

Sussex County
Planning & Zoning Commission
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Benjamin Gordy
Lawrence B. Lank, Director

Constance C. Holland, Director
Office of State Planning Coordination
540 S. DuPont Highway
Dover, DE 19901

July 3, 2003

RE: City of Dagsboro Comprehensive Plan

Dear Ms Holland

Thank you for the opportunity to review and comment on the draft plan for Dagsboro. We have taken the time to review the text and the maps.

We have attached our comments. They are offered in order to address what we believe are consistencies between the Town's plan and adopted State and County plans for the area in question.

The Town should be commended for the quality of the Dagsboro Comprehensive Plan and its proposals for the next several years. We hope these comments facilitate certification of the Plan by your office.

Sincerely,

A handwritten signature in cursive script that reads "Lawrence B. Lank".

Lawrence B. Lank
Director

A handwritten signature in cursive script that reads "Richard Kautz".

Richard Kautz
Planner

1. We concur with the proposal to "clean up the town boundaries and eliminate jurisdictional confusion." If annexation of an entire parcel is not an option, the town should require all future subdivisions of parcels along jurisdictional lines to make corporate and property lines coterminous.
2. The discussion of utility service to the community is general. A common practice in plan preparation is to include maps depicting current and proposed service areas along with the location of the utility mains. Such mapping helps coordinate the annexation and land use recommendations inherent in comprehensive plans. Water and Sewer service maps would be a useful addition to the Plan.
3. State enabling legislation allows municipalities to designate Transferable Development Rights (TDR) receiving areas within their corporate boundaries. Dagsboro should examine the benefits of a TDR program and make a specific determination as to whether or not to participate.
4. Chapter 3: Implementation contains many valuable recommendations. Given the size of the Town government, the expertise of the individuals involved, and the complexity of some of the activities, the Plan should include more specific implementation measures and responsibilities. The chapter is strong on good ideas but lacks specificity as to who is responsible and how an activity can be accomplished.