

From: Thomas West
To: [Edwards, Savannah](#)
Subject: FW: Comments on the Proposed Fishers Cove development off Rodney Avenue
Date: Thursday, October 11, 2018 2:30:32 PM

From: Blaine Bonham [mailto:blainebonham@gmail.com]
Sent: Thursday, October 11, 2018 10:16 AM
To: Dennis Reardon
Cc: tbecher@ci.lewes.de.us; Fred Beaufait; Bonnie Osler; Rob Morgan; Thomas West
Subject: Comments on the Proposed Fishers Cove development off Rodney Avenue

Dear Councilman Reardon:

We are Rick Spitzborg and Blaine Bonham, longtime residents at 122 Rodney Avenue. Rick has owned the property since 1980. The planned Fishers Cove development of the over ten-acre parcel for eighteen houses by Burke and Ruteki, LLC, per the September 2018 proposed subdivision as we have seen on preliminary plans, alarms our neighbors and us.

There are two issues about the Fishers' Cove proposed project that we ask the City of Lewes to consider and address: 1) wetlands protection and storm water management, and 2) the historic character of life for the residents of the sixteen homes along Rodney Avenue.

The **natural function of the wetlands and storm water management** would be critically affected by the development as planned. The field behind the homes on the west side of Rodney Avenue serve as an overflow for the wetlands and Canary Creek during nor'easters and other major storm occurrences. The low-lying field often fills with water, sometimes approaching our properties. The field serves as a sponge for holding this water until tides subside and the water table can absorb the large quantity of water. We have photographs that illustrate this and will share them with you. Any changes in the grade of this field and the introduction of large impervious surfaces will disturb this natural system. We fear the water will be pushed onto our properties and into the crawl spaces of our homes and first floor living areas.

The potential problem extends beyond the development of this parcel. Three other developments, whose storm water plans use the Canary Creek watershed to channel their storm water run-off – Point Farm, Groome, and Brittingham – exacerbate this issue. Each of those developments will have substantial impervious surfaces and will generate storm water run-off. I'm sure everyone is familiar with the all too frequent flooding of New Road by Canary Creek, even times of high tides. The fragile area of Canary Creek will be under tremendous pressure to handle the stress that the development of all the new homes will put on the ecosystem.

The other issue critical to all of us is maintaining the **character of life** that has existed for decades along Rodney Avenue. We describe this character as intimate, private, and safe, given the street is a dead end. Every day, neighbors meet in the middle of the street to chat, talk about lives, visit each other, and exchange plants (it's a terrific gardening community). That's the reason many of our residents chose to live here and invest in the Lewes community.

We are aware that the City has a focus on supporting the type of quality of life in its communities that make Lewes a unique and wonderful place in which to live. We ask you to ensure that this intimate, close-knit nature of our neighborhood is maintained in this process. Particularly, we ask you to address aspects of the developer's plans that adversely impact specific residences – the proposed street that wraps around 124 Rodney Avenue, the location of pumping stations next to two properties, and the narrow buffer between new homes and ours that squeeze us tightly on the west side.

The residents of Rodney Avenue, Pilottown Road, and Hoornkill Avenue (who are affected by the Fishers' Cove plans) do not oppose development. Yet, development must happen responsibly in a manner that protects the natural environment, the current homes, and the character of the neighborhood. We appreciate your considering these issues carefully as you review the proposed plans.

Sincerely,

Rick Spitzborg and Blaine Bonham

J. Blaine Bonham, Jr.
215-280-4651 (c)

www.blainebonhamphoto.com
www.thetravelwriters.net/blaine

From: Thomas West
To: [Edwards, Savannah](mailto:Edwards.Savannah)
Subject: FW: Fisher Cove - Proposed Subdivision off Rodney Avenue
Date: Thursday, October 11, 2018 2:30:12 PM

From: Skry921 [mailto:skry921@aol.com]
Sent: Wednesday, October 10, 2018 3:46 PM
To: Thomas West; Dennis Reardon
Subject: Fisher Cove - Proposed Subdivision off Rodney Avenue

A couple of weeks ago, a proposed plan was delivered to most of the Rodney homeowners. This plan is being presented to the Planning Committee October 17th, 2018.

12 of the 16 homes/families currently owning homes on the Road discussed our concerns over the proposal last Saturday. We all have the following concerns:

Our street is way too small to handle more than double the traffic this subdivision would bring onto our road. Our road is 20 ft wide at the top and many current residents have no parking so they have to park on the street. The proposal shows that one cottage will now be completely encased within road!

We are concerned about the flooding potential to our homes. Currently the field where they are proposing building these 18 homes floods in a modest storm. We have at least three subdivisions going in up stream from our homes, all contributing to more water in the wetlands and the Canary Creek. Is the City taking this into consideration when approving these proposals? Where do you project this water is all going to go?

The developer of this proposed subdivision will not be the builder. So we have no idea what kind of homes will be built nor the time frame.

The proposal shows "pumping stations" in our backyards. Why can't they be on the other side of the development where they would not impact us?

They propose to move the fire hydrant from the end of our street into the middle of their subdivision.

Everyone understands that development is inevitable, but we seek responsible development. There is no reason they need to go up our road, use our hydrant, put pumping stations in our backyards. And we would request a complete understanding by the Planning Committee and the City on what measures will be taken to mitigate flooding problems to ALL our homes in the future, old and new!

We thank you for your consideration to our concerns and are happy to answer any questions and welcome comments.

Sincerely,
Steven Krynski and Regina Ryan
120 Rodney Avenue

Sent from my iPad

1 Attached Images

From: Thomas West
To: [Edwards, Savannah](#)
Subject: FW: Fishers Cove Flooding/Storm Water Management Concerns
Date: Thursday, October 11, 2018 2:34:46 PM

From: Andrew Campanelli [mailto:acampanelli@insightde.com]
Sent: Wednesday, October 3, 2018 2:14 PM
To: Thomas West
Cc: padtkake@aol.com
Subject: Fishers Cove Flooding/Storm Water Management Concerns

Dear Mr. West,

I am writing you today in connection with the Fishers Cove Development proposal. My parents live at 16 Hoornkill Ave in Lewes in the same house that I grew up in. They recently received a letter from Justin Healey and Chris Schell on September 16, 2018, concerning proposed plans to develop the Corrado property (which borders Rodney Ave). They have some very serious concerns about the storm water management plans, as do their surrounding neighbors on Hoornkill Ave.

I contacted the Developer on Monday to schedule a meeting to learn more about the storm water management plan, who called me within two minutes of receiving my e-mail and was initially receptive about scheduling a meeting to discuss. After the initial call on Monday, however, the developer has not responded to my proposed dates/times for an informational meeting. Since I was not able to timely obtain a copy of the storm water management plan directly from the developer, can you please let me know where I can obtain a copy of this document? I am very familiar with the approval process at the County level, but I have never interfaced with the City in the approval process.

To help you better understand my parents' concerns, I am attaching a number of photos provided by the folks at 16, 17, and 18 Hoornkill Ave during several recent some storm events over the past 5 years. These photos are not by any means exhaustive, but merely a quick collection from old photos easily accessible on their current devices. I will also send you a recent picture taken from my parents' homes on 16 Hoornkill Ave taken on October 1, 2018, for purposes of comparison.

Additionally, for one year (in 2016) I rented the back cottage on 124 Rodney Ave. There were serious flood/standing water issues on numerous occasions. I have multiple pictures documenting the storm water/flooding, but I am attaching one picture taken during a 2016 winter storm. As I grew up on Hoornkill, lived on Rodney for one year, and have significant experience working for a land developer/building company, I am very familiar with the Corrado property and storm water management issues in general.

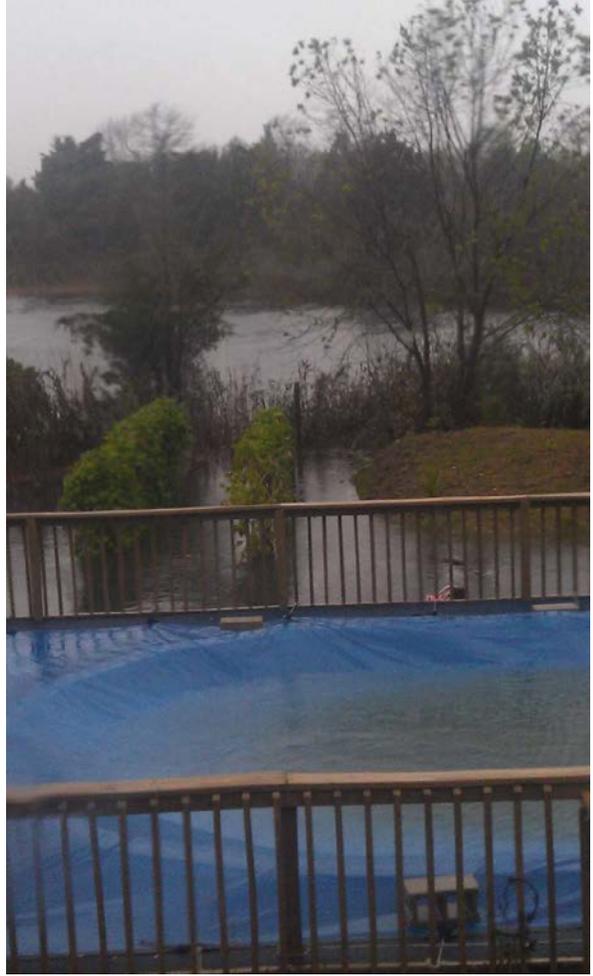
As you can surely understand, my parents and their surrounding Hoornkill neighbors fear that the increased paved surface and elevation caused by the development could create additional flooding and push additional stormwater on their property. We would like to have a better understanding of the stormwater management plan because any potential increase or diversion of water will likely cause long-term damage to Hoornkill residents' property. For all parties at issue, it would be better to address this matter on the front end, rather than fighting it out after the damage has been caused (a la the *Robinson v. Oakwood Village* debacle). The Hoornkill residents are considering engaging their own stormwater management expert to evaluate the plans in advance of the October 17, 2018 meeting.

To be clear, I am not representing any of these folks as an attorney or employee of Insight Homes. Rather, this is my parents' home and the house I grew up in, so I have a very personal interest in ensuring that my family's property/home does not face an increased risk of flooding and storm water damage by virtue of this planned development. Will you please contact me at your earliest convenience to discuss this matter further? You can reach me on my cell phone at (302) 245-4143.

Regards,

Andrew Campanelli

M. Andrew Campanelli, Esquire
General Counsel
Insight Homes
16255 Sussex Highway
Bridgeville, DE 19933
(302) 337-0400 Ext. 129
acampanelli@insightde.com
itsjustabetterhouse.com





From: [Mary Roth](#)
To: [Dennis Reardon](#)
Cc: [Thomas West](#)
Subject: Rodney Avenue - Fishers Cove
Date: Thursday, October 11, 2018 6:14:04 PM

October 11, 2018

Dear Mayor Becker and Councilman Reardon,

Re: Fisher Cove, Proposed Development of the property of Michael and Theda Corrado. 624 Pilottown Road.

As residents of 124 Rodney Avenue we are writing to voice our concern about the concept plan presented for Fishers Cove. We have rented the front cottage at 124 Rodney since November 2009. The parcel is owned by Christine and Sean Doherty, our landlords who occupy the rear cottage. We plan to move to Lewes full-time and have held Rodney Avenue as the gold-standard of the character of Lewes. We know everyone on the street, their children, grandchildren and dogs, even the favorite flowers in their gardens. We're not all alike or like-minded, but at the end of day we are an example of why you would want to move to Lewes. We are a community.

We are not unrealistic and understand that the parcel will be developed. Our concern is that the current proposed plan presents safety and environmental concerns while dramatically changing the character of Rodney Avenue.

- Rodney Avenue is about 25' of asphalt with on-street parking for those with limited driveway space. There are times when some of us at the end of Rodney joke that we need valet parking to accommodate. How will emergency vehicles reach those in need in the new development with limited space to navigate? Could Fishers Cove be accessed from Pilottown Road?
- In lieu of curves the concept plan shows what looks like two future intersections at the end of Rodney when it connects to Burke and when Burke connects to Patchy Way. These two "herky-jerky" connections present significant sight distance challenges. If these roads are built for cars traveling 25 mph, it would be impossible for a driver to see a child playing in the street.
- The subdivision design may allow for safe, efficient and convenient movement of vehicular and pedestrian traffic within some parts of the subdivision, it significantly diminishes those same aspects for Rodney Avenue.
- Although we occupy the front cottage we have experienced first hand the field behind the back cottage fill with water. During Hurricane Sandy and several significant nor'easters we've watched as the water has risen significantly. How will the subdivision eliminate the water problem or at the very least not increase the rate of runoff?

Our request of you Mr. Mayor and City Council is to consider carefully and thoughtfully the impact on Rodney Avenue as you consider the proposed plan for Fishers Cove.

Thank you,

Mary and Mike Roth

From: [Shari Burchenal](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, January 18, 2019 1:46:22 PM

Name: Shari Burchenal

Email: justbe53@comcast.net

Website:

Message: Major concerns:

1) Existing flooding on this property. Where will the water go once the trees are removed and this beautiful piece of property is paved over? (streets, driveways, etc) Will the water flood our homes on Rodney Avenue? This is a major concern for all of us, and should be of concern within the Lewes Planning Commission prior to approving this subdivision.

2) Description states “new roads to access the properties”. Why then is the developer planning to use Rodney Avenue as the entrance to the subdivision? They are only trying to maximize their profits. The intended access to this property is the driveway of the historic home on Pilottown Road. But oh.....the developer doesn't want to use this as access because they want to profit from the sale of this home also. So let's just destroy the quality of life for the current residents on Rodney Avenue. I can't begin to imagine how all of the construction vehicles will be able to maneuver my quiet and peaceful little street. Greed is ruining our quality of life in Lewes and Sussex County. It is time for our city and county officials to put an end to this rampant development! I suspect this will only happen once it is too late.

Time: January 18, 2019 at 6:46 pm

IP Address: 73.128.140.69

Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.

From: [Nancy Moore](#)
To: [Thomas West](#)
Subject: Fishers Cove
Date: Wednesday, October 24, 2018 11:48:49 AM

Dear Mr. West,

My name is Nancy Moore. I have been a resident of Rodney Avenue in Lewes for 32 years. I attended the Parks and Recreation Commission meeting on October 22 with the intention of learning more about the effects that the proposed Fishers Cove development will have on my home and my street. Thanks to your astute questions, I left the meeting feeling a much bigger concern. The agenda stated that your purpose in hearing this proposal was to examine its effect as it relates to, "existing or proposed open space, effect on any adjacent park areas and other natural features within the city limits". As such, I believe we share a concern for the health and preservation of the Great Marsh Preserve.

As I remember, the engineer who spoke on behalf of the Fishers Cove developer was asked about stormwater runoff. I believe he admitted that there may be some negligible runoff in the form of oil from driveways. My understanding is that stormwater runoff is known to be a leading cause of water pollution and includes much more than oil from the driveway:

- oil, grease, metals and coolants from vehicles
- fertilizers, pesticides and other chemicals from gardens and homes
- soil from construction sites and other bare ground
- soaps from car or equipment washing
- accidental spills, leaky storage containers and basically whatever else ends up on the ground.

Besides Fishers Cove, there are a number of other proposed/approved/existing developments from which stormwater runoff would eventually enter the marsh: Canary Creek at 102 homes, Point Farm with 69 homes, the Groome Property on New Road at 293 homes and the Brittingham Farm with a proposed 90 unit town home community. Fishers Cove at 18 homes is significantly smaller than the other developments but, as explained to me, presents a unique drainage set-up. The stormwater runoff from that property currently drains into a smaller section of the marsh onto the University of Delaware property. From there the water enters the great Marsh through two large culvert pipes. As such, the water does not flow freely into the marsh. Instead, this water moves more slowly increasing the likelihood that pollutants from stormwater runoff will leach into surrounding land before eventually moving into The Great Marsh. The effect of all of this construction is that the expectation of stormwater runoff that negatively impacts the health of the plants, wildlife and water in the Great Marsh Preserve becomes much more significant.

It is my understanding that only the Fishers Cove Development is in your purview as it is within city limits whereas the others are not. I am asking you to consider not just the effect of Fishers Cove on the Great Marsh, but the cumulative effect of all the development in that area. In addition, I believe that your refusal to endorse Fishers Cove would set a precedent for future building and development within city limits as it would convey the message that additional stormwater runoff into the Great Marsh Preserve is not acceptable.

Sincerely,

Nancy Moore

PS: I was also quite interested in your conversation about the playground. As a retired elementary school teacher, I survived nearly a month of indoor recess when rats moved into the mulch on our playground. So, as you can imagine, I would suggest avoiding mulch! I am also wondering if you know what is planned for the Shields playground once that building is no longer occupied. Any chance parts of it could be used on the new playground?

From: [Debra Evalds](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Tuesday, February 5, 2019 2:44:44 PM

Name: Debra Evalds

Email: debraevalds@yahoo.com

Website:

Message: Hello, I would like to put my concerns about Fishers Cove into the public record.

While I respect property owner rights, I have serious concerns about this development and how it will adversely impact my neighborhood. I live at 10 Harborview Road. Despite the large yards and open space in this neighborhood we still get significant pooling and puddling during storms. I have also seen the swale behind my home fill with water and can visually see that neighbors behind on Hoornkill have a lower elevation. I also am in the FEMA flood plain and have to carry flood insurance. My concern is what these additional houses, and the considerable paved and impervious surfaces they bring, will do to this neighborhood and how they will increase flooding. The water was up to my front steps during Hurricane Sandy. That is high enough!

Please, do everything you can to reduce the negative, and perhaps dangerous, impacts on our neighborhood by:

- 1) Increasing buffers to the onsite wetlands
- 2) Requiring more open space
- 3) Requiring the applicant to increase lot size to make it more compatible with all the homes north of New Road
- 4) Reviewing hydrologist reports prior to making any promises to the developer

I also am requesting that you delay the public hearing until early April, or even late March. So many Lewes neighbors migrate to warmer climates during the Winter and they need to be able to participate in this process.

Thank you

Time: February 5, 2019 at 7:44 pm
IP Address: 73.129.125.113
Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.

From: [Melanie Moser](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Thursday, February 7, 2019 11:27:26 AM

Name: Melanie Moser

Email: moserconsulting@comcast.net

Website:

Message: I have reviewed the proposed subdivision for Fishers Cove and have the following comments:

1. The proximity of Burke Road to the existing home on Rodney should be modified either by moving it west and adding a screen, or deleting the sidewalk and adding a fence and thick hedge to screen the home from traffic and movement.
2. The amount of deforestation does not appear realistic. First, most homes these days are wide across the front; the footprints shown are narrow in front and deep. Do they represent actual footprints? If wider homes with decks or patios are constructed, there will be considerably more deforestation than shown. Also, the water and sewer extensions will necessitate clearing which is not indicated. Will there be a mechanism to limit clearing on these lots? If not, future owners may clear. The grading on Lot 18 indicates no useable outdoor area, which will lead to more clearing. A more realistic forest clearing should be calculated. Potentially, a reforestation effort could ameliorate the situation.
3. The proposed grading reaches to the absolute edge of the wetlands area. This will undoubtedly impact the wetland vegetation as filling over roots extending beyond the wetland limits can have negative impacts on the vegetation: it can be killed or become destabilized. Limit of grading could be pulled back 5 to 10 feet to minimize impacts.
4. Similarly, the proposed grading for the long narrow storm water facility appears to extend up to the rear yards of the adjacent, existing homes, potentially impacting existing trees and other improvements.

Due to other commitments, I cannot attend this evening's meeting, but hope these comments contribute to an improved proposal.

Sincerely,

Melanie Moser

Time: February 7, 2019 at 4:27 pm

IP Address: 73.129.173.105

Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.

From: [Gerald R Tarr](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Tuesday, February 12, 2019 11:17:14 AM

Name: Gerald R Tarr

Email: geraldtarr@comcast.net

Website:

Message: I think every thing should go on hold until all reports are concluded . I do not know why the city would not want this also,unless it is already cut and dried?

Time: February 12, 2019 at 4:17 pm

IP Address: 73.87.58.170

Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.

From: [Stephen Brown](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Tuesday, February 12, 2019 5:23:10 PM

Name: Stephen Brown

Email: lewes17@yahoo.com

Website:

Message: This project as proposed with access via Rodney this will ruin one of the best neighborhoods in Lewes. Rodney Ave is a hidden gem and to require those city residents to be subject to such a drastic and major change in character is not acceptable for our city to support.

Living on Hoornkill my personal direct interest is flooding. The less places for the marsh flood waters to go the more comes across our street to my yard. Filling low ground, blocking water movement into the existing undeveloped area and removing previous ground will all impact negatively. Our home already required an additional sump pump to lessen hydraulic pressure on the basement floor and lessening water intrusion. 20 years ago the original sump pump rarely ran in any given year. 2nd submission try

Time: February 12, 2019 at 10:23 pm

IP Address: 174.200.46.35

Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.

From: [Steve Brown](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, February 8, 2019 7:11:07 PM

Name: Steve Brown

Email: lewes17@yahoo.com

Website:

Message: This project as proposed with access via Rodney this will ruin one of the best neighborhoods in Lewes. Rodney Ave is a hidden gem and to require those city residents to be subject to such a drastic and major change in character is not acceptable for our city to support.

Living on Hoornkill my personal direct interest is flooding. The less places for the marsh flood waters to go the more comes across our street to my yard. Filling low ground, blocking water movement into the existing undeveloped area and removing previous ground will all impact negatively. Our home already required an additional sump pump to lessen hydraulic pressure on the basement floor and lessening water intrusion. 20 years ago the original sump pump rarely ran in any given year.

Time: February 9, 2019 at 12:11 am
IP Address: 71.204.203.86
Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.

From: [Terry & Sharon Burchenal](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Tuesday, February 12, 2019 1:31:14 PM

Name: Terry & Sharon Burchenal

Email: justbe53@comcast.net

Website:

Message: We would like to request that the LPC postpone scheduling a public hearing for Fishers Cove until the coastal engineer, Betsy Hicks, has submitted her report, and the City and it's engineers have had sufficient time to review her findings.

Thank you.

Time: February 12, 2019 at 6:31 pm

IP Address: 73.128.140.69

Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.