



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

March 22, 2016

Ms. Teresa Tieman
City of Harrington
106 Dorman St.
Harrington, DE 19952

RE: PLUS review 2016-02-06; City of Harrington Comprehensive Plan Amendment

Dear Teresa,

Thank you for meeting with State agency planners on February 24, 2016 to discuss the proposed amendment to the City of Harrington's comprehensive plan. According to the paperwork received with this application the amendment will change the Future Land Use and City Zoning Map for 8 parcels in the City.

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.

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

- The proposed amendments to the future land use plan are all located in Investment Level 1 according to the *Strategies for State Policies and Spending*. Our office has no objections to the proposed changes.

State Historic Preservation Office – Contact Terrence Burns 736-7404

- The City of Harrington has several defined historic districts. They are the Harrington Historic District, the Clark Street Historic District, and the African American Settlement Historic District. All of these historic districts, with their historic houses, and commercial and railroad-related buildings, make up the core of Harrington's heritage. We are concerned that rezoning a historically low-density area to a higher commercial or service zoning would make it difficult to adaptively reuse them

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appropriately and lead to demolitions of historic properties. If you have any questions or concerns please contact Alice Guerrant at 302-736-7412.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Source Water Protection Areas.

- This amendment formally zones parcels with wellhead protection areas within them to commercial land use. This type of land use has the potential to influence the quality and quantity of water pumped by these wells. The City should refer to their own ordinance in making these changes. For planning purposes, the City should consider relocating their well fields to a different location where the wells can be protected.

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 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".

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