



NUTTER ASSOCIATES



Community Planners & Development Feasibility Consultants

***507C South Boulevard
Salisbury, Maryland 21801-5753
Tel 443-260-2760
Fax 443-260-4716
Cell: 410-603-9024
Email: dnutter@aol.com***

***Ellen M. Nutter
Principal***

***David G. Nutter, AICP
Principal***

March 1, 2007

Ms. Constance B. Holland, AICP
Director
State of Delaware Executive Department
Office of Management and Budget
State Planning Coordination
122 William Penn Street
Dover, DE 19901

Re: Letter of Response - PLUS review - PLUS 2007-01-10; Town of Houston
Comprehensive Plan

Dear Connie:

Thank you for the many positive comments received from the PLUS Committee on the proposed Town of Houston Comprehensive Plan and for your February 21, 2007 letter with written comments.

Below is a list of responses to the comments that were reviewed with the Houston Town Council this evening:

Office of State Planning Coordination

Thank you for the positive comments. The intention is to actively work with DDA and Kent County Levy Court, Regional Planning Commission and Department of Planning Services to achieve the community character, land preservation and community development objectives of the plan.

It is agreed that future infrastructure improvements, such as those that might follow the sewer and water feasibility study desired by the Town must be carefully considered to mesh with the conservation and development goals of the plan.

Certification comments:

Comment #1 – The site desired by the Town is on the east side of Broad Street and consists of land donated to the Town by Norfolk-Southern Railroad.

We will respond to the mapping comments made consistent with the project budget.

We do not agree with the comment about the land use category "Agriculture/Natural Resource/Open Space" being "problematic". This category has good precedent in Delaware comprehensive plans and describes relevant land use conditions well. The "P - Preservation" current zoning classification, presently unmapped and intended to apply to annexed parcels, requires considerable work through the proposed new Zoning, Subdivision and Land Conservation and Development Ordinance before it can be used.

The plan indicates the 18-month state requirement very clearly. The Town intends to prepare a new zoning, subdivision and land conservation and development ordinance to address all the zoning issues and opportunities identified. I have responded to this comment to Mr. Edgell in detail.

Recommendations:

We will endeavor to make as many of these changes as are critical and affordable within the project budget. We generally agree with the spirit of these comments.

Specifically:

It is correct that the Town has been leery of infrastructure improvements for the most part. However, the Town is a living and evolutionary entity. It wishes to pursue a water and sewer feasibility that will incorporate and resolve these issues.

Item 7: We agree.

Division of Historic and Cultural Affairs

Thank you.

Department of Transportation

We have contacted DelDOT in preparing the plan. No improvements were recommended. We agree with the editing comments. We will add to the "railroad issues" discussion as this topic is critical to the Town and a new railroad siding may be needed for the Libby Cannery redevelopment. We agree with the sidewalk comment.

Department of Natural Resources:

Generally, we agree with the spirit of these comments and will address them to a degree reasonable based on the definition and practice of American comprehensive planning.

The Town will consider and discuss a 100' buffer between wetlands and development, and a limitation on impervious surfaces, in the new Land Conservation and Development Ordinance.

State Fire Marshall's Office:

Agreed, as future actions.

Department of Agriculture:

Thank you.

We take under serious advisement the comment about the Delaware Department of Agriculture looking at annexation negatively. However, the Town wishes to try to make this idea work in the best interest of farmland conservation.

Public Service Commission:

Acknowledged.

Delaware Housing Authority:

We agree that accessory apartment units, now permitted in Houston, are very important.

Department of Education:

Thank you.

Approval Procedures:

As agreed to at tonight's meeting, we will complete a revision of the text and maps, per decisions made, and submit them as quickly as possible to Mr. Edgell for his review.

Thank you for the opportunity to respond to state agency comments.

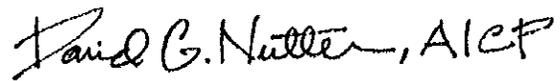
I believe this can mark the beginning of an active and fruitful partnership between the Town of Houston and state agencies concerned with planning and revitalization.

Please call me at 443-260-2760 with any questions.

Very best regards,

**Town of Houston Comprehensive Plan
Letter of Response to Plus Comments**

**Nutter Associates
March 1, 2007**

A handwritten signature in black ink that reads "David G. Nutter, AICP". The signature is written in a cursive style.

David G. Nutter, AICP

cc:

Town of Houston Town Council
Mark McNulty, Town Attorney