

Patty Campanelli  
16 Hoorncill Ave  
Lewes, DE 19958

**Comments to the Planning Commission re: Fishers Cove (August 21, 2019)**

My name is Patty Campanelli, and I live at 16 Hoorncill Ave. My husband Michael and I built our home on Hoorncill in 1980, raised two boys in that same house, and have continued to reside there to this day. We have been residents of Lewes for nearly 40 years, and I must confess that this is my first time speaking in front of the planning commission on any issue. Honestly, anyone who knows me will tell you that I hate public speaking more than anything, so the mere fact that I am in front of you tonight is evidence of the serious flood threat Fishers Cove poses to the residents of Rodney, Hoorncill, and Pilottown Road.

I am a baker by trade, which is a far cry from a storm water expert. I'd like to think after 40 years at my home on Hoorncill, I am a qualified expert of my own backyard. So I'd like to talk to you about my personal experience with flooding on my property, which unfortunately has become an ever-increasing threat over the years.

For anyone who is not familiar with Hoorncill, our lot sits at the lowest point of the street with the rear lot boundary directly bordering the great marsh. Over the past 10 years, we have seen drastic increases in flooding on our property, including increases in the frequency of flood events, the duration of flooding, and the volume of flood water entering our property. In fact, many of the photographs that you have seen in the various presentations and reports were taken directly from our property on Hoorncill. For 25 years, we never experienced a real threat to floodwater breaching our house. Although the back portion of our lot would occasionally flood during hurricanes and nor'easters, the floodwater never came remotely close to reaching the home. Since the mid 2000's, we have seen the flood water during major and even minor storm events creep closer and closer to our home. Still, prior to hurricane Sandy, the flood water from the marsh remained at least 15 feet from the base of our house.

Sandy marked a turning point, and in 2012 more than three feet of water breached our crawlspace. This caused significant flood damage to our home and required us replace our heating system at considerable expense. Water was literally 1 inch from breaching our garage, where we store baking equipment,

freezers, and refrigerators. So when I read a quote from the Developer in the Cape Gazette underplaying the seriousness of 1 or more additional inches of flooding that would be caused by Fishers Cove, I immediately thought to myself that 1 inch would have made a devastating difference to our property.

We have faced a number of hurricanes and nor'easters since Sandy that resulted in flooding approaching 5 to 10 feet from our crawlspace access point. Luckily, we have had no further breaches of flood water in our home. Again, 10 years ago, we had very little to no flooding at all in our back yard during similar storm events. But now, every approaching storm brings a terrible sense of anxiety of permanent flood damage to our home.

This leads me to the proposed development of Fishers Cove. When we learned that the Developer intended to discharge their stormwater and tidal flood waters to the Great Marsh, we had serious concerns about the adverse impact that their plan would have on Hoornkill. Within weeks of reviewing the proposed plans, our son contacted the Developer and sent pictures of the historic flooding on our property and the Fishers Cove parcel. We requested a meeting with the Developer and its engineer to provide us with assurance that their proposed stormwater management plan would not lead to additional flooding on our property. We are still waiting on that meeting with the Developer's engineer today and we sure as heck have not been provided with any assurances that we will not face increased flooding. If anything, the City's recent flood study validated our concerns that the proposed development posed a real flood risk to properties on Hoornkill and Rodney.

We are reasonable people and we are not opposed to reasonable development. In fact, our son is legal counsel for a developer and we understand full and well the value of safe and managed growth to a community. However, the burden is on the developer to establish that the land in question is capable of supporting the proposed development without adversely harming the surrounding neighbors. This is especially true when such property is in the floodplain, contains a significant portion of wetlands, and the developer is aware of historical flooding on the parcel. Based on the information available to date, the Developer has not met this burden. Until the Developer can submit a plan that safely accounts for all of their stormwater in way that has no adverse impact on the surrounding properties of Hoornkill and Rodney, we request that the Planning Commission deny the application for preliminary approval.

## Thomas West

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**From:** Peggy Connor <donotreply@wordpress.com>  
**Sent:** Friday, August 23, 2019 2:30 AM  
**To:** Thomas West  
**Subject:** Fishers Cove Comment

**Name:** Peggy Connor

**Email:** pc4sun@comcast.net

**Website:**

**Message:** The beautiful Lewes area will be a parking lot soon if building more homes is permitted. Traffic is already impossible and unmanageable on the small streets. Too many homes taking away wildlife habitat. The poor animals have no where to go. The waterways will be spilling into homes because of over building near the water. The infrastructure can't keep up with the amount of homes/people arriving. Please stop building!

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Time: August 23, 2019 at 6:29 am

IP Address: 73.87.157.131

Contact Form URL: [https://lewescommissions.wordpress.com/reviews/dev\\_reviews/fishers-cove/](https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/)

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## Thomas West

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**From:** MARYANNE MURRAY <donotreply@wordpress.com>  
**Sent:** Friday, August 23, 2019 3:45 PM  
**To:** Thomas West  
**Subject:** Fishers Cove Comment

**Name:** MARYANNE MURRAY

**Email:** mamurray321@gmail.com

**Website:**

**Message:** After listening to the comments from the last several meetings concerning the Fishers Cove development, I believe the Planning & Zoning Commission must deny the proposal in its current form presented by Burke & Rutecki, LLC. The City of Lewes needs to protect all the wetlands in and around this historic town. This parcel is a particularly environmentally sensitive parcel, and special scrutiny should be given to the developer's plan. There are just too many unanswered questions (for the present and for the future) about the impact on building in this area to allow the plan to go forward.

The Planning Commission should deny the Fishers Cove project for several reasons, including:

The flood plain for Lewes should not be built on, which eliminates the building lots sitting closest to the wetlands.

Access to the remaining lots of Fishers Cove should not occur from Rodney Ave; access should be from Pilottown Rd or the Virden Center. Allowing construction to occur from the Rodney Ave access point will inexorably alter that community and it is simply not essential to the development of this parcel. If the developer does not want to access the acreage via Pilottown Rd, alternatives should be investigated including access from the Virden Center (where visitors parked for the site visit on February 27, 2019).

In my opinion, many assumptions made by the developer have not been substantiated, including how waste water and flood waters will be managed.

In short, the proposal as presently exists should be denied by the Planning Commission and the Mayor & City Council.

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Time: August 23, 2019 at 7:45 pm

IP Address: 98.211.65.138

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## Thomas West

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**From:** Dorothy P. Greet <donotreply@wordpress.com>  
**Sent:** Monday, August 26, 2019 9:52 AM  
**To:** Thomas West  
**Subject:** Fishers Cove Comment

**Name:** Dorothy P. Greet

**Email:** dgreet@aya.yale.edu

**Website:**

**Message:** Please recommend denial of the proposed Fishers Cove subdivision due to flooding concerns and community disruption. Please LISTEN to the wisdom of the neighborhood!

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Time: August 26, 2019 at 1:52 pm

IP Address: 73.87.157.81

Contact Form URL: [https://lewescommissions.wordpress.com/reviews/dev\\_reviews/fishers-cove/](https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/)

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## Thomas West

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**From:** David L. Greer <donotreply@wordpress.com>  
**Sent:** Monday, August 26, 2019 9:47 AM  
**To:** Thomas West  
**Subject:** Fishers Cove Comment

**Name:** David L. Greer

**Email:** wdlgreer@gmail.com

**Website:**

**Message:** I request denial of the proposed Fishers Cove subdivision for reasons of flooding and climate disruption.

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Time: August 26, 2019 at 1:47 pm

IP Address: 73.87.157.81

Contact Form URL: [https://lewescommissions.wordpress.com/reviews/dev\\_reviews/fishers-cove/](https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/)

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## Thomas West

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**From:** Christopher Lent <donotreply@wordpress.com>  
**Sent:** Sunday, August 25, 2019 8:56 PM  
**To:** Thomas West  
**Subject:** Fishers Cove Comment

**Name:** Christopher Lent

**Email:** clentverizon@verizon.net

**Website:**

**Message:** I am concerned about overdevelopment in Lewes. This proposed development is in an environmentally sensitive flood Plain. Even the recent Flood Study noted increased flooding was possible. At the 8/21 public hearing the developer's attorney and engineer said they were considering diverting storm water into the canal rather than the Great Marsh/Canary Creek Basin. Yet they are not submitting updated plans. This is not the usual application and the normal rules governing the application process clearly don't fit this set of circumstances. Given the lack of specific details the LPC should be wary of setting precedents.

- Fishers Cove lagoon water levels will increase because of the additional impervious surface resulting from the construction of roads, sidewalks, driveways, and houses. This will increase the potential for flooding of adjacent properties, which include existing homes on Rodney Ave, Hoornkill Ave, and Pilottown Road.

- Fishers Cove Development will eliminate most of the short and long term beneficial functions of the flood plain such as filtering nutrients and impurities from runoff, promoting infiltration and aquifer recharge and reducing flood velocities and peaks.

- Use of Rodney Avenue as the entrance to Fishers Cove will require construction of a raised road around the wetlands. The road elevation will divert storm surge to surrounding properties, causing increased flooding.

- The use of Rodney Avenue as the entrance to Fishers Cove is inconsistent with the city of Lewes' core value #5, "Lewes recognizes and maintains its internal communities". Rodney Avenue and Hoornkill Avenue are among the oldest internal Lewes communities and should be protected and preserved. Their neighborhood of modest homes and quiet streets should be treasured.

- There is insufficient information upon which to make a good decision and proposed changes to the application are being suggested orally for critical elements of the proposal even at this late date. Preliminary consent approval at this time may be premature and even imprudent.  
Please vote to not approve.

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Time: August 26, 2019 at 12:55 am

IP Address: 71.204.207.83

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## Thomas West

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**From:** Anne <donotreply@wordpress.com>  
**Sent:** Sunday, August 25, 2019 4:48 PM  
**To:** Thomas West  
**Subject:** Fishers Cove Comment

**Name:** Anne

**Email:** annedenys1@gmail.com

**Website:**

**Message:** I am contacting you to request that the Lewes Planning Commission deny approval of the proposed Fisher's Cove subdivision for the following reasons.

The development is in an environmentally sensitive flood Plain. Even the recent Flood Study noted increased flooding was possible.

Fishers Cove lagoon water levels will increase because of the additional impervious surface and existing homes on Rodney Ave, Hoornkill Ave, and Pilottown Road will all be more susceptible to flooding , as a result.

In addition, Fishers Cove Development will eliminate most of the short and long term beneficial functions of the flood plain such as filtering nutrients and impurities from runoff, promoting infiltration and aquifer recharge and reducing flood velocities and peaks.

Use of Rodney Avenue as the entrance to Fishers Cove will require construction of a raised road around the wetlands. The road elevation will divert storm surge to surrounding properties, causing increased flooding. Rodney Avenue and Hoornkill Avenue are among the oldest internal Lewes communities and should be protected and preserved. This neighborhood of modest homes and quiet streets should be treasured, not threatened.

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Time: August 25, 2019 at 8:48 pm

IP Address: 98.211.65.103

Contact Form URL: [https://lewescommissions.wordpress.com/reviews/dev\\_reviews/fishers-cove/](https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/)

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## Thomas West

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**From:** Richard Palmer <donotreply@wordpress.com>  
**Sent:** Thursday, August 22, 2019 11:03 AM  
**To:** Thomas West  
**Subject:** Fishers Cove Comment

**Name:** Richard Palmer

**Email:** rpalmerde@gmail.com

**Website:**

**Message:** Members of the Lewes Planning Commission,

On August 21, 2019, the developers of Fishers Cove submitted a plan for your review/approval that, by their own admission, is incomplete and outdated, and therefore not indicative of what they verbally claim they will do. Approval of this bogus plan would be malfeasance. How can anyone possibly determine the ramifications of a plan that is not the plan?! This development is in an area that floods, and with rising tides associated with climate change, there is potential harm to the citizens living on Rodney and Hoornkill Streets. If you give preliminary approve, the builders could proceed with the development, and if questioned about something they have built, they can say, "The Planning Commission gave us preliminary approval to proceed," which would make the Planning Commission evaluation process a sham. The Planning Commission has to say "No" to the submitted non-plan, because evaluation of any potential harmful effects cannot be accessed.

Rick Palmer  
14 Shipcarpenter Sq.  
Lewes, DE 19958

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Time: August 22, 2019 at 3:03 pm  
IP Address: 73.129.126.113  
Contact Form URL: [https://lewescommissions.wordpress.com/reviews/dev\\_reviews/fishers-cove/](https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/)

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