

ENVIRONMENTAL APPROVAL COMMITTEE

MEETING MINUTES

The Environmental Approval Committee of the Town of Henlopen Acres held a Meeting on **Tuesday, February 11, 2025, at 10:30 a.m.** virtually and in person at Town Hall, 104 Tidewaters, Henlopen Acres, Delaware.

Present:	Joni Reich	Mayor
	Lyndie Hertrich	Committee Chair
	Lynda Moses	Committee Member
	Roger Kramer	Committee Member
	Amy Mendelson	AECOM Senior Planner
	Bob Ribinsky	Town Zoning Officer
	Andrea Harpster	Town Clerk
	Anna Fagan	Town Manager

1. **Call to order**

The meeting was called to order at 10:30 a.m.

2. **Review and Approval of Meeting Minutes from January 8, 2025**

Motion: Lynda Moses made a motion to approve the minutes. Roger Kramer seconded the motion; the motion was unanimously approved.

3. **Discussion and possible action on revised pool and rear deck framing plans for 93 Tidewaters/Gaffney**

Mr. Gaffney joined the meeting via Zoom. Mr. Gaffney gave the Committee an overview of the revised plans. He explained that the original plan they had put together had the deck overhanging the driveway and cantilevered out for support. The Builder and the Architect got together and said the cantilevering would be more complicated, and if they put the supports underneath it down into the driveway opposed to having it suspended over the driveway, it would make the construction simpler. There's no change to the lot coverage. The only thing they are changing is the way it is supported.

Motion:

Lynda Moses made a motion to approve the revised plan for the pool and rear deck at 93 Tidewaters. The motion was seconded by Roger Kramer, and it was unanimously approved.

4. Discussion and possible action on the revised site plan for relocation of the generators for 47 Pine Reach/Vento & Gaspar

Mike McDowell with Rehoboth Property Development presented their application to the committee on behalf of the owners at 47 Pine Reach. Initially, what was approved had the generator beside the garage. Unfortunately, there are windows on either side of it, and by the Sussex County Code, you cannot place a generator that close to the window. They are proposing to relocate to the back of the building line. The location of the generator disconnects, and the three generators were shown to the committee. The owners decided on three generators as opposed to a huge unit because the bigger units make more noise. It would end up being the size of a commercial unit. DP&L also has to upgrade the transformer because the house has a 600-amp service; the existing transformer is not large enough so when they install permanent power, it would have to be upsized with DP&L recommendations. The homeowner wanted more essentials, so they requested more power.

The generators are just for emergencies. They will come on once a month to keep the fluids circulated and to go through a diagnostic phase. There will be a sound, but they are planning on planting Laurel around the fence line to help contain the noise. The generators are about 3 ft, but with the plantings, you won't be able to see them much. If they went with a single unit, it would be very large and very noisy. The electrician recommended the 3 units vs one large one to limit the noise. These generators produce carbon monoxide so you can't place the unit close to the window. The Sussex County Code states that anything that produces any type of exhaust must be a certain distance away from windows.

Motion:

Lynda Moses made a motion to approve the application for the relocation of the generators for 47 Pine Reach. Roger Kramer seconded the motion. The motion was unanimously approved.

5. Discussion and possible action on revised tree plan and landscaping plan for 46 Pine Reach/Tate

Ashley, with Bella Terra, representing the homeowner Jacqueline Tate, presented the committee with a new plan for tree removal at 46 Pine Reach. The homeowner had

requested some additional trees to be considered for removal that weren't in the original plan. They submitted an arborist report that discussed the health of these trees. Ashley did a comparison of the previous plan versus the new revised plan. According to the submitted arborist plan, the health of these trees are questionable. Another reason the owner wants to move them now is that once the house is built, the accessibility will make it unsafe to remove any dead trees. The trees cannot effectively be treated at this point for the wood bores or other diseases affecting the stability of the tree. The committee had a lengthy discussion with the representatives from Bella Terra about the health of the trees in question, the species of the trees, and the arborist report.

There is also a shuffleboard in question on the property as well. The question is if it is existing, and if it is non-conforming. The owner would like to rebuild it in the same location. The zoning officer will determine if it's a preexisting legal non-conformity that can be refurbished.

Bella Terra suggests an additional two meetings. The Town will get a second opinion on the health of the trees at 46 Pine Reach.

6. Adjourn

Lyndie Hertrich made a motion to adjourn. The meeting was adjourned at 11:33 a.m.

Respectfully submitted

Andrea Harpster, Town Clerk