

Board Members Present: Fran Swift, President, Trish Cavender, 2nd Vice President, Neil Greenstein, Treasurer. Mark Blake, Jeff Bricker, Tom Bruno, Mike Censurato, Cathy Censurato, Howard Damude, Tina Goldrick, Tom Green, Mark McGee, Ken Murphy, Alan Nicholls, Sara Rush, Dick Saunders, Hank Stack. As listed on the sign-in sheet for board members.

Janet Kilpatrick – new police chief to use predictive policing tracking software. Delaware Crime Watch meeting Tues. Feb. 5 at Linden Hill Elem. School. Janet and Mark Blake are looking for an alternative for the Odyssey School other than the Mundy Farm.

Joe Miro -Opposed to increased salaries for judges and other employees. Wants to see an actual proposal for privatizing the Port of Wilmington. Gun legislation -5 pieces nobody has seen.

Mark Blake – Land Use:

Walker Farm – Old Lancaster Pike. RJ DeFelice president of Charter oaks and me, meet with e county executive to discuss this project and express community support for the plan that was negotiated and filed with the Land Use Department. The Historic Review Board was very pleased with the manner in how the community worked with the developer to preserve and restore the barn and Manner House. They were very complimentary towards the developer's willingness to put in the effort into addressing the centuries old house and barn and retain them as not only as just static historic structures but to restore the house exterior while updating the internal electrical, plumbing, etc., making it a home that will be lived in again. The HRB was congratulator in how the owners and community along with the Hockessin Historical society worked together to find a highly acceptable outcome that preserved the structures in spite of them not being on any historic register or listing. There will be a Council Meeting to appeal the unfavorable recommendation by the Planning board in Feb. to allow for the cul-de-sac road that does not connect onto Kings Grant Rd. Walker house was a duplex in early 1800s.

Blenheim Homes – parcel behind McKean High School – Tonight we have a presentation, a preliminary plan being proposed for the parcel. This is just a preliminary concept that could be subject to change based on input from NCC and the Hockessin Community. Westhampton. Shawn Tucker attorney. 40 acres next to McKean H. S.

Dave Sokola (State Senator) Bill 233 comprehensive school safety plan.

DRAC – Cindy Gamble - Evaluating and looking at ideas. Looking for volunteers.

Hockessin Historical Society – Joe Lake – Social & meeting at Back Burner 6:30 pm tomorrow night.

Ken Murphy – Hockessin Planning Partnership -What changes and want to see in the next 5 years in Hockessin.

January 21, 2013

END

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February 18, 2013 Trish Cavender, Vice President Notes

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Joint meeting of Greater Hockessin Area Development Association and Pike Creek Civic League

Attending – from sign in sheet information: GHADA Board Members:

Mark Blake, Suzanne Boucher, Tom Bruno, Trish Cavender, Mike Censurato, Cathy Censurato, Howard Damude, Stephen Dobraniecki, Tina Goldrick, Tom Green, Neil Greenstein, Ken Murphy, Alan Nicholls, Sarah Rush, Dick Saunders, Hank Stack, Fran Swift

Other persons: There were 113 signatures on 4 sign-in sheets. At least one other sign-in sheet was missing as was one sheet of cardboard. Nearly all the chairs available in the hall were used.

Legislators: Joe Miro, Greg Lavelle, Janet Kilpatrick

Whiteman's Garage Property

The primary focus of this meeting was to discuss the proposal by CVS to purchase the property doing business as Whiteman's Garage on Paper Mill Road (Route 72) at the intersection of Corner Ketch Road/Polly Drummond Hill Road and build a CVS store and 6,000 square foot office/medical building on the site. In order to make this change JEM10LLC, developer for CVS for the State of Delaware, represented by attorney Lisa Goodman, would need to apply to New Castle County to have set aside one of the current deed restrictions that allows the property to only be used as an automobile repair facility.

The background of the deed restrictions on this property were presented by various persons: In 1998 this property was an automobile repair facility run by the Dempseys that had been in business for about 50 years. The area was agricultural. The property was in serious need of repair, but could not be allowed to obtain a building permit for the repair because it was not zoned as commercial. In order to allow the building to be repaired, a set of deed restrictions was negotiated and put on the property as a condition of its being given commercial zoning to allow the building permit to be issued. The owner of the property at the time, Mrs. LaFontaine, signed the agreement for the deed restrictions, and the signature was witnessed. It was pointed out that witnessing a signature for deed restrictions was very unusual. The deed restrictions included that the property would not be used as a restaurant, convenience store, for new or used car sales as a dealership, gas station, grocery store. Added to this list of restrictions was the stipulation that the property use was limited to an automotive service center. In January 1998 the Department of Land Use recommended the property be rezoned with the restrictions. The applicant was known in the area and had been providing service to the community.

The entire property is about 6 acres. The garage, zoned commercial, is located directly on the corner. An irregularly shaped piece of property of about 2.5 acres along Paper Mill Road, zoned residential, has been left undeveloped.

Lisa Goodman, attorney for the developer, presented the some of the information and answered questions. The developer wants to apply to New Castle County to remove the deed restriction that the property be limited to an automotive service center on the grounds that properties are no longer limited to single use because the property could not be used if the business failed. The other deed restrictions would remain. The site is zoned commercial. The issue is the repurpose of the site. No traffic impact study has been done, but CVS is willing to do whatever traffic study DelDOT requires.

The developer has the option to purchase the property and take it through the approval process. When the facility has been completed, it would be sold to CVS. In answer to a question from the audience, the developer was born in New York and lives in North Carolina.

The proposal that the developer presented included alternative elevations including a standard CVS, one all brick, with a "mansard" roof or a "colonial" style. The current storm water system is underground. The storm water system to be used for the new development has not been determined. The residential 2.5 acre piece of the property would not be developed. The site would have two buildings, one the CVS store, and behind it on Corner Ketch Road the office/medical building.

The following comments were made by various members of the audience:

Joe Miro, State Senator: There are no other commercial properties on Paper Mill Road. This one commercial property was allowed to remain because it had been on the site for 50 years and provided a service to the area. There are 6 drug stores already in the area; another one is not needed. The deed restrictions were a promise made to the community. The legislators need to keep the promises made to keep the public trust. CVS had thought they were going to buy out the Happy Harry's drug store chain in Delaware, but Walgreen's got it. CVS is trying to play catch-up now.

COMMENTS MADE BY RESIDENTS

CHARACTER OF THE AREA

R: (multiple) The garage is the only retail establishment on Paper Mill Road and the residents like it that way. Residents don't want the deed restrictions changed.

Dave Thomas (Doe Run Road) The garage was there for 50 years. The deed restrictions were put in place because the owners wanted to repair it. They were told "We'll let you remodel it only so you can continue to use it as a garage."

Nick Caravacci (Korner Ketch) 129 families would like to say "Thank you, but no."

R: Residents will oppose.

R: If we allow CVS to change the use of the property by removing the single use restriction, we will lose the only protection we have against commercial development.

TRAFFIC

R: There are frequent traffic accidents at that intersection. Helicopters land in the adjacent sports fields across the road to take away accident victims.

R: Corner Ketch Road is tiny and dangerous.

R: Looking at the site from an engineering standpoint, I don't see how you can make the traffic work. Right in, right out was all they could do at the time.

R: (lives in Foxfire) There have been 3 accidents at that intersection in the last year. People drive more than 40 mph. The Independence School backs up traffic all the time.

R: Bicycles use Paper Mill Road

R: (Estates of Corner Ketch) There is a blind turn just before the entrance (proposed in the site plan). Anyone trying to make a left would probably get hit.

Nate Schwartz: (Bridleshire Farms) Every Saturday Spring and Fall there is a lot of traffic with the Hockessin Soccer Club using the fields across the street. Drivers go 50 to 60 mph.

R: (lives near intersection) This is a dangerous intersection.

CONVENIENCE STORE DEFINITION

R: What is the definition of a convenience store? Doesn't CVS sell many of the same items as a convenience store?

Lisa Goodman: Pharmacies are different from convenience stores. As a "Value Proposition" she cited the convenience of having a pharmacy in the neighborhood and of having parents walk their kids across the street from the sports fields to purchase a drink of water.

LIGHTS

R: There will be lights in the middle of the woods. Dempsey's closes at 5 or 6 pm.

STORM WATER MANAGEMENT

R: Neighboring property. The underground storm water management of Dempsey's garage has caused \$50,000 in damage to his and another neighbor's properties. The problem is not going to go away with the CVS proposal.

According to Janet Kilpatrick the area where this property is located used to be called Henderson Union. It is not really in the area represented by Pike Creek Civic League or Greater Hockessin Area Development Association. Nate Schwartz, who formed the Crime Watch group 10 months ago, would be happy to help the people in that area form an umbrella group. A sign-up sheet was available at the front of the room after the meeting.

Mark Blake, of GHADA, proposed forming a focus group to work with the developer to provide residents' input as to how the property would look if developed. If all else fails, what would you like to see. There was a sign-up sheet available at the front of the room after the meeting.

In other business:

No minutes. No treasurer's report. Elected officials deferred to the topic of the proposed CVS store, as did most others.

The NCC Council overturned Land Use concerning the Walker Farms property. There will be no entry to Charter Oaks.

Joe Lake (Hockessin Historical Society) reported that a program to identify historical markers identified an area on Grant Avenue as the first black school.

February 18, 2013

END

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MARCH 18, 2013

Trish Cavender, Vice President

Notes

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Monday, March 18, 2013, 7 pm. Hockessin Community Hall

Board Members: Mark Blake, Tom Bruno, Trish Cavender, Howard Damude, Sheila Dixon, Cindy Gamble, Tom Green, Neil Greenstein, Michael Lawson, Mark McGee, Ken Murphy, Dick Saunders, Fran Swift.

32 signatures on the public attendance sheet

Public Officials: Rep. Joe Miro, Greg Lavelle, Janet Kilpatrick, Dave Sokola

Treasury: \$25 deposit. Check \$21.41. Checking: \$668.95. Savings: \$2865.38. Total \$3534.33.

GHADA asks that the developments in the area contribute \$25 dues per year to the organizations to defray expenses. Individuals and businesses are also part of GHADA are also encouraged to contribute dues. Dues are for the year from June to June.

Janet Kilpatrick reported that CVS Pharmacy is planning to go ahead on asking for a change in the deed restrictions on the Whiteman's garage property. There will be a video inspection of sewer lines in the area of Old Wilmington and Old Lancaster Pike.

Greg Lavelle: Astra Zeneca is removing 1200 jobs from the area. The March economic forecast for the state is a wash.

Joe Miro arranged for DelDOT representatives to talk to GHADA about possible improvements to the intersection of Little Baltimore Road and Valley Road. DelDOT has no money in the budget and no plans for improvements for the area. Any land needed for changes to the intersection would have to be purchased, possibly by condemnation from the Mitchell farm that surrounds the intersection. Possibilities include a traffic light, a "roundabout" traffic circle, making visibility greater at the intersection by re-grading, widening the road, and/or putting sidewalks along the roads.

The sidewalk in Hickory Hill in the area near Old Lancaster Pike is done.

A focus group is being formed to deal with the CVS Whiteman's garage proposal.

A civic association to cover the areas not covered by GHADA or the Pike Creek Valley Civic League is being organized by Nate Schwartz, who also organized the Crimewatch organization.

Mark Blake's land Use Report:

Traditions at Pike Creek

No changes, project still waiting start of site preparation and construction - Spring 2013.

Summit – Vantage Point (Former Sunrise) of Hockessin – Limestone Rd

No changes, project still waiting start of site preparations and construction – Spring 2013.

RCCSD – New Elementary School Graves Road

Public meeting notices to be posted on the RCCSD website and in local papers

Walker Farm – 1080 Old Lancaster Pike

Next county meetings for the project are the Land Use committee Meeting on April 2nd at 3:00 PM and the County council Meeting on April 9th at 7:00 PM. I believe there will also be a Board of Adjustment meeting on April 11th at 6:00 PM.

Odyssey School – Mundy Farm, Lancaster Pike/Rt. 141

Will be trying to set up a meeting with school officials to discuss progress and options going forward. We will continue to see alternative locations for the school to look at while attempting to find another use or buyer for the Mundy Farm property that would allow for a less intensive use on that parcel, such as homes or townhouses, etc. The goal is to find a willing client for the Mundy Farm that would be less intensive in size and scope.

CVS – Whiteman's (Dempsey's) Garage – Possum Park & Papermill Rd

The representatives for the CVS development company has indicated that they wish to move forward with the proposed project, therefore GHADA will begin holding Focus Group meetings to discuss the matter and communicate with concerned citizens and act as a liaison with the developer/lawyer/business interests. I'll be sending out an email to those that signed up at the last meeting as being interested in participating in the Focus Group process.

March 18, 2013

END

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April 15, 2013

No electronic reports

Traditions at Pike Creek

No changes, project still waiting start of site preparation and construction - Spring 2013.

Summit – Vantage Point (Former Sunrise) of Hockessin – Limestone Rd

Official groundbreaking ceremony will be held on May 28, 2013. Construction to begin shortly thereafter.

RCCSD – New Elementary School Graves Road

Public meeting notices to be posted on the RCCSD website and in local papers

Walker Farm – 1080 Old Lancaster Pike

There have been subsequent meetings with the Charter Oaks Civic Assoc. board members and the Developer and their attorney to finalize the Deed Restrictions agreed to by all.

Odyssey School – Mundy Farm, Lancaster Pike/Rt. 141

The Odyssey School has retained a new attorney to represent them and is in the process of reviewing the previous documents and reviewing the situation before a course of action going forward is decided upon. We'll stay abreast of the situation and report any changes as they become available.

CVS – Whiteman's (Dempsey's) Garage – Polly Drummond Hill Road & Paper Mill Rd

Focus Group meetings have been well attended and the group is gathering information pertaining to the original Deed Restrictions and the current zoning classification. The goal is to have the focus group make a recommendation by the end of the May or early June and meet with the CVS representative and their attorney to discuss the proposed plan.

May 20, 2013

END

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June 17, 2013

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Land Use Report Mark Blake, VP & Land Use Chairman

Traditions at Pike Creek

No changes, project still waiting start of site preparation and construction - Spring 2013.

Summit – Vantage Point (Former Sunrise) of Hockessin – Limestone Rd

Official groundbreaking ceremony was held on May 28, 2013. Construction will begin soon, weather permitting, with demolition of existing block building. Historic houses to be preserved and utilized as sales office and later as a community center, etc.

RCCSD – New Elementary School Graves Road

Public meeting notices to be posted on the RCCSD website and in local papers

Walker Farm – 1080 Old Lancaster Pike

Final approval and vote by NCC Council achieved, developer is seeking a builder for the project. Focus Group and Charter Oaks have finalized the Deed Restrictions that will be placed on the record plans and are working on the details of landscaping, drainage and other issues that were agreed to.

Odyssey School – Mundy Farm, Lancaster Pike/Rt. 141

The Odyssey School has indicated that they are actively seeking a new location for their school(s) and looking for another use for the Mundy Farm property, which could include selling to another developer for some other use (speculation runs the gambit from expanding the cemetery use to building of select single family homes or townhouses) Nothing has been officially communicated, so we will keep abreast of the situation and advise of any changes.

CVS – Whiteman's (Dempsey's) Garage – Polly Drummond Hill Road & Paper Mill Rd

The Focus Group has sent a letter to the CVS Developer and their lawyer requesting a meeting for later this month to discuss options for the potential redevelopment of the site. No decision has been reached as to whether to Support or Oppose the proposed redevelopment of the site. Some common misconception by the general public is that this is a rezoning, it is not. The site is already zoned CR. (Commercial Regional) and the issue revolves around modifying or removing 1 – 5 Deed Restrictions. Also, since it is already zoned CR, it doesn't set a precedent for other "rezoning" in the area since there isn't any (currently)available parcels that could support a CR zoning. The focus group will meet later in June to make a recommendation on the proposed plan.

June 17, 2013

END

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September 16, 2013

Trish Cavender, Vice President notes (no secretary, no minutes)

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Attending: Sara Barr (Walnut Hill); Mark Blake (VP/ Hockessin Hunt); Suzanne Boucher (Wellington West); Jeff Bricker (Hockessin Woods); Tom Bruno (Resident/McGovern Road; Trish Cavender (VP/Village of Manley); Cathy Censurato (Resident); Mike Censurato (Limestone Rd.); Cindy Gamble (DRAC); Tina Goldrick (Resident); Tom Green (Treas./Hockessin Valley Falls); Neil Greenstein (Montgomery Woods); Mark McGee (Hickory Hill); Ken Murphy (Ramsey Ridge); Lawrence Rasero (Fox Meadow); Sarah Rush (Village of Manley); Dick Saunders (Resident); Eleanor Smith (Cokesbury Village); Hank Stack (Wellington Hills) Steve Dobranich (Stuyvesant Hills)

Public Attending: about 103 signatures on the public sign-in sheets.

Elected officials: Greg Lavelle (State Senator), Joe Miro (State Representative), Janet Kilpatrick (NCC Representative)

A presentation was given on the work done by the focus group for the CVS Pharmacy/Dempsey's Garage proposal.

Land Use Report – Mark Blake

Traditions at Pike Creek

Construction has begun with site work and underground utilities being installed

Summit – Vantage Point (Former Sunrise) of Hockessin – Limestone Rd

Construction has begun and demolition of existing block building and former Naudain house at rear of property. Historic houses to be preserved and utilized as sales office and later as a community center.

RCCSD – New William F. “Buzzy” Cooke Elementary School Graves Road K – 5th grade

Official groundbreaking was held last week. At issue is the reduction in scope of the Traffic Study from 16 intersections to only 4.

Walker Farm – 1080 Old Lancaster Pike

Land owner/developer is talking with prospective builders for the project. The Focus Group and Charter Oaks have finalized the Deed Restrictions that will be placed on the record plan and continue to meet, as needed, to confirm landscaping, drainage, and other issues that were agreed to.

Odyssey School – Mundy Farm, Lancaster Pike/Rt. 141 Nothing new to report

Limestone Crossing, Limestone Rd between WSFS & Old Community News Bldg

Demolition is completed on the 2 old buildings and site work proceeding with structural steel framework having been erected last week. Building will consist of (5) units with parking in front and leasing is said to be confirmed for 3-4 of the units, at this time. As agreed upon with GHADA and the property owners, three pre-existing (and allowed) access points will be closed and access will consist via a cross access agreement from the WSFS and former Community News Bldg entrances, making it safer and easier to access all three properties and businesses, when completed.

CVS – Whiteman's (Dempsey's) Garage – Polly Drummond Hill Road & Papermill Rd

Presentation by the Focus Group this evening should provide a very detailed overview of the proposed project and possible future for the existing Dempsey's Service Center business and the land.

Blenheim Homes - Westhampton development, Churchman's Rd (near McKean H.S.)

GHADA has formed a Focus Group for the project and have been meeting with all of the surrounding neighborhoods and neighbors for the past several months and have had the developer/builder present their plans for the site. The groups will be meeting again later this month to discuss the information obtained to date and further discuss any issues and concerns. The project is slated for 105 homes (townhomes and twins/duplexes) on the approx 42 +/- acres.

Intersection of Valley and Little Baltimore Roads

Rep Miro has said that nothing will be done to the intersection at this point, however improvements will be forthcoming on the Little Baltimore section heading towards PA with roadway and drainage improvements. Also noted that there are no plans to address the issues raised by residents for improving the Valley Rd section headed towards Limestone Rd to widen the road and stabilize the eroding banks on either side, while addressing the community's request for a sidewalk and improved drainage along Valley Rd.

Valley Road sidewalk is delayed until next spring. It's in the bond bill. DelDOT ran into problems with one property owner over right-of-way.

September 16, 2013

END

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October 21, 2013 Trish Cavender, Vice President notes (no secretary, no minutes)

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GHADA Board Attending: Michele Biliski (Stuyvesant Hills); Mark Blake (VP/ Hockessin Hunt); Jeff Bricker (Hockessin Woods); Tom Bruno (Resident/McGovern Road; Trish Cavender (VP/Village of Manley); Mike Censurato (Limestone Rd.);Howard Damude (Charter Oaks); Cindy Gamble (DRAC); Tom Green (Treas./Hockessin Valley Falls); Mark McGee (Hickory Hill); Ken Murphy (Ramsey Ridge); Dick Saunders (Resident); Eleanor Smith (Cokesbury Village); Fran Swift (President)

Land Use Report – Mark Blake

Traditions at Pike Creek

Work continues on utilities, sewer, water and site prep, including the access point and streets. We met with the builder, Ryan Homes and went over the Deed Restrictions that GHADA had approved and discussed implementing a change, due to design issues. In place of shutters on the rear of some units, a better looking option will be utilized on all units, consisting of wider Fascia boards around all windows and doors, (including the back and sides of units) and the 3 foot stone water table treatment will be installed on the units that are visible from Papermill Road. All units will still have the Shutters on the front, along with the water table feature, as agreed upon. Streets cut in.

Summit – Vantage Point (Former Sunrise) of Hockessin – Limestone Rd

Demolition is completed and site work continues with sewer, water and layout of access points and street around the site. There are two (2) historic houses that GHADA worked to get preserved and the former Malloy house will utilized as sales office and later as a community center. The other historic house sits along Limestone Rd and there have been no decisions as to the future use of the house as of yet, other than to preserve it.

RCCSD – New William F. “Buzzy” Cooke Elementary School Graves Road K – 5th grade

Massive site work has been ongoing with most of the site completely cleared and top soil piled up on the site. Construction of underground utilities has started and building construction will start shortly.

Walker Farm – 1080 Old Lancaster Pike

No updates. Land owner/developer is talking with prospective builders for the project. The Focus Group and Charter Oaks have finalized the Deed Restrictions that will be placed on the record plan and continue to meet, as needed, to confirm landscaping, drainage, and other issues that were agreed to. No builder selected yet. Stone from old lean-to structure will be incorporated into the entrance sign.

Odyssey School – Mundy Farm, Lancaster Pike/Rt. 141 Nothing new to report. No plan to build on the site.

Limestone Crossing, Limestone Rd between WSFS & Old Community News Bldg

The construction of the building shell consisting of the steel framing/support members and block work is almost completed. The exterior front of the building is commencing and plans are to have the building “closed in” by early December or sooner, if weather permits. The connecting road will begin soon that will enable full access from WSFS to the former Community News Building in the weeks ahead, as agreed upon with GHADA and all of the property owners. Three (3) of the previously allowed access points will be closed and there will only be two (2) when completed, making it safer and easier to access all three properties and businesses. The building consists of (5) units with parking in front and leasing is said to be confirmed for 3-4 of the units, at this time.

CVS – Whiteman’s (Dempsey’s) Garage – Polly Drummond Hill Road & Papermill Rd

At this point the CVS Focus Group is being facilitated by the GWCACL (Greater White Clay Area Civic League). GHADA will continue to keep apprised of the proposed project as we become aware of any action or changes. As noted, the Dempsey’s are seeking to relocate their business and will either be selling to CVS or some other interested party, should CVS not proceed with their proposal.

Blenheim Homes - Westhampton development, McKennans Church Rd (near McKean H.S.)

GHADA formed a Focus Group for the project and has been meeting with all of the surrounding neighborhoods and neighbors for the past several months and have had the developer/builder present their plans for the site. The groups will be meeting again later this month to discuss the information obtained to date and further discuss any issues and concerns. The project is slated for 105 homes (townhomes and twins/duplexes) on the approx 42 +/- acres. We will be getting representatives of each neighborhood together to review the plans and go over the proposed Deed Restrictions that the surrounding neighborhoods wanted to see implemented and addressed. There are 3 focus groups by neighborhood. Moved road 75 feet. Historic review. Move house to near barn and restore both. McKennans Church Road. 105 units. 3-unit style down to 2-unit.

Intersection of Valley and Little Baltimore Roads

Rep Miro has said that nothing will be done to the intersection at this point, beyond the recent repaving that occurred in late summer, however improvements will be forthcoming on the Little Baltimore section heading towards PA with roadway and drainage improvements. Also noted that there are no plans to address the issues raised by residents for improving the Valley Rd section headed towards Limestone Rd to widen the road and stabilize the eroding banks on either side, while addressing the community’s request for a sidewalk and improved drainage along Valley Rd.

Janet Kilpatrick – Smart 911. Sewer bill – more overcharged than undercharged. Artesian water went from quarterly to monthly billing.

Joe Miro – Little Baltimore and Valley Road. The project will address: Autumnwood flooding; little bridge causes jams; create a sidewalk from school to Woodside Farm Ice Cream; Valley Road high banks; Widening the road. Resurface the ___ and resurface Valley Road in June. Bon committee put \$100,000 in to address the problems – drainage, bridge, shoulder. The \$100,000 will be used to hire a firm to study the situation and see about moving utilities. Will have a definite design to present by February. Need to determine the cost. No parking at the beginning of the path.

Cindy Gamble (DRAC) -large monument sign at shopping center Coffee Run.

Valley Road & Limestone – (proposed) 3 tenants on upper floor above daycare

Nothing on the Agenda for the Hockessin Area in October and into November for Planning Board or Board of Adjustment. No records plans have been submitted for this Council District that we are aware.

New Castle County passed the building permit 11-1 for the Red Clay School on Graves Road.

Hockessin Historical Society – Historical Marker dedicated on Wednesday, October 23, at 10:00 am a 634 Grant Avenue. This commemorates the first school at which black children attended. Guest Speakers include former State Senator Liane Sorenson, Rev. Dennis Mitchell, The Poindexter family, Joe Lake, Darleen Amobi and Katelyn Fair.

Hockessin Business Association – Halloween in Hockessin will start on Friday, October 25, beginning at dusk at the Gateway Garden Centers Jack O’Lantern Jamboree, participating businesses will be handing out candy on Saturday, Oct 26 from 11:00 am to 3:00 pm to trick or treaters, and then it finishes on Sunday with the Howling Hounds Pet Parade beginning at 1:00pm, from the corner of Yorklyn Road and Rt. 41.

Center for the Creative Arts – 2013 Artisans Show, November 8, 9 and 10

October 21, 2013

END

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November 18, 2013

Trish Cavender, Vice President notes (no secretary, no minutes)

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Board attending: Blake, Boucher, Bricker, Bruno, Cavender, Gamble, Green, McGee, Murphy, Nicholls, Stank, Swift.

Public Attending: Ed Benson, Margaret Eipper (Gateway Townhomes), Jim Blackburn (Valley Road), Becky Blackburn, (Valley Road) John Foskey (Valley Road), Bill Shahan (NCC), Steve Burg (NCC), Eric Edstrom (Lamatan West), Martine Long (Charter Oaks)

Janet Kilpatrick (NCC Representative)

President’s Report - Gas lines – only half of Hockessin had gas and wanted to expand to the other side of the highway.

Parking – sports league expanding. Need more parking. Sinkhole in Hickory Hill – equipment to be replaced.

Land Use Committee report - Mark Blake, VP and Land Use Committee Chairman GHADA

Traditions at Pike Creek

The builder Ryan Homes agreed to the changes we discussed. All units will get an upgraded, better looking option with wider fascia boards around all the windows and doors, including the back and sides of units and the 3-foot stone water table treatment will be installed on the units that are visible from Papermill Road. All units will still have the shutters on the front, along with the water table feature as agreed upon. Construction is moving along.

Summit – Vantage Point (Former Sunrise) of Hockessin – Limestone Rd

Infrastructure is in place and the construction of the elevator towers has been completed with the next phase of constructing the building to commence shortly. As reported previously, there are two historic houses that GHADA worked to get preserved and the former Malloy house will be utilized as sales office and later as a community center. The other historic house sits along Limestone Rd and there have been no decisions as to the future use of the house as of yet, other than to preserve it.

Red Clay Consolidated School District – New William F. “Buzzy” Cooke Elementary School Graves Road K – 5th grade

Work is progressing quickly at the site and appears to be on schedule for a 2014 completion date.

Walker Farm – 1080 Old Lancaster Pike

Met with RJ from the focus group and the developer, landscape designer and attorney to go over the deed restrictions and review the landscape plans and site plans before filing. The Deed restrictions will be finalized prior to filing with NCC Land Use, slated for after the first of the year. The deed restrictions and landscape plan will be placed on the record plan and the group will continue to meet as needed to confirm landscaping, drainage, and other items that were agreed to. No builder has yet been selected to construct the project, but there is interest from 2 – 3 builders at this time.

Odyssey School – Mundy Farm, Lancaster Pike/Rt. 141 Nothing new to report

Limestone Crossing, Limestone Rd between WSFS & Old Community News Bldg.

Exterior work is almost complete and work on installing windows and interior walls which will divide the units has begun. The connecting road has been carved out and should be completed in the coming month, which will enable the full 2-way access from WSFS to the former Community News Building. This was negotiated with and agreed upon with GHADA and all of the property owners. Three (3) of the previously allowed access points will be closed and there will only be two (2) when completed, making it safer and easier to access all three properties and businesses. The building consists of (5) units with parking in front and leasing is said to be confirmed for 3-4 of the units, at this time.

CVS – Whiteman’s (Dempsey’s) Garage – Polly Drummond & Papermill Rd

At this point the CVS Focus Group is being facilitated by the GWACL. GHADA will continue to keep apprised of the proposed project as we become aware of any action or changes. As noted, the Dempsey’s are seeking to relocate their business and will either be selling to CVS or some other interested party, should CVS not proceed with their proposal.

Blenheim Homes - Westhampton development, McKennans Church Rd (near McKean H.S.)

GHADA has met with all of the surrounding neighborhoods and neighbors several times over the past several months and has had the developer/builder present their plans for the site. We held a meeting of representative of each community/neighborhood to draft out the landscape plans and frame the deed restrictions, along with discussing other items to be implemented. A draft of the deed restrictions will be prepared by the developer’s attorney and a follow up meeting will be held to go over the draft deed restrictions. The project is slated for 105 homes (townhomes and twins/duplexes) on the approx. 42 +/- acres. We may see another old home saved under historic preservation and the developer is looking into what needs to be done to more the existing 50+ year old house as well as restoring the exterior which is currently covered with vinyl siding, etc. We will likely have the next meeting in January 2014.

Intersection of Valley and Little Baltimore Roads

GHADA will work with Greater White Clay Creek Area Civic League to keep the community informed of any proposed changes. Rep Miro has said that nothing will be done to the intersection at this point, however improvements will be forthcoming on the Little Baltimore section heading towards PA with roadway and drainage improvements. Also noted that there are no plans to address the issues raised by residents for improving the Valley Rd section headed towards Limestone Rd to widen the road and stabilize the eroding banks on either side, while addressing the community’s request for a sidewalk and improved drainage along Valley Rd.

CVS -don't believe they will file before the first of the year. Still in question.

Blenheim Homes – plan has been filed. Stone barn behind house to be saved.

Valley Road and Little Baltimore – Hoping more improvements com up in next 2 years. Money in bond bill.

Janet Kilpatrick – consumer refunds for sewer. Court Thursday on Three Little Bakers property. NCC Police Dept. gold standard award.

Zero Waste Management / Martine Long - loss of 75% of landfills 1970 -2000. Down to 5,000 today. Yard waste. Ventilated organic bins

Hockessin Historical Society, Joe Lake, President – monument on Grant Avenue, Hockessin Friends Meeting House (Liane Sorenson)

Planning Board - December 3, 2013, 7:00pm. To place a moratorium on Land Use Applications incorporating Work Force Housing incentives.

(Ref. Ord. 13-089 to place temporary stay of 180 days on Work Force Housing).

Nothing on the Agenda for the **Board of Adjustment** in the Hockessin area.

New Castle County Courthouse November 21, 2013, 2:00pm, Pike Creek Recreation Services V. New Castle County

This case involves the Pike Creek Golf Course Linden Hill Road and Upper Pike Creek Road

