



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

November 22, 2012

Mr. Win Abbott
Town of Milton
115 Federal Street
Milton, DE 19968

RE: PLUS review – 2012-10-05 – Town of Milton

Dear Mr. Abbott:

Thank you for meeting with State agencies on October 26, 2012 to discuss the proposed Town of Milton comprehensive plan amendment. As part of the Town's ongoing implementation of the current land use plan, the town has identified several parcels with improper zoning which does not support the current or long-term use of the parcel. This amendment seeks to correct the issue by identifying these parcels on the future land use map as Residential (R) instead of Commercial (C) and/or Light Industrial (LI).

At this time this office has received no objections to the proposed and would ask that the Town consider the following as it moves forward with the adoption of this amendment and the revisions to its zoning map.

- The Town should continue to coordinate this effort and related efforts to this amendment with the Town's solicitor to ensure compliance with all local and state regulations.
- The Town should continue to provide outreach to those parcel owners affected as to make certain the zoning meets the needs of the individual while ensuring this effort meets and fulfills the requirements of this amendment.
- The Town should continue to provide periodic updates to local residents to avoid confusion and to address any concerns that may have developed through the land use plan amendment process.
- The population of Milton has reached 2,576 persons. DNREC would like to remind the town that you are required under Title 7 Delaware Code §6082(b) to adopt a source water protection ordinance that is protective of the excellent recharge potential areas and the wellhead protection areas within your municipal boundaries. This ordinance will be required to be in place before the certification of your next plan update which is due in May 2020. DNREC's Groundwater Protection Branch (GPB; 302-739-9945) is available to assist the Town in this endeavor.

Please note that changes to the plan could result in additional comments from the State. If the amendment is approved, please forward the corrected map to this office so that it may be included with our copy of your comprehensive plan. 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, Office of State Planning Coordination