



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

March 28, 2005

Mr. Lawrence Lank
Sussex County Planning
P.O. Box 417
Georgetown, DE 19947

RE: PLUS 2005-01-08; Hayfield

Dear Mr. Lank:

The Office of State Planning has received a response from Davis, Bowen, and Friedel in response to our PLUS comments dated February 28, 2005.

After reviewing the response and comparing the site plan reviewed on February 2, 2005 and the site plan submitted with their response, the State appreciates the site plan changes that were made to address our comments. However, we still have the following concerns regarding this project:

- This project is proposed within an Investment Level 4 area according to the Strategies for State Policies and Spending. This is an area that neither the State nor the County has planned for growth. Additionally, the State has made a significant investment in agricultural preservation in the immediate area. For this reason, the State remains opposed to the development of this property.
- The February 28, 2005 letter asked that the lots planned for the forested areas be removed and clearing activities be minimized. The new site plan still proposes 60 lots within the forested area. Because this parcel is located adjacent to forested property on the adjacent parcel, we would like to see all lots removed from the forested area to maintain contiguity of the forest in this area.
- Our letter also stated that we appreciated the developer including a 100' buffer around the wetlands and asked that the buffer be forested. We asked that the developer also minimize forest clearing adjacent to the sensitive headwater wetlands. We were disappointed to see in the response that the developer reduced the buffer width to 50'. DNREC recommends a 100 foot buffer from all

wetlands; therefore, we would like to see the 100' buffer back in the site plan before approval.

While land use decisions are a local matter, the State asks the County to consider the cumulative effects of approving development in Level 4 areas where appropriate infrastructure is not planned to support the development and where such scattered development threatens the viability of a presently viable agricultural community.

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

Cc: Ring W. Lardner, Davis, Bowen & Friedel
Lacrosse Homes of Delaware

Attachments: July 9, 2004 PLUS response
March 4, 2004 response to PLUS comments letter