

Town of South Bethany
Community Planning Advisory Group
Meeting Minutes
July 28, 2025

The meeting of the Community Planning Advisory Group was held on Monday, July 28, 2025, at Town Hall at 10:00. In attendance were Mayor Edie Dondero, Councilwoman Cindy Van Horn (chairwoman), Town Manager Maureen Hartman, members Bob Biciocchi, and Art Burritt. Attending virtually were William (B.J.) DeCoursey and Jennifer Reitz from UD IPA. There were 10 attendees in person and 9 virtual.

Minutes from April 4, 2025, and June 23, 2025, were approved.

Mayor Dondero gave an update of our discussions so far since beginning this process. Since our 5/15 community meeting, we have held a series of zoom meetings to discuss survey results and what resiliency topics we should concentrate on going forward. The community survey that was taken will soon be shared online.

Today's topic was impervious services. The definition of pervious and impervious was given. A discussion was held on what other towns have done. Dewey has added examples of impervious being concrete and asphalt. Lewes has defined permeability with a metric measurement of water being absorbed 2 inches per hour. Bethany Beach is more specific about what materials can be used. Mayor Dondero stated she would like to get input from Joe Hinks, Code Enforcement Officer.

Next discussion was possible lot limitation of impervious coverage. South Bethany requires that at least 55% of the sum of required building setback area be covered with pervious materials. Pervious material such as sand, gravel, mulch, grass, shells, natural vegetation, or when installed per current industry standards, permeable pavers, pervious concrete, and porous asphalt. In Bethany Beach, impervious lot coverage is limited to 45% of the lot area. Lewes impervious lot coverage is 50%. Various residents gave their opinions including 100% of lot coverage being pervious; keep it simple by stating what surfaces can be used (i.e. gravel, pervious pavers). Mayor Dondero stated that any changes would be for construction (new or large projects) going forward and pervious construction would be grandfathered in.

Some discussion occurred on potential means of incentivizing reductions in impervious surfaces including offering public recognition, increased FAR allowances, grants and loans, and possible reductions in fees.

Mayor Dondero suggested we move the discussion of driveway widths to the next meeting, we all agreed. Mayor Dondero stated that many of SB stormwater delayed maintenance issues are being addressed. Maureen Hartman, Town Manager, will give a summary at a future town council meeting.

The following meetings have been scheduled:

1. 8/13, 10AM – driveway widths. Joe Hinks will be at the meeting.
2. 8/25, 10AM – establishing a resiliency fund.

9/19, 10AM – Second Community Meeting The meeting adjourned at 11:30AM.

Respectfully submitted,

Cindy Van Horn, Chair