

MINUTES OF THE REGULAR MEETING OF AUGUST 9, 1990

The regular meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, August 9, 1990, at 7:45 P.M. in the Court of Common Pleas, the Courthouse, Georgetown, Delaware, with the following present:

Mr. Allen, Mr. Ralph, Mr. Hickman, Mrs. Monaco, Mr. Smith, Mr. Berl - Attorney, Mr. Lank - Director, and Mr. Moore - Planner I.

Motion made by Mr. Smith, seconded by Mr. Hickman, and carried unanimously to approve the minutes of July 26, 1990, as circulated.

PUBLIC HEARINGS

1. RE: C/U #945--Delaware Department of Transportation

Allen Redden, South Ditch Engineer for the Department of Transportation, was present on behalf of this application to consider the Conditional Use of land in an AR-1 Agricultural Residential District in Dagsboro Hundred for a Borrow Pit on the east side of Route 331, 1/4 mile south of Route 332, and to be located on a parcel containing 6.6 acres more or less of a 37.7 acre tract.

Mr. Lank summarized comments received from the Indian River School District, the D.N.R.E.C. Land Use Planning Act Coordinator, and the Sussex Conservation District.

Mr. Redden stated that the applicant has a conditional contract to purchase the proposed site. The soils on the site have been tested and show they will be suitable for the intended use.

Mr. Redden stated the dirt from this site will be used for maintenance of the road system. No dirt would be sold commercially.

Mr. Redden stated the State has no pits in this area that are suitable. The proposed site is in close proximity to the Dagsboro State Highway yard. This would save tax money by cutting trucking costs.

Mr. Redden stated the site would be worked approximately 20 to 30 days per year. They would submit a plan to the erosion control office. The site would be seeded when completed. They would agree to the required 50 foot buffer. Stock piles would be approximately 15 feet high. They would not dig more than 10 feet below water level.

David Rutt, attorney representing a group of area residents, spoke in opposition questioning the legality of the conditional sales contract, the number of homes including a development that are in the area, the possibility of contamination of the water in the pit from the Dagsboro/Frankford spray irrigation site, area childrens safety, effect on the water table, stagnant water in the pit, lack of any security, and a need for another pit has not been shown.

Mr. Rutt presented nine (9) letters of opposition from area residents.

Waylon Clogg spoke in opposition due to increased truck traffic and the poor condition of Route 331. Mr. Clogg presented a petition containing 163 names of area residents opposed to this application.

Deborah Baker spoke in opposition due to noise, property devaluation, and danger to children.

Rev. Roland Mifflin spoke in opposition, representing Diamond Acres Subdivision and the members of his church. They are opposed due to the lack of protection for area children.

Art Asper, Gene Cox and Francis Gum, III spoke in opposition for similar reasons.

At the conclusion of the public hearings, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the public hearing.

The Commission found, based on comments received from the Indian River School District, that at this time, it does not appear that the proposed change will have a significant impact on the school district.

The Commission found, based on comments received from the D.N.R.E.C. Land Use Planning Act Coordinator, that comments have been requested from the D.N.R.E.C. Division of Air and Waste Management, the Bureau of Archaeology and Historic Preservation, the Department of Transportation, the Department of Agriculture, and the Sussex Conservation District.

The Commission found, based on comments received from the Sussex Conservation District, that the soils on-site are Evesboro loamy sand, that in reference to erosion/sedimentation control, severe limitations may be anticipated unless sediment/erosion



control measures are taken and advise that a sediment/erosion plan is required, that no storm flood hazard area is affected, that it may not be necessary for any on-site or off-site drainage improvements, and that no tax ditch is affected.

The Commission found that the application was represented by its South District Engineer.

The Commission found, based on comments made by the representative of the application, that a 6.6 acre borrow pit is proposed, that the proposed pit is not a commercial pit, that the soils removed will be utilized for road maintenance by DelD.O.T., that the site will provide a closer source for the Dagsboro maintenance yard, that the State has three (3) active pits - Greenwood, Milford and Stockley, that DelD.O.T. cannot afford to wait to run out of pit sites, that a new pit will expand the life and activity of other pits, that the pit site will provide a savings to residents by reduction of traffic and trucking costs, that the site is intended for a pit only, not a maintenance yard, that a crane will be located on-site part time, that generally, stockpiled soil will not exceed fifteen (15) feet in height, that the site will provide speedier recovery in emergency situations, that the anticipated pit activity will be 20 to 30 days per year, that in reference to DelD.O.T. policy: digging is controlled, that 25 foot minimum buffers are provided from property lines with adequate slopes, that slopes will be seeded and reclaimed, that activities will conform to Soil Erosion/Sediment Control regulations, that the site will be reclaimed, that the depth below the water line will be no deeper than ten (10) feet, that a minimum adverse impact may be anticipated due to restricted daytime use, that DelD.O.T. will be the only user of the soil removed, that the State cannot sell soil, that stockpiled material will be vegetated if required, that DelD.O.T. tries to be a good neighbor and will attempt to work with the neighbors, that DelD.O.T. has no objection to planting trees for screening, that fencing would not be feasible, that gates and fences do not keep trespassers out, that the contract agreement with the owners was prepared by the State Right of Way Department and reviewed by the State's attorney, that other sites have been investigated, that runoff from the proposed Sussex County spray irrigation site is not likely, that stagnant water is possible but not likely unless nitrates run off from farming activities, that all State sites are posted to prevent trespassing, and that a minimum impact is anticipated on the road system due to the limited annual usage.

The Commission found that 67 people were present, some with legal counsel, and expressed concerns about the legality of the contract agreement, that no appraisal has been performed as required by the Delaware Code, that the site is not suitable due to



the close proximity to residential areas, that the area behind the site is proposed for the spray irrigation site for the Dagsboro-Frankford sewer facility, safety concerns, increased road congestion, contamination of the water table, stagnant water, attractive nuisance, security, liabilities, that the state is immune to prosecution, that the area is residential not agricultural, change of character of the area, depreciation of property values, additional truck traffic, childrens safety, noise, dust, and exhaust pollution.

The Commission found that the opposition submitted a copy of the minutes of the Commission for September 14, 1989, when the Commission recommended denial of the same borrow pit proposal, a recent aerial photograph of the general area, a mileage chart, photographs, a site map of the area exhibiting two MR Medium Density Residential Districts in close proximity, a soil map of the area, a State Highway map exhibiting known State pits, two news articles referencing pits, two petitions containing 162 signatures and 26 signatures in opposition, a letter referencing the number of employees and contract employees at D. P. and L. Co., and nine (9) other letters of opposition.

Motion made by Mr. Hickman, seconded by Mr. Smith, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be denied based on the record of opposition, traffic, and since the borrow pit operation will be out of character with the residential area.

2. RE: C/U #946--Everett Dennis

Eugene Bayard, attorney, and Everett Dennis were present on behalf of this application to consider the Conditional Use of land in an AR-1 Agricultural Residential District in Baltimore Hundred for a 4.0 Acre Borrow Pit on the northwest side of Route 387, 2,734 feet southwest of Route 388, and to be located on a parcel containing 46.91 acres more or less.

Mr. Lank summarized comments received from the Indian River School District, the D.N.R.E.C. Land Use Planning Act Coordinator, and the Sussex Conservation District.

Mr. Bayard stated this site was previously approved as a borrow pit. However, the time limit has expired and the project is not completed. This application is to complete the project as originally approved.

Mr. Dennis stated the surrounding area is mostly farmland. No water, septic or electric service is required on-site. The site is approximately 50% dug. He has had delays due to problems with operators. So far he has had no complaints from neighbors.

Mr. Dennis stated when the project is completed, the slopes will be completed according to the approved design. All reclamation requirements will be met.

Mr. Dennis stated he has hired a new operator for the pit. The project will be completed in 18 months. The pit will be converted to a fish and wildlife pond.

Jay Murray spoke stating he has agreed to remove the remaining dirt and reclaim the site. He will operate from 7:00 A.M. to 5:00 P.M., approximately seven (7) days per month, approximately 25 to 30 loads per day. He will remove the stockpiled dirt first.

Dennis Sirman read into the record 2 letters of opposition from neighbors who could not be present. Mr. Sirman spoke in opposition due to the way pits are left, the effect on his well, truck traffic, dust, and noise.

Joe Dittmar and others spoke in opposition for similar reasons.

At the conclusion of the public hearings, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the public hearing.

The Commission found, based on comments received from the Indian River School District, that at this time, it does not appear that the proposal will have a significant impact on the school district.

The Commission found, based on comments received from the D.N.R.E.C. Land Use Planning Act Coordinator, that comments have been requested from the D.N.R.E.C. Division of Air and Waste Management, the Bureau of Archaeology and Historic Preservation, the Department of Transportation, the Department of Agriculture, and the Sussex Conservation District.

The Commission found, based on comments from the Sussex Conservation District, that no storm flood hazard area is affected, that it may not be necessary for any on-site or off-site drainage improvements, that no tax ditch is affected, that the soils on-site are Fallsington sandy loam, which may have severe limitations unless adequate sediment and erosion control measures are taken and advised that a sediment/erosion plan is required.

The Commission found that the applicant was present with legal counsel and the proposed contractor.



The Commission found, based on comments made by representatives of the application, that the use was originally approved in 1985 as C/U #828 for the same borrow pit proposal, that 90% of the area is farmland, that the nearest residence is 500 feet more or less away, that no known traffic problem has been created by the pit, that diesel fuel is stored in an above ground 250 gallon tank, that no impact is anticipated on water quality, that some fencing has been installed, that at least 50% of the site has been dug based on C/U #828, that the pit would have been completed under C/U #828 if contracted operators would have upheld their contracts, that the present contractor, Bunting and Murray, is the fourth contact operator, that no material is being brought in from off site, that no stockpiling is proposed on the access road, that the pit will conform to the plans submitted, that no impact is anticipated on property values or the neighborhood, that 18 months is requested to complete the project and reclamation, that the final reclamation into a fish and wildlife pond will be surrounded by black pines, that the anticipated hours of operation will be 7:00 A.M. to 5:00 P.M., seven (7) days per month, that approximately 25 to 30 loads will be hauled per day, that the existing stockpiled dirt will be removed first, that 40,000 to 50,000 yards maximum are anticipated to be removed, that 13 to 14 yards are handled per load, that the pit is not being enlarged over C/U #828, only completed, that dust can be controlled by a water truck, that no damage to the ditch is created by the borrow pit, that homes have been built near the site since the pit was created, that upon completion of reclamation, fencing will be completed and the access road will be returned to farmland and tilled, and that the applicant is willing to amend the application to request specifically that the project be completed within 18 months.

The Commission found that three (3) persons spoke in opposition and two (2) letters were read in opposition which expressed concern over expansion of the borrow pit, the enlargement of the pit would have a detrimental effect on property values, that three (3) borrow pits exist within a one half mile radius, additional traffic, wear and tear on county roads, concerns over the number of dump trucks lined up at 6:00 A.M., loss of ground water supply, dust, noise, and concerns for a guaranteed reclamation when completed (bonding).

Motion made by Mr. Hickman, seconded by Mr. Smith, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved based on the record of support with the amendment requested by the applicant that the project be completed within 18 months.

3. RE: C/Z #1084--Lewes Refrigeration and Air Conditioning, Inc.

Clyde and Loretta Seibert were present on behalf of this application to amend the zoning map from AR-1 Agricultural Residential to C-1 General Commercial in Lewes and Rehoboth Hundred, located on the northeast side of Route One, 950 feet north of Route 265A, containing 2.05 acres more or less.

Mr. Lank summarized comments received from the Sussex Conservation District and the State Division of Highways.

Mr. Seibert stated they plan to operate an office and storage facility for their refrigeration and air conditioning business from the proposed site.

Mr. Seibert stated that they plan to renovate the existing dwelling for use as an office. They will remove existing out buildings and erect a new metal building approximately 28 feet by 30 or 40 feet for their shop and storage area.

Mrs. Seibert stated she operates the office. There is one other employee besides herself and her husband.

Mr. Seibert stated they do mostly commercial work, which is done at the job site. The only work to be done at their shop location would be small air conditioner repairs.

Mr. Seibert stated they will be open seven (7) days a week, year round. They offer 24 hour service.

Mr. Seibert stated they would not object to rezoning a smaller area.

No one was present in opposition.

At the conclusion of the public hearings, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the public hearing.

The Commission found, based on comments received from the Sussex Conservation District, that the Sassafras sandy loam soils on-site have good suitability for the intended use, that in reference to erosion and sedimentation control, moderate limitations may be anticipated during construction and slight limitations may be anticipated after completion of any construction, that the farmland rating of the soil type is prime, that no storm flood hazard area or tax ditch is affected, that it may not be necessary for any on-site or off-site drainage improvements.



The Commission found, based on comments received from DelD.O.T., that a traffic impact study was not recommended and that the existing level of service "C" of Route One at this location in the road segment from U.S. Route 9 to Delaware Route 16, will not change as a result of this application.

The Commission found that the application was represented by Mr. and Mrs. Clyde Seibert, owners, and that the owners plan to utilize the site for an office and storage facility for their refrigeration and air conditioning business.

The Commission found, based on comments received from the applicants, that the existing home on the property will be converted into an office, that the existing shed will be removed, that a new shop will be built on the premises for storage and maintenance of motel type air conditioning units, that the business presently utilizes three (3) work trucks, one (1) small crane truck, and one (1) stake body truck, that the business presently has four (4) employees, that on-site work is limited, that 99% of the work is performed on job sites on commercial refrigeration units and some industrial refrigeration units, that the business is open seven (7) days a week, year round, for 24 hour service, that no adverse impact is anticipated on property values, the neighborhood or Route One.

Motion made by Mr. Smith, seconded by Mr. Hickman, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be approved based on the record of support.

4. RE: C/Z #1085--Joseph Melchiorre

Tempe Steen, attorney, and Joseph Melchiorre were present on behalf of this application to amend the zoning map from AR-1 Agricultural Residential to C-1 General Commercial in Lewes and Rehoboth Hundred, located on the east side of Route One, southeast of Old Saw Mill Race across from Red Mill Pond, containing 5.4 acres more or less.

Mr. Lank summarized comments received from the D.N.R.E.C. Land Use Planning Act Coordinator, the State Division of Highways, and the Sussex Conservation District.

Mr. Melchiorre stated he is a swimming pool contractor. He has had this business for approximately 19 years. The site where his business is located is no longer large enough for the business.



Victor Thomas and Mark Shaffer, on behalf of Mr. Thomas, were present on behalf of this application to amend the zoning map from AR-1 Agricultural Residential to C-1 General Commercial in Georgetown Hundred, located on the east side of Route 113, 1,077 feet northwest of Route 213, containing 1.34 acres more or less.

Mr. Lank summarized comments received from the State Division of Highways, the Indian River School District, and the Sussex Conservation District.

Mr. Shaffer stated the applicant resides on the proposed site. He started repairing friends' vehicles, not realizing this was a violation. Now he depends on this business as his income. He has had no objections from his neighbors. He uses one building as his shop. He has one wrecker. He has no employees. There would be no used car sales from this site.

Mrs. Thomas spoke in favor of the application.

No one was present in opposition.

At the conclusion of the public hearings, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the public hearing.

The Commission found, based on comments received from DelD.O.T., that a traffic impact study was not recommended, and that the present level of service "D" of Route 113 at this road segment will not change as a result of this application.

The Commission found, based on comments received from the Indian River School District, that at this time, it does not appear that the proposed change will have a significant impact on the school district.

The Commission found, based on comments received from the Sussex Conservation District, that the Evesboro loamy sand and Fallsington sandy loam on-site have good suitability for the intended use, that in reference to erosion/sedimentation control, moderate limitations can be anticipated during construction and slight limitations after completion of any construction, that the farmland rating of the soil type is of statewide importance, that no storm flood hazard area or tax ditch is affected, that it may not be necessary for any on-site or off-site drainage improvements.

The Commission found that the applicant was present and plans to utilize the site for auto repair.

completion of any construction, that the Sassafras sandy loam has a farmland rating of prime, that the area mapped as swamp is within a flood hazard area, that no tax ditch is affected, and that it may not be necessary for any on-site drainage improvements.

The Commission found that the applicant was present with legal counsel, and that the applicant plans to utilize the site for a storage building for swimming pool equipment, shop, and storage yard.

The Commission found that the applicant had no objection to reducing the size of the application by deletion of the wetlands north of Old Mill Creek.

The Commission found, based on comments by the applicant, a swimming pool contractor for the area for 19 years, that the present retail and display area near Five Points will continue to be utilized for sales and display of pools and accessories, that the business presently utilizes a backhoe, front end loader, dump truck, and flat bed truck, that no retail sales are planned on site, that the site presently is occupied by a manufactured home and a block building, that numerous business and commercial uses exist in close proximity, that a forty (40) foot by eighty (80) foot metal building is proposed, that the existing manufactured home may be utilized for the business office, that the business presently has six (6) regular employees and twelve (12) seasonal employees, that normal work hours are 7:30 A.M. to 5:00 P.M., five (5) days per week, no Sunday hours, that no impact is anticipated on traffic, that the only traffic will be employee traffic, that no impact is anticipated on the school system except a positive increase on the tax base.

The Commission found that a realtor spoke in support and referenced commercial uses in the area, that limited space is available for this type of business, that the area will continue to grow commercially, that commercial zoning would be the most appropriate use of the property, that no negative impact is anticipated on the character of the area or property values.

Motion made by Mr. Smith, seconded by Mr. Hickman, and carried unanimously to forward this application to the Sussex County Council with the recommendation that the portion of the site south of Old Mill Creek be approved based on the record of support and that the portion of the site north of Old Mill Creek be deleted from the application since it is wetlands and unusable.

5. RE: C/Z #1086--Victor G. Thomas, Sr.



Mr. Melchiorre stated he plans to keep the retail sales portion of his business at its present location and move the construction part of the business to the proposed site. The site has an existing manufactured home, which he plans to use as a temporary office, and a small block building. He plans to use a metal building to store his equipment. The business would be open five (5) days per week, from 7:30 A.M. to 5:00 P.M. He has six (6) year round employees, with as many as 12 in the busy season. Not all his construction equipment would be stored inside.

Mr. Melchiorre stated he plans to use the existing well and septic system. Eventually he would replace the manufactured home with an office building.

Mr. Lank advised the applicant that the use of the manufactured home as a temporary office would require Board of Adjustment approval.

Jim Pope, realtor, spoke in favor of the application.

No one was present in opposition.

At the conclusion of the public hearings, the Chairman referred back to this application.

The Commission discussed the points and issues raised during the public hearing.

The Commission found, based on comments received from the D.N.R.E.C. Land Use Planning Act Coordinator, that comments have been requested from the D.N.R.E.C. Division of Air and Waste Management, the D.N.R.E.C. Division of Fish and Wildlife, the D.N.R.E.C. Division of Parks and Recreation, the D.N.R.E.C. Division of Soil and Water Conservation, the Bureau of Archaeology and Historic Preservation, and Department of Transportation, and the Sussex Conservation District.

The Commission found, based on comments received from DelD.O.T., that a traffic impact study was not recommended and that the level of service "B" of Route One at this location in the road segment from U.S. Route 9 to Delaware Route 16 will not change as a result of this application.

The Commission found, based on comments received from the Sussex Conservation District, that the Sassafras sandy loam soils on-site have good suitability for the intended use, that the swamp soils on-site are unsuitable for the intended use, that in reference to erosion/sedimentation control, severe limitations may be anticipated during construction and slight limitations after

The Commission found, based on comments by the applicant, that he resides on the site, that he had built a temporary shed to operate his auto repair business, that the site is adequate in size for his residence and business, that no agricultural uses exist in the immediate area, that the area is mostly wooded, that numerous commercial uses exist in close proximity along Route 113, that the applicant is the sole proprietor with no employees, that no access exists to Route 213 from the site, that no impact is anticipated on Route 113 or the neighborhood, that C-1 General Commercial should increase property values, that no used car sales are intended, and that the business includes a wrecker service.

Motion made by Mr. Smith, seconded by Mr. Hickman, and carried unanimously to forward this application to the Sussex County Council with the recommendation that it be denied due to the parcel's location on a curve, traffic, and the absence of commercial uses in the area.

#### OTHER BUSINESS

1. RE: C/U #923--William Sammons  
Site Plan

The Commission reviewed the final site plan for the proposed radio station and transmission tower for C/U #923.

No one was present on behalf of the site plan.

Mr. Moore stated that the site plans meet the conditions of the approval.

Motion made by Mr. Ralph, seconded by Mrs. Monaco, and carried unanimously to approve the site plan as a final.

2. RE: Robert Wright (Ruth Harbor)  
3 lots, 50 foot right of way

The Commission reviewed a proposal to create three (3) lots having access from an existing street.

No one was present on behalf of the proposal.

Mr. Moore stated that the street exists and is displayed on the official state highway department map.

Motion made by Mrs. Monaco, seconded by Mr. Ralph, and carried unanimously to approve the three (3) lot subdivision with the stipulation that the proposed street realignment be revised to provide direct access to an existing parcel.



OLD BUSINESS

1. RE: C/U #942--Homestead Associates, Inc.

No one was present on behalf of this application to consider the Conditional Use of land in an AR-1 Agricultural Residential District in Dagsboro Hundred for an Extension to an Existing Mobile Home Park for 35 Additional Lots and an Area for Disposal Fields on the southeast corner of Route 442 and Route 431, and to be located on a parcel containing 46.22 acres more or less.

Motion made by Mr. Smith, seconded by Mr. Hickman, and carried unanimously to defer action.

2. RE: Subdiv. #90-16--Holston Farms

By consensus of the Commission, no action was taken and the staff was asked to contact the developer to see if an alternate plan will be submitted to eliminate the request for a cul-de-sac variance.

3. RE: Subdiv. #90-20--D & D Investments

By consensus of the Commission, no action was taken and the application will not be placed on the agenda until a feasibility for wastewater disposal has been obtained.

4. RE: Country Manor (Pine Bay)  
Site Plan

The Commission reviewed the proposed recreation area for the Country Manor Subdivision.

Coleman Bunting, developer, was present on behalf of the site plan.

Mr. Moore stated that the swimming pool and dressing rooms will be twenty five (25) feet from the right of way.

Motion made by Mr. Hickman, seconded by Mr. Smith, and carried unanimously to approve the site plan as submitted.

5. RE: Subdiv. #90-8--Hidden Oaks

Mr. Moore submitted a letter from John Huber, developer, requesting that the Commission rescind the cul-de-sac denial.

In summary, the letter states that the adjacent property has been granted a preliminary approval for an almost identical subdivision and that Route 265A is presently being paved by the Highway Department.

Motion made by Mr. Smith, seconded by Mr. Hickman, and carried unanimously to approve the subdivision as a preliminary.

6. RE: Burrwood Landing

The Commission reviewed the proposed record plan for the 39 lot RPC Residential Planned Community.

Sally Ford, Land Design, Inc., was present on behalf of the plan.

Mr. Moore stated that the plan is in compliance with the conditions of the approval.

Motion made by Mr. Hickman, seconded by Mr. Smith, and carried unanimously to approve the record plan.

7. RE: C/U #914--John P. Mills (Marina)

Mr. Lank advised the Commission that Mr. Mills' attorney has requested a one year time extension to get substantially underway with development of his marina due to delays caused by permit processes.

Motion made by Mr. Ralph, seconded by Mrs. Monaco, and carried unanimously to grant a one year time extension.

8. RE: Bethany Bay RPC (Linder and Co.)

The Commission reviewed a request to consider a clock tower addition to the Bethany Bay Clubhouse as an ornamental feature.

By consensus, the Commission stated that the tower was not an ornamental feature and if it exceeded the maximum height limit, it would require approval from the Board of Adjustment.

9. RE: Western Sussex Land Use Plan

The Commission discussed the points and issues raised during the special meeting of the Commission held on August 2, 1990.



Motion made by Mrs. Monaco, seconded by Mr. Ralph, and carried unanimously to approve the Land Use Plan as discussed in the record of the meeting held August 2, 1990, and with the stipulation that the Staff reword any appropriate comments made in reference to the text of the document by agencies and that on page 44, item 4, under Nanticoke River Environmental Development Protection, be reworded to "Develop Zoning and Subdivision Regulations which provide a twenty (20) foot buffer from State designated tidal wetlands. Federal 404 designated wetlands shall become the building restriction line. Lots created along the Nanticoke River and other major tributaries shall have a minimum frontage along the waterfront of 150 feet.

Meeting Adjourned 11:45 P.M.

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Lawrence B. Lank, Secretary