

Mr. Thomas P. West, Planning & Development Officer (twest@ci.lewes.de.us)

Dear Mr. West:

I am a homeowner in the Showfield community, in Sussex County and have serious concerns with the proposed development of the Whites Pond Meadow development.

The plan includes an extension and connection of Monroe Ave., south of Freeman Highway, to the privately maintained road network within the Showfield development. Access to Whites Pond Meadow is proposed to include the ability to enter the project by way of Gils Neck Road, through the private roads in Showfield, as well as from Freeman Highway. Such access will 1) accelerate the wear and tear of the private roads; 2) add additional financial burden to the residents of the private community to maintain those roads; and 3) increase the likelihood of property and personal injury due to the ability of all forms of traffic to make use of that connection. It is not and should not be the exclusive burden of private homeowners to absorb the cost of maintenance for the broader community that will have access to path.

Even today, while Monroe Ave. is clearly identified as a "Construction Road," multiple instances of personal automobile, bicycle and pedestrian traffic can be observed on a daily basis. That traffic is not only for the few homes currently existing in Showfield, but also from the Wolfe Point, Wolfe Runne, Hawkseye, Senators and Breakwater Estates subdivisions. With a clear, improved and unobstructed path, that condition will only worsen. Couple that with the convenience of GPS systems, such as Waze, tourist traffic will have alternative methods of gaining access to and from the Ferry Terminal and Cape Henlopen State Park, through a private subdivision. Virtually, no other private development in the area is asked to act as a public thoroughfare for the larger community. Why is Showfield expected to accept this condition and burden?

The improvement to the City maintained road known as Monroe Ave. at its intersection with Freeman Highway should additionally have traffic controls installed for the orderly flow of car, bicycle and pedestrian traffic. While DRBA does not have an appetite to install traffic management devices in order to move ferry traffic, there should be a higher regard placed upon human safety as the area is developed.

I ask that the City administrators recognize that the successful development of Whites Pond Meadow, as well as future development in the area, relies heavily on the access provided through Showfield. I request that the Commission explore alternative plans that could be devised whereby the burden of safety and street maintenance would be shifted away from a small group of Sussex County residents.

Sincerely,
Raymond and Melissa Aufmuth
30980 Stallion Lane
Lewes, DE 19958

From: [Marylinda Maddi](#)
To: [Thomas West](#)
Subject: Showfield Lewes
Date: Friday, September 6, 2019 9:47:31 AM

Name: Marylinda Maddi

Email: proudmaryl@gmail.com

Website:

Message: Once upon a time, White's Pond was surrounded by canopy trees and understory vegetation. Between the understory, trees and shrubs, one could catch glimpses of Great Egrets, an occasional Bald Eagle and migratory birds. It was a paradise for local birders and photographers.

No longer. JLAM, the developer, has not protected the natural environment but has chosen to destroy the natural landscape by clearing the canopy trees, vegetation and wildlife habitat. This will also destroy the pond ecosystem and turn it into a dead water feature useful only for storm water runoff. The flocks of birds are already gone. All of this destruction took place while developers were making application to the planning commission, emphasizing open space, setbacks and stormwater provisions.

While the community will be named White's Pond Meadow, its namesake is already dying. Can one rely on the developers to replace the vegetation? The developer speaks with forked tongue! The developer's promises should not be trusted! It was reported at the August 21st Lewes Planning Commission meeting that JLAM's plan is to build six townhouses that will face the pond with the resulting storm water being funneled into White's Pond.

It's as though the developers believe that this project will be approved and that the Lewes Planning Commission's approval is assured/irrelevant/ and if denied will be overruled by Lewes City Council. I urge the Lewes Planning Commission to deny approval and consider the desecration of Whites' Pond as proof of the developer's lack of trustworthiness. Denial should stipulate that the developer begin restoration of the tree line and understory vegetation surrounding White's Pond before any new additional proposals could be considered.

Time: September 6, 2019 at 1:47 pm

IP Address: 76.111.154.170

Contact Form URL:

https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/

Sent by an unverified visitor to your site.

From: [Bob Rabatsky](#)
To: [Thomas West](#)
Subject: Showfield Lewes
Date: Thursday, September 5, 2019 9:40:14 PM

Name: Bob Rabatsky

Email: robertrabatsky@gmail.com

Website:

Message: Ref: Showfield/Lingo White's Pond Meadow development and Monroe Ave. connection

Dear Commissioners:

I would like to add my name to the unanimous public record comments in opposition to the connection of the planned White's Pond Meadow development to the Bay Breeze Estates Community via Monroe Ave. This connection would result in significant traffic diverting from Gills Neck Road to the Bay Breeze community to gain easier access to downtown Lewes and the beaches. As a resident of Madison Avenue, backing up to Monroe, there is little question that connecting these communities will generate several hundred new car trips using Monroe to access Kings Highway, Savanna, and points beyond. This traffic will include residents of both communities above as well as those living in the Senators, Hawkseye, and Governors, and those moving into new communities under construction. Should the developer press the Commission on completing this road connection, the Commission should insist at the very least for a traffic study to estimate the potential car trips that a connected Monroe Ave. would generate and the cost to Lewes to upgrade roads, curbs, and the Freeman Highway intersection to accommodate the increased traffic. You must also consider the safety of the Monroe/Freeman Highway intersection which is already dangerous to maneuver on weekends and summers when bicycle use and ferry traffic picks up. Better yet, the Commission could consider the communities impacted, and the clear opinions of the voters that reside in them, by advising Showfield/Lingo that Monroe will not be connected through to the the Bay Breeze Estates.

Regards,
Bob Rabatsky
122 Madison Ave
Lewes

Time: September 6, 2019 at 1:40 am

IP Address: 98.211.86.68

Contact Form URL:

https://lewescommissions.wordpress.com/reviews/dev_reviews/showfield-lewes/

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September 5, 2019

ADDRESSES:

City of Lewes

City Hall, 114 E. Third Street

Lewes, DE 19958

Theodore W. Becker, Mayor, City of Lewes (tbecker@ci.lewes.de.us)

Thomas P. West, Planning & Development Officer (twest@ci.lewes.de.us)

Dennis Reardon, Councilperson, Liaison to Sussex County (dreardon@ci.lewes.de.us)

Sussex County

PO Box 589

Georgetown, DE 19947

Robert C. Wheatley, Chairman, Sussex County Planning and Zoning Commission

Michael H. Vincent – Sussex County, County Council President

Irwin G. Burton III – Sussex County, Council Vice President and District 3

Kim Hoey Stevenson, Vice-Chairman and District 3, Sussex County Planning and Zoning Commission

Delaware Department of Transportation

Jennifer Cohan, Secretary

P.O. Box 778

Dover, DE 19903

Delaware River and Bay Authority

P.O. Box 71

New Castle, DE 19720

Veronica O. Faust, Commissioner, Lewes, DE

James L. Ford III, Commissioner, Lewes, DE

LETTER TO LEWES PLANNING COMMISSION

I am a homeowner in the Showfield community, in Sussex County and have serious concerns with the proposed development of the Whites Pond Meadow development.

The plan includes an extension and connection of Monroe Ave., south of Freeman Highway, to the privately maintained road network within the Showfield development. Access to Whites Pond Meadow is proposed to include the ability to enter the project by way of Gils Neck Road, through the private roads in Showfield, as well as from Freeman Highway. Such access will 1) accelerate the wear and tear of the private roads; 2) add additional financial burden to the residents of the private community to maintain those roads; and 3) increase the likelihood of property and personal injury due to the ability of all forms of traffic to make use of that connection. It is not and should not be the exclusive burden of private homeowners to absorb the cost of maintenance for the broader community that will have access to path.

Furthermore, the development of the two communities surrounding White Pond Meadow will be detrimental to the pond, the fauna, and the vegetation. I find it extremely hard to believe any study would find to the

contrary. Isn't the beauty of Lewes the fact that it is a quiet and historical small town? That is and has always been the attraction. Lewis doesn't need any further development.

Even today, while Monroe Ave. is clearly identified as a "Construction Road," multiple instances of personal automobile, bicycle and pedestrian traffic can be observed on a daily basis. That traffic is not only for the few homes currently existing in Showfield, but also from the Wolfe Point, Wolfe Runne, Hawkseye, Senators and Breakwater Estates subdivisions. With a clear, improved and unobstructed path, that condition will only worsen. Couple that with the convenience of GPS systems, such as Waze, tourist traffic will have alternative methods of gaining access to and from the Ferry Terminal and Cape Henlopen State Park, through a private subdivision. The only form of traffic that should be allowed to pass through the Showfield community are emergency vehicles, not everyday traffic.

Virtually, no other private development in the area is asked to act as a public thoroughfare for the larger community. Why is Showfield expected to accept this condition and burden? A pass through street into our community to be used basically as a "shortcut" was certainly never disclosed in any of the promotions of Showfield.

The improvement to the City maintained road known as Monroe Ave. at its intersection with Freeman Highway should additionally have traffic controls installed for the orderly flow of car, bicycle and pedestrian traffic. While DRBA does not have an appetite to install traffic management devices in order to move ferry traffic, there should be a higher regard placed upon human safety as the area is developed.

What is most disturbing is the fact that with all this development and access from a major highway, what was thought to be another nice and peaceful residential community such as Wolfe Runne and Wolfe Point, will now be a pass through for strangers and excess traffic. This in turn will depreciate our property values. In fact, my husband and I are seriously considering selling our lot and going elsewhere before we regret building a house in Showfield only to have it depreciate. Neighbors will no longer be able to walk the community with their dogs and kids freely with the pass through traffic.

I ask that the City administrators recognize that the successful development of Whites Pond Meadow, as well as future development in the area, relies heavily on the access provided through Showfield. I request that the Commission explore alternative plans that could be devised whereby the burden of safety and street maintenance would be shifted away from a small group of Sussex County residents.

Sincerely,
Renata Andreani and Tom Donovan
Lot 141

 Recoverable Signature

X Renata Andreani and Tom D...

Renata Andreani and Tom Donovan

Signed by: renata.andreani@otis.com

Theodore W. Becker, Mayor, City of Lewes (tbecker@ci.lewes.de.us)
Thomas P. West, Planning & Development Officer (twest@ci.lewes.de.us)
Dennis Reardon, Councilperson, Liaison to Sussex County (dreardon@ci.lewes.de.us)
City of Lewes
City Hall, 114 E. Third Street
Lewes, DE 19958

September 5, 2019

I'm a Showfield Community fulltime homeowner and have concerns with development of Whites Pond Meadow as proposed. My concerns are related to traffic flow and safety.

The WPD plan includes an extension and connection of Monroe Ave, south of Freeman Hwy, to the private road network within Showfield. Access to Whites Pond Meadow is proposed to include entry by way of Gils Neck Rd, through Showfield private roads, as well as from Freeman Hwy. Access through Showfield will 1) increase the likelihood of personal injury and property damage [since all forms of traffic will make use of that connection], and 2) accelerate wear and tear of private roads which the Showfield HOA must maintain.

Even today with Monroe Ave identified as a "Construction Entrance," many instances of personal automobile, bicycle and pedestrian traffic can be observed on a daily basis. Traffic is not only for Showfield homes, but also for Wolfe Point, Wolfe Runne, Hawkseye, Senators and Breakwater Estates subdivisions. With the clear, improved and unobstructed path proposed in the WPM plan, useage will increase significantly. In addition, GPS systems will direct traffic to and from the Ferry Terminal and Cape Henlopen State Park through our private subdivision, when traffic is heavy past the traffic light at Cape Henlopen High School.

The main thoroughfare through Showfield -- Show Jumper Dr -- is not designed to handle more than normal community traffic. External traffic will present hazards to children in the neighborhood and those on foot, traveling to Showfield community facilities.

No other private development in the area is asked to act as a public thoroughfare for the larger community. And Showfield should not be expected to accept this condition and burden.

At very least, the improved intersection of Monroe Ave at Freeman Hwy should have traffic controls installed for the orderly flow of car, bicycle and pedestrian traffic.

I ask Lewes City administrators recognize the WPM development, as well as future development in the area, relies heavily on access through the Showfield community. I request the Planning Commission explore alternative plans to shift future burdens of safety and street maintenance away from Showfield residents.

Sincerely,

John J Morgan
31071 Stallion Lane