



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

May 22, 2013

Dawson Green
Town of Townsend
P.O. Box 223
Townsend, DE 19734

RE: PLUS 2013-04-01; Town of Townsend Comprehensive Plan Amendment

Dear Mr. Green:

Thank you for meeting with State agency planners on April 24, 2013 to discuss the proposed Town of Townsend draft comprehensive plan amendment to change Maps 7a and 7b, Future Land Use Map, to change the proposed zoning of several parcels to achieve consistency between land use and zoning.

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 comments are noted as a result of this proposed 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: Herb Inden 739-3090

The Office of State Planning Coordination has no objection to these amendments.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- The parcel owned by the Artesian Water Company at 565 Railroad Avenue (Map reference E, Tax Parcel 25-001.00-016) is presently occupied by what appears to be a well. The proposed plan change would change its designation from Industrial to Commercial. While DelDOT agrees with the justification statement, that “Commercial uses are more compatible with surrounding residential than industrial uses,” they suggest that there may be a better way to address parcels occupied by utilities. Specifically, DelDOT suggests that Town consider allowing utilities as a conditional use in residential districts or, for that matter, in all districts. Wells and small wastewater facilities can be placed in buildings that will blend into residential neighborhoods architecturally. Zoning these lands for residential use prevents the owners of neighboring parcels from arguing that there is an existing commercial zone that might reasonably be expanded

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 the Future Land Use Map as well as any text 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,



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