



**COASTAL & ESTUARINE RESEARCH, INC.**

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**DNREC – DIVISION OF WATER,  
WETLANDS AND SUBAQUEOUS LANDS SECTION:  
VIRTUAL PUBLIC HEARING VIA WEBEX, THURSDAY, APRIL 30, 2020, 6:00 P.M.**

**Applicant:** 204 Salisbury Exchange, LLC

**Project:** To construct and utilize a 4 foot by 114 foot long pier, two 5 by 26 foot docks, and three free standing mooring pilings, reduced from the initially proposed 4 foot by 128 foot long pier, two 5 by 26 foot docks, and eleven free standing mooring pilings in Head of Bay Cove, Rehoboth Bay at 204 Salisbury Street, Rehoboth, Sussex County, DE.

**Agent/Consultant:** Evelyn Maurmeyer, Ph. D., Coastal & Estuarine Research, Inc.,  
PO Box 674, Lewes, DE 19958

**August 1, 2019**

Original application submitted to Tyler Brown, DNREC Wetlands and Subaqueous Lands Section (WSLS) for construction of a 128' x 4' pier, two 5' x 26' docks, and eleven (11) free-standing mooring pilings. Purpose of the structure is to provide mooring facilities for the applicant's two sailboats 18' Hobie Cats, and a 21' Chaparral power boat. Project assigned to Rebecca Bobola, WSLS, DNREC for review.

**September 11, 2019**

Site inspection conducted by Tyler Brown, Patricia Murray, and Rebecca Bobola, WSLS, DNREC; Scott Humphrey, 204 Salisbury Exchange LLC, applicant; and Evelyn Maurmeyer, CER, Inc., applicant's agent/consultant, also present. Purpose was to discuss the proposed project and to examine the project site. Depth measurements were conducted by Tyler and Rebecca, which documented that the depth at low tide was 1.5' (18") at a distance of 100' from the shoreline, and 1.75' (21") at a distance of 130' (just past the end of the proposed pier). WSLS recommended reducing the length of the pier to 114', and to eliminate eight of the eleven free-standing mooring pilings. Tyler also noted there is a small triangular parcel owned by DeDOT adjacent to the project site, and that a 10' setback has to be maintained from the property line.

**September 12, 2019**

Revised plan submitted to WSLS via email, agreeing to recommendations proposed at September 11, 2019 site visit, reducing pier from 128' to 114' in length, and eliminating eight free-standing mooring pilings (for a total of only three free-standing pilings).

**September 18, 2019**

WSLS places project on 20-day Public Notice, as originally proposed (deadline for public notice preceded receipt of revised plans). Request for a Public Hearing by neighboring property owner(s) submitted to WSLS in response to public notice.

**October 8, 2019**

Applicants initiate contact with DelDOT to seek to purchase parcel, or to obtain a variance (written approval to reduce the 10' property line setback).

**February 7, 2020**

After four months pass with no response from DelDOT, applicant's agent submits revised plan showing relocation of the structure to comply with all WSLS setback requirements.

**March 18, 2020**

DNREC WSLS Public Notice #9 published, setting Public Hearing for Thursday, April 30, 2020, commencing at 6:00 p.m. at the DNREC Shoreline and Waterway Services Facility, 901 Pilottown Road, Lewes, DE 19958.

**April 4, 2020**

Applicant and agent informed by WSLS that due to Coronavirus restrictions, the public hearing will take place electronically as a "virtual hearing" conducted via Webex.

**Summary.**

The project as proposed meets with all WSLS regulations and guidelines with regard to dimensions and setbacks. As documented in the time line above, the applicant has reduced the original proposal to comply with all recommendations put forth by WSLS to minimize environmental impacts. Over the past 20 years, many of the new piers that have been authorized by DNREC and constructed have been longer than the pier the applicant is requesting. Specifically, it should be noted that there are three larger structures within several hundred feet of the project site, a 240+ pier to the south, and a 120' pier with a 5' wide dock and a 170' x 4' pier with a 6' x 30' dock to the west.