

Blades Planning and Zoning Board Minutes

7 April 2025

Members present:

Susan Seltzer (Chair), David Ruff, Bob Francavage, David McAdams, and Ray Adkins

Guests: Steven Fortunato, Andrew Campanelli (Cypress Landing)

Public: Numerous town residents also attended.

7:03 PM Meeting called to order by Susan Seltzer

7:04 PM Pledge of allegiance by members.

7:07 PM Chair asked for motion to accept minutes from 3 February 2025. Motion made by David Ruff, seconded by Ray Askins. All members voted aye with the proviso that a correction was made in the notes referring to Barry Calhoun. It was corrected to Bob Francavage.

7:10 Presentation by Mr. Fortunado and Mr. Campanelli regarding changes to original proposal for construction of Cypress Landing.

Presentation Overview

Project Status: Received final approval from the town, DELDOT, Conservation District, and other agencies. Construction has commenced with pre-construction meetings successfully conducted.

Proposal Details: Subdivision Plan: Propose subdividing the property into five or six parcels instead of one large parcel.

Reason for Subdivision: To facilitate multiple financing sources, allowing for faster vertical building construction.

Impact on Design: No changes to the existing design, including roads, parking, stormwater, or overall site layout.

Construction Efficiency: Enables simultaneous excavation and building processes, reducing overall construction time, and minimizing the presence of construction equipment and activities.

Financial Benefits:

Multiple loans from different banks instead of a single loan.

Accelerated permit approvals and fee collections.

Compliance and Approval Process:

Engineering assessments confirm no design changes.

Consultation with town engineer Jason Lohr and town attorney Craig (Eliason) affirmed compliance.

Planned submission of detailed parcel lines and setback plans for town review and official approval.

Questions and Concerns

Parcel Identification:

Concern: Each parcel will require a separate partial ID, potentially complicating planning.

Response: Insight typically deals with fewer parcels (five or six) rather than individual lots, simplifying the process.

Financing History:

Concern: Previous projects were subdivided into individual lots for financing.

Response: This is the first instance where Insight is keeping the property as a few large parcels instead of individual lots, prompted by recent financing feedback post-approval.

Action Items and Follow-Up

Planning Commission Input: Seek consensus and feedback from the planning commission and town council before proceeding with detailed planning.

Detailed Plan Submission: Create and submit detailed parcel maps for engineering review and official town approval.

Approval Process: Follow standard procedures for plan approval, including engineering review and possible official vote.

Additional Notes

Project Goals: Accelerate construction timelines, improve financing flexibility, and maintain the integrity of the original project design.

Community Impact: Faster construction reduces prolonged construction presence, benefiting residents and the town.

8:26 PM Chair asked for a motion to table the issue of subdividing the project until all the above is accomplished and the Board has an opportunity to review, discuss and offer recommendations to the Town Council. Motion was made by David McAdams, seconded by Bob Francavage. All members voted aye.

8:30 PM Chair adjourned the meeting.

Prepared by David McAdams for Chair's signature 13 April 2025.

Susan Seltzer

Chair