

## GHADA Board:

Biliski, Blake, Bruno, Cavender, Cathy Censurato, Mike Censurato, Damude, Gamble, Goldrick, Green, McGee, Nicholls, Saunders, Swift

Public: 8 signed on sheet

Elected officials: Joe Miro (DE rep), Janet Kilpatrick (NCC Rep)

Land Use Report – Mark Blake, VP & Land Use Chairman GHADA

**Traditions at Pike Creek**

Site work continues and the entrance road/access point has been established on Limestone Rd. Construction is moving forward

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

Site work continues and the construction of the building foundations continues with main building beginning also. The former Malloy house (historic preservation) has really shown a lot of work as the main house exterior and interior is refurbished. No work yet on the other historic house.

**RCCSD – New William F. “Buzzy” Cooke Elementary School Graves Road K – 5<sup>th</sup> grade**

Work is moving at a fast pace as construction moves towards a target Fall 2014 completion date.

**Walker Farm – 1080 Old Lancaster Pike**

Nothing new to report other than the Barn on the site, currently in use by Borsello Landscaping Co., will need some structural repairs. The property owners are looking into various options for how to best accomplish the needed repairs, while maintaining the historic nature and look of the building's exterior. Nothing has been decided at this point as the owners continue to explore all available options.

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

Odyssey is looking to expand their 2<sup>nd</sup> campus location at the Barley Mill Office Park and is working on that as a way to meet their short-term growth plans while they look at various options for their future growth into a K-12 school. The potential could exist for having either a single campus location or to look at two locations and having two schools at different locations. Nothing concrete to report as to where or which design they will be pursuing.

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

Exterior work is about done and interior work is almost done for the coffee shop business that will be opening in the very near future. The connecting road is “roughed in” and will be getting a first layer of paving, weather permitting. Once that is done, the other access points (driveways) along Limestone will be closed off and there will be full direction access via the traffic light at the Lantana/WSFS intersection or with a “right in/right out” at the Limestone Office Bldg (former Community News) f

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

Nothing new to report this month, although we anticipate the CVS Developer may proceed with a plan filing in the near future. The CVS Focus Group is being facilitated by the GWCACL and GHADA will continue to stay apprised of the proposed project and we will work together 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 decide not proceed with their proposal to alter the Deed Restriction(s) attached to the already CR zoned property.

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

Presently the developer has agreed to support the community’s desires for certain Deed Restrictions and has addressed a multitude of landscaping, home placement, roadways, entrance, roadway improvements along McKennans Church Rd, and much more. We have secured a commitment from the developer/builder that regardless of what may be imposed by the County Land Use process, all of the DR’s and other items will be honored.

GHADA has been working with the surrounding neighbors and communities for over a year now on this development project which has resulted in a plan that is well supported by the vast majority of existing nearby residents.

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 move the existing 50+ year old house as well as restoring the exterior which is currently covered with vinyl siding, etc.

**Intersection of Valley and Little Baltimore Roads**

Nothing new to report on this future intersection concept. Improvements will be forthcoming on the Little Baltimore section heading towards PA with roadway and drainage improvements as well as a replacement or widening of the small bridge. Also noted that there are no plans, currently, 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.

**518 Southwood Rd – major subdivision – Parcel #08-00700037**

A plan has been submitted to subdivide the existing parcel into six (6) single family home lots. The total size of the existing lot is 9.80332 +/- Acres. Lots 1-5 would have driveway access off Southwood, while lot #6 would have access from Valley Road. The parcel is located on the south side of Southwood Road, 630 feet west of Valley Rd.

Individual lot sizes are: Lot #1 - 1.0471 AC; Lot#2 - 0.7407 AC; Lot #3 - 0.7515 AC;

Lot #4 - 0.7346 AC; Lot #5 – 0.9705 AC; Lot #6 – 0.6584 AC (Total of 4.9028 AC) and

Approximately 4.900 Acres of Open Space. Future Lot #5 is the present location of the land owner’s existing home, which will remain, at 518 Southwood Rd.

Janet Kilpatrick – NCC has an app to put on you phone. Sewer billing – compromise. Workforce housing moratorium. Videotaping council meetings – \$70,000 for cameraman. Audio on website.

Joe Miro – minimum wage – Small Business committee. Scheduled to be voted on: Chip Flowers restriction of powers; Casinos formulas for money distribution. Governor’s budget on Thursday. Local: Rt. 72 at Corner Ketch islands are being redone because federal regulations have changed – unfunded. Last owner gave permissions to build sidewalk on sought side of Valley Road between Evanson Rd. & Lantana Square. Little Baltimore

& Valley Road first phase will address the area where the flooding occurs. Projected plans from DelDOT will probably include widening of a bridge. Room for bicycles. Pint in front of Autumnwood could be a problem.

Joe Kelly - Save Our County – presented information on the opposition to a proposed shopping center development of former DuPont site at Rt. 141 and Lancaster Pike.

Cindy Gamble (DRAC) – gave information on where the name "Hockessin" came from. Seems to have evolved from mis-spelling pertaining to an "occasion" meeting house. Information in a pamphlet "the Old Hollingsworth Plantation " by C. A. Weslager published by Historic Red Clay Valley Inc. 1961.

January 20, 2014

END

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May 19, 2014 Trish Cavender, Vice President notes (no secretary, no minutes)

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Board Members signed in:

Mark Blake [Hockessin Hunt], Thomas Bruno [Resident], Trish Cavender [Resident – Manley], Cathy Censurato [Limestone Road], Mike Censurato [Limestone Road], Cindy Gamble [DRAC], Tina Goldrick [Resident – Charter Oaks], Tom Green [Hockessin Valley Falls], Mark McGee [Hickory Hill], Ken Murphy [Ramsey Ridge], Eleanor Smith [Cokesbury Village], Hank Stack [Wellington Hills], Fran Swift [Executive Board].

Public Sign In: 15 names on sign-in sheet

Presenters: DelDOT plans for upgrade of Valley Road/Northstar Road/ Little Baltimore Rd. intersection.

President Fran Swift presided over the meeting. Tom Green, Treasurer reported a checking account balance of \$1,139.02. \$75 in dues and \$.03 interest were deposited. \$4866.19 in savings account. Total assets of \$4,005.21.

**County Council Member Janet Kilpatrick** reported on the budget process and the discussions surrounding the possibility of broadcasting the council meetings.

She reported that the 4<sup>th</sup> of July Hockessin celebration will be held with the relay races, parade at 3pm and requested that donations be made to the following:

**To contribute to the Hockessin 4<sup>th</sup> of July Fund:**

**Make checks payable to: Delaware Community Foundation, Mark: Attn: Hockessin 4<sup>th</sup> of July Fund.**

**Send checks to: Attn: Hockessin 4<sup>th</sup> of July Fund.**

**Delaware Community Foundation, P. O. Box 1636, Wilmington, DE 19899**

**Delaware Community Foundation is a non-profit clearing house for funds for community events.**

**There is a website for the events: [www.hockessin4thofjuly.org](http://www.hockessin4thofjuly.org)**

**Delaware Representative Joe Miro** said that the **Valley Road walkway and bike path** on the south side of the road between Lantana Square and the Library would begin on June 9<sup>th</sup> and continue until the fall.

He introduced the members of DelDOT who exhibited plans for improvements to the **intersection of Valley Road-Northstar Road & Little Baltimore Road**. Plans are in three phases and include improved drainage, replacement of a small bridge on Little Baltimore Road, and a sidewalk. The cost is 2 to 3 million dollars. Joe Miro said that some money available was spent on a land survey of the area including elevations that will facilitate the drawing of plans when funds become available for the project, assuming that no other development in the area takes place before that time. At the present time there are no funds for the project. Jerry Lovell, Professional Engineer spoke for DelDOT. 302-760-2285.

Jerry.Lovell@state.de.us.

Area residents from Autumnwood expressed concerns about poor drainage in the area. DelDOT plans include wide drainage ditches to contain the road runoff, but no pipes to divert runoff to another place.

**Land Use:** Mark Blake, VP, reported that Trinity Church had bought the Mundy Farm from Odyssey Charter School.

**Hockessin Historical Society:** Joe Lake reported that a historical marker will be put at Tweed's Tavern making four historical markers in Hockessin.

**DRAC:** Cindy Gamble reported on a new sign on Route 41.

#### **GHADA Board of Directors and Officer Elections:**

Two members chose not to run for reelection and the membership voted to remove one member from the nominee list because of lack of attendance at meetings.

The following members were re-elected to a 3-year term 2014 – 2017:

Jeff Bricker – Hockessin Woods	Thomas Bruno – Resident, McGovern Road
Trish Cavender – Resident, Manley	Mike Censurato – Rt. 7, Limestone Road
Mark McGee – Hickory Hill	Ken Murphy – Ramsey Ridge
Check Quon – Westover Chase	Lawrence Rasero – Fox Meadow
Sarah Rush – Village of Manley	Hank Stack – Wellington Hills
Fran Swift – Executive Board	

The GHADA Officers were re-elected for 2014-2015: President – Fran Swift, Vice President – Mark Blake [Land Use], Vice President – Trish Cavender [Communications], Treasurer – Tom Green, Secretary – no candidate

May 19, 2014

END

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October 20, 2014

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

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Board Members Signed In:

Mark Blake [VP, Hockessin Hunt]; Thomas Bruno [Resident]; Trish Cavender [VP, Resident – Manley]; Tina Goldrick [for Mike Censurato, Limestone Road]; Howard Damude [Charter Oaks]; Sheila Dixon [Stenning Woods]; Tina Goldrick [Resident- Charter Oaks]; Tom Green [Treas., Hockessin Valley Falls]; Neil Greenstein [Montgomery Woods]; Michael Lawson [Hampton Pointe]; Mark McGee [Hickory Hill]; Sara Rush [Village of Manley]; Hank Stack [Wellington Hills]; Fran Swift [President]

Public Sign In: 55 names on sign in sheet.

Tom Green reported that 2 more dues payments were received. Total assets: \$3315.60; Savings: 2066.43; Checking: \$1249.17.

Fran Swift reported that the **Valley Road sidewalk project** should be completed in a couple weeks.

Mark Blake reported that the **Blenheim Homes** project was approved by the county, which was appreciative of the community focus group's work on the project. **Hockessin School 106**: The addition has been demolished because it would have been too costly to finish it. The back wall, interior walls and bathrooms will be restored.

Janet Kilpatrick reported that New Castle County first responders have the new DuPont protection suits from DuPont and protocols are in place to protect against ebola contamination. Distraction crimes are up and people should not go out of their houses in response to strangers reporting "problems."

Greg Lavelle thanked his colleagues Deborah Hudson, Joe Miro, and Janet Kilpatrick for their efforts in helping arrange for all the involved agencies to be at the GHADA meeting to report on the groundwater contamination problem.

### Repaving

Presenters: DeIDOT – **paving on Newport Gap Pike and Centerville Road**. Plan to resurface to the PA state line. The roads surface will be milled and the asphalt will be replaced. The milled surface will not be left exposed for long. The schedule was not available. *[Chris Costello, Northern Construction Engineer, and George Lacase. That's what I wrote, but no guarantees it's correct.]*

### Groundwater Contamination in Hockessin

Presenters: Duffield Associates, DNREC, Delaware Drinking Water, DE State Toxicologist, Artesian Water Co. Inc.

[names? – Jeff Bross [Duffield], Tim Ratsep [DNREC] Paul Well, Bob Asreen; VP Artesian Water, name?; Division of Public Health, Tom Ang?]

Subject: Discovery of Tetrachloroethylene (PCE) contamination when the owner of the Shoppes of Hockessin applied to refinance a mortgage on the property. Investigation of the extent of the contamination and plans for remediation.

The owners of the Shoppes of Hockessin hired Duffield Associates to do an environmental assessment as part of an attempt to refinance the property. The owners have been cooperating with officials. There is a plan to test a soil remediation process of air sparging or air stripping, injecting air into wells in the area of the contamination and vacuum extracting vapor of the contaminating substance. This test will start in November. This process takes a lengthy amount of time. The substance is heavier than water and sinks. It is difficult to determine the extent of the groundwater contamination due to the irregular nature of the Cockeysville Aquifer. Artesian Water claims that the treated water they distribute to their customers has less than the allowable amount of the contaminant. The number of this case is DE-1532 and it is available on the DNREC web page. Residents with private wells were urged to give the DNREC representatives their contact information so DNREC can update them as to developments in this matter.

There were 12 soil borings and 6 wells. The shallow soil down to 5 feet found a little contamination. There was a heavier concentration in the intermediate soil. The deeper soil did not have quite as high a concentration of tetrachlorethylene.

In answer to a question from Hockessin Community News reporter Shawn Weigel the state toxicologist Dr. Ming Lu [Loo?] stated that there was no risk to public health at this time.

There will be a follow up report on the progress and additional information obtained from testing at a GHADA meeting in January or February.

Presentation:

1967 - 1975: Artesian Water Co. installs 6 groundwater supply wells in the Cockeysville Aquifer

1985: Sunrise Cleaners opens in the Shoppes of Hockessin.

11/16/88 – 1/26/89: Inspection by DNREC leads to a Notice of Violation followed by a Secretary's Order issued to the owner of Sunrise Cleaners.

Generation of hazardous waste without notifying DNREC

Disposal of hazardous waste improperly.

9/02: "Impact of Known and Suspected Contaminated Sources on Select Public Drinking Water Supplies in DE" published

Only 3 Artesian supply wells sampled.

Tetrachloroethylene (PCE) reported in raw water of all 3 wells; PCE slightly above the USEPA Maximum Contaminant Level (MCL) of 5 parts per billion (ppb) in 2 wells.

PCE was below the 5 ppb MCL in the finished water.

7/2005: "Preliminary Assessment of the Hockessin Groundwater Site (DE-1317)" completed by DNREC.

9 potential sources of PCE impact to the Artesian Hockessin wells identified within the 32 acre study area along Lancaster Pike

4 Dry Cleaners; only 3 dry cleaners use PCE on-site

4 Gas Stations

1 Auto Service Center

2005-2012 Gas stations addressed by DNREC

Hockessin Sunoco (aka the Auto Service Center) is still an active facility. No Further Action (NFA) letter for all the former tanks issued in 2006

Cumberland Farms/Gulf redeveloped as TD Bank. NFA issued in 2006. Groundwater monitored quarterly. DNREC is waiting submittal of Remedial Action Work Plan.

Hockessin Exxon is an inactive facility, NFA letter issued in 2011.

Hockessin Texaco still an active facility. Compliance inspection by DNREC in 5/14.

8/12 Duffield Associates conducts a limited subsurface evaluation of soils at Sunrise Cleaners.

Dry Cleaning solvents (PCE) present in soil above DNREC standards.

6/13 Shoppes of Hockessin, LLC enters into DNREC's Voluntary cleanup Program (VCP) for investigation of Sunrise Cleaners.

10/13 Duffield, on behalf of Shoppes of Hockessin, performs a soil investigation at Sunrise Cleaners to determine extent of soil contamination.

8/14 Duffield performs an initial groundwater investigation at Sunrise Cleaners.

PCE present in groundwater by the extent has not been defined.

9/10 – 10/10/14 DHSS samples 3 private wells.

2 wells have PCE > 1ppb by < 5 ppb; 1 well has PCE < 1 ppb.

Risk assessment indicates no unacceptable risk; however, in abundance of caution, DNREC installs treatment on 2 wells with PCE > 1 ppb.

10/15/14 DNREC approves a Soil Vapor Extraction/ Air Sparging Pilot Test as an Interim Remedial Action at the Sunrise Cleaners due to elevated PCE concentrations in soil and groundwater.

Path Forward

Identify additional Potentially Responsible Parties (PRPs).

Identify private drinking water wells within ½ mile of the site.

Work with the Shoppes of Hockessin to complete the remedial process.

Questions.

Many residents expressed concern that that had not been notified about this problem. The presenters said that there was no way to determine where the wells are in Delaware.