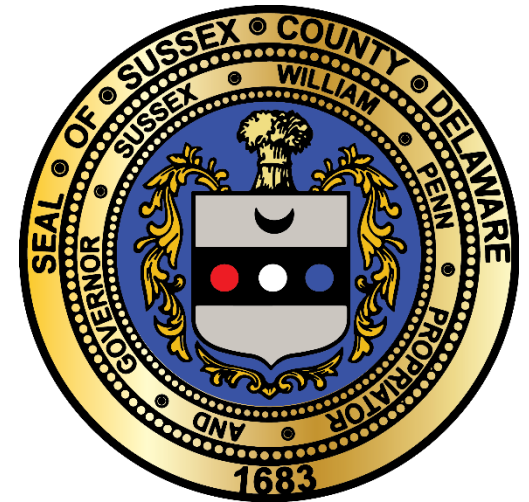
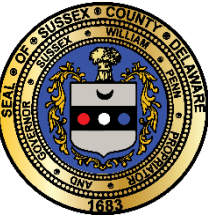




# Sussex County Wetlands & Buffers Working Group

Sussex County West Complex Building  
22215 N. DuPont Blvd, Georgetown, DE  
Wednesday, June 19  
2:00 pm – 5:00 pm



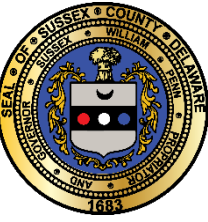


# Process Reminders

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- Working Group Etiquette
- Role of Audience
- It's a Process
- Information Distribution





# Agenda

1. Info. Dissemination/FOIA Request
2. Review Prior Meeting
3. Homework Outcomes
4. Buffer Zone Widths
5. Incentives Discussion
6. Additional Definitions
7. Next Steps

**Meeting Objectives:**  
To reach consensus on zone activities and zone widths; to discuss incentives

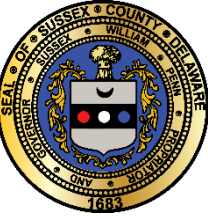


# Meeting Outcomes, 6/5

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1. Reviewed buffer approaches
2. Discussed buffer widths and zones
3. Determined that more discussion is necessary regarding:
  - Permitted Activities in Buffer Zones
  - Zone Widths
  - Incentive Program Specifics



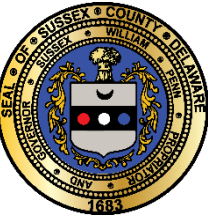


# Homework Summary

Discussion topics compiled from comments of the 8 participants:

- Define / clarify:
  - Water-dependent activities,
  - Grandfathering,
  - Selective clearance for maintenance,
  - Non-water-related recreational activities
- The role of management plans
- Aquaculture
- Presence/absence in Zone A:
  - Stormwater management BMPs,
  - Erosion and sediment management techniques,
  - Walking trails (and their materials),
  - Fertilizer use
- Presence/absence in Zone B:
  - Parking for amenities,
  - Grading





# Three Stages of Buffers

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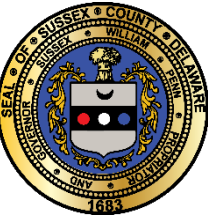
1A. Baseline buffer protection

1B. Modifications / Waivers / Mitigation

1C. Incentives

2. Buffer placed into parcel for long-term protection

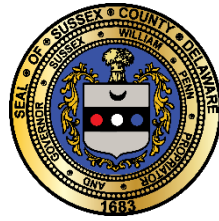




# Buffer Staging Activities

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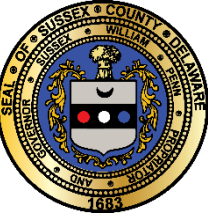


# Zone Widths

## Where we landed (STAGE 1A)

Resource Type	Current Buffer Width	6/5 Compromise			
		Full Buffer Width	Zone A	Zone B	Notes
Tidal Waters	50	100	50	50	
Tidal Wetlands	50	100	50	50	
Perennial Streams	50	50	25	25	Wetlands presence consideration
Non-tidal Wetlands	0	30	15	15	
Isolated Wetlands	0	0	0	0	
Intermittent Streams	0	30	15	15	Update def. for resource or for buffer, "subject to definition by USACE"
Ephemeral Streams	0	0	0	0	





# Incentives

(STAGE 1B, 1C)

## Incentive Programs

- Bulk Density Considerations
  - Perimeter Buffer Exchange
- Options within Buffer
  - Mature Trees
  - Plant trees pre-construction
  - Living shorelines/Stabilization

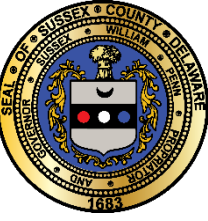
## Offsets

- On-site improvements
- Off-site improvements
- Trading Adjacent Lands
- Fees to County

## Waivers

- Hardship
- Site Size
- Averaging

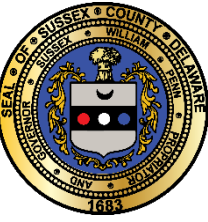




# Incentives

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# New Definitions

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## **Ordinary High Water Mark**

The line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank; shelving; changes in the character of soil; destruction of terrestrial vegetation; the presence of litter and debris; or other appropriate means that consider the characteristics of the surrounding areas.

## **Delmarva Bays / “Whale Wallows”**

Seasonal freshwater wetlands that typically manifest as shallow elliptical depressions aligned northwest to southeast with sandy rims along their southeast sides. Bay trees are usually associated with these types of wetlands.

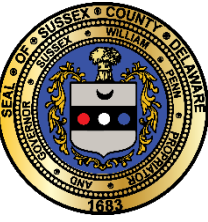




# Meeting Goals

- Buffers and Widths – Resources protected and length
- Buffer Zones and Widths – Zones and length
- Buffer Activities Permitted - list
- Buffer Modifications Process – General Philosophy Agreement
  - Open Space Management Plans/Restrictive Covenants
- White/Recommendation Paper Outline
- NOTE: Draft Ordinance Revisions to be Prepared Later Date Based on the above – to be reviewed by Group
- Final Submission to Council





# Next Steps

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- Buffer Activities/Widths/Zones/Incentives Recommendation
- Draft Ordinance Revisions
- Final Submission to Council

