



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

December 10, 2004

Mr. Morris Deputy  
Town of Middletown  
216 North Broad Street  
Middletown, DE 19709

RE: PLUS 2004-09-08 – Middletown Auto Mall

Dear Mr. Deputy:

On November 17, 2004, the Office of State Planning received a letter from Mr. Randy Duplechain of Davis, Bowen and Friedel responding to the Preliminary Land Use Services (PLUS) comments by State agencies on the Middletown Auto Mall project.

We acknowledge that this project is located within the Town of Middletown and within an Investment Level 2 area where growth is anticipated by local, county, and state plans. We also acknowledge that according to the letter received, the developer has read and responded to all State agency comments regarding this project.

With that said we continue to have the following specific concerns regarding the development of this property and ask that the Town consider them as the project goes through site plan approval:

- In our letter dated November 16, 2004, DNREC requested that a vegetated buffer of no less than 100 ft. be employed from the edge of the wetland complex and other waterbodies on site. The applicant responded that the buffer would be established based on the current Town of Middletown zoning requirements. From current research, it appears that buffers less than 16.4 to 32.8 feet provide little protection of water quality and habitat. Based on existing research buffers necessary to protect wetlands and stream quality should be a minimum of 50 to 100 feet. Generally, minimum width buffer (50 feet) provide for maintenance of natural physical and chemical characteristics but wider buffers are necessary to maintain the biological requirement of wetlands and streams.

- It was also strongly recommended that the existing natural forested buffer adjacent to the Appoquinimink River be maintained in its entirety. The applicant responded that the existing forested buffer will be maintained to the extent required by the Town of Middletown Zoning Code requirements. Because this parcel contains sensitive headwater riparian wetlands associated with a headwater tributary of the Appoquinimink River, we ask that the Town of Middletown consider our request and require the applicant to maintain the forested buffer in its entirety.

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 dark ink and is positioned above the printed name and title.

Constance C. Holland  
Director

CC: Randy Duplechain