

**From:** [Willie Coffey](#)  
**To:** [Thomas West](#)  
**Subject:** Showfield Lewes  
**Date:** Monday, February 18, 2019 10:19:58 PM

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**Name:** Willie Coffey

**Email:** [willie.coffey@mchsi.com](mailto:willie.coffey@mchsi.com)

**Website:**

**Message:** The Homeowners Association for the 166 house Showfield development has serious concerns and is firmly against the portion ( lots numbered 87 through 131) of the ShowField City Development that is accessed through our development on Battle Mixer Rd.

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Time: February 19, 2019 at 3:19 am

IP Address: 173.23.102.144

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.

**From:** [Nadine wick](#)  
**To:** "twest"  
**Subject:** Showfield Lewes  
**Date:** Thursday, March 21, 2019 9:33:48 AM

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**Name:** Nadine wick

**Email:** wickns@hotmail.com

**Website:**

**Message:** Prior to the Planning Commission's public hearing on Lingos Whites Pond Development I ask the Planning Commission to make sure they have a definitive answer from the DRBA of their plans for the Monroe Extension and Freeman Hwy. i.e traffic light etc  
Also keep in mind that Lingo owns the property down from the Bike shop on Monroe and plans to add additional retail.

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Time: March 21, 2019 at 1:33 pm

IP Address: 73.134.137.120

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.

**From:** [Bob Heffernan](#)  
**To:** [Thomas West](#)  
**Subject:** From Bob Heffernan re Plan review for Showfield Lewes  
**Date:** Tuesday, March 26, 2019 12:00:17 AM

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## Lewes Planning Commission

As the planning commission takes the appropriate and deliberate steps to review the Showfield Lewes development, the developer (Lingo) is acting as if the planning commission does not exist except for a few troublesome meetings. I urge the planning commission to consider the application from the condition of the land before recent Lingo modifications.

It is clear the developer thinks the planning commission is of little consequence. At the March 20<sup>th</sup>, Planning Commission the developer's representative did not expect to answer any questions from the commission or public.

When forced to answer a few questions he frequent response was "I don't know, I can ask". These answers covered:

- why phase II of the development was not part of the application
- why the historic home had been demolished despite recommendations to the contrary
- why the construction road was connected to Showfield
- why open space in the plan was not contiguous
- would a traffic light be necessary/or allowed Monroe Extension and Freeman Highway intersection.
- why previous advertisements from Showfield's owners had promoted the Monroe Extension to Freeman Highway connection 3 years ago.
- and others concerning traffic generated, wetlands, etc.

Developer's response at the meeting was inadequate.

Developer has a second phase of the that plan that will share amenities with the current application, but it is not presented as part of the current application. Lingo's plans for all contiguous properties should be considered as one application.

Until recently there was a spectacular array of birds that sheltered at the pond. With the destruction of the vegetation, there are only a few Canada Geese left. Developer's plan is clearly to destroy any existing structure, forest, wetlands, natural buffers, habitats, and complete the connection to Monroe extension before the application comes to a vote.

When commissioner Pannetta asked about a stand of trees that are on the property, the developer again said he, did not know, but I think I heard a chain saw starting.

Clearly this was to be a public meeting/hearing:



Road, Destruction of Historic Home, Destruction of habitat on all sides of pond (note work on far side of pond)





Stand of Trees



Respectfully submitted

Bob Heffernan

510 Railroad Avenue Lewes DE 19958

[bheffernan@access4uinc.com](mailto:bheffernan@access4uinc.com)

412 999 2368

**From:** [Wayne Meluney](#)  
**To:** [Thomas West](#)  
**Subject:** Showfield Lewes  
**Date:** Friday, April 5, 2019 11:41:53 AM

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**Name:** Wayne Meluney

**Email:** wmeluney@gmail.com

**Website:**

**Message:** I am writing in response to the plans currently under consideration for the Showfield Lewes development. As a resident of Bay Breeze Estates, I am in opposition of further development that will increase the already congested traffic flow in the Freeman Highway area.

Further, if the project is approved, I am strongly opposed to any plans to route traffic through the Bay Breeze Estates community. Such an action would disrupt the community my family and I have enjoyed now for 30 years. And, most importantly, an increase in traffic through our community would create unsafe and potentially dangerous conditions for residents.

I respectfully request you take my concerns into consideration as you deliberate on the path forward for the Showfield Lewes development.

Respectfully,

Wayne and Daralyn Meluney  
37 Bay Breeze Estates

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Time: April 5, 2019 at 3:41 pm  
IP Address: 73.134.234.197  
Contact Form URL:  
[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.

**From:** [kenneth steinmann](#)  
**To:** [Thomas West](#)  
**Subject:** Showfield Lewes  
**Date:** Sunday, April 7, 2019 6:47:15 PM

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**Name:** kenneth steinmann

**Email:** mrkendo1936@verizon.net

**Website:**

**Message:** When is this building going to stop? Kings Highway will soon be a parking lot. I have to check the ferry schedule in the summer before I even think of leaving Bay Breeze. With beach ,state park , and ferry traffic it's an accident waiting to happen. Enough is enough we don't need any more homes in Lewes. Lord help us if we ever have to evacuate the area.

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Time: April 7, 2019 at 10:47 pm

IP Address: 71.185.5.4

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.



**From:** [Carolyn Marshall](#)  
**To:** [Thomas West](#)  
**Subject:** Showfield Lewes  
**Date:** Monday, April 8, 2019 11:03:26 AM

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**Name:** Carolyn Marshall

**Email:** [cmarsh38@aol.com](mailto:cmarsh38@aol.com)

**Website:**

**Message:** My uncle was stationed at Ft. Miles and my other uncle came to Lewes to live in 1953. My family on Long Island visited here then. Ironically I married a man from Lewes and came back here to live when we retired. I love Lewes and have been involved with many organizations in Lewes. I have lived in Bay Breeze Estates for 21 years and am sad to see what is happening with development here. Please don't put a roadway through Bay Breeze.

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Time: April 8, 2019 at 3:03 pm

IP Address: 96.227.146.85

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.

**From:** [William and Amy Hiller](#)  
**To:** [Thomas West](#)  
**Subject:** Showfield Lewes  
**Date:** Monday, April 8, 2019 9:05:15 AM

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**Name:** William and Amy Hiller

**Email:** [picket2@verizon.net](mailto:picket2@verizon.net)

**Website:**

**Message:** Although a road connection between Showfield Lewes and Bay Breeze Estates appears not to be under active consideration just now, should it become so we want to be on record as strongly opposed to such a connection. If the developers have an access problem, they should deal with it within their own boundaries and not shift the burden of a solution onto others.

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Time: April 8, 2019 at 1:05 pm

IP Address: 71.185.5.119

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.

**From:** [Willie Coffey](#)  
**To:** "twest"  
**Subject:** Showfield Lewes  
**Date:** Thursday, April 11, 2019 11:03:57 PM

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**Name:** Willie Coffey

**Email:** [willie.coffey@mchsi.com](mailto:willie.coffey@mchsi.com)

**Website:**

**Message:** I would like to make comments about Monroe Street being connected to Battle Mixer Road, which is a private road owned and maintained by the property owners of the Showfield Development.

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Time: April 12, 2019 at 3:03 am

IP Address: 173.23.102.144

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.

**From:** [Kathy Quinn](#)  
**To:** "twest"  
**Subject:** Showfield Lewes  
**Date:** Tuesday, April 16, 2019 9:31:13 AM

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**Name:** Kathy Quinn

**Email:** [kat.q1@comcast.net](mailto:kat.q1@comcast.net)

**Website:**

**Message:** I would like to express my concern about the proposed thru way from White's Pond Meadows into BayBreeze Estates via Inlet Place. Doing this would be unsafe to the BayBreeze residents (seniors, children, animals). In addition to being unsafe, the BayBreeze streets and Mariner's Way intersection could not safely handle the increase in car traffic this thru way would cause. But most importantly, the intersection at King's Highway and Mariner's Way is already /currently one of the most difficult intersections to maneuver in the Spring, Summer and Fall months, especially when the ferry has arrived. Please do not do this to our neighborhood. We are a quiet, long-standing, mature neighborhood that should not have to suffer from the rampant new construction going on around us. Thank you for consideration.

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Time: April 16, 2019 at 1:31 pm

IP Address: 104.129.194.60

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.

**From:** [Tim & Dianne Bane](#)  
**To:** "twest"  
**Subject:** Showfield Lewes  
**Date:** Wednesday, April 17, 2019 10:50:59 AM

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**Name:** Tim & Dianne Bane

**Email:** [tbane1952@gmail.com](mailto:tbane1952@gmail.com)

**Website:**

**Message:** We strongly oppose the building of the road from Showfield into Bay Breeze Estates. The increased traffic coming through Bay Breeze raises safety concerns as well as causing addl gridlock when entering Kings Hwy. Ferry, beach and Beebe traffic already cause unprecedented backups. Bay Breeze should not be a cut-through.

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Time: April 17, 2019 at 2:50 pm

IP Address: 98.192.252.122

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.



**From:** [Joseph Pika](#)  
**To:** [Thomas West](#)  
**Subject:** Showfield and Mitchell Traffic  
**Date:** Wednesday, April 17, 2019 11:23:45 AM

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My wife and I are homeowners in Bay Breeze Estates (17 Surf Ave) and are concerned about traffic that might be generated from the proposed development in Showfield City that abuts our development.

Although I understand there are no current plans to establish a direct link between the newest section of Showfield and our development through Inlet Place, I strongly oppose that option should it arise during ongoing discussions. I understand the reported concerns of Showfield residents about traffic cutting through their neighborhoods--we have no less concern about a new upsurge of traffic in ours. Nor does it make any sense to direct more traffic toward the already dangerous intersection of Mariners Way and Kings Hwy, an intersection likely to become even more dysfunctional with the projected upsurge in traffic.

I am also concerned about the projected surge in traffic associated with development of the JT Mitchell Farm property on the corner of Gills Neck and Kings Hwy. If the Cape Gazette article carried in the first week of April is accurate, the commercial/residential development proposed for that property will generate an average of 10,000 vehicle trips per day. Even if that is a weekly rather than a daily projection, it far exceeds the capacity of Kings Hwy to absorb. Summer traffic to and from the State Park and ferry already is excessive without the additional burdens likely to arise from Showfield, Governors, and the shopping center on the other corner of Gills Neck. I hope the City of Lewes and its City Council are doing everything they can to redirect the projected development into a less intensive direction.

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Joseph A. Pika  
James R. Soles Professor Emeritus  
University of Delaware

To: Thomas P. West – Planning & Development Officer

CC: Mayor

CC: City Counsel

Tom,

I'm writing to share my opinion in regards to the proposed Cut Through from the Showfield community to Rt. 9 and Monroe St.

After reviewing the traffic study I'm concerned that the Cut Trough being considered will create a number of concerns / issues.

Assumption - 10% of Giles Neck Road traffic will utilize the Showfield Cut Through to drive to the beaches / town (this estimate probably low) . This will add approximately 1,900 (+) cars daily, cutting through the community during all hours of the summer months.

Concerns:

- Adding this volume of traffic to the community will create safety issues for children who live on Show Jumper / Battle Mixer. There will also be joggers, bikers, elderly and pets utilizing these streets on a daily basis, which will be at greater risk relative to their safety. It will take one irresponsible driver who has no clue of the Showfield environment and can put numerous individuals at risk.
- Neighborhood Gawkers - the Cut Through will increase the percentage drivers, driving through the neighborhoods, viewing homes / community activities. I spoken to individuals at Hawks Eye and other communities which have this issue without a Cut Throughs. In one community a gate has been constructed to keep gawkers out of sections of their neighborhoods. Obviously, with a Cut Through, our problem will be significantly heightened.
- Increase road maintenance due to the increased traffic volume. We're a private community that owns the roads in Showfield. This Cut Through will increase road maintenance costs. Who will be responsible for road maintenance if the Cut Through is approved. I assume the town of Lewes will pay the Showfield HOA a fee of \$ XX,XXX dollars annually to assist in maintaining these roads - please advise as to how increase costs will be handled by the City if a Cut Through is approved.
- Home Value – As we're all aware, property values have risen over the years because of the attractiveness and Beauty of Lewes, DE. Its decisions like the Cut Through that affect the quality of life and the value of homes. The homes in Showfield have the potential to loose value or not increase in value at the same rate as other communities in Lewes, due to the Cut Through. This is major concern for home owners.

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- Monroe St. - if a Cut Through is approved, I assume Monroe St will have a major face lift due to the increased volume. I can't see Monroe St handling the increased traffic safely / conveniently without improvements to Monroe St. - please advise if Monroe St. will be improved if the Cut Through is approved.

- Connectivity - I hear this term being utilized by the developer of Showfield as they claim that the City Government of Lewes is pushing this strategy, hence the Cut Through in Showfield. I understand the need / ability to get into the town of Lewes, so economic growth / tax base continues to grow. With that said and with all due respect, I don't understand the strategy of utilizing the Showfield community, to be a drive through to town as an answer to interstructure issues that the City faces. Allowing the Cut Through, would not address the interstructure issues, as developers consume the town of Lewes (and not in positive way).

Normally Summers are considered "Road Construction Season", in Lewes we have "Accident Season" as the roads in Lewes today can't handle the volume of traffic. This Cut Through will not impact this issue and frankly will only increase the risk / safety of individuals within the community of Showfield. I would hope the City Government would take the appropriate action of not allowing the Cut Through.

Lastly, we moved to Showfield as it was represented as a quiet community close to the town of Lewes. I was advised by the realtor that this Cut Through would allow us to access walking / biking trails. Not a drive through to town. Because Lingo allowed for multiple builders, the communication of the Cut Through was not communicated correctly to a number of home / lot owners. I was one of them and it now concerns me deeply, that I'm living in a community which potentially can have a Cut Through.

In closing, I hope the Planning Commission, City Counsel and the Mayor will vote against this proposal for the reason noted.

I thank-you in advance for your support on this matter and look forward to hearing your thoughts accordingly.

Sincerely,

Dean

Dean M. Enslein

302-864-8135 - Cell

**From:** [Laurie Miele](#)  
**To:** [Thomas West](#)  
**Subject:** Showfield Lewes  
**Date:** Friday, April 19, 2019 7:33:45 AM

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**Name:** Laurie Miele

**Email:** lauriemiele12@gmail.com

**Website:**

**Message:** As a long time resident of Lewes I feel compelled to comment on the plans that Showfield Development has proposed to put a link between their new development into Bay Breeze Estates to ease traffic concerns for the residence of Showfields home. The quiet little neighborhood of Bay Breeze would be turned into a speed way for wealthy home owners convenience. Bay Breeze estates is filled with long time residence who are retired and use the quiet streets to walk dog, exercise and allow grandchildren to roam freely without concern of dangerous traffic. Many of these retirees living in Bay Breeze are close to or over 80 years old and have served this community and our country valently and deserve a quiet and safe neighborhood to reside in. Not only are you considering taking property owned by these residence away and using it to create a dangerous situation the road will also cross over a bike and walking trail used by all city of Lewes residence. City residence already have to cross at Freeman highway from the library to get to the bike trail unless they take the longer loop down into Lewes but with young children or the elderly this can be too long. Now they will also have to navigate another dangerous intersection on the bike trail. This summer take a look watch the little ones on their bike peddling ahead of their parents safely on the trail around that corner and the elderly using the area to sit and watch peacefulness. If city residence knew of these plans I am sure they would overwhelming rejections it.

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Time: April 19, 2019 at 11:33 am

IP Address: 69.255.129.125

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.

**From:** [richard.claypoole](mailto:richard.claypoole)  
**To:** [Thomas West](#)  
**Subject:** Showfield Lewes  
**Date:** Friday, April 19, 2019 1:48:47 PM

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**Name:** richard claypoole

**Email:** richardclaypoole12@gmail.com

**Website:**

**Message:** I appreciate the opportunity to voice a concern that a peripheral negative impact of the Showfield Lewes buildout will be a decision that assumes further Lewes traffic gridlock can be alleviated by constructing a road "cut thru" from Filly Lane in Showfield to Inlet Place in Bay Breeze Estates. Such an action would have a tragic effect on the safety and tranquility of the residents of Bay Breeze as well as lead to an even more dangerous intersection at Mariner's Way and Kings Highway. Presently, Bay Breeze residents trying to turn left onto Kings from Mariner's often have to tempt fate to make that turn as east/west traffic on Kings merges with west bound traffic from Freeman Highway. Adding a projected 1100 or more cars a day to that pattern, to include many of those cars exiting Bay Breeze, is the very definition of insanity.

Please, in the name of the common good - an old fashioned concept, I know - issue your strongest recommendation to the Lewes City Council against a "cut thru" from Showfield into Bay Breeze.

I thank you for your attention and urge you to support the best interests of Lewes residents.

Richard Claypoole, 48 Bay Breeze Drive, Lewes.

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Time: April 19, 2019 at 5:48 pm

IP Address: 96.227.148.232

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.



**From:** [Denise Warden](#)  
**To:** [Thomas West](#)  
**Subject:** Showfield Lewes  
**Date:** Sunday, April 21, 2019 5:58:42 PM

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**Name:** Denise Warden

**Email:** [dwarden711@comcast.net](mailto:dwarden711@comcast.net)

**Website:**

**Message:** There is talk of connecting a road in the new Showfield development into our community via Inlet Place. This is a terrible idea. I thought developers were supposed to ensure the infrastructure was created for their communities. Why is it even being discussed that a road be built into our long-standing peaceful community for the benefit of a developer? I strongly object to this and urge the Lewes leaders to reject it as well.

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Time: April 21, 2019 at 9:58 pm

IP Address: 69.255.128.225

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

Sent by an unverified visitor to your site.

**From:** [jeffery and elizabeth broderick](#)  
**To:** [Thomas West](#)  
**Subject:** Showfield Lewes  
**Date:** Monday, April 22, 2019 1:24:07 PM

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**Name:** jeffery and elizabeth broderick

**Email:** nonnemb@hotmail.com

**Website:**

**Message:** as residents of quiet bay breeze estates for many years, we are adamantly opposed to a cut through at inlet place for many reasons.....not the least of which the traffic would totally change the neighborhood we know and love.....as peaceful and safe to live in and mariners place would become a worse nightmare than it is now.....i work in downtown lewes and getting in and out of bay breeze is almost impossible at times.....most particularly the warmer months when ferry and tourist traffic is at it's peak.....hoping you will visit our development to see what the true impact of connecting the roads would be.....  
thank you for your consideration in this serious situation.  
jeff and betty broderick

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Time: April 22, 2019 at 5:24 pm

IP Address: 73.250.225.160

Contact Form URL:

[https://lewescommissions.wordpress.com/reviews/dev\\_reviews/showfield-lewes/](https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/)

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