

**New Castle City Planning Commission Meeting**  
**Minutes**  
**August 26, 2013 -- 6:30 p.m.**  
**City of New Castle's Town Hall**

Members Present: David Bird, Chair  
Joe DiAngelo  
Dorsey Fiske  
Jonathan Justice  
Josephine Moore

Members Absent: Susan Marinelli  
Florence Smith  
Vera Worthy

Also Present: Marian Hull, City Planner, URS  
Jeff Bergstrom, Building Inspector/Fire Marshal

The meeting was called to order at 6:33 p.m. Roll call followed.

Minutes – One minor correction was noted. A motion was made and seconded to accept the minutes of the 7/17/13 meeting as amended. Motion approved.

Proposed subdivision of Parcel 21-002.00-018, 0 Buttonwood Avenue into three (3) lots – Francis DeAscanis, Jr., CPR Construction, Inc., presented. He is proposing the subdivision of the subject parcel (200 ft. X 150 ft.) into three smaller parcels and build single-family, detached housing on individual lots facing Meehan Avenue. Lot sizes are above minimum for the R-2 zoning district. No rezoning or variances are being sought. Ms. Hull said the application is consistent with the Comprehensive Plan and lot sizes are one third again as large as minimal zoning requirements. She said the number for what the zoning requirements are on the plan that commissioners were given tonight is incorrect and requested it be corrected. She noted that everything is in order.

Ms. Moore asked if off-street parking would be provided. Mr. DeAscanis said it would be provided. She questioned whether the existing basketball court on the property is being used by the community and would something else be put in its place to accommodate the community. Mr. DeAscanis has spoken to Councilperson Petty who said it hasn't been used for a while and the City is not interested in it. The court is being used occasionally by young people. Mr. DeAscanis talked to the property owners and they have no knowledge who installed the basketball court. Mr. Bergstrom informed there is a small City park near Meehan Avenue that the neighborhood uses.

Ms. Moore asked if the property is in jeopardy as it relates to the flood line. Mr. Bergstrom does not anticipate any problem. The houses will be built out of the flood plain and the front is already out of the flood plain.

**Mr. Justice made a motion to approve the application as presented. Mr. DiAngelo seconded the motion. The motion was approved.**

Mr. Justice noted there are two large oak trees in the front of the property he would like to see retained. Mr. DeAscanis said they are in a bad location and may need to be removed. Mr. Justice asked if the City building code addresses impervious surfaces and run off from those surfaces. Mr. Bergstrom confirmed the code does address those matters and he has no concerns.

Waterfront Access Study – John Fellows, Duffield Associates, updated commissioners on the preliminary engineering and permitting for a new dock facility along the City waterfront. The purpose is for visiting ships like the Kalmar Nyckel, a potential Three Fort Ferry, and the Good Will Fire Company fire boat. A location assessment is needed to ensure the location is the proper place after studies and surveys have been performed. Based on the information they have received to date the location is accurate.

Mr. Fellows reviewed results of the land survey and hydrographic survey of the water in the same location. At the end of Location 2 (off Delaware Street) there is a mud flat that extends approximately 140 feet then drops off significantly to the channel. At low tide at the end of the mud flat there is 2 feet of water depth and 25 feet in the channel. There is evidence of submerged and semi-submerged debris near the ice breaker and pier that was heavily damaged during Superstorm Sandy.

A Phase I Underwater Archeological Study was done to look for submerged historical, cultural resources. Two hard copies of the study were presented to Commissioners and the electronic version will be provided. No submerged historical resources were found.

Location Assessment Reports were provided to Commissioners. The report details all of the findings.

Flood tides support Location 2. The distance involved with Location 2 is shorter and less costly. Pedestrian and vehicle access is better at the end of Delaware Street. Visibility to Location 2 is favorable.

Commissioners will review the materials distributed. Ms. Hull informed that this same briefing will be on City Council's September agenda. If Commissioners have any comments that they want Council to consider they should communicate those comments to her before that meeting.

Proposed signage designs for the New Castle Wayfinding Project – Linda Ratchford presented. A combination of design and location information was provided to Commissioners and reviewed. HAC has provided some suggestions. Discussion followed with additional comments and suggestions. The ultimate decision will be made by the Mayor and City Council.

**Ms. Fiske made a motion to endorse the project to City Council. The motion was seconded by Ms. Moore. Motion was approved.**

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Budget – No report.

New Business – None.

Commissioners' Comments – None.

Comments from the Public – None.

Next Meeting & Adjournment – The next meeting is scheduled for 9/23/13 at 6:30 p.m.  
There being no further business the meeting adjourned at 7:40 p.m.

Debbie Turner  
Stenographer