



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

February 26, 2010

Morris Deputy  
Town of Middletown  
19 West Greet Street  
Middletown, DE 19709

RE: 2010-01-04; Town of Middletown Comprehensive Plan

Dear Mr. Deputy:

Thank you for meeting with State agency planners on January 27, 2010 to discuss the proposed Town of Middletown comprehensive plan amendment.

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.

The Office of State Planning Coordination does not oppose this amendment as the property in question appears to be in a Level 2 Investment area as noted in the State Spending Strategies.

With that said, our office strongly recommends that the Town consider these recommendations from the various State agencies as you review your plan for final approval.

According to the State Historic Preservation Office, these parcels are immediately across the road from Old St. Anne's Episcopal Church, which was listed in the National Register of Historic Places on March 7, 1973. The Town should ensure that any future commercial use or further development of these parcels includes sufficient landscaping to protect St.


Anne's Church from adverse noise, light, or visual changes to its setting. In addition, these parcels have a high potential for archaeological sites. The Town may want to include protections for such sites in any future development. If you have any questions or concerns, please contact Alice Guerrant at 302-736-7412 and thank you for this opportunity to comment.

Per DeIDOT, the proposed amendment is a necessary precursor to annexation of the lands just described. DeIDOT seeks to have these lands annexed because our plans for these facilities require sewer and water service and the Town provides utilities only to lands within the Town limits. We have no immediate plans for the yard on Route 71 but it has been served by a well and a septic system for many years and we want to have utilities available should those facilities fail. At the yard on Route 299, we have been using former farm buildings that were on the property when we acquired it. We plan to replace them with maintenance buildings designed for that purpose and we want them to have sewer and water service.

Once the town approved the amendment, please forward a copy of the amendment with the resolution/ordinance approving the amendment to the Office of State Planning for our records. The approval of this amendment does not change the date of your next scheduled plan update.

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

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP  
Director

CC: New Castle County