



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

December 23, 2015

Pam Haddick
Town of Wyoming
1 N. Railroad Ave.
Wyoming, DE 19934

RE: PLUS review 2015-11-02; Town of Wyoming Comprehensive Plan Amendment

Dear Pam:

Thank you for meeting with State agency planners on November 25, 2015 to discuss the proposed comprehensive Plan Amendment for the Town of Townsend. According to the information received the amendment will correct mapping errors, return areas previously designated for waterfront development to their original land use classification, update the town's growth area, and change the land use designation for a parcel along Westville Road.

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

Our office is pleased to see that the Town of Wyoming is pursuing this comprehensive plan amendment. Please consider the following recommendation:

- Maps 7, 8 and 9 should be amended as indicated to supersede the previously adopted maps. It appears that the text boxes have been added to the current maps to indicate what is changing. While this is good for PLUS review, it will be necessary to actually change the maps before adoption to avoid any confusion about future land use categories.

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

Stormwater Management.

- The State of Delaware has developed a National Pollutant Discharge Elimination System (NPDES) General Permit for storm water discharges from Small Municipal Separate Storm Sewer Systems (MS4s). This permit addresses the federal requirements under the Clean Water Act (CWA) to reduce polluted storm water runoff that is contributed by the MS4 and which ultimately discharges to local rivers and streams without treatment.

The permit is organized around the six minimum control measures– public education, public involvement, illicit discharge detection and elimination, construction, new development, and good housekeeping. For the purposes of this permit, the public education and involvement requirements have been combined into one permit provision. To provide additional protection to the impaired waterbodies of Delaware, the permit also includes measures to involve the permittee in the industrial storm water permitting process and to more directly address the impairment status of those waterbodies to which their MS4 discharges.

The permittee must develop and implement a comprehensive storm water management program designed to control the quality of the storm water discharged from its MS4. The Storm Water Pollution Prevention and Management Program (SWPP&MP) shall contain measurable goals and shall describe the controls necessary to effectively prohibit the discharge into the MS4 of any materials other than storm water. The SWPP&MP must also outline measures that will reduce the discharge of pollutants from the MS4 and include a schedule for implementation. If you have any questions on this subject please contact Jennifer Roushey at (302) 739-9946.

State Historic Preservation Office – Contact Terrence Burns 736-7404

The proposed changes to the land use map are acceptable. The Wyoming Mill Complex is listed in the National Register of Historic Places as a contributing element of the Wyoming Historic District. The return of it to its original zoning should help to preserve this complex by continuing its adaptive reuse as a commercial business.

Department of Agriculture – Contact Scott Blaier 698-4532

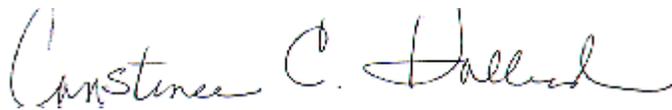
The Department of Agriculture would note that parcels 2-00-08500-01-2100 (denoted as “F” on Figure 1 and Map 8) and 2-00-08500-01-2200 (denoted as “G” on Figure 1 and Map 8) are both enrolled in the Agricultural Lands preservation program until April 4, 2018, as mentioned in the amendment text. At this time, the owners have not expressed any interest in removing the properties from the program.

Therefore, the Department is in agreement that these properties be categorized "State Agricultural Preservation District" for short to mid-term planning purposes.

Once a decision has been reached on this proposed comprehensive plan amendment, please forward the adopting ordinance or other documentation and 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 that were updated as well as any text that was approved in amending the comprehensive plan.

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". The signature is written in black ink and is positioned above the typed name and title.

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