amendment under consideration.

Sussex County – Contact: Richard Kautz 855-7878

No comment about the Plan amendment. The site is to be entirely within the town limits and does not directly impact County services or properties outside the town limits.

Approval Procedures

1. Once all edits, changes and corrections have been made the plan please submit the completed document (text and maps) to our office for review. Your PLUS response letter should accompany this submission. Also include documentation about the public review process.
2. Our office will require a maximum of 20 working days to complete this review.
3. We will provide the Town of Blades with written verification that our office has accepted the plan and all changes for adoption.
4. The plan may then be formally adopted by your Planning and Zoning Commission and City Council.
5. Send our office documentation that the plan has been formally adopted by your Planning and Zoning Commission and Town Council. We will accept the plan as an amendment to your certified plan. A letter to this effect will be sent within 10 working days. The amendment will not alter your original plan certification date.

Please remember to submit your response letter to our office with your final plan submission. Your letter must detail your response to comments received as a result of the PLUS process, noting whether comments were incorporated into the final plan or not and the reasons therefore.

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Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland". The signature is written in black ink and is positioned above the printed name and title.

Constance C. Holland, AICP
Director