

Russell Warrington

From: Pat Collins <jpcollinsiii@gmail.com>
Sent: Tuesday, December 8, 2020 8:36 PM
To: Planning and Zoning
Cc: Debbie Collins
Subject: Public Hearing for 2020-18 – The Woodlands II, December 10th

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To whom it may concern:

Below are some questions we would like answered at the subject Public Hearing on December 10th.

1. The following questions are regarding the proposed stormwater pond and the land around it that is behind the homes on Yiana Drive:
 - a. How close will the pond be to the existing 30' agricultural barrier that extends from the owner's yard to the current farm land?
 - b. Will there be a fence around the pond?
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 - e. Is there any other planned usage of the area around the pond?
 - f. Will the pond be the responsibility of Woodlands I or the new Woodlands II, or both?
 - g. What are the plans for the existing 30' agricultural barrier?
 - h. Please explain the landscaping plan for around the stormwater pond. Will trees be planted, will there be walking trails around the pond, etc?
2. I heard rumors that there will be no storm water pond. If that is true, please provide details for the disposition of the land where the pond was supposed to go.
3. Please explain what controls are in place to restrict Woodlands II construction traffic from traversing Woodlands I?
4. Will neighborhood roads connect between Woodlands I and Woodlands I on Wichess Lane or any other road?

Regards,

Pat & Debbie Collins

34098 Yiana Drive, Woodlands at Bethany

Russell Warrington

From: Bruce Dombroski <bruski45@gmail.com>
Sent: Wednesday, December 9, 2020 12:10 PM
To: Planning and Zoning
Cc: Bruce Dombroski; Kim Dombroski
Subject: Comments on Public Hearing Item_2020-18- The Woodlands II

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To whom it may concern,

Our names are Bruce and Kim Dombroski. We own a home at 30784 Lindell Ln in the Woodlands at Bethany development.

In reviewing the documents for the proposed Woodlands II development, we have safety concerns about the access and the increased traffic to our community's private road system. This increase in traffic will be caused by the proposed connection of the Woodlands II development to our development via Wichess Ln.

The traffic analysis provided only addresses the effect of the daily vehicular trips on the operation of Central Ave and the associated intersections. The connection to the private road system in our community is not addressed. In addition to any vehicle trips generated by this proposed development, there will be "cut-thru" traffic from Central Ave to Double Bridges Rd. which also not addressed.

Our community does not have sidewalks, so the private roadways are used extensively by the residents for various forms of exercise and dog walking all day long. This increase in traffic will jeopardize the safety of the Woodland at Bethany community.

We are opposed to any connection of the proposed Woodlands II community with our community.

Thank you for your consideration in this matter.

Sincerely,

Bruce & Kim Dombroski

Russell Warrington

From: Sharon Carlson <sawcarlson@gmail.com>
Sent: Wednesday, December 9, 2020 11:38 AM
To: Planning and Zoning
Subject: 2020-18 The Woodlands II

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We are very concerned about the plans presented in the packet for The Woodlands II, and wish to be heard by the P & Z Commission. The plans appear to present a merge of the streets within The Woodlands at Bethany and a new development, The Woodlands II, using Wiches Lane and Yianna Drive as the connecting roads.

We purchased our new home in The Woodlands at Bethany in 2018. Our decision was driven by the promise of a small community of 88 homes. The addition of 33 homes, a small number but an increase of **37.5%**, will have a dramatic and negative affect on our community if the two developments are merged.

We are extremely concerned about the threat to our safety this expansion will cause. The Woodlands at Bethany does not have sidewalks or curbing, a walking/biking trail, or access to a dog park. Consequently, residents walk and exercise on the community streets. Precisely because we are a small group this situation works for us as we pay close attention to drivers and pedestrians as we go about our activities. Increasing vehicle traffic by almost **40%** greatly increases the likelihood of accidents and personal injury.

Another risk to our safety is the inevitable cut-through for general traffic between Central Avenue and Double Bridges Road using our community-owned streets. This would exponentially increase vehicular risk to our residents as more cars pass through. Longer stretches of thru roads will also increase the speed at which those vehicles move, increasing the risk and extent of personal injury.

More people sharing limited space and amenities increases the likelihood of COVID-19 spread. Since most of our residents are in the older vulnerable age group, and the majority of those have co-morbidities, adding more residents is an actual threat to our health.

Respectfully submitted,
George and Sharon Carlson
30897 Lindell Lane
The Woodlands at Bethany

Russell Warrington

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE
<webmaster@sussexcountyde.gov>
Sent: Wednesday, December 9, 2020 11:28 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, December 9, 2020 - 11:27am

Name: Sharon Carlson

Email address: sawcarlson@gmail.com

Phone number: 4109166407

Subject: 2020-18 The Woodlands II

Message: More people sharing limited space and amenities increases the likelihood of COVID-19 spread. Since most of our residents are in the older vulnerable age group, and the majority of those have co-morbidities, adding more residents is a threat to our health.

Russell Warrington

From: Joe Letnaunchyn <joe@letnaunchyn.com>
Sent: Wednesday, December 9, 2020 10:26 AM
To: Planning and Zoning
Cc: Joe Letnaunchyn
Subject: 2020-18-The Woodlands II

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TO: The Sussex's Planning and Zoning Commission

SUBJECT: 2020-18-The Woodlands II by Gulf Stream Development

I am writing to raise concerns about the proposed Woodland II project being proposed by Gulf Stream Development. I am a resident of The Woodlands at Bethany which is adjacent to the new 33-home proposed community to be called Woodlands II. While I do not object to expansion and growth in our area, I do have serious concerns about how the proposed project may affect The Woodlands at Bethany.

The new street - Wichess Lane - which was added to the Woodlands at Bethany appears to have been built so it can connect to the new development - Woodlands II. I expect that is the case since Bob Harris is the developer for both communities, and it appears that it is his intention to connect the two communities via Wichess Lane. If that occurs, there are several potential issues of concern to us in the Woodlands at Bethany:

1. There will be additional vehicle traffic in the Woodlands at Bethany as described in the project proposal. Since we are responsible to maintain our own roads, there will be additional wear and tear on our roads which will be at our expense.
2. While the proposal from Gulf Stream Development indicates that there will not be an impact on our roads in The Woodlands at Bethany, we do not know that that is really the case. There are concerns that during construction, the numerous construction vehicles will use our roads for access to the Woodlands II IF Wichess Lane is extended as a connector to The Woodlands II. The project should restrict all construction traffic to Central Avenue as an access to Woodlands II, and prohibit them from using the Woodlands at Bethany as construction access.
3. All of the owners in the Woodlands at Bethany were told that our Community would include 88 homes. There was never any mention of The Woodlands II. Further, and as you all know, Bob Harris and Gulf Stream Development is the developer for both communities. Additionally, our roads, clubhouse and pool which were built by Insight Homes - not Gulf Stream Development - and were not built with the intention of 33 additional homes being built with the potential for them to be part of The Woodlands at Bethany. It is hard to believe that there was never an intention to expand into our community without any mention of that expansion to any of us in The Woodlands at Bethany.
4. When I purchased our home in 2017, our home was completed by the end of December, 2017. However, we and several others in The Woodlands at Bethany were not able to go to settlement until April or May because the developer had not completed all of the utility work on time - rather, it was at least three months late. As a result, we had to incur additional mortgage costs - higher interest rate due to the delayed settlement date since Gulf Stream did not complete the necessary utility work.
5. There are numerous outstanding issues in The Woodlands at Bethany that have not been addressed to our Community's satisfaction by the developer. It is interesting that he is starting a new development while there are numerous outstanding issues in The Woodlands at Bethany.

In conclusion, if the Woodlands II is approved by the Commission, I urge the Commission members to totally restrict access of Wichess Lane to the Woodlands II. There should not be direct road access between the two separate communities via Wichess Lane. Thank you.

Joe

Joe Letnaunchyn

**30771 Lindell Lane
Woodlands at Bethany
Frankford, DE. 19945
304-545-0434**

30766 Lindell Lane
Frankford, DE 19945

December 8, 2020

Sussex County
Planning & Zoning Commission
Delaware

RE: (2020-18) The Woodlands II

Dear Planning & Zoning Board:

We bought our Insight home in 2017 and were told this would be a small community of 88 homes. We chose this particular development because it was small in size. We understand that Gulf Stream Development and Bob Harris are proposing a Woodlands II subdivision at the corner of Bayard and Central Avenues and a proposed cut through to our Wichess Lane and Yiana Drive. Our roads, clubhouse and pool are not scaled for that volume.

Insight contracted the larger pool for this development, not Woodlands II and certainly not Bob Harris.

Here are our oppositions to the development:

- 1) Beginning on page 29, the preliminary plans show access to this new development on Central Avenue AND WICHESS LANE (which is our neighborhood). Page 17 states the traffic in/out of this development would not cause "any adverse impacts to the surrounding road network", but it only talks about traffic in/out of Central Avenue.

The engineer's report does NOT address the traffic impact in/out of Wichess Lane or the impact to the roads in our neighborhood. The estimated 375 vehicle trips per day (as stated on page 17) would absolutely have a negative impact to our neighborhood. Many of us enjoy walking and riding bikes daily along our community roads and this development will surely impact the number of vehicles using our roads.

- 2) The document doesn't say anything about construction access. Would our neighborhood roads and Wichess Lane be utilized to build these 33 homes? We would request that all construction vehicles for Woodlands II utilize the entrance/exit on Central Avenue.
- 3) Is there a formal delineated separation of both projects in the new plans?
- 4) Another concern is future traffic cutting through from Central Avenue to cross over to Double Bridges when going to Bethany. What assurances do we have that Woodlands II would not be allowed to access Wichess Lane and Yiana Drive?
- 5) Woodlands at Bethany is still waiting for street lights and street signs, this

development is now four years old. How long do we have to wait? Bob Harris promises a lot but doesn't deliver.

6) Is there a formal delineated separation of both projects in this new plan?

I sincerely hope this Planning and Zoning Board will give our concerns serious consideration and not just rubber stamp "Approval." Thank you for your time and work on behalf of all our Woodlands at Bethany neighbors.

Happy and Safe Holidays!

Sincerely,

Pat and Ed Kane
Patmkane77@gmail.com
908-577-7546

Russell Warrington

From: Pat Collins <jpcollinsiii@gmail.com>
Sent: Tuesday, December 8, 2020 8:36 PM
To: Planning and Zoning
Cc: Debbie Collins
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Regards,

Pat & Debbie Collins

34098 Yiana Drive, Woodlands at Bethany

Russell Warrington

From: Joseph Knooren <knooren@icloud.com>
Sent: Tuesday, December 8, 2020 9:01 PM
To: Planning and Zoning
Subject: Proposed Woodlands II Project

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

I am sending this email as the HOA Representative of The Woodlands at Bethany.

The community has many concerns regarding the proposed project. Let me state why we have concerns before I get in to the specifics.

Insight Homes is the builder in our community and Mr. Harris is the developer. We have a difficult time getting answers from either specifically regarding drainage, grading, and the aesthetics of some of the construction of storm ponds and swales directing the flow. The DNERC has graciously come out per our request to address these concerns. I would refer you to Jessica Watson in the DNERC.

Our specific concerns are:

1. Delays in the completion of the Woodland's while taking on another project
2. Construction traffic using our entrance causing safety issues as well as additional time we have to endure the dust and debris from the vehicles
3. Using undeveloped property as a clean out area for cement trucks and construction Debris
4. Resolutions to issues we currently have regarding drainage, tax ditches and a large swampy area that has actually grown larger since the corrective action taken by Joseph P. Melvin
5. Thru traffic from Central Avenue to Double Bridges during the summer. No one will traverse Central down to where Bayard, Double Bridges, and Central meet taking the short cut through the development, this has not been studied
6. Adjoining the two communities to make one larger community when we were specifically sold an 88 home community
7. We have no sidewalks and the builder and developer have reneged on the initial printed promotional material promising walking trails. As a small community it has not become an issue to date. It could change with the two communities joined together at Wichess Lane.

I intend to be at the planning meeting if seating is available.

Thank you in advance, Joe Knooren, HOA representative
38094 Bailey Way
Frankford, Delaware 19945 LOT 59
609-617-3147

Russell Warrington

From: Nancy Yeroshefsky <nyeroshe@gmail.com>
Sent: Tuesday, December 8, 2020 4:05 PM
To: Planning and Zoning
Subject: 2020-18-The Woodlands II - Submission of Comments/Questions in advance of December 10, 2020 Public Hearing
Attachments: 2020-18 The Woodlands II Submission by N Yeroshefsky 12-8-2020.pdf

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Good afternoon. As stated in the Meeting Instructions on the Agenda for this item, I am submitting electronic questions and comments for the record. I have attached a PDF of my submission, as well as provided it within this email. Thank you. (Please confirm receipt)

This pertains to the December 10, 2020, Public Hearing agenda item:

2020-18 – The Woodlands II

I reside in the Woodlands at Bethany subdivision (30776 Lindell Lane) adjacent to the above referenced proposed project. The following are questions and comments that I wish to have addressed at the public hearing. While I hope to attend, due to the Covid seating limits, I realize I may not gain access; and, due to the concern that our deficient internet service (Mediacom) may prohibit successful streaming of the broadcast, I herein submit the following:

TRAFFIC IMPACT: The proposal says this parcel will be divided into 33 single family homes; it indicates that traffic flow will not have an adverse impact to the surrounding traffic network. I think this is wrong. All the traffic engineers and equations in the world can count vehicle trips in and out daily, but **have they looked at whether the traffic will go in and out to Central Avenue or will it cut through on Wichess Lane to Yiana Drive and through our small community?** The Site Plan shows Wichess Lane will continue from Woodlands at Bethany to Woodlands II. We are a small neighborhood with age demographics that some might call “senior,” we have numerous bikers, walkers and dog walkers, and grandkids joining us. We have NO sidewalks nor walking trails, so we are left to walk in the street. **If a good portion of the “375 vehicle trips per day” come through our neighborhood, we do, in fact, have a significant concern with adverse traffic impact.** This poses danger to our community. This needs to be further reviewed. We do not want additional traffic coming through our community.

CONSTRUCTION TRAFFIC: What is the plan for construction traffic? We ask that construction vehicles have access to the Woodlands II site ONLY via Central Avenue and be forbidden from entering through our entrance at Double Bridges and Lindell Lane. Will that be the case? If not, that is a problem.

BUFFER: The Site Plan shows a 20’ forested buffer between our homes on Yiana and the proposed homes. We need to know that is sufficient and will it be enough to block noise, street lighting, etc.?

STORM WATER MANAGEMENT: We are having our own issues (yet to be resolved) with swales, tax ditches, etc. eroding and/or holding water. We need an assurance that this is not going to worsen our situation.

We purchased homes in a community with roadways, a clubhouse and a pool scaled for 88 homes -- not 121 homes. We do not know what the plans are, if there are plans, for the subdivision to co-join with our community/HOA. If the developer, Mr. Harris, tries to do that, it will go against what we were told, and contracted for, at time of purchase.

I ask that the roadway, traffic flow, storm management, buffers, and use of space be looked at carefully before this project is approved as written. We were not foolish enough to think that neighboring farmlands would not be sold for homes at some point, and I am sure folks may not have been happy when our neighborhood was built. However, we want to maintain our small, safe community environment. If this project goes forward as designed, we risk losing what many of us envisioned for our "forever" home.

Your consideration of the above (and attached) is appreciated.

Nancy Yeroshefsky
30776 Lindell Lane/Frankford, DE 19945
240-375-8939/nyeroshe@gmail.com
Submitted 12/8/2020 via email

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2020-18 – The Woodlands II

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Your consideration of the above is appreciated.

Nancy Yeroshefsky
30776 Lindell Lane/Frankford, DE 19945
240-375-8939/nyeroshe@gmail.com
Submitted 12/8/2020 via email

