

From: [Robert Rosenberg, MD](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Wednesday, August 28, 2019 3:06:06 PM

Name: Robert Rosenberg, MD

Email: rgrosenberg2@hotmail.com

Website:

Message: LETTER TO THE LEWES PLANNING COMMISSION REGARDING THE PROPOSAL SUBMITTED BY BURKE & RUTECKI, LLC FOR DEVELOPMENT OF FISHERS COVE

I wish to add my voice to the chorus of Lewes residents concerned about the proposed development of the Fishers Cove subdivision. I urge that the LPC protect our community and reject this most unfortunate development proposal.

Our community is clearly threatened by the rapid and urgent march by developers and land owners to cash in before the inevitable impact of climate change fully expresses itself and forces ever increasing costly and perhaps futile mitigation efforts.

This development, to be built on a flood plane, under outmoded regulations, and on a clearly and demonstrably vulnerable property, will accelerate storm water flooding, pollute the wetlands, threaten our already at risk water supply, and hasten the devaluation of property values in our community.

I believe that the LPC has an obligation to the community to work within the framework of the legal system to assure that our community is protected from the impact of overdevelopment and that current and future residents are not burdened by costly mitigation efforts that could have been avoided by limiting overdevelopment. A far better solution to the property rights issues would be to assure that the property development not add significant burdens that cause irreversible damage to surrounding neighborhoods while providing a fair return on land values. At the least we should be able to gather all of the information and make reasonable projections on the damages that will be incurred by development and hold the developers accountable for these costs...

This development will have a potentially costly and dangerous impact on not only the neighbors but on the entire community. The LPC must reject this proposal and await more detailed analysis as well as force the developers to reveal and adopt a plan that benefits all of Lewes.

August 27, 2019

Robert G. Rosenberg, MD
18 Shipcarpenter Square
Lewes, DE 19958

Time: August 28, 2019 at 7:06 pm

IP Address: 73.129.127.32

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

Sent by an unverified visitor to your site.

From: [Barbara Braucht](#)
To: [Thomas West](#)
Subject: Lewes Flood Study
Date: Friday, August 30, 2019 8:43:57 PM

Name: Barbara Braucht

Email: BarbaraBraucht@yahoo.com

Website:

Message: I am against the development of Marshes and other areas around flood plains. I recommend denial of the proposed Fishers Cove subdivision.

- The development is in an environmentally sensitive flood Plain and 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.

- There is overcrowding already and will have additional impact to resources and increased traffic.

- 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.

Overall Planning Resources needs to treat the environment with priority and do smart planning that will keep the integrity of Lewes as a small, well planned community and NOT allow the developers to go wild to pad their pockets while making it continually worse for the residents.

Time: August 31, 2019 at 12:43 am

IP Address: 72.92.58.158

Contact Form URL: <https://lewescommissions.wordpress.com/ongoing-projects/>

Sent by an unverified visitor to your site.

From: [Tim](#)
To: [Thomas West](#)
Subject: Public Comment: Fisher's Cove
Date: Saturday, August 31, 2019 4:51:27 PM

In response to the proposed Fisher's Cove subdivision and the LPC Preliminary Plan Review, I would suggest that the applicant has not met the requirements set forth in the City Code for the application to be considered further and that for that deficiency alone, the LPC should not vote to recommend for preliminary consent.

Please refer to Chapter 170.19 "Preliminary Consent", Section (2). In part it reads:

"Lots shall be of such character that they can be used for building purposes in accordance with Chapter 197, Zoning, without increasing danger to health or peril from fire, flood, or other hazards."

As the applicant has recently suggested that a remedy for flooding may be to convey water from the site to the canal, yet neither his application nor preliminary plat plan offer that specificity, it would be a fair and reasonable conclusion for the LPC to vote to not recommend this application to the MCC for consideration. The applicant's plan is apparently deficient.

The LPC, the MCC and the public at large have no reason to believe that the minimum risk of danger to fire, flood and other hazards has been considered by the applicant. Until that threshold is satisfied, it is not appropriate for the LP commissioners to vote to recommend this preliminary plan to city council.

Tim Ritzert

From: [Sol Glasner](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 7:11:04 AM

Name: Sol Glasner

Email: solglasner@gmail.com

Website:

Message: To Honorable Members of the Planning Commission:

For the reasons expressed below, we request the Planning Commission to recommend DENIAL of the proposed Fishers Cove subdivision.

We have owned a vacation home for ten years on the beach side of Lewes. We enjoy the town's physical beauty, amenities, people and wonderful ambiance. We are, however, observing with great concern what appears to be unrestrained development that is quickly degrading much of what makes Lewes attractive.

If development continues along its current path, in less than a decade the historic village and the beach area will become islands made inaccessible by vast areas of traffic choked tract housing. Additionally, the increased potential for catastrophic flooding threatens to wash away homes and history throughout the area.

The Fishers Cove proposal is emblematic of the short term thinking that we believe will ultimately destroy Lewes as we know it. We are, by nature, generally pro-growth and pro-smart development. However, what is happening in Lewes today, exemplified by the Fishers Cove proposal, fails the test of smart. Growth and development need to be supported by the natural attributes of the land on which it occurs and by the human-built infrastructure. These prerequisites are lacking in the Fishers Cove proposal.

As demonstrated in expert testimony and documentation presented to the Planning Commission, the proposed Fishers Cove development will be a flooding disaster waiting to happen. The Rodney Avenue and Hoornkill communities are a Lewes treasure. Where is the long term value in putting them at risk? How does a PLANNING Commission allow for something to be created that represents the very antithesis of a "plan."

We appreciate your consideration of this request for DENIAL of the Fishers Cove proposal.

Respectfully submitted,
Sol & Nina Glasner

Time: August 30, 2019 at 11:11 am

IP Address: 108.28.184.159

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

Sent by an unverified visitor to your site.

From: [Patrick Gaffney](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 1:46:44 PM

Name: Patrick Gaffney

Email: pgaffney@udel.edu

Website:

Message: I strongly recommend AGAINST approval of the Fishers Cove development. The reasons for this are multiple, and have been laid out clearly. For me, the key point is that we should not put developers' profits above aenvironmental concerns. There are other parts of the United States where development has been balanced with the well-being of the community, and the results are encouraging. Lewes does not have to be degraded, development by development. Please consider the bigger picture, before it's too late. Thank you.

Time: August 30, 2019 at 5:46 pm

IP Address: 24.18.249.126

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

Sent by an unverified visitor to your site.

From: [Jim Layton](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 1:54:41 PM

Name: Jim Layton

Email: laytontheresa2@gmail.com

Website:

Message: Jim & Theresa Layton
14 Hoornkill Ave

First off, I have lived in Lewes since Sept 1949 and was also a resident of Rodney from 1992 to 1995. I have been on Hoornkill since 1997 and have seen every flooding since then especially SANDY when I had 31 inches of water in my backyard (water was 5 ft the crawlspace). It is sad to think some entities in this area has so much greed and power that they have the ability to impact so many families and homes on Hoornkill an Rodney. As quoted from previous comments, that 1 MORE INCH WATER could be the difference between no damage and catastrophic damage and hardship to the surrounding families. Do what you know is right and stop this. Every design of this project by its inherent nature will increase flooding to the surrounding area.

Time: August 30, 2019 at 5:54 pm
IP Address: 73.128.64.151
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: Friday, August 30, 2019 2:14:33 PM

Name: Terry & Sharon Burchenal

Email: justbe53@comcast.net

Website:

Message: We are requesting the Lewes Planning Commission recommend denial of the proposed Fishers Cove subdivision.

As you know, this property is located in a flood plain. If developed, most of the beneficial functions of the flood plain such as filtering of nutrients and impurities from runoff and promoting infiltration and aquifer recharge, will be eliminated. Those of us living in homes bordering this property are extremely concerned about potential flooding that will likely occur as a result of the property being developed.

As you also know, the developers have revised their stormwater management plan 3 times. Their first plan was to construct stormwater retention basins. Next they planned to construct a marine bulkhead around existing wetlands on the property. And now, their current plan is to divert the stormwater into the canal by way of an underground pipe. The fact that the developers keep changing their minds is troubling and we believe shows that they themselves know there is going to be a water problem which they are clearly not sure how to address. BUT, they are still requesting preliminary approval of their application.

There has been plenty of evidence presented by residents who live in close proximity to the proposed subdivision documenting instances of serious flooding. While we appreciate and respect the work that has been done by and the conclusions drawn by various engineers and hydrologists, it is we the residents who live in the areas surrounding the proposed subdivision that have witnessed first hand, weathered, and documented these flooding events.

Please, Lewes Planning Commission, we ask that you preserve our neighborhood by recommending denial of the Fishers Cove Subdivision.

Thank You!

Time: August 30, 2019 at 6:14 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: [Linda Gaynor](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 3:17:30 PM

Name: Linda Gaynor

Email: twocapes@aol.com

Website:

Message: My name is Linda Gaynor, I reside at 18 hoornkill Avenue. I live next to the Campanellis. My husband and I bought 26 years ago. He was with Diamond state telephone co, as was transferred due to the growth, and the need for updated fiber in the area. Skip Faust drove us all over to find the right house. Nothing suited us, we would drive back to Hoornkill after each long 2 days of searching. The street was perfect, quiet, dead end, great marsh behind us, that nothing could be built on. Finally Skip started knocking on doors, the previous owners , who were only weekenders, thought it would be a good time for them to sell, as they were getting up in age and just wanted one home. We we delighted. In the disclosure, they stated that only once the marsh flooded, but never encroached that close to the house.

I don't want to beat a dead horse, you know by now the history of the increasingly surge we experience with each nor'Easter . That is the main reason for me to hope the project is denied. The residents on Hoornkill and Rodney, do not deserve to be in constant fear that the next storm, which as we know, are getting worse with all the studies provided.

Our quaint little town and streets are changing but not for the better.

I walk daily, and on two occasions I have been almost hit on Pilottown rd, due to driver inattentiveness, of course due to the lack of sidewalks between Hoornkill and New rd, if this is approved, it potentially means 36 more cars on a road that is already dangerous to pedestrian traffic. Even walking facing traffic, which you must do, is dangerous.

I lost my husband 4 and a half years ago, I do not want to relocate, I love my house , my neighbors, our quaint little street. Change should be for the betterment of all, I'm sorry to say that this change is all about greed.

Thank you for the opportunity to Express my thoughts.

Linda

Time: August 30, 2019 at 7:17 pm

IP Address: 71.200.164.5

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

Sent by an unverified visitor to your site.

From: [Barbee Kiker](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 3:44:23 PM

Name: Barbee Kiker

Email: bjkik@comcast.net

Website:

Message: To the Lewes Planning Commission

August 29, 2019

Please deny the proposed Fishers Cove major subdivision.

At the 8/21/19 Lewes Planning Commission meeting the developer's last minute storm water proposal to dump water into the canal does not inspire confidence. Has the developer finally realized their previous proposals will not work? Are they concerned about flooding homes on the other side of the canal? Has their Developer's engineer even considered the site-balancing implications of striking the storm water ponds from the plan, and whether a shortage of fill will require the Developer to truck in additional loads of soil? Will they submit more complete plans right before the 8/31/19 deadline so the public cannot respond?

Please consider the natural protection of flood plains. The proposed Fishers Cove development will negate the benefit of the existing flood plain. Please also consider the wealth of information available about sea level rise and increasing storm severity. For example, a recent Princeton study developed new maps for coastal flooding. As noted "The historical 100-year floods may change to one-year floods in Northern coastal towns in the U.S."
<https://phys.org/news/2019-08-year-years.html>

In Lewes, we need more flood plains not fewer.

Thank you.

Time: August 30, 2019 at 7:44 pm
IP Address: 71.204.206.89
Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.

From: charles.l.mcgiffin
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 5:45:07 PM

Name: charles l. mcgiffin

Email: charlesmcgiffin@gmail.com

Website:

Message: TO: Lewes Planning Commission
RE: Fishers Cove Application for Preliminary Consent

At the August 21st Fishers Cove Open Hearing, Mark Harris, a member of the Lewes Planning Commission, asked Tim Willard, the developers' attorney, what, in his opinion, it would take for the Planning Commission to be able to deny their application for Preliminary Consent. Mr. Willard's response indicated that he felt there were two options available for the Planning Commission: to Approve the application or to Approve with Conditions or Recommendations.

This answer fails to acknowledge a third legal option available to the Planning Commission: to Deny the application.

Earlier in the meeting, Bill Rhodunda, the attorney representing Concerned Citizens of Rodney, Hoornkill & Friends (a local group opposed to irresponsible development), presented specific reasons why this application could be, and should be denied:

1. Non-compliance with Lewes Building Code 197-73 (Floodplains):
 - A2d - Maintain natural drainage
 - A2j - Minimize the impact of development on adjacent properties within and near flood-prone areas
 - A2k - Provide that the flood storage and conveyance functions of the floodplain are maintained
 - A2m - Prevent floodplain uses that are either hazardous or environmentally incompatible.
2. Non-Compliance with Lewes Building Code 197-76 (Drainage):
 - A1 – Natural and preexisting man-made drainage ways shall remain undisturbed.

The initial Fishers Cove concept plans were submitted to the Planning Commission for preliminary consent in October 2018. The developer has had almost an entire year to come up with a plan that would not be in direct violation of the Lewes Building Code. Perhaps it is simply impossible to do so on this property.

I am hopeful that the Planning Commission will do the right thing for the citizens of Lewes and vote strongly to deny this Application for Preliminary Consent.

Charles L. McGiffin
588 Pilottown Road

Time: August 30, 2019 at 9:45 pm

IP Address: 71.204.202.212

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

Sent by an unverified visitor to your site.

From: [Kim Brown](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 6:59:43 PM

Name: Kim Brown

Email: kimbrown525@aol.com

Website:

Message: I am opposed to this development based on its projected impact on the environment due to its location in the flood plain. Greater attention needs to be paid to the infrastructure of our area before development can continue.

Time: August 30, 2019 at 10:59 pm

IP Address: 73.128.64.132

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

Sent by an unverified visitor to your site.

From: [margaret cochran](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 8:30:05 PM

Name: margaret cochran

Email: mcochran14@icloud.com

Website:

Message: i am against the plan for a new development on a flooded plain of land. there are quite a few elderly who live in this area and a new development could potentially jeopardize their homes and also make it harder for them to get around, especially with increased traffic in the area.

Time: August 31, 2019 at 12:30 am

IP Address: 98.114.48.179

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

Sent by an unverified visitor to your site.

From: [JOHN J MINI](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 3:30:24 AM

Name: JOHN J MINI

Email: johnmini@jmini.com

Website:

Message: As a Lewes resident and business owner who has owned five properties in town since 1996, I am writing to ask the Lewes Planning Commission to recommend denial of the proposed Fishers Cove subdivision. This development is proposed on an environmentally sensitive flood plain and will adversely affect the existing homes in the area including Rodney Avenue, Hoornkill Avenue and Pilottown Road. As a resident of Gills Neck Road, I have witnessed increased tidal flooding of the salt marsh surrounding the Lewes water reclamation plant over the last few years and the city should be working to maintain these sensitive areas. We should not be building dense developments in these critical areas.

Time: August 31, 2019 at 7:30 am

IP Address: 193.43.158.242

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

Sent by an unverified visitor to your site.

From: [Andrea Spuck](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 7:29:12 AM

Name: Andrea Spuck

Email: adspuck@yahoo.com

Website:

Message: To Whom It May Concern -

As both a home owner in Pilottown Village & the owner of two businesses on Front Street I strongly object to the Fisher's Cove development & any further development of land in Lewes that results in the loss of more green space. We are slowly killing off all flora & fauna, and ultimately speeding up our own demise with the proliferation of rogue building practices and overdevelopment. It is our duty to be good stewards of our environment.

I haven't even touched on the further exacerbating concerns that increased congestion & the lack of existing infrastructure present.

Thank you and Kind regards-

Andrea Spuck
2 Blue Heron Drive
Lewes, DE

Time: August 31, 2019 at 11:29 am
IP Address: 174.200.30.214
Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.

From: [Lori Swift](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 7:40:31 AM

Name: Lori Swift

Email: janicepinto1@mac.com

Website:

Message: No definitive plan means no preliminary approval. One cannot rule on "what ifs". One must rule on "what is". And what is is a threat to Rodney, Hoornkill, parts of Pilottown and Harborview and now the health of the canal by proposing to dump all storm water and run off into the canal!
Preliminary approval must be denied.
thank you.

Time: August 30, 2019 at 11:40 am

IP Address: 73.87.158.9

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

Sent by an unverified visitor to your site.

From: [Ruth Thomson](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 10:16:16 AM

Name: Ruth Thomson

Email: ruth.thomson21@gmail.com

Website:

Message: Refer to Mitigationguide.org - a study done regarding climate change and necessary steps to mitigate in Lewes. A very thorough study conducted in 2011 by DE Sea Grant College Program and the U of DE.

Why aren't planners listening to this advice? It was prepared in conjunction with the City's Mitigation Planning Team. Have they forgotten?

Further development of marsh land will have devastating effects on our area's ability to react in times of emergency evacuations, as well as negatively impact overall quality of life in our town as climate and water levels continue to change. Read the report people!

Time: August 31, 2019 at 2:16 pm

IP Address: 73.128.140.56

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

Sent by an unverified visitor to your site.

From: [Ruth Thomson](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 10:16:19 AM

Name: Ruth Thomson

Email: ruth.thomson21@gmail.com

Website:

Message: Refer to Mitigationguide.org - a study done regarding climate change and necessary steps to mitigate in Lewes. A very thorough study conducted in 2011 by DE Sea Grant College Program and the U of DE.

Why aren't planners listening to this advice? It was prepared in conjunction with the City's Mitigation Planning Team. Have they forgotten?

Further development of marsh land will have devastating effects on our area's ability to react in times of emergency evacuations, as well as negatively impact overall quality of life in our town as climate and water levels continue to change. Read the report people!

Time: August 31, 2019 at 2:16 pm

IP Address: 73.128.140.56

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

Sent by an unverified visitor to your site.

From: [Steve & Laura Brown](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 10:21:07 AM

Name: Steve & Laura Brown

Email: lewes17@yahoo.com

Website:

Message: This is also being sent to the email address twest@ci.lewes.com

Lewes Planning Commission:

My name is Steve Brown. My wife Laura and I live at 17 Hoornkill Ave in Lewes. We moved into our home in 1999 and raised our three sons here. We "discovered" Lewes in the late 1980s enjoying the off the beaten path location as well as the busy days and quiet nights.

I would like to convey our agreement with the well documented issues regarding the proposed development going under the name Fischers Cove and provide some personal experiences that are related to our request that you deny this project at this step in our city's approval process.

We strongly agree with the concerns:

- 1) Destroying the character of a Lewes neighborhood known as Rodney Avenue by allowing an extension of a Dead End street to accommodate a developer's desire to maximize their profit by not using land available to them to provide access to the proposed new homes.
- 2) Allowing the developer to retain a sliver of land to the canal banks allowing them to subdivide the boat slip area. I believe Lewes put in regulations that require the canal banks lands to stay attached to the existing properties on the west side of Pilotown Road.
- 3) The increased flooding to the existing homes in the area that will be impacted by the disruption of the natural tidal rise as well as rain water.
- 4) The risk of flooding to the proposed new homes. Developers cut their ties and responsibilities. These issues will be for the homeowners to address. The city of Lewes has a history of stepping in and using our tax money to fix shoddy development. An example are driveways which left puddles after rains in Pilotown Park. My recollection is the city paid \$10K for tearing up and re-doing certain property owner's driveways.

Personal experiences and observations:

There are already problems in this area this area from tidal flooding. These include the immediate flow of waters from the Great Marsh area into the developments. It also includes the rise of groundwater from the increased tides. This proposed development should not be approved thus allowing existing problems to be made worse.

The flood of 1962 is the prime example where waters backed up in the Delaware Bay and associated marsh areas due to a series of Nor Easterns. Another catastrophic example would be a direct storm hit and tidal surge. No amount of curb and gutter or other "controls" would prohibit waters going places that cause property damage. If these waters are blocked from the land they to now flow to on the proposed development area they will be routed into our home

and neighborhood.

What we have experienced at our home since 1999:

Our property sits relatively high. When we obtained a mortgage in 1999 we were not required to have flood insurance. (We did anyway and the rate was based on a lower risk). We are now categorized as a property required to have FEMA flood insurance by mortgage lenders. We know - getting three boys through college requires financing. Flood risks are already increasing.

During hurricane Sandy we had tidal flood waters cross Hoornkill Ave and reach our property delivering firewood from across the street. We watched one of our neighbor's horror as the water rose very quickly and flooded their crawlspace. Other high tide events from named storms or "simply" north east winds over long period of time have had similar rises in tidal waters. Some of the pictures presented to the City Planning Commission were taken by me. I was there. I see what happens.

We have a basement. This is definitely a luxury these days in a coastal area. Not having a McMansion it is great space to have. When we moved into our home we did not understand why the sump pump was in place - it never came on. Then we had a large rainfall and a tidal storm (Hurricane Dennis maybe). The pump ran for 5 days, well after the storm passed and the sun was shining. For a number of years we would notice that about once a year (or less) the pump would be running. We have since learned it is not the direct rainfall but rather the rise in ground water due to high tides. We now have a second sump pump and after significant high tide events one or both of the pumps stay very busy.

In Closing:

We will remain at risk for a major tidal rise that floods our property and home. We will never finish the basement as the cracks in the floor caused by are a testament that you cannot expect this area to stay dry always in our location. We do request and expect our city planners and officials to deny any and all development that will further contribute to these concerns. Please deny the development request named Fischers Cove.

Steve & Laura Brown
17 Hoornkill Ave. City of Lewes.

Time: August 31, 2019 at 2:21 pm

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: [Steve Eisel](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 12:07:33 PM

Name: Steve Eisel

Email: speisel@gmail.com

Website:

Message: My name is Steve Eisel, my wife and I own a home on Pilottown Road. Thank you for the opportunity to comment, I'll keep it brief knowing that much information has been studied and already commented to.

From the Flood Study, "The modeling has demonstrated that the lagoon area cannot absorb additional runoff without changing its flooding patterns; consequently, cumulative effects from additional development may result in more substantial increases to flood levels in the lagoon which will affect any surrounding land that drains into it."

Flood study models indicate increased flooding to several existing homes during different storm events. And the impact could actually be greater than modeled when considering factors such as a probable increase in % impervious surfaces and difficulty in storm water system design and maintenance. While Fishers Cove may design and construct to manage flooding within the new development it appears that the existing homes and community will be adversely impacted. For these reasons I respectfully ask you to deny the Fishers Cove application for preliminary approval.

Steve Eisel

Time: August 31, 2019 at 4:07 pm
IP Address: 108.2.98.174
Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

Sent by an unverified visitor to your site.

From: [Anne and Stephen Hanzel](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 4:56:33 PM

Name: Anne and Stephen Hanzel

Email: amhanzel@comcast.net

Website:

Message: We strongly request that the application for the Fisher's Cove development not be approved until firm plans are submitted for storm water management and protection. This is essential to the protection of the marsh and to surrounding neighbors.

It is shocking to us that the plans for a new community could be approved without first considering the needs and protection of long-time residents in adjacent established communities.

We are not environmental engineers but even we can call "FOUL" to the proposed discharge (via pipe) of storm water into the marsh. Wetlands exist in nature as part of our water system, not areas to be ignored, filled in or piped over for short term solutions.

Anne and Stephen Hanzel

Time: August 31, 2019 at 8:56 pm

IP Address: 71.204.203.78

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

Sent by an unverified visitor to your site.

From: [Norma Morrison](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 4:58:52 PM

Name: Norma Morrison

Email: morrison.noa@gmail.com

Website:

Message: This letter is written to the Lewes Planning Commission to ask that you recommend denial of the the proposed Fisher's Cove subdivision.

The land upon which this development is proposed to be built serves as a buffer against storm surge for existing property owners. The City of Lewes has an obligation to protect the property of existing homes, especially when all indicators point to the fact that development will lead to the destruction of home and property.

Storm surge flooded Huston because land like the property in question was built upon eliminating safe pooling and the absorption of rain water and water pushed up by weather onto the land. Coastal Delaware has the additional threats of sinking land, rising water table and sea level rise. Both in this case and in future petitions, we cannot threaten an entire community by development, as much as a land owner might feel they have the right to build and thereby remove what buffers exist.

Time: August 31, 2019 at 8:58 pm

IP Address: 98.211.126.192

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

Sent by an unverified visitor to your site.

From: [Jerrold and Barbara Hames](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 5:07:51 PM

Name: Jerrold and Barbara Hames

Email: jerrold.hames@gmail.com

Website:

Message: Traffic congestion and over-development are serious problems in our community, but in this instance the most important danger will be the likely flooding of the homes of people who have lived in this neighborhood for years. If the Planning and Development commission is not able to say no to this application, whatever is it able to say no to??

Time: August 31, 2019 at 9:07 pm

IP Address: 73.129.175.189

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

Sent by an unverified visitor to your site.

From: [Jerrold and Barbara Hames](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 8:16:39 PM

Name: Jerrold and Barbara Hames

Email: jerrold.hames@gmail.com

Website:

Message: Traffic congestion and over-development are serious problems in our community, but in this instance the most important danger will be the likely flooding of the homes of people who have lived in this neighborhood for years. If the Planning and Development commission is not able to say no to this application, whatever is it able to say no to??

Time: September 1, 2019 at 12:16 am

IP Address: 73.129.175.189

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

Sent by an unverified visitor to your site.

From: [Regina Ryan](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 11:28:44 PM

Name: Regina Ryan

Email: skry921@aol.com

Website:

Message: I thought the process was about the public having a say about the proposal. This developer has changed the plan so many times, there's is nothing to comment on. They have demonstrated that they are completely unable to come up with a plan that will satisfy the commission and the public regarding water management. This plan has to be denied.

thank you. The planning commission has done such a commendable job to date.

Time: September 1, 2019 at 3:28 am

IP Address: 73.129.173.243

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

Sent by an unverified visitor to your site.

From: [JoEllen M Jordan](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Saturday, August 31, 2019 11:44:25 PM

Name: JoEllen M Jordan

Email: jjordan12@verizon.net

Website:

Message: Rodney Avenue

First of all, I want to thank you for the LPC for they do for the City of Lewes. I know this can be a difficult job and very time consuming. I am grateful for your dedicated volunteerism. My name is JoEllen Jordan. My address is 123 Rodney Avenue. I have owned the property since 2000. I, as many of my neighbors purchased their homes on this street because it was a dead-end street and has very light traffic.

I want to again elucidate my concern, as well as my neighbors on Rodney Avenue that the proposed use of Rodney Avenue as the ingress and egress for Fishers Cove is extremely onerous to the current residents. Almost every property owner on the street, the principle exception being Chris Schell at 124 Rodney, has signed a petition opposing it. To utilize a small dead-end street as the sole access is not our definition of planning and I sincerely hope it is not the LPC's. Nor do we believe it is justifiable for the developer to claim hardship if he/she cannot use our street when in fact, the conditions that gives rise to the claim were created by the Developer. My recommendation is the Developer needed to conduct due diligence and not rush through a purchase which I believe was done because there was concern there would have been changes in the ordinances and they were trying to avoid any further regulations.

I know some of the Commissioners participated in an on-site meeting this past Spring and I applaud them for that. But I don't believe that visit included an inspection of Rodney Avenue. So, I want to take a moment to familiarize you with our street, our block, our culture.

Rodney Avenue is a street of modest homes just like every other street beyond New Road, similar to Hoorncill, Harborview and Carey. People meet in the street to socialize, walk their dogs, children play on bikes, scooters and skateboards, older people walk arm and arm. Rodney Avenue, like so many other streets in Lewes, has beautiful landscapes. Gardening is a hobby for many Rodney residents who have created beauty spots up and down the street, and some have opened their properties for the Lewes Garden Tour. We don't have sidewalks and don't need or want to widen lanes for traffic. This will only contribute to cars speeding up and down the street. There has already been a significant increase in traffic, due to the advertising of Fishers Cove and people coming to look at the property. Many times, I have had to wave people to slow down resulting in their demonstration of petulance by increasing their speed.

I hope this brief description has provided you with an image of our lives on the street we so dearly value. We are here due to a quality of life we have created on Rodney Avenue. We ask you to stand with us, as did the Mayor and City Council 30 years ago. Do not impose a burden on us for the benefit of others. There is access to Fishers Cove from Pilottown Road. We have two neighbors on the corner of Pilottown and Rodney with addresses on Pilottown Road

supporting our plea not to use Rodney as the access to Fishers Cove. The developer has proposed a construction entrance from Pilottown. A number of months ago, I met with Justin Healey and asked why they were not proposing that entrance as a permanent access to the development. He said, "because it would devalue the sale of the Fisher House". I ask you all to please seriously consider the devaluation of every home on Rodney and furthermore the adverse impact to our quality of life? The increase in traffic will be exponential. Automobile traffic, correlating with 18 homes plus guests, trash removal, recycle, yard waste removal, BPW, oil delivery, propane gas delivery, Amazon, Fed Ex, UPS deliveries and the list goes on, not even mentioning the ability or lack thereof for emergency vehicles to access the proposed properties in Fishers Cove. If they are accessing the development from Pilottown for construction it can also be the permanent entrance. We implore you to deny the use of Rodney Avenue as the access to Fishers Cove Development. We do not want to become their driveway.

I sincerely thank you again for your focused attention to this matter.

Time: September 1, 2019 at 3:44 am

IP Address: 73.129.124.44

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

Sent by an unverified visitor to your site.

From: [Janice Pinto](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 8:13:02 AM

Name: Janice Pinto

Email: janicepinto1@mac.com

Website:

Message: I am writing to ask the Lewes Planning Commission to recommend denial of the proposed Fishers Cove subdivision.

I have great appreciation for the time and effort the Lewes Planning Commission has taken with regard to this most difficult proposal.

There is no doubt that this is a very difficult piece of land to develop, the fact of which was easily discoverable with even a modicum of due diligence on the part of the Developer. The land is almost entirely in the 100 year flood plain, contains wetlands, has a high water table, has poor drainage conditions, has experienced documented regular significant flooding events, and was the subject parcel of a comparable major subdivision previously denied by the City Council.

By introducing at the 11th hour a brand-new conceptual sketch of the plan at the August 21st hearing, the Developer all but conceded that the current iteration of the plan was not capable of managing storm water on the site.

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. The public including city residents across the canal have not had a chance to respond to this concept that may directly affect them. 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.

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. Our neighborhoods 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 is premature and imprudent and therefore must be denied.

Time: August 30, 2019 at 12:12 pm

IP Address: 73.87.158.9

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

Sent by an unverified visitor to your site.

From: [Cathy Joiner](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 8:35:43 AM

Name: Cathy Joiner

Email: cjmsgr@comcast.net

Website:

Message: WE NEED TO DRAIN THE SWAMP OF ALL YOU SELF SERVING IDIOTS.
How can you in good conscience do this .

Time: August 30, 2019 at 12:35 pm

IP Address: 68.33.61.235

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

Sent by an unverified visitor to your site.

From: [J. Madeline Lewis](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 10:15:07 AM

Name: J. Madeline Lewis

Email: madelinelewis123@gmail.com

Website:

Message: RE: Fishers Cove Application for Preliminary Approval Should Be DENIED

At the August 21st Open Hearing on Fishers Cove, the applicant's engineer, Dev Sitaram, said their goal was to improve neighborhood flooding conditions. Since their current stormwater management plan was admittedly ineffective, he then proposed an entirely new idea – diverting the stormwater into the Lewes-Rehoboth Canal.

For the past 25 years I have lived on the corner of Pilottown Rd. and Rodney Ave., where my house overlooks the Lewes-Rehoboth Canal. In recent years, on numerous occasions I have witnessed water rise up from the canal, move over canal front land, continue across Pilottown Road and finally encroach upon front yards of several Pilottown Road homes. This flooding occurs frequently when the Great Marsh is also flooded during nor'easters or other heavy rain events, depending on the tide and prevailing winds – both factors which, I believe, were not included in the AECOM computerized flood models.

Dumping even more water into the canal from the proposed Fishers Cove development would surely exacerbate the flooding issues in our neighborhood. For this and many other important reasons, I respectfully urge the Planning Commission to DENY this application for Preliminary Approval.

Thank you.

J. Madeline Lewis
588 Pilottown Road

Time: August 30, 2019 at 2:15 pm

IP Address: 71.204.202.212

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

Sent by an unverified visitor to your site.

From: [Marta Nammack](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 10:50:41 AM

Name: Marta Nammack

Email: mnammack@gmail.com

Website:

Message: To: Lewes Planning Commission members

Subject: Please recommend denial of Fisher's Cove Development

Date: August 30, 2019

I am writing to urge you to deny the proposal to construct 18 homes on the Fisher's Cove parcel of land in Lewes, Delaware. The proposal is ill-conceived and, if approved, will result in negative impacts to the surrounding homes on Hoornkill, Rodney, Harborview, and Pilottown Road. I am focusing on the flooding impacts and the need to protect the Great Marsh and Canary Creek, though I also agree with the many commenters who expressed concern about accessing the proposed development via Rodney Road.

Flooding and stormwater concerns

The developer has not provided sufficient information to demonstrate that the construction of 18 homes on the Fisher's Cove parcel will not result in flooding of neighboring homes and roads. In fact, the AECOM Flood Study concluded that the Fisher's Cove project would result in flooding of neighboring homes and roads. And, from what I understand, the developer expects you to grant preliminary consent for a project that is a moving target!!! The developer apparently suggested at the August 21, 2019, public hearing that stormwater might be directed toward the Lewes-Rehoboth Canal instead of the Great Marsh. Without final plans for stormwater management that demonstrate, with 100% certainty, that neighboring homes and roads will not be impacted by increased flooding, I believe it would be a dreadful and potentially catastrophic mistake to grant preliminary consent for this project.

As others have noted, the developer could include significantly more impervious surface area than the plans indicate, resulting in even more flooding of adjacent properties. The developer's plans are misleading.

One only needs to look at the existing City Code to see that any development that causes surface waters to negatively impact adjacent properties does not comply with City Code:

§ 197-77 Permanent stormwater management.

A. Requirement.

(1) Developments shall be constructed and maintained so that adjacent properties are not unreasonably burdened with surface waters as a result of such development.

(2) No development or property may be constructed or maintained in a way that such development or property unreasonably hampers the natural flow of water from higher adjacent

properties across the development or property thereby causing substantial damage to the higher adjacent property.

(3) No development or property may be constructed or maintained so that surface waters from such development or property are unreasonably collected and channeled onto lower adjacent properties at such locations and at such volumes so as to cause substantial damage to the lower adjacent property.

This Permanent Stormwater Management provision of the City Code is an important one, and I believe it needs to be enforced.

AECOM Flood Study

I am happy that the City hired a contractor to conduct a flood study. But, as I noted in my July 30, 2019, comments on the June 7, 2019, flood study, why didn't AECOM include simulations of 100-yr coastal storm + 100-yr rainfall? And what about 500-yr events? Given the precautionary language included in the Callahan et al. (2017) report that AECOM cited in its own report, we should be planning and preparing for worst-case scenarios. I have the same concern regarding the choice of a moderate sea level rise planning scenario. AECOM should have run the models using the high sea level rise planning scenario, too, so that we could see the results under a sea level rise scenario that is becoming more likely to be the most accurate.

The main point I am trying to make is that we should not underestimate the impacts of coastal storms, severe rainfall events, and sea level rise. If we do not have the data to validate a model, then we should input the more precautionary scenarios into the model. I hope more severe scenarios of coastal storms, rainfall events, and sea level rise will be modeled so that we have more information in front of those making these important decisions on proposed projects that may impact existing homes in the City of Lewes.

I have appended my July 30, 2019, comments on the June 7, 2019, AECOM Flood Study because the concerns I expressed in those comments are relevant to the concerns I have about the Fisher's Cove project, and I would like them to be part of the record for the Fisher's Cove proposal, too.

Time to revise the City Code

Please consider setting up a committee that includes members of the public to develop needed revisions to the City Code. I have heard LPC and Lewes City Council members express regret that they have no choice sometimes when it comes to approving a particular development. If the City Code allows it, they are obligated to approve it. It is time to incorporate all of the information that has become available about sea level rise and impervious surface effects in the last decade into our City Code. The City of Lewes is vulnerable to sea level rise, many areas within the City have a high water table, and we are adding more and more impervious surface all the time. One of our most precious natural features is the Great Marsh for the many benefits it provides. Let's do all we can to protect it!

I highly recommend that we take the time to revise the City Code before any other developments near the Great Marsh, Canary Creek, and other environmentally sensitive areas are approved.

Final thoughts

In this case, I don't believe the City Code allows a development such as Fisher's Cove, and I am surprised the proposal is even being considered. The proposal doesn't safeguard against non-compliance with Section 197-77. How can it safeguard against non-compliance when the plans for stormwater management are not even complete yet?

I don't think any of you would like to be remembered for recommending approval of a project that is likely to aggravate the risk that homeowners on the north side of town already face from increasing sea level rise, combined with more frequent nor'easters and the high water table in the area. I think it is time to accept that there is a limit to how much can be built in certain areas. We need to preserve floodplains and areas adjacent to floodplains to protect existing homes from these threats. The current citizens of Lewes should be given more consideration than future residents (as the existing code already specifies at 197-77). Actually, it would also be considerate to future residents not to encourage them to build a home on land that is so vulnerable to flooding.

Thank you for seriously considering these comments.

Marta Nammack
128 New Road

Comments on June 7, 2019, City of Lewes Flood Study – Marta Nammack 7/30/19

I am pleased that the City of Lewes hired a hydrologist (from AECOM) to prepare the June 7, 2019, City of Lewes Flood Study: Evaluation of Flooding Effects from Canary Creek Development report (Flood Study). The conclusions reached by AECOM in the Flood Study seem to be that the Fishers Cove development, as proposed, will likely impact the adjacent properties with some additional flooding and that the Lewes Waterfront Preserve development will not have any impact. I am not sure how these conclusions fit in with the fact that we (128 New Road) and our neighbors have already experienced significant flooding several times in our front yards. Perhaps AECOM was limited to analyzing the impacts of the proposed Canary Creek developments only on the areas immediately adjacent to the proposed developments? Given the importance of this Flood Study to the City of Lewes' consideration of proposed developments, the Flood Study should be peer reviewed by other independent hydrology experts (if it has not been peer reviewed already). I hope this Flood Study will be expanded to include other areas, especially properties along New Road, east of Park Road.

Background information from Callahan et al. (2017)

I reviewed Callahan et al. (2017), a technical report relied on heavily by AECOM for the Flood Study. I included this background information because it helps set the stage for AECOM's evaluation, and it helped me understand the study methodology. Callahan et al. (2017) state on page 13:

Regional meteorological conditions that develop from strong onshore winds, mid-latitude cyclones, or tropical storm systems, can cause water levels to be much higher, by up to several

feet, than mean sea level. In areas where mean sea level has been rising, so too does inundation frequency relative to fixed-elevation infrastructure on land, including minor/nuisance flood levels as well as extreme water levels from storms or strong winds (Hall et al., 2016). Extreme water levels can cause significant damage and degradation to public/private property and public safety as well as to the natural environment along the shoreline. Although planning for the eventual, gradual increase in mean sea level is important, planning for the changes in frequency, duration, and intensity of extreme water levels is just as important in many cases. [emphasis added] Sea-level rise will continue to increase the frequency and duration of nuisance flooding and exacerbate the impacts of extreme coastal flooding (Sweet et al., 2014; Tebaldi et al., 2012; Wahl et al., 2015; Little et al., 2015; Lin et al., 2016).

To incorporate sea level rise impacts into the models, AECOM used three scenarios (5, 50, and 95% probability levels of sea-level rise in Delaware), as recommended by Callahan et al. (2017), and modeled the scenarios out to the year 2100. These probability levels were determined by the Kopp et al. (2014) methodology under the IPCC AR5 RCP 8.5 emission scenario, as the Low, Intermediate, and High SLR planning scenarios, respectively. This equates to 0.52 m (1.71 ft), 0.99 m (3.25 ft), and 1.53 m (5.02 ft) of sea level rise by 2100, relative to the year 2000 mean sea level.

The figure below illustrates the 2017 Delaware SLR planning scenario curves to the year 2100. The Low, Intermediate, and High planning scenarios correspond to the 5%, 50%, and 95% probability levels. As you can see, in the year 2050, the Intermediate planning scenario has a value of 0.4 m, or 1.33 feet. AECOM chose the Intermediate planning scenario because it represents a moderate projection with a 50% chance of being met or exceeded in the next 30 years, or within the length of a typical home mortgage.

Callahan et al. (2017) state on p. 20:

General guidance in using Delaware SLR planning scenarios. Executive Order 41 directs state agencies to address both the causes and consequences of climate change. It recommends that planners and elected officials factor SLR projections into capital improvement projects and land-use decisions with long lifespans or some risk of flooding. Before selecting a SLR scenario to plan from, it is important to understand that SLR is one component of overall flood risk in the state. Delaware communities experience flooding and damage from storms with heavy precipitation, wind, waves, and/or storm surge, as well as from perigean spring tides that cause localized, nuisance flooding. SLR will significantly exacerbate the risk of flooding from these events. Additionally, SLR can cause more gradual effects on the area, such as saltwater intrusion to groundwater supply, drowned coastal agricultural fields and forests, beach erosion and marsh migration, changes in the tourism and real estate industries, public safety, and more. This report does not analyze or offer projections regarding overall flood risk for Delaware towns. However, the SLR planning scenarios contained in this report should form a critical piece of the risk assessment and planning process at the state and local level.

Specific comments

p. 17 - It would be helpful to know the magnitude of the September 2016 coastal storm and rainfall to compare to the various scenarios that are simulated in this report (2-yr coastal storm

+ 10-yr rainfall event? 10-yr/10yr?).

p. 20 - I do not think relying on simulated data to validate the model when we have no actual survey data is a good idea. A moratorium on development within certain distances of Canary Creek and the Great Marsh until we can collect data for a number of years to validate the model would be more appropriate.

p. 20 - Will the models be re-run once we have detailed specifications on the storm water systems (and, in the case of Tower Hill, concept grading plans) for Fisher's Cove and the Lewes Waterfront Preserve?

p. 21 - The Fishers Cove proposal was changed to include a gabion wall instead of a bulkhead to protect the site from flooding. How does this new proposal change the results of the simulations?

p. 22 - Why didn't AECOM include simulations of 100-yr coastal storm + 100-yr rainfall? And what about 500-yr events? Given the precautionary language included in the Callahan et al. (2017) report, we should be planning and preparing for worst-case scenarios. I have the same concern regarding the choice of a moderate sea level rise planning scenario. AECOM should have run the models using the high sea level rise planning scenario, too, so that we could see the results under a sea level rise scenario that is becoming more likely to be the most accurate.

p. 29 - AECOM concludes that the simulations for Lewes Waterfront Preserve did not show any adverse effects to the surrounding watershed. But, AECOM states at the bottom of page 29 that the 2-year coastal storm + 100-year rainfall model simulations for Lewes Waterfront Preserve show negligible change in peak flood depth within the marsh surrounding Canary Creek. This means that there is some effect. Any change in peak flood depth within the marsh surrounding Canary Creek would seem to indicate that Canary Creek was beyond capacity and could not absorb additional storm water from other areas via ditches. And, had AECOM modeled more severe coastal storm/rainfall events, the peak flood depth might change more significantly.

p. 31-32 Under Section 7.4, AECOM recommends that any limitations that the water table, soil saturation, and sea level rise may impose on the capacity of proposed storm water ponds, particularly those intended to dry out between rain events, be considered. I hope this recommendation applies to all future developments, including Lewes Waterfront Preserve (if it is indeed approved and built).

p. 32, Recommendation 7.5 – I suggest inserting, “, repair as necessary,” after “Monitor” so that existing swales along New Road can be made to function properly. When it rains hard, the water fills the swale rapidly, and if it is a heavy downpour, one of these days the water will reach our house and other houses that are 100 feet back from the edge of New Road. The water has already moved about 75 feet into our yards in prior rainfall/nor'easter events.

p. 33, Recommendation 7.6 – This is an excellent recommendation. I sincerely hope new developments will be required to use pervious surfaces for driveways, parking lots, and roads. This will help prevent additional flooding during extreme storm events and help prevent contaminants from reaching our waterways.

p. 33, Recommendation 7.7 – Yes, collection of measured water level and discharge data during rainfall and coastal storm events is critical. After all, models are only as good as the data input. The uncertainties associated with all of the assumptions that had to be made for these simulations justify using Delaware’s “high” SLR planning scenario instead of the “moderate” one. When we are talking about roads needed for evacuation and people’s existing homes, it is essential that we use a more precautionary approach. In other words, the consequence of being wrong about the SLR planning scenario is more severe if the “high” scenario turns out to be more accurate and we didn’t look at the “high” SLR planning scenario than if the “moderate” scenario turns out to be more accurate and we didn’t look at it. The homes we live in and depend on every day for our health, security, and welfare should carry a low tolerance for risk to SLR.

The main point I am trying to make is that we should not underestimate the impacts of coastal storms, severe rainfall events, and sea level rise. If we do not have the data to validate a model, then we should input the more precautionary scenarios into the model. I hope AECOM will model more severe scenarios of coastal storms, rainfall events, and sea level rise so that we have more information in front of those making these important decisions on proposed projects that may impact existing homes in the City of Lewes.

Thank you for considering these comments,

Marta Nammack
128 New Road

I’ve copied and pasted some relevant information from DNREC, for the record:
<http://www.dnrec.delaware.gov/Admin/DelawareWetlands/Pages/Sea-Level-Rise.aspx>

Sea Level Rise and Delaware’s Wetlands

Overview: Over the past century, Delaware has experienced a sea level rise of more than one foot. According to the Intergovernmental Panel on Climate Change (IPCC), the rate of sea level rise will increase over the next century. For Delaware, sea level rise is especially concerning because the coastline is no longer able to adapt to the rising waters as naturally as it has been able to in the past. In some areas, human development and alterations to the landscape will prevent wetlands from migrating inland which could contribute to shoreline erosion rates.

With the rising sea and the inability of the land to adapt, Delaware can expect:

- increased inundation and erosion
- increased tidal surges
- increased severity of flooding from severe weather events
- accelerated saltwater contamination of ground water and surface water supplies
- elevated water tables
- loss of critical habitats along our shore

Why is sea level rising in Delaware? With the increase in the average global temperature in recent years, polar regions of the globe that have historically been covered in ice are now melting rapidly. When these regions of glacial ice melt, the resulting water enters our oceans, thus raising the sea level directly. Additionally, as the water heats with the increase in average global temperature, it expands and also contributes to sea level rise. Additionally, Delaware

(and the east coast of North America) is experiencing a naturally driven sinking of the land. In other words, the tectonic plate Delaware sits on is naturally sinking compared to the land level of the surrounding tectonic plates. This puts Delaware at increased risk for the impacts of rising sea levels; as the sea is rising, Delaware is sinking, thus the rate of sea level rise in Delaware is faster than in other parts of the world.

How much will sea level rise? The Delaware Department of Natural Resources and Environmental Control (DNREC) has agreed upon three scenarios for local sea level rise in the next century:

- 0.5 meters (low estimate)
- 1.0 meters (intermediate estimate)
- 1.5 meters (high estimate)

Scientists at the DNREC Coastal Programs have developed an easy to use Sea Level Rise map showing the possible inundation of Delaware land based on these three recommended scenarios.

What does this mean for wetlands in Delaware?

As the sea level rises in Delaware, coastal wetlands will be lost due to submergence under the rising sea as well as erosion of the soil by frequent severe storm events. Historically, coastal wetlands were able to handle these events. As the sea levels rose, wetlands were able to migrate inland and adapt to the change in inundation level. However, due to development, roads and infrastructure, wetlands are now unable to migrate inland and thus are gradually eroding away and sinking beneath the rising sea. This leaves coastal residents and businesses less protected from flooding and storms.

For wetlands further inland, rising sea levels mean increased salinity levels. With the saltwater coming in with the high tide further inland, these freshwater wetlands could be changed to more saline systems thus altering the plant and wildlife communities. Freshwater wetlands provide many benefits to Delaware including serving as crucial habitat for important commercial species, rare wildlife, and many recreational opportunities for Delaware residents.

Time: August 30, 2019 at 2:50 pm

IP Address: 73.128.141.93

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: Friday, August 30, 2019 11:05:48 AM

Name: Gerald R Tarr

Email: geraldtrr@comcast.net

Website:

Message: Our house was completed on 12 Hoornkill Ave in 1969. At that time and many years after that we had no problems or fears of flooding from the great marsh. Starting around the early 2000s we were getting flooding in our back yard,during Sandy we had large pieces of wood from our neighbors wood pile (they have a fireplace) all over our back yard. Not that it takes a Sandy to cause flooding of our yard but a nor easter will also bring flood waters to our yard. It is getting worse by the year. A small increase in the flooding will surely bring water into our house. Some nor easters as well as Sandy, if they would have lasted thru another high tide would have caused considerable damage to our property. We feel that the property of Fishers Cove will certainly bring more water to Hoornkill Ave and Rodney. I was under the impression that if you were building anything or just using fill you could not impose flooding or hardship on your neighbors property. When we hear the words nor easter or hurricane now it gives us stress and worry, at our ages we do not need more of that,we see this project doing that. Gerald & Pauline Tarr ,,12 Hoornkill Ave

Time: August 30, 2019 at 3:05 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: [richard spitzborg](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 11:24:46 AM

Name: richard spitzborg

Email: RSPITZBORG@AOL.COM

Website:

Message: I am writing to request that the Lewes Planning Commission deny the Fishers Cove application for preliminary approval.

I have attended every public meeting and hearing re: Fishers Cove. I have read the professional reports and documents in the LPC portal as well as the letters submitted by residents of Lewes. And I've talked to a lot of people, professional and lay, about the proposed sub-division.

This is my perspective:

1. the development is in a fragile and complex eco-system.
2. neither the Planning Commission, nor the developer nor the City has had experience with comparable proposals.
3. despite best intentions and assumptions a miscalculation could cause unalterable damage to adjacent properties and the greater environs of Lewes.
4. no one is assuming liability if the storm water management system goes awry, leaving near neighbors in harm's way.

Accordingly I think all parties involved must do additional diligence to assure themselves and the residents of Lewes that there is a reliable basis of fact to substantiate their decisions and actions. The stakes are too high to proceed on a "trust me" or a contingency basis.

Please deny preliminary approval.

Thank you for your consideration.

Richard Spitzborg & Blaine Bonham
122 Rodney Avenue

Time: August 30, 2019 at 3:24 pm
IP Address: 69.243.113.69
Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

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From: [Doug Rock](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Friday, August 30, 2019 12:40:04 PM

Name: Doug Rock

Email: dougrock1@mac.com

Website:

Message: As a resident on Rodney Avenue I ask that the Lewes Planning and Zoning Commission recommend denial to the Fisher's Cove major subdivision. Further information must be acquired and reviewed according to AECOM so that the committee may make a fully informed decision.

The AECOM Study had the following Recommendations:

“• Evaluate entire drainage basin in design of storm water systems • Include coastal surge in storm water design • Confirm grading and storm water can accommodate surrounding area • Include water table effects on storm water ponds • Monitor and maintain storm water systems • Minimize increases to impervious surface • Refine models with measured data”

Additionally, I request that Rodney Avenue not be used as access to the major subdivision since this would negatively affect the quality of life for the existing neighborhood. The developer has other suitable areas for ingress and egress that could be utilized.

Thank you,
Doug Rock
110 Rodney Avenue

Time: August 30, 2019 at 4:40 pm

IP Address: 73.87.58.237

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

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From: [Diane Miller](#)
To: [Thomas West](#)
Subject: Fishers Cove Comment
Date: Thursday, August 29, 2019 10:21:12 PM

Name: Diane Miller

Email: 3rydmill@comcast.net

Website:

Message: We use New Road to go back and forth to Lewes from our home on Red Mill Pond. I work in Lewes, worship in Lewes and recreate in Lewes. We are sick of the trucks continually going back and forth on New Road with fill dirt the the development going up on University Drive. It is disgusting to fill in all the wetlands there and also on 4th Street. New Road cannot take this heavy equipment for the next few years. Another development near the canal is horrible. It is sick to do this to our beautiful town.

Time: August 30, 2019 at 2:21 am
IP Address: 71.200.132.254
Contact Form URL: https://lewescommissions.wordpress.com/reviews/dev_reviews/fishers-cove/

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