


Public Hearing
Christopher At the Townes
At Bayshore Village, LLC

February 20, 2020
Delaware Department of Natural Resources
and Environmental Control
Wetlands and Subaqueous Lands Section

The logo of the Delaware Department of Natural Resources and Environmental Control is circular. It features a sun in the upper left, waves in the lower left, and a green landscape with trees in the right half. The text "DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL" is written around the perimeter of the circle.

1

Purpose of Public Hearing

To provide the public an opportunity to comment on the Christopher At The Townes At Bayshore Village, LLC application for construction of a new 18 slip community marina.

- Subaqueous Lands Lease
- Subaqueous Lands Permit
- Water Quality Certification
- Marina Permit
- Operations and Maintenance Plan

2

Project Location



3

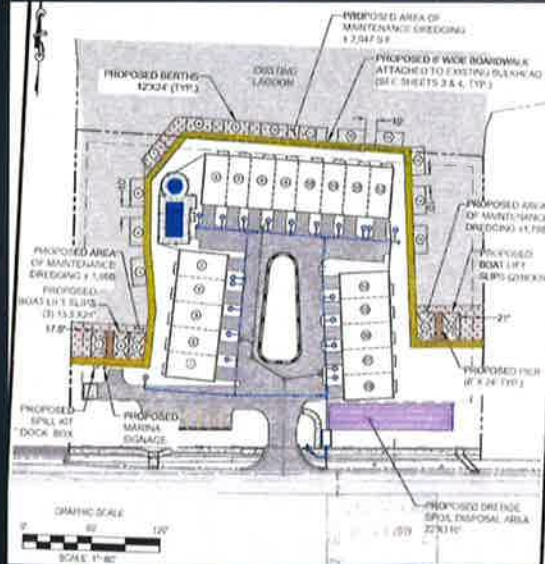
Permitting History

- An application under Lighthouse Cove Investors, LLC was previously submitted for the development of a marina on the subject property. Several comments received from the public were in opposition.
 - The application was subsequently withdrawn (MP; OM; SL; SP; WQ - 157/19) on July 24, 2019.
- In order to construct the residential townhome community, Lighthouse Cove Investors, LLC applied for and was issued a Letter of Authorization (LA-279/19) on October 3, 2019 in order to replace the bulkhead within the same footprint as the existing structure.

This current new minor marina application is under new ownership and has been modified to apply for the construction of the marina.

4

Project Overview



- **Boat docking facilities:** A 16 inch wide by 700 foot long portion of the boardwalk, two (2) 6 foot wide x 24 foot long piers and five (5) boat lifts with four associated pilings each.
- **Mechanically maintenance dredge** 180± cubic yards to a depth of -3.5 feet mean low water and dispose on site on a 22 foot wide by 110 foot long landscaped berm to be dewatered, graded and capped with topsoil.

5

Public Notice



- The project was placed on a 20 day public notice period published in The Delaware State News and the News Journal from January 22, 2020 to February 11, 2020
 - Received several concerned comments during the original marina application so the current property owner agreed to directly advertise for a public hearing.
 - Received five written comment in objection
- DNREC Division of Fish and Wildlife Species Conservation and Research Program
 - No time of year restriction was requested for the construction activities but recommended the use of a turbidity curtain to maintain water quality
- DNREC Division of Water Groundwater Protection Branch
 - Investigate for concerns between dredged material disposal sites and the potential to impact groundwater
 - Determined that groundwater contamination was not a concern

6

Operations and Maintenance Plan

Defines the best management practices (BMPs) to be utilized during routine operations of the marina

- To be utilized by The Townes at Bayshore Village community residents only
- Maximum mooring of 18 vessels
- Marina signage and a dock box to contain spill containment equipment is located at the head of the west lagoon
- Use of convenient access to a marine pumpout station is located at Shark's Cove Marina
- Includes detailed instructions on operations in the event of a fuel, oil or sewage spill, and during severe weather
- Includes the State of Delaware Fish Waste Management Policy
- Marina users are to use restroom facilities at their homes
- Rules and procedures for marina users
- No fueling or maintenance facilities are provided although minor fueling and maintenance activities are allowed as detailed in the O&M Plan

7

Contact Information

<https://dnrec.alpha.delaware.gov/events/566/public-hearing-christopher-at-the-townes-at-bayshore-village-marina-permit/>

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8

Comment Timer
3 minutes per person



The image shows a dark blue rectangular box with a thin white border. Inside the box, the text "Comment Timer" and "3 minutes per person" is written in white, bold, sans-serif font. Below the text are three horizontal bars of equal length, stacked vertically. The top bar is green, the middle bar is yellow, and the bottom bar is red.

9

