

ENVIRONMENTAL APPROVAL COMMITTEE

MEETING MINUTES

The Environmental Approval Committee of the Town of Henlopen Acres held a Meeting on **Thursday, February 20, 2025, at 9:00 a.m.** virtually and in person at Town Hall, 104 Tidewaters, Henlopen Acres, Delaware.

Present:	Joni Reich	Mayor
	Lynda Moses	Committee Member
	Roger Kramer	Committee Member
	Amy Mendelson	AECOM Senior Planner
	Bob Ribinsky	Zoning Officer
	Andrea Harpster	Town Clerk
	Anna Fagan	Town Manager
	Kathleen Leebel	Lewes Building Company (Zoom)
	Jacqueline Tate	Owner of 46 Pine Reach (Zoom)

Absent:	Lyndie Hertrich	Committee Chair
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1. **Call to order**

Lynda Moses called the meeting to order at 9:00 a.m.

2. **Discussion and possible action on the revised site plan for 99 Tidewaters/Lomas**

The Lewes Building Company represented the residents at 99 Tidewaters. The residents are requesting a full-stone fireplace versus the shed style that was originally designed. Amy Mendelson reviewed the changes with the committee. Her recommendation is for approval of the changes submitted.

Motion: Roger Kramer made a motion to approve the revised site plan for 99 Tidewaters/Lomas. Lynda Moses seconded. It was unanimously approved.

3. **Discussion and possible action on the revised tree plan for 46 Pine Reach/Tate**

The Town Manager, Anna Fagan, gave a brief recap on 46 Pine Reach/Tate. The Tates submitted construction plans and a tree removal plan in January to the Environmental Approval Committee and that was approved. They have returned with some revisions to the previously approved tree removal plan which includes removal of some Loblolly pines on the back of the property. The Committee was concerned with this request, so they reached out for a second opinion from the Town Arborist, Jay Ashby with

Cypress Tree Care. Jay Ashby was out of town so his second in command, Bill Duncan, did a visual assessment of the trees and reported back to Mr. Ashby.

Bob Ribinsky, the Town Zoning Officer, went over the notes submitted by Jay Ashby. Some things mentioned were the credentials of arborists used to make these assessments. The outcome of an assessment is based on the credentials and qualifications of the arborist. When assessing trees as hazards, a tree removal qualification (TRAQ) allows an arborist to make the best determination whether a tree is truly a risk to life and property. Mr. Ashby speculates that these trees aren't an immediate hazard or in the way of construction, but without doing his own visual assessment, he cannot provide a written report.

Rebecca Snow represented Bella Terra and the homeowner's request at 46 Pine Reach. She presented the revised plan in detail to the committee members.

Jacqueline Tate joined the meeting via Zoom and had a detailed dialogue with the committee members about her revised tree plan. There was also discussion of a potential shuffleboard and provisions in the Code dealing with recreational use.

Amy Mendelson stated that because they met their tree density, she recommends approving the revised tree plan. The owners will return for their final landscape approval.

Motion: Roger Kramer made a motion to approve the plan as submitted. Lynda Moses seconded the motion, and it was unanimously approved.

4. Discussion of any other pending requests

40 Rolling Road has submitted renovation plans that include an addition to the rear of the property and a patio. There will also be a change in the roof pitch. That should be coming to the Committee soon.

5. Schedule the next meeting

The next meeting will be scheduled as needed.

6. Adjournment

Roger Kramer made a motion to adjourn the meeting. The meeting was adjourned at 10:31 a.m.

Respectfully submitted,

Andrea Harpster, Town Clerk