



**STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION**

December 19, 2012

Mr. Ronald Hunsicker  
Town of Bowers Beach  
3308 Main Street  
Frederica, De 19946

RE: Town of Bowers Beach Comprehensive Plan Amendment

Dear Mr. Hunsicker:

Thank you for meeting with State agency planners on November 28, 2012 to discuss the proposed Town of Bowers Beach draft comprehensive plan amendment. The plan amendment involves the creation of a new commercial district along Main Street, along with various updates to demographic information from the 2010 Census.

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.

***Certification Comments:*** These comments must be addressed in order for our office to consider the plan amendment consistent with the terms of your certification and the requirements of Title 22, § 702 of the Del. Code.

No certification items were noted for this amendment.

***Recommendations:*** Our office strongly recommends that the Town consider these recommendations from the various State agencies as you review your plan for final approval.

This office has received the following comments from State agencies:

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

As discussed at the PLUS meeting, the purpose of this plan amendment is to designate an area along Main Street as a new commercial district. This area is on higher ground than the current commercial district. It is also adjacent to the large State owned parking lot, which is currently being considered for drainage upgrades. Our office has no objections to this comprehensive plan amendment.

In addition to the amendment discussed above, some data in the plan has been updated with current figures from the US Census and the Town budget. Here are some specific comments related to the text and maps of the plan for your information:

- On page 3, in the last sentence of the first paragraph the term “Comprehensive Zoning Ordinance” should be changed to read “Comprehensive Plan.”
- On page 5 you reference population figures for the town “as reported in Cubit.” I am not familiar with Cubit. Is this a proprietary demographics and business software package? Please clarify, or reference the U.S. Census.
- On page 6, under Revenues and Expenditures, the 2011 budget information for the town is included. This information will be out of date by next year. I suggest that the introduction to this section be re-written to clarify that the 2011 information is provided as an example of the town’s finances.
- It is noted that the plan no longer contains “Appendix 1, ANNEXATION PLAN.” If the town is no longer considering annexations, then this is appropriate. However, if the town still has interest in annexing any of the properties identified in the 2009 plan, then the “ANNEXATION PLAN” should be returned to the plan.

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

- DNREC has no objections to the Comprehensive Plan amendment as presented at the November 28, 2012, PLUS meeting. For the next Comprehensive Plan Update, DNREC pledges to work with the Town to address sea level rise/adaptation (Coastal Programs), the Bayshore Initiative, the Parks and Recreation/Fish and Wildlife parking lot project, and the Drainage Program project(s), among our other customary environmental/natural resource concerns/issues (water supply, wastewater, stormwater management, recreation and open space, wildlife/habitat, etc.).

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

- There are at least two references in the plan to “U.S. 113” to describe the four-lane north-south highway at the west end of Kent Road 18 (Bowers Beach Road). That highway was redesignated several years ago, such that it is now Delaware Route 1. US Route 113 now starts in Milford and extends south into Maryland. The two references just mentioned are in Section 5.1.1 Fire Protection, Service Area (page 7) and Section 6.3 Roads outside of Town Limits (page 10).
- DelDOT has several comments pertaining to Chapter 6, Streets:

- Much of the information in this chapter could be shown in a table, instead of in paragraphs. The chapter is adequate as written but we suggest that a table be considered for the next plan update.
- The terms “hot mix” and “tar and chip” are clear to us but may not be clear to the average reader. We suggest substituting “asphalt pavement” for “hot mix” and “bituminous surface treatment” for “tar and chip.”
- Maple Lane is described as having “once had surface and roadway widths of 40 feet...topped with hot mix on tar and chip” but now having “10-foot surface and roadway width...surfaced with tar and chip.” Why did it narrow? Why was it resurfaced with tar and chip? Should the Plan include an explanation?
- For each street, “surface width” is distinguished from a wider “roadway width.” In that context, we understand “surface width” to mean the paved width and the “roadway width” to mean the paved width plus unpaved shoulders. Another possibility, however, is that “surface width” includes the paved width and unpaved shoulders and that “roadway width” means the width of the right-of-way. The right-of-way is the entire area dedicated to public use, including the travel lanes and shoulders but often including other roadside features such as ditches, sidewalks and utility lines. Please clarify what is meant.
- The first comment notwithstanding, regarding the desired improvements to Kent Road 18 (Bowers Beach Road) that are discussed in Section 11.3.1, we suggest Ms. Roberta Geier, a supervisor in the DelDOT Statewide and Regional Planning Section, as an initial point of contact. Ms. Geier can be reached at (302) 760-2119.

**Department of Agriculture - Contact: Scott Blaier 739-4811**

- The Department of Agriculture would like to commend the town on a well-written comprehensive plan update. The Department appreciates the town’s commitment to preserve the important agricultural lands surrounding the town. The state’s Agricultural Lands Preservation Program has already preserved a significant amount of farmland around the town limits.
- The Department encourages the town to work with its Urban Forestry Section to preserve and enhance existing tree resources within the town if you have not done so already.

**Once a decision has been reached on this proposed comprehensive plan amendment, please forward a copy of the plan amendment to the Office of State Planning Coordination for our records. The plan amendment must include a revised version of any maps as well as any text changes that is necessary to amend the comprehensive plan and describe the change.**

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 below the word "Sincerely,".

Constance C. Holland, AICP  
Director, Office of State Planning Coordination