

**COMMISSIONERS OF BRIDGEVILLE  
MASTER PLAN WORKSHOP  
MARCH 25, 2014 – 2:00 P.M.**

**I. CALL TO ORDER**

The meeting was called to order at 2:00 P.M. by President Pat Correll. Present: Commissioners Paul Kovack, Lawrence Tassone, (Sharon McDowell arrived at 2:10 P.M.) and Town Manager Jesse Savage.

**II. QUORUM PRESENT**

President Correll advised a quorum was present to discuss the Master Plan, despite the absence of Commissioner Mervine.

**III. BRIDGEVILLE – GREENWOOD MASTER PLAN**

**A. Presentation**

Mr. Edward Lewandowski – Coastal Communities Development Specialist  
Ms. Lee Ann Walling – Principal, Cedar Creek Sustainable Planning Services  
Ms. Jennifer Walls – DNREC

Mr. Ed Lewandowski, representing Coastal Communities and the University of Delaware, introduced Ms. Lee Ann Walling, who has worked with Mr. Lewandowski recently concerning Bridgeville’s Master Plan. Mr. Lewandowski advised over two years ago they began to prepare a Master Plan for the Town, which was to address requirements of the Chesapeake Watershed Implementation Plan. A grant was received through the National Fish and Wildlife Foundation to fund a wastewater study and to develop a Master Plan.

They began with a discussion of the community’s character and values and also examined a variety of scenarios with various impacts to the landscape and community. They ultimately chose a consensus scenario that is reflected in the Master Plan as presented today. Mr. Lewandowski believes the plan they are presenting captures much of the discussion the Commissioners and stakeholders had at their original meeting and he complemented Ms. Walling for her efforts.

President Correll thanked Mr. Lewandowski for engaging Ms. Walling and his pursuit of grant money for this project.

Ms. Walling’s definition of the word sustainable is “to leave behind a place your kids and grandkids can enjoy as much as you did; (fishable, swimmable).” She advised the “driver” for this plan was the Chesapeake/Nanticoke water quality issues and preparation for tougher water quality standards. The project began in 2012 and included a visioning session where the Commissioners discussed guiding principles, suggested how they want the Town to grow in the future and where they would like future housing, agriculture, manufacturing, etc. to be placed.

Ms. Walling commented that the Commissioners are anxious to support the agribusiness sector in Bridgeville. She added that the Master Plan process is actually exerting control over your

surroundings. The Commissioners have expressed a desire to direct growth into the Town, not into the surrounding areas.

Ms. Walling advised the Office of State Planning balked at the idea that Bridgeville and Greenwood do not want residential development around the new high school, as state strategies encourage it. This matter should be decided by the Town itself, not by the state. Mr. Lewandowski added there is planning logic and there are values and desires. They tried to mesh both in this plan.

Ms. Walling has devised this Master Plan with the hope that it will also be accepted by the state as an update to Bridgeville's Comprehensive Plan. It was clarified that it will not be integrated into the county plan, but they hope the county would take our Master Plan into consideration. Ms. Walling advised growing your Town will also discourage septic systems and this plan includes 86% fewer septic systems.

Commissioner Tassone questioned the annexation process. If a property contiguous to the Town requests annexation, can the Town say "no"? The right of refusal rests with the Town.

Ms. Walling encourages Bridgeville to be pro-active concerning Town water quality issues with DNREC and EPA. Bridgeville's treatment plant is a challenge. When the new permit is signed, the Town will have 5 years to come into compliance with water quality standards. Stream discharge will be cut in half. She also mentioned the possible need to offset excess loads of nitrogen, phosphorus and sediment. Anything built after 2010 would have to be offset; however, new stormwater regulations were passed effective January 1, 2014. Heritage Shores is grandfathered under old stormwater regulations; therefore, new phases may require an offset. (To identify "offset" Ms. Walling gave the example of Heritage Shores Phase 3 contributing 100 lb. of nitrogen. Somewhere in the study area they will need to reduce the nitrogen by 100 lb.)

DNREC is under pressure from EPA to have an offset program; however, the program is presently a work in progress. Best Practices to achieve the Town's offset include: septic elimination, stream restoration, low impact stormwater design, vegetation and tree planting, reducing paved surfaces, street sweeping and cover crops on ag land.

Commissioner Tassone asked if there is a feed product for lawns that would have less impact or not be harmful. Ms. Walling advised homeowners could have their soil tested for excess nitrogen or phosphorus. Knowing the correct amount of product to use would be a viable education process for homeowners.

Ms. Walls advised DNREC conducts programs for homeowners concerning appropriate fertilizer use and the "Livable Lawns" program assists lawn care companies. Another offset would be an Urban Nutrient Management Plan, which could be activated for a community setting.

EPA is pushing for stricter phosphorous reduction; however, Delaware is pushing back. Phosphorous is already very limited and bans are in place locally. There are efforts underway addressing homeowner over-application of nutrients.

Ms. Walls advised DNREC has been developing tools for offsets for 10 years to determine pre- and post-development nutrient load in a new development. They would like to take Heritage Shores Phase 3 and determine if it meets the TMDL requirements. Town Manager Savage advised there is no mandate to do it and he is uncertain what they might find out. Ms. Walling does not believe there is anything DNREC could do to make the developers change their plan.

Town Manager Savage advised there would need to be a system of registering or receiving credits for these various offsets so they would count on the Town's behalf. Ms. Walling added that not all offsets are created equal. Wastewater Treatment Plant upgrades are a significant offset. She suggested the Wheatley farm also has great potential as an offset bank.

President Correll commented on how difficult the regulations are for a small Town like Bridgeville. Ms. Walls responded by saying the bulk of the responsibility for the Watershed Implementation Plan is on agriculture, not on Town governments. She added there is a plan for restoration of the Bridgeville Branch, which would also serve as an offset.

New sediment/stormwater regulations went into effect January 1, 2014; however, any projects that were submitted for approval through December 31, 2013 do not have to meet those new regulations. Phased projects were questioned; they are grandfathered under old stormwater regulations and offsets will be required.

Heritage Shores Engineer, Bob Rauch, has met with DNREC and shared some innovative plans for Phase 3, which were very well-received.

Participants discussed the fallow farm land at the Heritage Shores development concerning what requirements will be assessed. Ms. Walls believes the land will be considered productive ag land, rather than fallow.

Ms. Walling commented on Bridgeville Engineer Davis, Bowen & Friedel's recommendation of a new Wastewater Treatment Plant for \$9 million + acreage for spray irrigation at an added expense. She prefers the option of an enhanced nutrient removal plant, which would not need as much land and would treat the wastewater to a greater extent. She added that spray is still a viable option for Bridgeville and suggested that the Commissioners review the numbers for the two options again before a decision is made.

Mr. Lewandowski advised the Master Plan is an excellent tool for Economic Development, as the availability of sewer/water will make it attractive to live and start businesses in Town. Ms. Walling added that she has walked the Town and talked to local people; she also has the experience of seeing what other Sussex County Towns have done.

President Correll also commented on the downtown area. Some businessmen have been there a long time. Several churches have moved into the downtown area, making it difficult for retail venues. She is currently in the process of trying to find a storefront for a small florist business. She added that three new businesses have opened since January. It was mentioned that some Towns charge more for empty storefronts.

**Implementation Ideas Presented/Discussed:**

Sourcewater Protection Ordinance necessary for populations over 2,000 – this will be a certification issue when the Town updates its Comprehensive Plan  
Annexation Standards  
Residential Growth Issues  
Design Standards for New Development  
Accessory Dwellings  
Transfer of Development Rights  
Agri-Tourism – Agri-Business (i.e. Apple Scrapple Festival – Farm to Table, etc.)  
Eco-Tourism (gateway to the Nanticoke River, hunt, fish, bike)  
Exclusive Retail on Market St. is not feasible (but not willing to write off the downtown. It takes vision and re-education to make it happen.)

Ms. Walling advised they will take this draft plan before the PLUS state agencies at 10 AM on March 26<sup>th</sup>. Mr. Lewandowski added that Planning and Zoning members Steve Dell and Bill Atwood are accompanying them to the PLUS review and others are invited. It was mentioned that President Correll is the only current Commissioner who was involved in the 2006 Comprehensive Plan.

Mr. Lewandowski advised the Town should consider scheduling a public forum after the state reviews the Master Plan in order to meet the public participation component, followed by possible adoption. He added the State will issue a letter to the Town in late April with suggested changes and the Town will then submit a final plan. This is Bridgeville's Master Plan for the Town; however, if we want it to serve as an amendment to the Town's Comprehensive Plan we will need to address the State's concerns in the document.

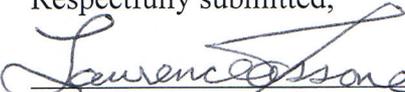
**B./C. Bridgeville Commission/Public Comments**

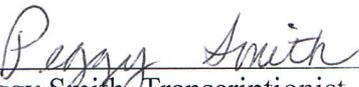
Comments were interspersed throughout the meeting.

**IV. ADJOURNMENT**

Motion to adjourn: Kovack; 2<sup>nd</sup> – Tassone. Motion carried. The meeting was adjourned at 3:15 P.M.

Respectfully submitted,

  
\_\_\_\_\_  
Lawrence Tassone, Commission Secretary

  
\_\_\_\_\_  
Peggy Smith, Transcriptionist