

## GHADA Meeting Minutes - by Diane Hagerty, Secretary

November 20, 2006

### Opening Comments and Announcements:

Mr. Flanagan welcomed Board members and elected officials, Sen. Dave Sokola, Sen. Patricia Blevins. There are still 5 vacancies on the Board. Mike Terranova will fill a current vacancy until May 2007.

### Administrative Reports:

GHADA October meeting minutes can be obtained from the GHADA website.

Treasurer's Rpt - Neil Greenstein - Beginning balance in checking account \$1,558.89 with \$40.00 received for dues for a closing balance of \$1,598.89. Mr. Greenstein reminded Board members and civic association members to pay their dues for the year.

Land Use Rpt submitted by Mark Blake - see attachment

Comments given by recently elected officials:

Mr. Manolakis was not in attendance, but comments were read and he thanked those who supported his campaign and he will attend all future GHADA meetings.

Sen. Patricia Blevins elected to 7th Senatorial District - She thanked the residents of Hockessin for their support. She realizes the work Roger Roy had done in the past and she would like to help all communities in his absence. She said for everyone to feel free to stay in touch with her.

Sen. Dave Sokola - 8th Senatorial District - He only covers a few neighborhoods in Hockessin, but he would be willing to attend any civic association meetings.

Agenda Item #1 - Pulte Builders for Traditions at Pike Creek; presented by Bill Rhodunda

Mr. Rhodunda thanked Mark Blake and John Flanagan for setting up the community meetings that were held. The planning board will meet Dec. 5 to discuss re-zoning and the project plan. The current plan has been revised based on input from several communities. The property is located at Route 7 and 72 and was previously the Naudain property. The plan for the community has changed from an age restricted community to a market based community which changes the footprint of the units and helps meet the 20% impervious cover allowable by code. The units would be 1900 - 200 square foot, excluding the garage. They will be all 3 bedroom, 2 story units. The common space will be owned and maintained by a maintenance corporation. All driveways are 2 car parking and there are guest parking areas. The streets will be private and snow removal will be handled privately instead of by Del Dot. Concerns were raised around water run-off and storm-water management. Comments by Mr. Jack Harrison were given and he warned about traffic safety, storm-water plans, and the pending sewer replacement in Pike Creek. Mr. Pulte was confident that the new plan would be designed to manage storm water runoff effectively. The proposal is being sponsored by Councilman Bill Tansey. Mr. Tansey feels that the surrounding communities are now comfortable with the issues that were initially raised and that they have all since been addressed.

Agenda #2: Accessory Dwelling Units (ADU)

This topic was originally presented by Mary Grace Fariello at the October GHADA meeting. At that time, Mr. Flanagan asked for comments from various communities. Tom Green from Hockessin Valley Falls received input from his community and their main concern was that the accessory units would become rental units to tenants other than family members. They were comfortable with relatives living in the accessory dwellings. Mary Grace Fariello stated that New Castle County is looking at units to meet family units and also allow more affordable housing by creating more rental units. Another concern was why the issue couldn't be addressed individually instead of countywide. Mary Grace said that it was part of a housing initiative and accessory dwelling units were the first part of the initiative that is being addressed. Many parts of the county do not have rental units available. The county does not expect a huge increase in accessory dwelling units due to this. Only one ADU per property will be allowed and the owner must occupy one of the residences. Deed restrictions will always supersede the county code for ADU's. It is a concern that civic associations would have the burden if a deed restriction is violated. Mary Grace was told that the County is not legally permitted to request deed restriction information when someone applies for an ADU. She also commented that there is more concern about free standing structures, and some members of council are willing to eliminate the free standing structures from the ordinance. Another concern is about parking and possible on-street parking issues in relation to snow removal.

Mark Blake commented on the firecode relating to ADU's because of electric code standards and fire alarms not being connected to main dwellings. Delaware does not have county code or local inspection for electrical - only for building inspections. He feels that the county should back the deed restrictions of the individual communities and developments.

Anyone with additional comments or concerns should contact John Flanagan.

The meeting adjourned at 9:15 PM.

Attachment - Land Use Report

GHADA – Land Use Monthly Report – November 20, 2006

Brackenville Plaza (Happy Harry's)

Robert Witic, developer and Happy Harry's/Walgreens have filed and received a signed and approved record plan with NCC. They have submitted the entrance plan to DelDot and are awaiting approval. At present time, site work could begin in February 2007, but might be pushed back to until either March or April, if weather is a factor.

Walgreens will make no changes to exterior of building, or to any of the agreed upon operational issues with GHADA and nearest neighbors (dumpster location & pick-up times, store hours, etc.). Walgreens will make an improvement to the handicapped parking spaces by adding bollards, (safety posts), to better protect parking spaces, as they have at other Walgreen's stores.

Commerce Bank – Hockessin Fire Hall

The project was presented to NCC Board of Adjustment on November 9th and was approved. Project will most likely proceed to development without any further approvals needed or required at this point.

#### Hockessin Crossing Project (Valley Road)

Demolition of all dwellings, garages, and all out-buildings (including the swimming pool, old well, old building foundations, etc.) has begun and should be completed shortly.

#### Pulte - Traditions at Pike Creek

The developers have made several changes to their proposed town house /condo development, which will be addressed in detail by Pulte and their representatives during tonight's meeting. The vast majority of the changes are a result of the preliminary meetings held with the community members adjacent to the proposed site. Some of the more prominent changes from the original proposal are:

Increase of building set back from 30 feet to about 140 feet to nearest neighbors

Reduction in number of units from 72 to 64 town homes

Development is now a market based design rather than a 55+ community.

Impervious cover for site will be at or just under the 20% recommended by NCC UDC land use code.

The entrance has been shifted slightly towards Limestone Road, with DelDot approval.

The issues that the community sees as the critical items are control of storm water runoff from the site post development, as run-off problems have existed for years due to the slope of the site and past flooding of the creek at the rear of the property. Pulte is aware of these issues and have stated they will address them in their storm water planning.

Pulte is looking for community acceptance of their plan as presented to the focus group and here tonight, as it relates to proposed style of housing and use of the land.

Respectfully submitted,

Mark Blake, GHADA – Land Use Focus Group Chair

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October, 16, 2006

GHADA Meeting Minutes - by Diane Hagerty, Secretary

#### Opening Comments and Announcements:

Mr. Flanagan welcomed Board members, Councilman Tansey's aide, Nellie Manhoff and NCC officials, Mary Grace Fariello, Eva Grier, and Marquerite Ashby.

On Monday Oct. 30, Mr. Jack Harrison will give a presentation on water matters in the Hockessin Area. The White Clay Society is offering a free workshop to help the community design and manage open space. The workshop will be held Oct. 27 from 7:00 - 9:15 p.m.; Nov. from 7:00 - 9:15 p.m.; and Feb. 24 from

10:00 a.m. - 12:15 p.m. at The Independence School.

Administrative Reports:

GHADA September minutes can be obtained from the GHADA website.

Treasurer's Rpt.- Neil Greenstein - Beginning Balance \$1,409.39; Received \$160.00 dues; \$10.50 expenses; Ending balance \$1,558.89.

Land Use info. Provided by Mark Blake

Meeting Agenda:

1) - Del Dot/Rte. 41 Landscaping Project

Mary Hamilton could not attend, but the landscape presentation was available for anyone to view on a laptop at tonight's GHADA meeting. Per Ken Murphy, the plant selection was based on several factors and the details are included in the above-mentioned presentation. The landscaping beds will not be maintained by DelDOT but are open for maintenance by the community or business sponsors. If they are not maintained, Del Dot will install pavers or blacktop. DelDOT identified 7 areas for landscaping - 1)Valley Rd. and Rte. 41; 2)Yorklyn Rd./Rte. 41; 3) Former Exxon; 4) The Shoppes of Hockessin; 5) School House Road; 6) Happy Harry's at Coffee Run Shopping Center 7) Sunoco Station

To date, 4 sponsors have signed up, and 4 remain. Anyone interested in landscaping for the remaining 4 should contact Ken Murphy.

Additional Comments from Ken Murphy:

Old Lancaster Pike (OLP) streetscape enhancements: State legislators Liane Sorenson, Patricia Blevins, Charles Copeland, Deborah Hudson, and Roger Roy have allocated a portion of their Transportation Enhancement Funds to meet the local matching fund requirement to start the OLP Detail Design project. The State will provide another 10% of the total cost and the Federal Government will provide the remaining 80% of the estimated expenditure.

The Rte. 41 Safety Improvement Project will be complete in November. The state has suggested a new flagpole for Yorklyn Rd. and Rte. 41. The maximum height is 50 ft. and the cost is \$4,500.00. The state has offered to install it. GHADA will help offset the cost and is looking for anyone interested in contributing to the cost of the flagpole. Anyone interested should contact Ken Murphy.

2) – Accessory Dwelling Units:

Mary Grace Fariello from NCC Land Use presented information regarding Accessory Dwelling Units and the County proposal to amend the county code regarding these types of housing. Accessory Dwelling Units are a 2nd dwelling unit to provide independent living. There are many advantages to accessory dwelling units such as affordable housing, extra income, as well as allowing adult children to care for aging parents.

The UDC does not currently permit accessory dwelling units and they are currently in existence without county approval. Existing accessory dwelling units will be inspected in the future.

GHADA intends to have a focus group session on this issue, but one has not yet been formed. Please contact Mary Grace Fariello or Councilman Tansey for any questions to be submitted in opposition or agreement.

3) Joe Lake from Hockessin Historical Society.

Tweed's Park: The opening of Tweed's Park is scheduled for Nov.4 at 12:00 PM. Refreshments and entertainment will be available.

Hockessin Fire Co. recently unveiled a 70th anniversary book on the history of the Fire Co. and there are a limited number of copies available. Please contact Terry Lake if interested in purchasing a book.

4) Candidate Forum:

The candidates were given 4 minutes to introduce themselves and their platforms; and 1 minute to answer each question.

The 1st round of questions were presented to the four candidates for the 8th and 20th senate districts:

8th Senate District - Dave Sokola (D) vs. Mike Ramone. (R)

20th Senate District - Nick Manolakos (R) vs. Richard Korn (D)

Questions ranged from increasing electric rates, education, yard waste, immigrants in Delaware, and the Del Dot budget crisis.

The 2nd round of questions were presented to the two candidates for Attorney General:

Beau Biden (D) vs. Ferris Wharton (R) (Charles Oberle represented Beau Biden who was not able to attend) Questions ranged from gun laws to illegal immigration as well as what their goals were for the Attorney General's office.

All of the candidates were given 1 minute to answer questions and 2 minutes for their closing summary at the end of the debate.

The meeting adjourned after 9:30 p.m. The next meeting will be held Monday Nov. 20 at 7:30 p.m.

Submitted by Diane Hagerty.

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September, 18, 2006

GHADA Meeting Minutes - by Diane Hagerty, Secretary

Opening Comments by John Flanagan:

Welcome Board Members, Senator Sorenson, Representative Roy, Representative candidate Nick Manolakis and Senate candidate Mike Ramone.

Mr. Flanagan made the following announcements of community interest:

- Millcreek Fire Co. will host a safety day - Sept. 30; Pike Creek Shopping Center
- Lecture - Red Clay Creek Flooding or Drought? - Ashland Nature Center
- NCC task force 9/14 - Financial strategy for NCC forming sub-committees -one for assessments and exceptions which may be of interest
- DRAC - Discussing procedures to interact with GHADA to work together
- Route 41 focus group regarding landscaping will meet 10/16

Treasurer's Report - Neil Greenstein - \$1447.39 beginning balance; \$38.00 post office box rent; Ending Balance \$1409.39.

#### Agenda Item 1: Yard Waste

Jim Short and Deb Neilson from the Delaware Dept. of Natural Resources and Environmental Control gave presentation regarding Cherry Island Landfill ban on yard waste. Approximately 1/4 of garbage is yard waste. The ban will be effective Jan 1, 2007 for mixed yard waste. The State of Delaware has been looking at directing yard waste from the landfill for approx. 6 - 7 years. Several options were given to residents including managing waste at home, establishing a neighborhood compost site, or contract with a private company to remove it. Residents were concerned about neighborhood or county restrictions and DNREC officials said they were working with the county to clarify the codes and come up with acceptable practices for storing limbs for a short period of time.

#### Agenda Item 2: Managing Open Space in White Clay

Linda Stapleford presented information regarding managing open space in White Clay Watershed. NCC is participating in a workshop for communities within the White Clay watershed. The land is owned locally and the Federal Government is not managing, just providing funding. The goal is to educate community groups who manage open space and how it impacts drinking water. There is money available for communities to help them in supporting the project.

#### Agenda Item 3 – DP&L Energy Solutions

Tim Brown from Delmarva Power and Light provided energy solutions due to the recent electric rate increase. Electric is charged per kilowatt-hour. The average customer uses 1000 KW hours per month. The majority of electric in an average household comes from heating and cooling, water heater, refrigerator and freezer.

Tips included installing thicker insulation in attics, adjusting thermostat up or down if out of the house for more than two hours, and weatherproofing the house for air leaks. Make note of the number of days in the billing cycle to compare. DP&L encourages residents to contact Washington Gas for competitive pricing.

John Flanagan spoke about 2 topics of interest:

1. Ordinance in review now regarding cars, trucks, RV's etc. parked on residential properties. There will be a meeting Sept. 20 at 6 PM at the Gilliam Bldg Reads Way New Castle for public comments. Mr. Flanagan asked for anyone at the meeting to get info. to pass on to councilman Smiley for input from the Hockessin Community. He noted that deed restrictions always supercede.
2. There is a discussion in land use regarding Accessory Dwelling Units. There is much discussion and one suggestion is that they should be owner occupied. John is looking for a chair of a focus group to get the community together regarding this topic.

Land Use - Mark Blake

1. 5936 Limestone Rd - Variance request for sign for 10 ft. setback to 8.5 ft.
2. Polte Builders Rt. 72 - Traditions Town homes in Pike Creek went before Land Use with proposal three times and filed preliminary plans, however, retracted all three times. The project is now on hold due to land issues.
3. Hockessin Crossing - Plans were withdrawn for expansion and they now have submitted plans for a private school. The focus group will meet Tues 9/19 with GHADA.
- 4 - Recent projects have issues with impervious cover and GHADA needs to look at their recommendations.

The next meeting will be Oct 16 and will be a meet the candidate's night.

The meeting adjourned at 9:15 PM