

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

MINUTES
HISTORIC REVIEW BOARD PUBLIC HEARING
NEW CASTLE COUNTY
DEPARTMENT OF LAND USE
87 READS WAY, NEW CASTLE, DELAWARE
April 19, 2022
5:00 p.m.

TRANSCRIPT OF PROCEEDINGS
BEFORE CHAIRPERSON JOHN DAVIS

Transcribed by: Rebecca Murray

A P P E A R A N C E S

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

BOARD MEMBERS :

- JOHN DAVIS
- STEVE JOHNS
- BARBARA SILBER
- PERRY PATEL
- KAREN ANDERSON
- NANETTE SWADEY
- JEAN HERSHNER
- RAFAEL ZAHRALDDIN

ALSO PRESENT :

- COLLEEN NORRIS
- CHRIS JACKSON
- SHANE BAILEY
- MARK BLAKE
- DR. LANETTE RIDDLESPRIGER-EDWARDS
- PETE SEELY

FOR APPLICATION 2022-0206-H

- GLENN PRECHTL
- MIKE KEMPSKI

1 FOR APPLICATION 2022-0207-H

2 CHRIS DUKE

3 REED WILLS

4 DAVID ROWLAND

5 MARK BLAKE

6

7 FOR APPLICATION 2022-0209-H

8 SHAWN TUCKER

9 MICHAEL EMMONS

10 SHANE MINNER

11 CATHERINE MORRISSEY

12 DOUG HERTSENBERG

13

14

15

16

17

18

19

20

21

22

23

24

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

I N D E X

AGENDA	PAGE
Application 2022-0206-H	8
Application 2022-0207-H	19
Application 2022-0209-H	44

1 P R O C E E D I N G S

2 MR. JACKSON: If you'd like to get
3 started, we could probably do that. Unless you want to
4 wait a few minutes.

5 MR. DAVIS: Okay, we can get started. I
6 think we have a quorum.

7 MR. JACKSON: We do.

8 MR. DAVIS: Okay. If everyone is
9 ready, we'll get started. So with that, let's call it
10 order the New Castle County Historic Review Board
11 Public Hearing of April 19, 2022. It is 5:01 by my
12 phone, the clock on my phone. We'll start with Roll
13 Call. Chris.

14 MR. JACKSON: Actually a couple more
15 just popped up. Let me promote them real quick and
16 then I'll run through the roll. Okay. All right. John
17 Davis.

18 MR. DAVIS: Here.

19 MR. JACKSON: Barbara Silber.

20 MS. SILBER: Here.

21 MR. JACKSON: Perry Patel I have not
22 seen him yet. Karen Anderson, I have not seen her in
23 the list yet. Steve Johns.

24 MR. JOHNS: Here.

1 MR. JACKSON: Rafael Zahralddin.

2 MR. ZAHRALDDIN: Here.

3 MR. JACKSON: Nanette Swadey.

4 MS. SWADEY: Here.

5 MR. JACKSON: And Jean Hershner.

6 MS. HERSHNER: Here.

7 MR. JACKSON: That shows six present
8 and two absent at this point.

9 MR. DAVIS: Thank you. Move to rules
10 of order.

11 MR. JACKSON: All right. This is a
12 public hearing conducted by the New Castle County
13 Historic Review Board. The purpose of these hearings
14 is to compile a record of relevant information
15 regarding each application and how the proposed
16 projects affect the county's historic resources.

17 To make the most efficient use of time
18 at this hearing, the following rules of order are
19 established. Following the reading of each agenda
20 item, the applicant and the representatives will make
21 a presentation not to exceed a total of 15 minutes.
22 Board members may ask questions of the applicant at
23 the conclusion of the presentation. The public will
24 then be invited to speak in the following order: one,

1 those who wish to speak in favor, two, those who wish
2 to speak in opposition, and three those who wish to
3 offer general comments. Speakers are encouraged to be
4 brief and to focus their remarks on historic issues.

5 So that everyone has an opportunity to
6 be heard, all speakers are limited to five minutes.
7 Any speaker may ask the board to hold the record open
8 for submittal of written testimony if the time limit
9 is not sufficient for their needs. Speakers are not
10 permitted to debate the applicant but may ask
11 questions that the applicant may choose to answer
12 during his rebuttal period at the close of the public
13 comment period.

14 All testimony is recorded and
15 transcribed. Therefore, all speakers must come forward
16 to the table one at a time and state their name,
17 address and an organization affiliation, if any,
18 before offering comments. Random comments from the
19 audience will not be recognized and the public is
20 asked to respect the applicant's right to an orderly
21 hearing.

22 No recommendations or decisions will be
23 made by the historic review board at these hearings
24 today. The Board will evaluate the information,

1 testimony and comments received here at a public
2 business meeting to be held the first Tuesday of next
3 month.

4 MR. DAVIS: Thanks, Chris.

5 MR. JACKSON: Absolutely. And I did see
6 like a few more popped up. It looks like Perry Patel,
7 Karen Anderson are now present.

8 MR. DAVIS: Thank you. That was good
9 timing. We have no old business, so we'll move on to
10 the new business.

11 MR. JACKSON: Very good. All right. The
12 first item on the agenda for new business is
13 application 2022-0206-H, which is 2201a Eastburn
14 Avenue Tax Parcel 08-049.40-029 The East Side of East
15 Bern Avenue North, the intersection with Old Capital
16 Trail Millcreek hundred NC five Zoning Council
17 District one.

18 Its application is a minor subdivision
19 plan to establish four single family lots and the
20 proposed demolition of a circa 1935 dwelling. So issue
21 with application 2021-0823-S. And I believe we have
22 Glen Prechtl here to speak about this project, so I
23 will promote him. And I believe that -- and, Glenn,
24 let me know when you're when you're here.

1 MR. PRECHTL: Good afternoon. My name
2 is Glenn Precht1. I'm the applicant for this project.
3 I'm attempting to subdivide 2201a Eastern Avenue into
4 four building lots. The site plan is currently on the
5 screen. Currently shows -- hopefully you can -- can
6 you see my cursor moving on the screen? So currently
7 the existing structure is located here. And there is
8 also a detached garage that is to the left of the main
9 structure that's located here.

10 As I mentioned, I'm attempting to
11 subdivide this property into four building lots. This
12 is lot one here. Lot two, lot three and lot four. So I
13 just wanted to give you some background on the layout
14 of the actual structures on the lot and my plan for
15 subdivision. I talked with Daniel A. Cecil Junior,
16 back in February of this year to discuss this home.
17 Daniel Cecil Junior was born in 1941 and he lived in
18 this home from approximately 1941 to 1968,
19 approximately.

20 He lived here with his parents, Daniel
21 Cecil and Rachel Cecil, again until approximately
22 1968. The home was rented starting in 1996 until
23 Patricia Anne Cecil Kempski, his daughter and Michael
24 Kempski moved into the home in 2006. Daniel A. Cecil

1 Junior sold the property to his daughter Patricia and
2 her husband, Michael Kempinski, in 2009. Daniel A. Cecil
3 Junior, confirmed the following about the property.
4 Anna Justice sold the property to Daniel Cecil and
5 Rachel Cecil in 1935. And at that time, the house was
6 under construction. And this is confirmed through many
7 invoices that I have in my possession. I will mention
8 a few of them. I have an invoice to fix the chimney,
9 dated February 19th, 1935. This was a day after
10 settlement. I also have a lumber invoice from April of
11 1935, and then one of the interesting points was I
12 have an invoice for Basement Foundation Materials in
13 May of 1935.

14 This was significant because after
15 Daniel Cecil bought the property, he wanted to create
16 a basement under the existing structure. So he
17 personally dug out the area under the main structure
18 to create a basement. And at the time, he thought that
19 he had properly supported the chimney and the
20 fireplace, but that was not the case. Can you see this
21 picture here that's showing some steel beams through
22 some mortar and some block work?

23 MR. JACKSON: Yes.

24

1 MR. PRECHTL: Okay. So what had
2 happened was approximately a day after he started
3 digging out the basement, he thought he properly
4 supported the chimney, but he did not. So that started
5 to settle into the basement. So he had to use these
6 steel beams to actually jack up the chimney and the
7 fireplace back into position. And for some reason, he
8 just left them in position. And I took this picture
9 back in February of this year. I have many other
10 invoices which I won't cover at this point. I do want
11 to mention some modifications to the home.

12 So back in November of 1963. They
13 applied for a building permit. Can you see the
14 building permit on the screen?

15 MR. JACKSON: Yes.

16 MR. PRECHTL: So this is for a bathroom
17 addition in November 14th, 1963. This is for a small
18 bathroom addition, which I'll show you here. This is
19 part of the plan. The bottom of this page is the front
20 elevation of the home. And off to the right here is
21 the bathroom addition. So this is the right side of
22 the home. This location here is the original bath
23 location. And then this part of the plan shows what
24 the layout of the bathroom is after its completion.

1 And then this is the right side
2 elevation that was part of that same plan. And so it's
3 hard to read because of some, you know, the way it
4 copied. But the bathroom addition is located here. The
5 front elevation or the front of the house is off to
6 the left here. I did want to note that the original
7 roofline of this house was a pitched roof, which comes
8 up later in my discussion.

9 So I did want to mention there was an
10 alteration to the house itself on the right side. On
11 the left side of the house, which I'll get to when I
12 start reviewing some pictures of the house itself. A
13 kitchen was added to the left side of the house and
14 that was completed before 1968. Daniel A. Cecil Junior
15 did not know the exact year, but he knew it was before
16 1968 because he moved out in 1968 and he helped with
17 that kitchen addition.

18 The front porch and second floor roof
19 were modified, and I'll show you that in some pictures
20 I'll cover in a minute. But that was completed after
21 1968, after Daniel Cecil moved out. And then February
22 1977, aluminum siding was added to the house. And in
23 the late seventies or early eighties, again, we're not
24 sure of the exact year the garage was expanded to

1 enlarge the garage, which I'll cover through the
2 pictures. And then some -- the roofing was -- the roof
3 was roofed in 1994. And so just to cover some of these
4 changes through these pictures -- can you see the
5 front of the house through this picture?

6 MR. JACKSON: Not yet.

7 MR. PRECHTL: Okay. Not yet?

8 MR. JACKSON: No. We're not seeing a
9 picture.

10 MR. PRECHTL: So this is the front
11 elevation of the house. As I mentioned, the original
12 structure was the center portion of this house. And so
13 the original roofline was basically a pitched roof.
14 Off to the right is the bathroom addition. Now off to
15 the left is the kitchen addition. And as I mentioned,
16 after 1968, this second story was added with these
17 columns and with a shed type roof, which I'll show you
18 in these other pictures. Can you see the side
19 elevation of the house?

20 MR. JACKSON: Yes.

21 MR. PRECHTL: So this is the right side
22 elevation. Again, this is the bathroom addition. And
23 again, the original pitched roof is located here. And
24

1 as you can see, the porch addition created a shed type
2 roof for the second story.

3 And again, this shot here just shows
4 the difference in rooflines between pitched and a shed
5 roof. And then this is the left side elevation of the
6 house. And this is the kitchen addition. And then this
7 just shows another view of the shed roof and the
8 chimney that had settled into the basement. This is
9 the rear elevation of the home. This is the detached
10 garage. This portion here on the right side of this
11 picture was the original single car garage. And you
12 can tell because it only has one door for automobiles.

13 And then this area to the left is the
14 enlarged portion. Again, this is the left side
15 elevation, which shows the original single car garage
16 and the enlarged area. The rear of the garage. This is
17 the enlarged area. This is the original single car
18 garage. And then the right side elevation. Again, this
19 is the single original car garage with the addition.

20 So in closing, what I'd like to state
21 is with the front porch changes, the roofline changes,
22 the bathroom additions, the kitchen additions, the
23 garage enlargement and the exterior material changes,
24 the existing structure has not maintained the original

1 look of the home from 1935. In addition, if I go back
2 to the site plan, can you see the site plan or do I
3 have to switch sharing again?

4 MR. JACKSON: No, we can.

5 MR. PRECHTL: Okay. So let me enlarge
6 that one more time. So, again, as I mentioned at the
7 start of this, the existing house is located here and
8 the detached garage is located to the left of the
9 house. So if these structures are maintained where
10 they are currently, basically the house sits on lots
11 one and two. I was planning on subdividing and then
12 detached garage sits on lots two and part of lot
13 three. So if these structures are maintained, the
14 subdivision basically becomes impractical at this
15 point. So I just wanted to mention that as part of
16 this presentation. So I'd gladly answer any questions
17 at this point.

18 MR. DAVIS: Great. Thank you. Questions
19 for the applicant.

20 MR. JACKSON: Looks like Steve Johns
21 has his hand raised.

22 MR. DAVIS: Okay, Mr. Johns.
23
24

1 MR. JOHNS: Yes. Glenn, I just have a
2 quick question. Could you explain why the Evanson Road
3 or the road right of way is I'll call it unique?

4 MR. PRECHTL: So the way I look back at
5 old photos and old maps, Eastburn Avenue, it's hard to
6 see here, but Eastburn Avenue is basically at it comes
7 to the front. Here's the front property line
8 approximately here. Hopefully you can see where I'm
9 moving my cursor. So Eastburn Avenue is at the bottom
10 of this page. And originally Eastburn Avenue ran from
11 Kirkwood Highway to Old Capitol Trail. And when
12 Delaware Park was built, the entrance into Delaware
13 Park was shifted further -- I guess if this is north,
14 further west, so that it was a main straight shot from
15 Kirkwood Highway directly into Delaware Park's
16 entrance. And so that created a Eastburn Avenue very
17 wide right of way that sits out front here. But it's
18 only paved through this small little paved area. But
19 it does have all of the street frontage in that
20 Eastburn Avenue is a -- is a public right of way.

21 MR. JOHNS: So then if Eastburn Avenue
22 is where you're saying it is, what's the status of the
23 property between Eastburn Avenue and the lands that
24 you're subdividing?

1 MR. PRECHTL: So this -- I'm sorry, I
2 was moving my cursor at the wrong spot. Here is the
3 front property line. So this whole grass area here
4 between the front of this property and the paved area
5 is actually owned by Del-DOT. So again, today, the
6 owners of this property continue to cut that grass for
7 Del-DOT. There's never been a transfer of that
8 property to the Kimski's at this point, but they
9 continue to maintain this area because nobody else
10 really uses that area and there's no paving in that
11 area besides their driveway that goes up to their
12 house and their detached garage. And then this paved
13 area, which you can go from Old Capital Trail through
14 this paved area over to a commercial building that's
15 located here. And then you can find your way onto a
16 little side street that gets you over to Kirkwood
17 Highway. So this will still in the future be owned by
18 Del-DOT. This -- this area, this right of way.

19 MR. JOHNS: Okay. Thank you.

20 MR. JACKSON: It looks like Karen
21 Anderson has her hand raised.

22 MS. ANDERSON: Yes. Just to piggyback
23 on Steve's question. I'm still unclear who then that
24 access road that -- yes, that one, I guess, once this

1 gets subdivided and I guess developed. How is -- how
2 is there a guarantee that that the people will be able
3 to have access with that road? Is there -- is that
4 road owned by Del-DOT? Who maintains that road or is
5 it considered a private road?

6 MR. PRECHTL: Now that that is owned by
7 Del-DOT, that if you go to parcel view, it does not
8 have a separate tax parcel number. So people use this
9 road to get their property. For instance, people can
10 come in here and then there is Ball Road that comes
11 down this direction. So people come in through here,
12 there's a house located here. So people have a
13 driveway that come out to Ball Road, then use this if
14 they want to go to Old Capital Trail or go this
15 direction. If they want to go to Kirkwood Highway and
16 then there's a house back here. They also use Ball
17 Road and they decide whether they want to go to Old
18 Capital Trail or to Kirkwood Highway. So this will
19 continue to be maintained by Del-DOT.

20 MS. ANDERSON: Okay. Thank you.

21 MR. PRECHTL: This paved area.

22 MR. JACKSON: And I don't see any more
23 hands.

24

1 MR. DAVIS: Okay. Thank you. Thank you.
2 Open it up to public comment at this point. So we will
3 make a call for public comment in favor of the
4 application.

5 MR. JACKSON: All right, I have Mike
6 Kempski on the line, and I'll allow you to talk.

7 MR. KEMPSKI: Yeah. I'm here with Dan
8 Cecil Kempski, it's Mike Kempski and we're in support
9 of the project.

10 MR. DAVIS: Thank you.

11 MR. JACKSON: And I don't see any more
12 hands.

13 MR. DAVIS: Okay. We'll make a call for
14 those opposed to the application.

15 MR. JACKSON: I do not see any hands.

16 MR. DAVIS: I'll make a call for
17 general public comment relative to the application.

18 MR. JACKSON: And do not see any hands.

19 MR. DAVIS: Okay. Thank you.

20 MR. PRECHTL: Thank you.

21 MR. JACKSON: The next application on
22 the agenda is application 2022-0207-H, which is 992
23 Flemings Landing Road tax parcel 15-019.00-009. The
24 East and west side of Delaware Route Nine. Flemings

1 Landing Road, 3100 feet south of Deakyneville Road,
2 Blackbird hundred SR. Zoning Council District six.
3 This application is a site plan to establish a ground
4 mounted solar farm application 2021-10448-S. The
5 Fleming House site circa 1830 listed on the National
6 Register of Historic Places. And I believe -- let's
7 see here. Chris Duke, I believe, is going to be
8 presenting. Promote him to a panelist. And. Chris, are
9 you able to unmute?

10 MR. DUKE: Well, good evening to
11 everyone. My name is Christopher Duke with Becker
12 Morgan Group. We are the civil engineer for the land
13 development application before you tonight. And as I
14 said earlier, with me is Mr. Dave Rowland, the
15 property owner, and Mr. Reid wills with Sonny's power.
16 Next slide, please. I just for a quick context, the
17 pin that you see is what we refer to as the Roland
18 Farm and is our site location. It's located in
19 southern New Castle County, just north of the Smyrna
20 River and just west of Flemings Landing Road Route
21 Nine. Next slide, please.

22 And just for additional context, just a
23 larger scale view of the overall site. Circled in red
24 is the Fleming house the main structure on site.

1 Again, this is just -- I think the department's report
2 noted the historic structures that remain on site.
3 This just gives some context to their location. What
4 is referred to as a long shed, a normal shed, I guess
5 we'll call it a garage. And the primary dwelling on
6 site is referenced in the in the historical
7 documentation.

8 This is the Fleming house. It is the
9 main historic feature on site. It dates back to
10 approximately 1835 and was placed on the National
11 Register of Historic Places in 1979. It includes a
12 five bay single pile, two and a half story center hall
13 plain house frame structure with a two story frame
14 wing, and the foundation is stone and brick with a
15 full basement under the main section of the house.

16 The roof is a gabled roof with two
17 interior and chimneys, box cornice with bed molding
18 and dormers on the facade.

19 Just a few pictures of the long shed in
20 the normal shed. The normal shed is an early 20th
21 century machine shed with uneven gabled roofs, having
22 exposed rafter ends and covered with corrugated metal
23 for a large entry basin with two doors on each side.
24 For the long shed, it was opined that it was used for

1 horses long ago, late 19th century board and battered
2 barn gable roofed with exposed rafter ends and
3 corrugated metal covering.

4 Lastly, the garage on site, a late 19th
5 century shed with vertical board siding and gabled
6 roof. As mentioned in the staff report, we're before
7 you tonight to comply with the county code that
8 requires historic resource board review of all land
9 development plans affecting a property eligible for
10 historic designation, which includes the Fleming House
11 on site, obviously.

12 The land development application file
13 with the Department of Land Use is classified as a
14 large scale solar energy system in the SR zone per
15 section 40.03.337 of the UDC. The plan presents solar
16 arrays on approximately 45 acres of the total 214
17 acres on site. So only about 21 percent of the total
18 site area of the property.

19 The shaded area that you can see on the
20 plan represents the solar field. It's to the
21 northernmost areas of the site, furthest away from the
22 historic resources and avoiding disturbance to all
23 natural resources on site.

24

1 The land development plan does not
2 propose any demolition to the historic structures.
3 Instead, we propose to preserve and buffer the
4 structures from the development activity. There is a
5 200 foot buffer between the shed and the long shed to
6 the perimeter fencing of the solar field. In addition
7 to that spatial buffer, there is a 30 foot minimum
8 landscape buffer shielding the solar field and fencing
9 from the shed of the historic structures. So it's
10 about a 200 foot buffer to the shed, long shed, and
11 then almost 300 feet to the primary dwelling. And the
12 landscaped area that you see there is the dense
13 circles and shrubs. And again, that is 30 feet wide
14 and then interior to the solar field. There is a big
15 fence proposed as well. All to propose to protect the
16 new shed from the historic structures.

17 And then I might add, the 200 foot
18 minimum buffer dimension is consistent with the
19 enclosed context design as referenced in the UDC. Just
20 details the landscape buffer a little bit more. At
21 least 30 feet wide. And it includes 39 shrubs, eight
22 canopy trees and four evergreen trees per 100 linear
23 feet of buffers.

24

1 In conclusion, the land development
2 plan proposes to preserve the existing structures on
3 site. We don't propose any demolition of the historic
4 resources. In addition, buffering is proposed that
5 exceeds the requirements set forth in section 40 03337
6 of the UDC and as mentioned in the staff report. It
7 also creates an environment consistent with an
8 enclosed context site as described in Article 15 of
9 UDC. With that, I'd be happy to answer any questions.

10 MR. DAVIS: Thank you. Questions from
11 the board.

12 MR. JACKSON: It looks like Barbara
13 Silber has her hand raised.

14 MR. DAVIS: Ms. Silber.

15 MS. SILBER: Hi. Yes. Thank you so much
16 for your presentation. I noticed that in the National
17 Register, the NRH historic form that they mentioned,
18 that there is a potential for archaeological
19 resources. And while you are definitely protecting the
20 house itself, has there been any attempt to assess or
21 analyze the archaeological potential of the field
22 within your limits of disturbance where the solar
23 field will be going? I do know that on file with the
24 Delaware State Historic Preservation Office, there are

1 several archaeological sites. This is an area that has
2 potential for archaeological resources because, as you
3 know, the waterways not just for, you know, historic
4 archaeological resources, but as well as Native
5 American and indigenous resources. So has there been
6 any effort to conduct an archaeological assessment of
7 the area within your limits of disturbance for
8 archaeological potential?

9 MR. DUKE: Thank you. I might invite
10 Mr. Read Wills to comment on that if I could.

11 MR. WILLS: Yes. There's been no
12 historic evaluation or phase one archaeological
13 evaluation at this time. The project that this is a
14 part of is going to have to do a consult with --
15 because we're going to be pulling an Army Corps
16 permit, There will be a ship bow type of consult or
17 federal consult on historic impacts. And so that that
18 is still something to come. But we have not made that
19 filing yet.

20 MS. SILBER: Okay. Thank you.

21 MR. WILLS: You're welcome.

22 MR. DAVIS: I see Ms. Anderson and then
23 Ms. Swadey.

24

1 MS. ANDERSON: Yes. I just wanted to
2 find out, had there been any consideration for
3 applying that buffer along Fleming? I guess, what is
4 that? Fleming's Road. Fleming Landing Road, at least
5 at the corner where you are approaching the site. So
6 would be where you have it located and then it would
7 maybe turn the corner for just a, I don't know, maybe
8 100 feet or something.

9 MR. DUKE: Yes. So are you talking
10 about approaching from the north, heading southbound
11 just so I can.

12 MS. ANDERSON: Yes.

13 MR. DUKE: Right. Right. Yeah. I mean,
14 it's not something we currently show, but I don't
15 think that's something that we would be opposed to, to
16 turn the corner, to shoot it a little bit more.

17 MS. ANDERSON: Thank you.

18 MR. DAVIS: Ms. Swadey.

19 MS. SWADEY: Yes, I've a question,
20 first of all for Mr. Rowland. According to their stork
21 background, it says that that a President of the House
22 is only intermittently occupied. All the well
23 maintained by state owners. I'm assuming to Rowland's.
24 I was just wondering what were the plans for the house

1 after the solar farm was put in? Is there going to be
2 somebody living there? Is it that is the property
3 going to be maintained?

4 MR. DUKE: And is Mr. Roland on the
5 panel? I can't see.

6 MR. JACKSON: Do you know what username
7 he might be under other than -- I see a Dave Hazel,
8 but I don't see a Dave Rowland on the list.

9 MR. DUKE: Yeah, I think I can help
10 clarify. So we're going to -- this is not a lease of
11 farmland. We're going to be acquiring fee title to the
12 entire partial. So the responsibility for the property
13 will move from the Rowland family over to the FPS
14 Cedar Creek Solar Project and will be, you know,
15 they're going to be, you know, taking their -- we've
16 begun the process. We're moving towards closing. That
17 closing will take place sometime in the next 45 to 60
18 days.

19 MS. SWADEY: So what are your plans for
20 the House then?

21 MR. DUKE: At that point we would
22 become the owners of the house and we're looking at
23 different ways to utilize it and we are considering
24 how to -- you know, we as a solar business don't

1 really want to be a long term owner here. But there's
2 a couple of very interesting features here. And if
3 you're -- anyone's familiar with this part of
4 Delaware, this this property is situated so that it
5 overlooks the Smyrna River. It's sort of right at the
6 corner of Route Nine and the Smyrna River. It's all
7 marshland, looking out. Really a beautiful spot. So we
8 think there would be interest in the market for
9 somebody to acquire the property and move into it.

10 The other feature that's pretty strong
11 here is that there's a great abundance of tidal
12 wetland land that we could sort of package. One of the
13 things we're considering is a potential subdivision of
14 that property with some tidal wetlands, which would
15 make this very attractive as sort of a hunting lodge,
16 either a full time residency or part time residency as
17 a hunting lodge. And so we think those are pretty the
18 site itself is beautiful. The house needs some
19 investment. You know, to sort of get through on the
20 long term is building to tend to that have reached
21 this nice age. But we think by packaging that with
22 some hunting, excellent hunting right along the Smyrna
23 River there, we think there's a great opportunity to
24 do that.

1 Since we don't own the property yet, we
2 haven't explored that real hard. But we see this as a
3 valuable asset. We're going to protect the view shed
4 from the solar and our intention is to more fully
5 explore that in the next six months.

6 MS. SWADEY: I have a couple of follow
7 up questions that the electricity since this is going
8 to be a large scale solar energy system, will the
9 electricity that's been generated there be sold out to
10 other states?

11 MR. DUKE: It's unclear whether that
12 site could be a community solar program or it could go
13 out of state for export. It's sort of as of right in
14 between the sizes for those. And that decision has not
15 been made yet.

16 MS. SWADEY: How about solar panels?
17 Will there be there?

18 MR. DUKE: It's a 45 acre area. The
19 actual number of panels I don't know, to be honest
20 with you. Do we know how many we were?

21 MR. WILLS: We were focused on the
22 historic properties that we didn't have those.

23 MS. SWADEY: Okay.

24

1 MR. WILLIS: We don't have those numbers
2 at our fingertips. But if that's something the board
3 is interested in, we can make that a follow up. Yeah.

4 MS. SWADEY: Well, I'm interested
5 whether it's going to be the electricity is going to
6 be used for the community or whether it's going to be
7 sold to the power grid for a state you indicate you
8 haven't decided. Do you have any idea when you'll be
9 making that decision?

10 MR. WILLIS: You know, I think we have a
11 little bit of time to make that probably at some point
12 in the next several months. But we don't have a time
13 precisely right now.

14 MS. SWADEY: Thank you.

15 MR. WILLIS: You're welcome.

16 MR. DAVIS: Ms. Anderson, do you have
17 your hand raised?

18 MS. ANDERSON: Yes. Is there anything
19 that is on the -- I guess -- let me see, this plan
20 that indicates that the historic -- all of the
21 historic structures that still exist at this point in
22 time are going to be maintained? As I'm hearing the
23 additional information, I am very concerned that once
24 this property is transferred, it -- I feel like that

1 the historic buildings could possibly be at risk. It
2 doesn't seem to be a plan as to how they're going to
3 be kept or maintained or utilized in the future. And I
4 think that's really important. I think that's
5 something that should be part of the application. Can
6 you please speak on that? Thank you.

7 MR. DUKE: Sure. So I think as Reed
8 mentioned, you know, the intent is to keep it in a
9 state of good repair. Right? It's intended to be used
10 in the future. So we don't have a detailed
11 preservation plan at this time. But, you know, know as
12 owners of the of the resource, they're going to be
13 committed to keeping it in a state of good repair for
14 future use.

15 MS. ANDERSON: Is that stated on the
16 plan here anywhere? Is that a statement that is part
17 of this application?

18 MR. DUKE: It's probably not a note on
19 the plan anywhere at this kind of preliminary stage.
20 But if there's interest in placing a similar note on a
21 plan, I think we could -- we could craft one.

22 MR. JACKSON: I don't see any more
23 hands from the board. But what do we do? Rafael just
24 raised his hand.

1 MR. DAVIS: Okay.

2 MR. ZAHRALDDIN: So I'm guess I'm going
3 to echo a little bit about what Karen just said. I'm
4 also concerned that if we say yes to the form without
5 there being a very express -- a very express part of
6 this whole approval has to be that the structure is
7 going to be protected, because by putting the solar
8 farm there, we're starting to lessen the value of the
9 historic farmhouse and everything else that's around
10 it and the view shed. So I'm just wondering if there's
11 what are the proper legal steps to ensure that these
12 structures don't end up getting swept away by the
13 solar farm? I guess is my point. And maybe I don't
14 know if we've got I can't see all the participants. I
15 don't know if we have our legal counsel on, but maybe
16 that's something we save for our business meeting. But
17 maybe we can give some guidance to the applicant on
18 that issue because I am -- I'm concerned about that
19 kind of development creep coming from the solar farm
20 that'll change the character of this property.

21 MR. DAVIS: Thank you. I wasn't sure if
22 you were done. I don't know if there is a specific
23 question for Colleen on that for today. I think
24 perhaps it's something that we can invite Colleen to

1 comment if she's if she's interested and available.
2 I'm not sure if she's on.

3 MR. JACKSON: I do think Colleen did
4 have to step away for a second, but I agree. I think,
5 Rafael, I think, as you mentioned, it is probably more
6 appropriate for the business meeting part of the
7 discussion.

8 MR. ZAHRALDDIN: I just I just wanted
9 to make sure I mentioned it because there may be an
10 opportunity for the applicant to work with the, with
11 the, with the planning department as well as with
12 legal, our legal counsel to kind of work through and
13 their own legal counsel to work through that issue
14 because it'll come up. Certainly, I'll bring it up
15 again at the business meeting, but they'll have some
16 time in between to maybe address that.

17 MR. DAVIS: Thank you.

18 MR. ZAHRALDDIN: Certainly.

19 UNKNOWN FEMALE: Yes. I have a follow
20 up question about subdivision potential. You said that
21 you haven't looked into it in depth yet. I was just
22 wondering, do you -- are you sure you have enough
23 property there for purposes of subdivision and access
24 to that property?

1 MR. REED: Yeah, I think that's.

2 MR. DUKE: Go ahead, Chris.

3 MR. REED: Yeah, I was just going to
4 say, I think that's part of the ongoing investigation
5 that we have to do. Right. I mean, at this point,
6 we're considering subdivision, but those specifics we
7 haven't looked that closely into yet, to be honest
8 with.

9 UNKNOWN FEMALE: Thank you.

10 MR. DAVIS: Any further questions for
11 the applicants?

12 MR. JACKSON: Do not see any more
13 questions from the board.

14 MR. DAVIS: Okay. Thank you. We'll
15 open it up to public comment. Once again, we'll try
16 to do this in an orderly fashion. We'll make a call
17 for general comment in favor of the application.

18 MR. JACKSON: All right. And I do have
19 one hand raised. And this is Mark Blake, and I will
20 allow you to speak.

21 MR. BLAKE: Thank you all. And thank
22 you to the applicant for this. Just as an FYI, in
23 general, I have a background in the electric utility
24 industry for 24 years. So solar farms and alternative

1 energy is pretty close to what I've done. It's on
2 average about 2000 solar panels per acre for solar
3 farm. So this would be about a 90,000 panel, give or
4 take, based on topography and so forth, and how they
5 decide to set the grids up. But the only questions I
6 have, and I think it's always great to have
7 alternative energy options, the only questions I have
8 are what they estimate the years of the solar farms
9 life expectancy for the photovoltaic panels, the
10 serviceable life, which on average right now is give
11 or take 20 years. And would they be upgrading that?
12 Because I heard the comment about not wanting to be a
13 long term owner of the house, but would this solar
14 farm be one that you would upgrade as technology
15 changes with more efficient panels? Or would you then
16 basically stop the farm and remove everything? And
17 then that question is, is there a bond in place with
18 New Castle County to pay for removal and restoration
19 of the farmland to its original state? When you're
20 done, whether you do upgrade or get out of it after,
21 let's just say 20 years or what have you. So those are
22 the only comments I have, but I am supportive of it. I
23 just like to make sure that there is an end game in
24 place so there's no questions when the time comes

1 because as we all know, power generation does change
2 and technologies move forward. So thank you.

3 MR. DUKE: Would you like me to address
4 those particular questions?

5 MR. WILLS: Sure.

6 MR. DUKE: So the way the industry has
7 evolved, the solar panel manufacturers are now
8 providing warranties somewhere between 25 and 30
9 years, our projected life of the project would be 35
10 years to 40 years. The important thing that you
11 brought up in a sort of linchpin, we were very
12 involved in the development of the Newcastle County
13 solar ordinance. Met with lots of folks and we were
14 very much in favor of a requirement for a
15 decommissioning bond. In our eyes, this is if you take
16 the long view, this is a temporary use. So we will
17 make sure resources are available. It is consistent
18 with our -- we have a pretty large portfolio of solar
19 projects in the Northeast and there's not one that we
20 don't have a commitment to post security to address
21 decommissioning. So that will certainly be done in
22 such a manner that it will allow the project to -- the
23 property to go back to agriculture.

24

1 You brought up some type of repowering
2 know certainly none of that's going to happen in the
3 first 30, 35 years of the project life. And I think
4 looking out 35 years and trying to figure out where
5 would a reinvestment in new solar panels weigh out
6 versus other technologies that are 35 years in the
7 future. We don't have those plans in place right now.

8 So we think the most important thing to
9 do is to make sure that we're taking care of the
10 ground. I also advise we are buffering as required
11 under the solar ordinance along Route Nine. So from an
12 aesthetic standpoint, you're going to not only have
13 the protection of fences to keep animals and people
14 off the solar site, but you're also going to have that
15 aesthetic along Route Nine and then we're going to
16 also plant inside of the fence line native grasses,
17 native plants and wildflower and pollinator habitat,
18 which is creative to the agricultural community in the
19 area. So that is pretty consistent with if you follow
20 trends in the industry and certainly trends with our
21 business and how we go about development, we think
22 decommissioning bonds, appropriate view shed
23 management and natural groundcover, native groundcover

24

1 and pollinator groundcover are sort of hallmarks of
2 how we go about doing business.

3 MR. BLAKE: Thanks very much, Reed and
4 Chris. Appreciate your input.

5 MR. DAVIS: Any more public comment in
6 favor?

7 MR. JACKSON: I don't see any more
8 hands raised.

9 MR. DUKE: So the landowner would like
10 to comment and he's having trouble getting on. Is
11 there a way to dial him in?

12 (OFF THE RECORD)

13 MS. ANDERSON: I had a question in
14 regards to Mr. Wills' response to the last question.

15 MR. DAVIS: Sure, go ahead, Karen.

16 MS. ANDERSON: Should I present that?
17 Okay. Thank you. I just want a little bit of
18 clarification. Did I hear you say that you are
19 installing landscape buffering along Route Nine?
20 Because when I look at the drawings, it doesn't look
21 like there's any landscape buffering along Route Nine.

22 MR. DUKE: Yeah. This is Chris. So
23 there will be landscape buffering. The exploratory
24 plans that we've submitted don't show that not

1 required to be shown on the exploratory plane at this
2 point. But there is a buffering requirement per code
3 that we will be meeting. So the plan that you have in
4 front of you shows the specific, specific buffering
5 associated with the historic resource. But there is
6 additional landscaping requirements that the plan will
7 met, they will meet.

8 MS. ANDERSON: Thank you.

9 MR. DAVIS: Ms. Swadey.

10 MS. SWADEY: Yes. I have one more
11 follow up question. Are there any concerns about solar
12 projects affect on groundwater?

13 MR. DUKE: Not that I know of. Reed, I
14 don't know if you are able to opine on that.

15 MR. WILLS: You're dealing with inert
16 solar panels. Everything is in a solid state. There's
17 very long history now of projects that are in the
18 field 50 miles -- 50 years old in space, but in land
19 cover, starting in Europe probably about 25 years ago.
20 No history at all of any type of transfer of those
21 chemicals on to any type of soil contamination,
22 groundwater contamination. And what we're really doing
23 is we're putting steel posts in the ground. We're
24 using electric motors. And the overall impact to the

1 land is extremely light. When you look at if we're
2 putting if we have 47 acres where panels are
3 installed, there's probably 2 to 3 acres of actual
4 impact and disturbance to the land, all of which will
5 be addressed THROUGH decommissioning. So there is no
6 history with that. There's no evidence of that.
7 There's a fair amount of written material in the
8 market that addresses those concerns.

9 MS. SWADEY: Thank you.

10 MR. DAVIS: Ms. Anderson.

11 MS. ANDERSON: Yes, to kind of
12 piggyback on that. How are the panels disposed of?
13 What is the environmental impact of those PV panels
14 and at the end of use, how are they dealt with?

15 MR. WILLS: So there's two options. At
16 the end of the life of the solar module. So, not in
17 public meetings, a lot of times I'll bring my little
18 solar calculator that I used when I went to Temple
19 University and that was in the mid eighties and the
20 numbers still light up. I don't have that in my hand
21 right now, but solar modules basically don't just stop
22 working. They basically lose efficiency over time. So
23 one of the uses would be after 35 years if we're not
24 making commercial quantities and it doesn't make

1 sense, those panels could be dispatched and used by
2 another party. You could give them away to a non-
3 profit. There's lots of different things. There's a
4 market for that. There's a secondary market for those
5 modules because they'll just keep going and going.
6 They just won't produce at the same rate that they
7 produced in the first 5 to 10 years of the project.

8 As an alternative to that, in some
9 cases, there will be -- it'll make sense to do
10 recycling. Recycling is done and it's done safely over
11 in Europe. And there's more history in Europe of
12 projects that that the demand for that recycling,
13 because they do have projects that are 25, 30 years
14 old. And the panels that went in back then had a
15 shorter life expectancy than the panels that are in
16 today's market. So the expectation is there will be
17 recycling centers developed here in the US. There are
18 pilot projects that are already ongoing. So I think
19 you're looking at something that is fairly easy access
20 in terms of all the things that are on site. You've
21 got a lot of steel. Steel can be reused, recycled, you
22 have a lot of copper reused, recycled, and then the
23 modules themselves would be reused in their current

24

1 form or they can be recycled. Did that address the
2 question?

3 MS. ANDERSON: Yes.

4 MR. DAVIS: Thank you. Chris, do we
5 have the we have the landowner?

6 MR. JACKSON: I don't see any new
7 numbers popping up on the attendees.

8 MR. DAVIS: Okay.

9 MR. DUKE: So he's been he's been
10 listening. Would you recognize him by his email
11 address?

12 MR. JACKSON: No. It should have either
13 a username or a phone number showing up. I only have
14 one phone number.

15 (OFF THE RECORD)

16 MR. ROWLAND: Thanks for your patience
17 with my technology challenges. I'm out of town and I
18 only could do it by phone. So I was trying to tap
19 mobile to get in. So, yes. So I have had the
20 opportunity to listen and I just wanted to comment
21 briefly about the property and our sale of it. We've
22 owned this property since 1927. My great grandfather
23 purchased the property and farmed on it and had a
24 cannery on the river and it was, you know, it was an

1 active business until the 1940s, at which point my
2 grandfather, my great grandfather passed. My
3 grandfather passed all within two years. And in the
4 time since then, it's been a tenant farm and our
5 family has enjoyed it almost as a vacation home. And
6 what you can see from the photos is that's kind of
7 moved on, too, when my uncle passed in 2006, the
8 person that was maintaining the home on a on a regular
9 and diligent basis was no longer with us. And so I
10 guess the only reason for my comment is one of the
11 reasons that we are excited about this is there's not
12 a way within our family to take care of the home, the
13 house and the outbuildings the way we would like and
14 we see this as a really good opportunity to take care
15 of this property that in my 63 years has been a
16 significant part of my life but isn't any more. And
17 there are any other questions you might have for me
18 since I wasn't able to get on before?

19 MR. DAVIS: Any questions from the
20 board? Do we have any hands raised?

21 MR. JACKSON: I don't see any hands.
22 Okay, good. Thank you.

23 MR. ROWLAND: Okay. Thank you. Thank
24 you. Okay.

1 MR. DAVIS: Okay. Any other hands
2 raised, Chris, for public comment in favor?

3 MR. JACKSON: I don't see any more
4 hands raised.

5 MR. DAVIS: Okay. Thank you. We will
6 move on to your public comment in opposition.

7 MR. JACKSON: I do not see any hands
8 raised.

9 MR. DAVIS: The general public comment
10 related to this application?

11 MR. JACKSON: Do not see any hands
12 raised?

13 MR. DAVIS: Okay. Thank you.

14 MR. DUKE: Thank you for the
15 opportunity to speak and present.

16 MR. JACKSON: All right. The next
17 application is application 2022-0209-H, which is 863
18 Valley Road Tax Parcel 08-012.00-039. It's on the east
19 side of Valley Road, 850 feet south of Evanson Road,
20 Millcreek hundred S Zoning Council District two. This
21 application is for determination of eligibility for
22 the Robinson House. It's associated with a major land
23 development plan with rezoning for Hockessin Station

24

1 Application 2021-0695-s/z. And I know we have Shawn
2 Tucker here to present.

3 (OFF THE RECORD)

4 MR. TUCKER: Good evening, board
5 members. For the record, my name is Shawn Tucker. I'm
6 a land use attorney here in Delaware, and I represent
7 the applicant this evening, VRH1 and VRH3. We are here
8 tonight through a referral that was done pursuant to
9 Article 15 of the UDC, in particular 40.1510 under
10 applicability, which requires any subdivision or land
11 development plan to be referred to the board as, you
12 know, for consideration for possible S designation and
13 our recommendation to that end.

14 Here to meet with me tonight is Doug
15 Hertsenberg, who is a Delaware licensed architect,
16 Shane Minner, who's the land resource manager for the
17 applicant, and either Catherine Morrissey and or
18 Michael Emmons, who is our expert consultant from the
19 University of Delaware, who prepared the report that
20 you have before you this evening.

21 We are here at our first meeting under
22 the new process. And as it's been explained to us,
23 this first meeting is regarding eligibility,
24 eligibility only. So we're here tonight to talk about

1 that and certainly share our report with the board and
2 provide a summary from our consultants.

3 Regarding just a couple of housekeeping
4 matters, because I was listening, of course, to the
5 prior applications. I just wanted to note a couple of
6 things. I think it might provide some comfort and
7 perhaps save some time down the road. The legal
8 mechanism that I read in the new law to ensure that
9 preservation is achieved when an H overlay is in fact
10 utilized and the new process is really through the
11 preservation plan. If you look at 15310 Preservation
12 of historic resources on major land development plans,
13 for example, and that would apply in this instance at
14 least the code is very clear that a detailed
15 preservation plan must be submitted to the Department
16 that describes the measures to be taken for the
17 historic rehabilitation or restoration and
18 preservation of the historic resource. The Department
19 shall review the preservation plan and obtain
20 recommendations that are approval of the proposed plan
21 from the Historic Review Board. After department
22 approval, a note referencing the preservation plan
23 must be memorialized on the record plan, so that then
24 gets recorded. So I just wanted to offer that because

1 I heard some concerns about what is the mechanism to
2 make sure that these structures don't get demolished
3 when they are appropriately designated with an H and
4 or the land around them. And there is a very clear
5 mechanism in the new ordinance that we're operating
6 under today.

7 Regarding our particular application,
8 as I said, we're here for eligibility tonight only.
9 And certainly at our next meeting, it's our
10 understanding that we would present a preservation
11 plan if in fact we are -- we qualify for an H
12 designation. To cut to the chase, as you may have
13 already guessed, our consultant has advised that there
14 is historic -- a significant historic resource on this
15 property or resources. And I'm going to -- I'm going
16 to let our -- our consultant talk more about that and
17 walk you through that. I will bring up a couple of
18 pictures here, though, just to orient you.

19 And I think the picture up is the
20 department's picture of our PowerPoint; is that
21 correct? Okay. You're giving me back the screen here
22 with me here. I'm going try to get up on the screen
23 what I would like to share with you to put this in
24 context. So I mentioned first -- thank you for bearing

1 with me -- the plan that started the process, and I
2 think it will help bring some initial orientation
3 here. Getting there.

4 So here is the most current plan for
5 several parcels that make up the present application.
6 I will eventually zoom into this area here in red. I
7 assume you can see this okay.

8 MR. DAVIS: Yes, we can see it.

9 MR. TUCKER: Thank you for confirming
10 that. Just to orient you in regard to the plan, we are
11 dealing with approximately 58 acres of redevelopment
12 along Valley Road in Hockessin that is under
13 consideration by the Department and ultimately County
14 Council for rezoning. The properties are a bit of a
15 hodgepodge. They're made up of current residential,
16 industrial in some cases, and some commercial as well,
17 some commercial neighborhood. If the proposal is
18 successful and the rezoning is approved, all the
19 property would be rezoned to ST or suburban
20 transition. The plan proposes 149 homes, approximately
21 60 percent open space, and the 150th lot would be a
22 lot that we would be preserving with the structure
23 that we're going to be talking a little bit more about
24 here in a minute this evening. And I'm going to try my

1 best to zoom in here now on the relevant section of
2 the property, if you'll bear with me, which will
3 hopefully put this into better perspective. Zoom in a
4 little bit more. Specifically on the slide -- here we
5 go. There we go.

6 So this gives you an idea of a lot 150
7 that's carved out on the current plan. And you can see
8 in here one structure right on the road. That is the
9 Robinson House. We're going to share with you tonight
10 information about it's in the report on the shed,
11 which is also on the property. Is this structure right
12 here. And let me now give you some actual pictures of
13 those structures. Here's one picture. It's on the
14 cover of the report, and I'm going to jump into our
15 PowerPoint here. That is that's not the barn
16 obviously, that is the existing structure that sits
17 almost on top of Valley Road today. And bear with me.
18 Let's go. Okay. May I ask if the PowerPoint is
19 visible? It is not? How about now? Okay. I'm guessing
20 no. Let me try to stop sharing and reshare. Thank you
21 for bearing with me.

22 (OFF THE RECORD)

23 MR. TUCKER: This is the outline of the
24 lot that is referenced in the report today. There is

1 the house you can see right up against or very close
2 to Valley Road, which is here. For those of you who
3 are familiar with Valley Road, I suspect most of all
4 of you are, probably are. If you were to head north,
5 that would take you towards the six Fulkerson
6 Lancaster Pike. You'd head south That'll take you down
7 to the grocery store and Lantana Square area. And for
8 those who travel this road occasionally you may
9 remember seeing this house. It does stand out right on
10 the road and is rather predominant. It's not the
11 typical farmhouse that you might see that's much
12 further back off the road in a farm area or
13 traditional farm area. Here's the rear of the building
14 today. Here's a picture of the interior, just for
15 reference.

16 The barn, which is to the north, this
17 is a picture of the barn today and its present
18 condition. This is a picture of the interior. You can
19 see the floors or pavers. You can see that it's not
20 really utilized today in any meaningful way. And
21 unfortunately, it does suffer from termites and
22 structural issues, which we will get into more detail
23 with, certainly in our preservation plan for our next
24

1 hearing. But I wanted to give you some context of the
2 structures before you hear from our expert.

3 And with that quick overview, what I'd
4 like to do is turn it over to either Catherine
5 Morrissey or Michael Emmons to give an overview of
6 their report, which is from March of 2022 and has been
7 submitted in the record under the heading
8 Determination of Eligibility for Historic Zoning
9 Report.

10 MR. EMMONS: Okay. So I'll just
11 present the CliffsNotes version of this, since I
12 assume the board has had an opportunity to see our
13 extensive report and illustrations and photos and just
14 give you a quick overview. So when we were hired by
15 the applicants to make sure they had a full
16 understanding of the historic nature of this property,
17 we -- our preliminary research identified this as an
18 1860 farmhouse so Civil War era. But our center
19 performed extensive research, which I want to say was
20 led by Kimberly Schall (ph.) and Cate Morrissey, not
21 myself. So they get the credit for a lot of the
22 research, but they determined that this house was
23 actually built in 1895, so just before the turn of the
24 century. So a little less old than we initially

1 thought. And it was originally built, as we believe, a
2 tenant farm, which if you don't know about
3 agricultural tenancy, that's essentially I guess one
4 of the previous properties discussed tonight was an
5 agricultural tenancy farm, but it's essentially an
6 investment property that's rented out to someone who
7 farms the property or works on the farm for the
8 investor owner. So for about the first 25 years of
9 this property, we're not really sure who lived there
10 and what they were doing, whether they were working on
11 the farm, leasing the farm themselves, that kind of
12 thing.

13 But as you can see or saw in the
14 photos, one of the things we really found interesting
15 is it's a frame house, not a stone or brick dwelling
16 that survived and it has two front doors.

17 We've heard local legends about
18 possibly it was a store or something along those
19 lines. There we go. You can see in the photo as two
20 front doors, frankly, that's a mystery we were never
21 able to fully explain. So we didn't do too much with
22 trying to discuss this as a rare architectural
23 specimen or anything like that. More than likely, it
24 has something to do with just having two separate

1 entrances, one more private, maybe one for dirty feet
2 coming in and out of outside. We're not exactly sure.
3 But what we found was significant about the property
4 was it was purchased in 1921 by an African-American
5 couple named Bert and Matilda Robinson, probably kind
6 of early great migration folks who came up from the
7 South to work in the area. And they -- we're not sure
8 if they ever lived in this house before they purchased
9 it, but they did purchase the property in 1921.

10 And so they became a small percentage
11 of African Americans who owned their own property at
12 this time in 1895, it was at that time already just a
13 few acres property. So that -- at that point no longer
14 served as primarily an agricultural property. They
15 probably did do some small scale farming on the
16 property, but they had jobs outside, like up in York
17 and working at the fiber company up in York land.

18 But what is significant about it is
19 clearly the Robinsons were kind of community leaders
20 in Hockessin and especially Bert Robinson stands out
21 for his service on the board. He did several terms in
22 the 1920s and thirties on the Hockessin Colored
23 Schools Board, the now famous Hockessin Colored School
24 not too far away from where this property is located.

1 And so we were able to understand a little bit more
2 about the Robinson family due to the help of
3 researchers at the and Hockessin Historical Society
4 and a board member of the Hockessin Colored School,
5 number 107 C, who helped us understand a little bit
6 more about the Robinson's and in his leadership in the
7 community.

8 And so we found it significant as being
9 an early African American owned property there in
10 Hockessin. And then it's got a really small part in a
11 very large story, the famous Brown v Board of
12 Education case, which many people probably realize
13 actually packaged a lot of different court cases
14 together as one major Supreme Court case, and one of
15 those was Beulah V Gebhardt. And what we learned was
16 so the Beulah V Gebhardt case was essentially because
17 the Beulah family didn't want their daughter Shirley
18 to have to walk almost two miles to school as many
19 African American kids had to do in the area for a very
20 long time, including their own kids who used to stop
21 at this property as kind of a way station, a halfway
22 point, get a drink of water outside from a spigot, and
23 they no longer wanted their daughter, Shirley, to have
24 to do what the other Beulah children and other African

1 Americans who lived out on the Limestone Road area had
2 long walked to school, even though a bus went right by
3 their property.

4 So that Beulah case ended up being a
5 part of the Brown v Board of Education case. And so we
6 thought that was an interesting small connection that
7 this property had with the Beulah family, whose older
8 children had used to stop here in the very long walk
9 to school to rest and get a drink of water in a long
10 pipe that ended up being considered unconstitutional
11 in the Brown v Board of Education. So that's the
12 basics of it is architecture. Age aside, we felt like
13 the farmhouse really stands as a memorial to African
14 American history and African American leadership in
15 Hockessin in the early 20th century. And Bert and
16 Matilda owned that property from 1921 to 1938, at
17 which time I believe they left it to their grandson,
18 who owned it for another 40 years before it changed
19 hands again, I think, in the late seventies. So that's
20 the crux of it and what we found about the property.

21 And I'd be happy to answer any
22 questions anyone has about it or try.

23 MR. DAVIS: Mr. Tucker, how are you
24 done with your presentation?

1 MR. TUCKER: Yes. For eligibility
2 tonight. We are certainly when we come back, before
3 you will have a present presentation plan,
4 preservation plan. Excuse me, but we're happy to have
5 Michael Emmons answer any questions you may have
6 regarding eligibility. And certainly we'll do our best
7 to do the same. But we are considering eligibility,
8 particularly regarding the house and some of the
9 surrounding land. And we'll do our best again to
10 answer any questions in that regard this evening.
11 Thank you.

12 MR. DAVIS: Thank you. Ms. Anderson, I
13 see your hand raised.

14 MS. ANDERSON: Yes. I just had one
15 question. Was anyone able to talk to, I guess --
16 anyone from the Robinson family and find out if there
17 was information that that family may have to attribute
18 this?

19 MR. EMMONS: No, I don't I don't
20 believe we were able to get a hold of anyone, any
21 descendants of the Robinsons per se, though we were
22 able to talk to Lynette Edwards at the Hockessin
23 Colored School, who had done oral histories and
24 interviews with surviving Beulah family members. And

1 that's where some of those stories came from, as well
2 as got some records from the Hockessin Historical
3 Society. And I think Cate's on here, too. I don't
4 know. Do you know if there was any other contacts made
5 in that regard?

6 MS. MORRISEY: Hi, this is Catherine
7 Morrissey, associate director of the Center for
8 Architecture and Design. And unfortunately, when
9 Charles Robinson passed away in 1978, he was the last
10 descendant. So as best as our knowledge, there are no
11 more living Robinson's.

12 MS. ANDERSON: Thank you.

13 MR. EMMONS: Mr. Chair, if I. If I
14 could for a second. I want to apologize. There is a
15 typo in the opening slide to this that listed this as
16 Council District two. It is actually Council District
17 three. Just to straighten that out. I apologize.

18 MR. DAVIS: Great. Thank you. Do we
19 have additional questions from the board?

20 MR. JACKSON: I do not see any other
21 hands. No hands.

22 MR. DAVIS: Thank you. Ms. Anderson,
23 you have your hand up? Is that -- did you have another
24

1 question or are you -- you're good? She put her hand
2 down.

3 MR. JACKSON: Yep.

4 MR. DAVIS: Okay.

5 MR. JACKSON: No more hands.

6 MR. DAVIS: Okay. Good. Good. All
7 right. Thank you. We'll open it up to public comment
8 again. We'll call for public comment in favor of the
9 application.

10 MR. JACKSON: All right. I see Mark
11 Blake's hand is raised and Mark, you should have the
12 ability to speak.

13 MR. BLAKE: Thank you very much. Mark
14 Blake. I'm speaking as the president of GHADA. For
15 those who don't know, that's a short acronym for a
16 long phrase called The Greater Hockessin Area
17 Development Association. As we've been told, we're the
18 second oldest civic umbrella group in the state of
19 Delaware. And I just want to say that the applicant
20 that Mr. Tucker represents, Blenheim, has a history of
21 being a good steward as a developer and any time
22 they've come across historic properties they've been
23 very accommodating to preserve them and repurpose
24 them. They did that in a development a few years back,

1 called West Hampton off of McKinnon's Church Road, and
2 spent a considerable amount of time to actually lift
3 the entire building up, reorient it, and then
4 completely redo the exterior and even the adjacent
5 structures, which were historically significant and
6 worth saving. And I will say that from this
7 standpoint, the House is from a GHADA standpoint, is
8 probably the only thing we see worth saving and
9 salvageable here. The barn, I would love to have some
10 of the old barn board just to make some things out of
11 in my woodshop. But other than that, that structure
12 has no true significance any longer and we've lived
13 through a couple of large structures trying to be
14 preserved through the HRB one at Walker Farm, which
15 ended up we couldn't even give it away when it came
16 around to it because it was so poorly built of soft
17 woods that there was nothing there to salvage. And
18 another one going way back with another project that
19 Toll Brothers actually documented and numbered and
20 took it apart. And by the time it was ready to be put
21 back together, was deemed unsavable just because it
22 was such bad condition. So I would urge that the board
23 focus more on what can be saved and not make them
24 unduly have to spend time and effort on something that

1 we've shown time and again is not worth, worth the
2 cost and the effort to put into it for and it's pretty
3 small if you've ever been out there, you look at this
4 thing, it's more like an oversized shed, but it's been
5 failing for years. So we just want to say that the
6 GHADA community is very strongly in favor of whatever
7 preservation plan they come up with and the house be
8 saved and the shed or out barn building to be allowed
9 to be dismantled and move forward. And I know we have
10 Pete Seely is on from the Hockessin Historical
11 Society, so he could speak more to the issues of what
12 the local historical aspects are of this. So I want to
13 thank you, but we are very supportive of this. The
14 history has been that they will -- they as a developer
15 will be a good steward. And we appreciate their
16 willingness to do so. Thank you.

17 MR. DAVIS: Thank you.

18 MR. JACKSON: I don't currently see any
19 other hands.

20 MR. DAVIS: Okay. Okay. We'll move on
21 then to public comment in opposition to the
22 application.

23 MR. JACKSON: I do not see any hands.

24

1 MR. DAVIS: Any general public comment
2 related to this application?

3 MR. JACKSON: All right. I do see a
4 hand. I see a Lanette and should be able to speak.

5 MR. DAVIS: Welcome.

6 MS. RIDDLESPRIGER-EDWARDS: Good
7 evening. Can everyone hear me?

8 MR. DAVIS: Yes.

9 MS. RIDDLESPRIGER-EDWARDS: Wonderful.
10 My name is Dr. Lanette Riddlespringer Edwards, and I
11 am a resident of Hockessin, Delaware. I currently live
12 in the Valley Brook subdivision where I've been a
13 resident for now close to 15 years. I am also a board
14 member, volunteer board member of the Hockessin 107
15 Colored School where I serve in the capacity of the
16 educational consultant. I have had the privilege of
17 working with Michael and some of his team members in
18 helping him to explore the historical significance of
19 the Robinson family. It is indeed an honor to hear
20 that you are considering undertaking such an event. My
21 comment is very simple and direct. The Robinson family
22 has a significant role in the Hockessin Colored
23 School, not only the Colored School as the Beulah
24 case, as Michael has so eloquently stated, but also

1 with the historical Tipi Chapel A.M.E. Church, which
2 has been in the area since 1869.

3 There are no living Robinson's to our
4 recollection and to our research records that are
5 currently here in the Hockessin area. However, we
6 still have ten remaining members in the community,
7 African-American community, that have direct contact
8 and information on their personal experiences and
9 documentation on the support of Bert Robinson, not
10 only as a board member and as a janitor in maintaining
11 the PS DuPont School that was built in 1920, as well
12 as the historical structure of the African American
13 school that was built prior to the 1920 structure that
14 we now know as the brick school.

15 So I employ the board, implore you to
16 continue what you are doing and making everyone
17 accountable to the applications and also to the
18 applicants to continue to do the research and find the
19 significance, not only as it relates to bettering the
20 use of the land, but also as it relates to the stories
21 of the people who are excellent tenants and gave their
22 lives to their dedication of enhancing the community
23 and sustaining the African-American influence in the
24 community. Thank you for listening.

1 MR. DAVIS: Thank you.

2 UNKNOWN FEMALE: Yes. I just want to
3 follow up on Mark Blake's comments and talk about the
4 possibility of dismantling the shed in the barn. I
5 just wanted to point out that in March we had an
6 applicant who turned down a board and they have found
7 a company in Lexington County to salvage that. So I
8 just wanted to put that out there in case you're
9 interested in your preservation plan of possibly
10 demolition and perhaps salvage.

11 MR. DAVIS: Thank you.

12 UNKNOWN MALE: Thank you.

13 MR. JACKSON: And I see Pete Seely has
14 his hand raised and allow him to speak.

15 MR. DAVIS: Thank you.

16 MR. SEELY: Hello. I would just like to
17 speak in general regarding the University of Delaware
18 CHAD Department, the Center for Historic Architecture
19 and Design. They are great. Cate Morrissey and Mike
20 Emmons do a really great job. The reports are so
21 thorough. I can usually only get through the first
22 couple of pages before they start detailing all the
23 window frames and all the minute details of the
24 buildings. But it's great that they are so involved

1 and love the history so much to be able to document
2 these types of buildings. I also agree from walking
3 through both structures that the house is definitely
4 in pretty good condition other than the staircase that
5 they cut through the center of the house going into
6 the basement. That can be reinforced easily. The
7 windows need to be replaced, but the main structure of
8 the house seems pretty intact. But yes, that barn is
9 fairly small and not really in the best condition, and
10 it's been worked over so many times that it doesn't
11 seem like it's a worthwhile saving.

12 The one question I had is I think it
13 would be very nice if they could save the well behind
14 the house. And right now it has kind of plywood or
15 decking over top of it that looks a little unsafe. But
16 I'm curious if the CHAD department had gone through
17 and seen how deep that well is? But I think if that's
18 salvageable, if you could actually enclose that
19 somehow and make it visible or safe and keep it intact
20 also.

21 MR. TUCKER: Mr. Seely, if I can jump
22 in on behalf of the applicant, Mr. Minner is here. We
23 do intend to preserve that as part of the plan that
24

1 you will see at our next meeting. Shane, I didn't know
2 if you want to say a couple of words?

3 MR. MINNER: Yeah. No, definitely. The
4 home is currently a rental unit. Now there's residents
5 that are living in there. We inherited those tenants
6 from Mr. McGillis when we purchased the property in
7 December of 2020. Pete has walked through or Mr. Seely
8 has walked through the home with staff from Glennon.
9 So we are looking at right now salvaging that well, as
10 in like Pete said, it has a plywood top on it and
11 we're looking to get a concrete lid right now just to
12 protect the residents or anybody on the property to
13 it's an unsafe situation at the moment. So when we do
14 the preservation plan and Doug Hertzberg is here from
15 Barnard and he's our historic architect, we will
16 definitely look at whatever options we can for
17 preserving and keeping that well there and safe to
18 anyone that purchases the property or visits the
19 residence.

20 MR. DAVIS: Ms. Silber.

21 MS. SILBER: Yeah, maybe I missed it. I
22 think this is a question for anybody. Is the well, I
23 understand it's capped with a temporary cap with the
24

1 plywood. Is the well filled or is it is it still --
2 no, it's still the stores void? Okay.

3 MR. EMMONS: I'm sorry. I thought we
4 were muted. No, it's open right now. It's not filled.
5 So it's approximately 14 or 15 foot deep. So if
6 someone were to fall in the well, it would be not a
7 good situation. So we're looking right now at getting
8 a manhole, a concrete manhole lid with a top on it to
9 put on top of the well to keep anyone from falling
10 into there.

11 MR. JACKSON: All right. I don't see
12 other any other hands at this moment.

13 MR. DAVIS: Okay. Thank you. It's. And
14 Shane, if you could share slide number 61, please. All
15 right. And I think that was all the business. So next
16 on the list is a report of the preservation planner.
17 I'll just note that the -- you're going to deliberate
18 on these items at the next business meeting on
19 Tuesday, May 3rd, 2022 at 5 p.m.. The same format via
20 Zoom and in person at the Gilliam building and anyone
21 can reach out to the land use department if they have
22 any questions. But other than that, I don't have
23 anything further.

24

1 MR. DAVIS: Thank you. One final call
2 for public comment.

3 MR. JACKSON: And I do not see any
4 hands.

5 MR. DAVIS: Sorry, Chris.

6 MR. JACKSON: Still no hands.

7 MR. DAVIS: Okay, good. We have a
8 motion to adjourn.

9 MR. PATEL: I make a motion to adjourn
10 the meeting.

11 UNKNOWN MALE: Second.

12 MR. DAVIS: All in favor?

13 ALL: Aye.

14 MR. DAVIS: Thank you, everyone.

15 (Whereupon, this hearing concluded.)
16
17
18
19
20
21
22
23
24

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

C E R T I F I C A T I O N

I, Rebecca Murray, certify that the foregoing is
a true and accurate transcript from the official
electronic sound recording.



Rebecca Murray
Approved Transcriber

Dated: May 11, 2022

<p>0</p> <p>03337 24:5 08-012.00-039. 44:18 08-049.40-029 8:14</p>	<p>1977 12:22 1978 57:9 1979 21:11 1994 13:3 1996 9:22 19th 10:9 22:1,4</p>	<p>39 23:21 3rd 66:19</p>	<p>abundance 28:11 access 17:24 18:3 33:23 41:19 accommodating 58:23 accountable 62:17 accurate 68:3 achieved 46:9 acquire 28:9 acquiring 27:11 acre 29:18 35:2 acres 22:16,17 40:2,3 48:11 53:13 acronym 58:15 active 43:1 activity 23:4 actual 9:14 29:19 40:3 49:12</p>
<p>1</p> <p>10 41:7 100 23:22 26:8 107 54:5 61:14 11 68:11 14 66:5 149 48:20 14th 11:17 15 6:21 24:8 45:9 61:13 66:5 15-019.00-009. 19:23 150 49:6 150th 48:21 15310 46:11 18266 68:6 1830 20:5 1835 21:10 1860 51:18 1869 62:2 1895 51:23 53:12 19 1:6 4:4 5:11 1920 62:11,13 1920s 53:22 1921 53:4,9 55:16 1927 42:22 1935 8:20 10:5,9 10:11,13 15:1 1938 55:16 1940s 43:1 1941 9:17,18 1963 11:12,17 1968 9:18,22 12:14 12:16,16,21 13:16</p>	<p>2</p> <p>2 40:3 20 35:11,21 200 23:5,10,17 2000 35:2 2006 9:24 43:7 2009 10:2 2020 65:7 2021-0695 45:1 2021-0823 8:21 2021-10448 20:4 2022 1:6 5:11 51:6 66:19 68:11 2022-0206 2:20 4:3 8:13 2022-0207 3:1 4:4 19:22 2022-0209 3:7 4:5 44:17 20th 21:20 55:15 21 22:17 214 22:16 2201a 8:13 9:3 24 34:24 25 36:8 39:19 41:13 52:8</p>	<p>4</p> <p>40 24:5 36:10 55:18 40.03.337 22:15 40.1510 45:9 44 4:5 45 22:16 27:17 29:18 47 40:2</p> <p>5</p> <p>5 41:7 66:19 50 39:18,18 58 48:11 5:00 1:7 5:01 5:11</p> <p>6</p> <p>60 27:17 48:21 61 66:14 63 43:15</p> <p>8</p> <p>8 4:3 850 44:19 863 44:17 87 1:5</p> <p>9</p> <p>90,000 35:3 992 19:22</p>	<p>abundance 28:11 access 17:24 18:3 33:23 41:19 accommodating 58:23 accountable 62:17 accurate 68:3 achieved 46:9 acquire 28:9 acquiring 27:11 acre 29:18 35:2 acres 22:16,17 40:2,3 48:11 53:13 acronym 58:15 active 43:1 activity 23:4 actual 9:14 29:19 40:3 49:12 add 23:17 added 12:13,22 13:16 addition 11:17,18 11:21 12:4,17 13:14,15,22 14:1,6 14:19 15:1 23:6 24:4 additional 20:22 30:23 39:6 57:19 additions 14:22,22 address 7:17 33:16 36:3,20 42:1,11 addressed 40:5 addresses 40:8 adjacent 59:4 adjourn 67:8,9 advise 37:10 advised 47:13 aesthetic 37:12,15</p>
	<p>3</p> <p>3 40:3 30 23:7,13,21 36:8 37:3 41:13 300 23:11 3100 20:1 35 36:9 37:3,4,6 40:23</p>	<p>a</p> <p>a.m.e. 62:1 ability 58:12 able 18:2 20:9 39:14 43:18 52:21 54:1 56:15,20,22 61:4 64:1 absent 6:8 absolutely 8:5</p>	

<p>affect 6:16 39:12 affiliation 7:17 african 53:4,11 54:9,19,24 55:13 55:14 62:7,12,23 afternoon 9:1 age 28:21 55:12 agenda 4:2 6:19 8:12 19:22 ago 22:1 39:19 agree 33:4 64:2 agricultural 37:18 52:3,5 53:14 agriculture 36:23 ahead 34:2 38:15 allow 19:6 34:20 36:22 63:14 allowed 60:8 alteration 12:10 alternative 34:24 35:7 41:8 aluminum 12:22 american 25:5 53:4 54:9,19 55:14,14 62:7,12 62:23 americans 53:11 55:1 amount 40:7 59:2 analyze 24:21 anderson 2:8 5:22 8:7 17:21,22 18:20 25:22 26:1 26:12,17 30:16,18 31:15 38:13,16 39:8 40:10,11 42:3 56:12,14 57:12,22 animals 37:13 anna 10:4</p>	<p>anne 9:23 answer 7:11 15:16 24:9 55:21 56:5 56:10 anybody 65:12,22 anyone's 28:3 apart 59:20 apologize 57:14,17 applicability 45:10 applicant 6:20,22 7:10,11 9:2 15:19 32:17 33:10 34:22 45:7,17 58:19 63:6 64:22 applicant's 7:20 applicants 34:11 51:15 62:18 application 2:20 3:1,7 4:3,4,5 6:15 8:13,18,21 19:4,14 19:17,21,22 20:3,4 20:13 22:12 31:5 31:17 34:17 44:10 44:17,17,21 45:1 47:7 48:5 58:9 60:22 61:2 applications 46:5 62:17 applied 11:13 apply 46:13 applying 26:3 appreciate 38:4 60:15 approaching 26:5 26:10 appropriate 33:6 37:22 appropriately 47:3</p>	<p>approval 32:6 46:20,22 approved 48:18 68:9 approximately 9:18,19,21 11:2 16:8 21:10 22:16 48:11,20 66:5 april 1:6 5:11 10:10 archaeological 24:18,21 25:1,2,4 25:6,8,12 architect 45:15 65:15 architectural 52:22 architecture 55:12 57:8 63:18 area 10:17 14:13 14:16,17 16:18 17:3,4,9,10,11,13 17:14,18 18:21 22:18,19 23:12 25:1,7 29:18 37:19 48:6 50:7 50:12,13 53:7 54:19 55:1 58:16 62:2,5 areas 22:21 army 25:15 arrays 22:16 article 24:8 45:9 aside 55:12 asked 7:20 aspects 60:12 assess 24:20 assessment 25:6 asset 29:3 associate 57:7</p>	<p>associated 39:5 44:22 association 58:17 assume 48:7 51:12 assuming 26:23 attempt 24:20 attempting 9:3,10 attendees 42:7 attorney 45:6 attractive 28:15 attribute 56:17 audience 7:19 automobiles 14:12 available 33:1 36:17 avenue 8:14,15 9:3 16:5,6,9,10,16,20 16:21,23 average 35:2,10 avoiding 22:22 aye 67:13</p> <hr/> <p style="text-align: center;">b</p> <hr/> <p>back 9:16 11:7,9 11:12 15:1 16:4 18:16 21:9 36:23 41:14 47:21 50:12 56:2 58:24 59:18 59:21 background 9:13 26:21 34:23 bad 59:22 bailey 2:15 ball 18:10,13,16 barbara 2:6 5:19 24:12 barn 22:2 49:15 50:16,17 59:9,10 60:8 63:4 64:8 barnard 65:15 based 35:4</p>
--	--	--	---

basement 10:12 10:16,18 11:3,5 14:8 21:15 64:6 basically 13:13 15:10,14 16:6 35:16 40:21,22 basics 55:12 basin 21:23 basis 43:9 bath 11:22 bathroom 11:16 11:18,21,24 12:4 13:14,22 14:22 battered 22:1 beams 10:21 11:6 bear 49:2,17 bearing 47:24 49:21 beautiful 28:7,18 becker 20:11 bed 21:17 begun 27:16 behalf 64:22 believe 8:21,23 20:6,7 52:1 55:17 56:20 bern 8:15 bert 53:5,20 55:15 62:9 best 49:1 56:6,9 57:10 64:9 better 49:3 bettering 62:19 beulah 54:15,16 54:17,24 55:4,7 56:24 61:23 big 23:14 bit 23:20 26:16 30:11 32:3 38:17 48:14,23 49:4 54:1,5	blackbird 20:2 blake 2:16 3:5 34:19,21 38:3 58:13,14 blake's 58:11 blake's 63:3 blenheim 58:20 block 10:22 board 1:2 2:4 5:10 6:13,22 7:7,23,24 22:1,5,8 24:11 30:2 31:23 34:13 43:20 45:4,11 46:1,21 51:12 53:21,23 54:4,11 55:5,11 57:19 59:10,22 61:13,14 62:10,15 63:6 bond 35:17 36:15 bonds 37:22 born 9:17 bottom 11:19 16:9 bought 10:15 bow 25:16 box 21:17 brick 21:14 52:15 62:14 brief 7:4 briefly 42:21 bring 33:14 40:17 47:17 48:2 brook 61:12 brothers 59:19 brought 36:11 37:1 brown 54:11 55:5 55:11 buffer 23:3,5,7,8 23:10,18,20 26:3 buffering 24:4 37:10 38:19,21,23	39:2,4 buffers 23:23 building 9:4,11 11:13,14 17:14 28:20 50:13 59:3 60:8 66:20 buildings 31:1 63:24 64:2 built 16:12 51:23 52:1 59:16 62:11 62:13 bus 55:2 business 8:2,9,10 8:12 27:24 32:16 33:6,15 37:21 38:2 43:1 66:15 66:18	castle 1:3,5 5:10 6:12 20:19 35:18 cate 51:20 63:19 cate's 57:3 catherine 3:11 45:17 51:4 57:6 cecil 9:15,17,21,21 9:23,24 10:2,4,5 10:15 12:14,21 19:8 cedar 27:14 center 13:12 21:12 51:18 57:7 63:18 64:5 centers 41:17 century 21:21 22:1,5 51:24 55:15 certainly 33:14,18 36:21 37:2,20 46:1 47:9 50:23 56:2,6 certify 68:2 chad 63:18 64:16 chair 57:13 chairperson 1:12 challenges 42:17 change 32:20 36:1 changed 55:18 changes 13:4 14:21,21,23 35:15 chapel 62:1 character 32:20 charles 57:9 chase 47:12 chemicals 39:21 children 54:24 55:8 chimney 10:8,19 11:4,6 14:8
		c	
		c 2:1 5:1 54:5 68:1 68:1 calculator 40:18 call 5:9,13 16:3 19:3,13,16 21:5 34:16 58:8 67:1 called 58:16 59:1 cannery 42:24 canopy 23:22 cap 65:23 capacity 61:15 capital 8:15 17:13 18:14,18 capitol 16:11 capped 65:23 car 14:11,15,17,19 care 37:9 43:12,14 carved 49:7 case 10:20 54:12 54:14,16 55:4,5 61:24 63:8 cases 41:9 48:16 54:13	

chimneys 21:17 choose 7:11 chris 2:14 3:2 5:13 8:4 20:7,8 34:2 38:4,22 42:4 44:2 67:5 christopher 20:11 church 59:1 62:1 circa 8:20 20:5 circled 20:23 circles 23:13 civic 58:18 civil 20:12 51:18 clarification 38:18 clarify 27:10 classified 22:13 clear 46:14 47:4 clearly 53:19 cliffsnotes 51:11 clock 5:12 close 7:12 35:1 50:1 61:13 closely 34:7 closing 14:20 27:16,17 code 22:7 39:2 46:14 colleen 2:13 32:23 32:24 33:3 colored 53:22,23 54:4 56:23 61:15 61:22,23 columns 13:17 come 7:15 18:10 18:11,13 25:18 33:14 56:2 58:22 60:7 comes 12:7 16:6 18:10 35:24 comfort 46:6	coming 32:19 53:2 comment 7:13 19:2,3,17 25:10 33:1 34:15,17 35:12 38:5,10 42:20 43:10 44:2 44:6,9 58:7,8 60:21 61:1,21 67:2 comments 7:3,18 7:18 8:1 35:22 63:3 commercial 17:14 40:24 48:16,17 commitment 36:20 committed 31:13 community 29:12 30:6 37:18 53:19 54:7 60:6 62:6,7 62:22,24 company 53:17 63:7 compile 6:14 completed 12:14 12:20 completely 59:4 completion 11:24 comply 22:7 concerned 30:23 32:4,18 concerns 39:11 40:8 47:1 concluded 67:15 conclusion 6:23 24:1 concrete 65:11 66:8 condition 50:18 59:22 64:4,9	conduct 25:6 conducted 6:12 confirmed 10:3,6 confirming 48:9 connection 55:6 considerable 59:2 consideration 26:2 45:12 48:13 considered 18:5 55:10 considering 27:23 28:13 34:6 56:7 61:20 consistent 23:18 24:7 36:17 37:19 construction 10:6 consult 25:14,16 25:17 consultant 45:18 47:13,16 61:16 consultants 46:2 contact 62:7 contacts 57:4 contamination 39:21,22 context 20:16,22 21:3 23:19 24:8 47:24 51:1 continue 17:6,9 18:19 62:16,18 copied 12:4 copper 41:22 corner 26:5,7,16 28:6 cornice 21:17 corps 25:15 correct 47:21 corrugated 21:22 22:3 cost 60:2	council 8:16 20:2 44:20 48:14 57:16 57:16 counsel 32:15 33:12,13 county 1:3 5:10 6:12 20:19 22:7 35:18 36:12 48:13 63:7 county's 6:16 couple 5:14 28:2 29:6 46:3,5 47:17 53:5 59:13 63:22 65:2 course 46:4 court 54:13,14 cover 11:10 12:20 13:1,3 39:19 49:14 covered 21:22 covering 22:3 craft 31:21 create 10:15,18 created 14:1 16:16 creates 24:7 creative 37:18 credit 51:21 creek 27:14 creep 32:19 crux 55:20 curious 64:16 current 41:23 48:4 48:15 49:7 currently 9:4,5,6 15:10 26:14 60:18 61:11 62:5 65:4 cursor 9:6 16:9 17:2 cut 17:6 47:12 64:5
--	--	---	---

d	<p>decisions 7:22</p> <p>decking 64:15</p> <p>decommissioning 36:15,21 37:22 40:5</p> <p>dedication 62:22</p> <p>deemed 59:21</p> <p>deep 64:17 66:5</p> <p>definitely 24:19 64:3 65:3,16</p> <p>del 17:5,7,18 18:4 18:7,19</p> <p>delaware 1:5 16:12,12,15 19:24 24:24 28:4 45:6 45:15,19 58:19 61:11 63:17</p> <p>deliberate 66:17</p> <p>demand 41:12</p> <p>demolished 47:2</p> <p>demolition 8:20 23:2 24:3 63:10</p> <p>dense 23:12</p> <p>department 1:4 22:13 33:11 46:15 46:18,21 48:13 63:18 64:16 66:21</p> <p>department's 21:1 47:20</p> <p>depth 33:21</p> <p>descendant 57:10</p> <p>descendants 56:21</p> <p>described 24:8</p> <p>describes 46:16</p> <p>design 23:19 57:8 63:19</p> <p>designated 47:3</p> <p>designation 22:10 45:12 47:12</p> <p>detached 9:8 14:9 15:8,12 17:12</p>	<p>detail 50:22</p> <p>detailed 31:10 46:14</p> <p>detailing 63:22</p> <p>details 23:20 63:23</p> <p>determination 44:21 51:8</p> <p>determined 51:22</p> <p>developed 18:1 41:17</p> <p>developer 58:21 60:14</p> <p>development 20:13 22:9,12 23:1,4 24:1 32:19 36:12 37:21 44:23 45:11 46:12 58:17 58:24</p> <p>dial 38:11</p> <p>didn't 65:1</p> <p>difference 14:4</p> <p>different 27:23 41:3 54:13</p> <p>digging 11:3</p> <p>diligent 43:9</p> <p>dimension 23:18</p> <p>direct 61:21 62:7</p> <p>direction 18:11,15</p> <p>directly 16:15</p> <p>director 57:7</p> <p>dirty 53:1</p> <p>discuss 9:16 52:22</p> <p>discussed 52:4</p> <p>discussion 12:8 33:7</p> <p>dismantled 60:9</p> <p>dismantling 63:4</p> <p>dispatched 41:1</p> <p>disposed 40:12</p>	<p>district 8:17 20:2 44:20 57:16,16</p> <p>disturbance 22:22 24:22 25:7 40:4</p> <p>document 64:1</p> <p>documentation 21:7 62:9</p> <p>documented 59:19</p> <p>doing 38:2 39:22 52:10 62:16</p> <p>don't 38:7 39:14</p> <p>door 14:12</p> <p>doors 21:23 52:16 52:20</p> <p>dormers 21:18</p> <p>dot 17:5,7,18 18:4 18:7,19</p> <p>doug 3:12 45:14 65:14</p> <p>dr 2:17 61:10</p> <p>drawings 38:20</p> <p>drink 54:22 55:9</p> <p>driveway 17:11 18:13</p> <p>due 54:2</p> <p>dug 10:17</p> <p>duke 3:2 20:7,10 20:11 25:9 26:9 26:13 27:4,9,21 29:11,18 31:7,18 34:2 36:3,6 38:9 38:22 39:13 42:9 44:14</p> <p>dupont 62:11</p> <p>dwelling 8:20 21:5 23:11 52:15</p>
		e	
		<p>e 2:1,1 4:1 5:1,1 68:1</p> <p>earlier 20:14</p>	

<p>early 12:23 21:20 53:6 54:9 55:15 easily 64:6 east 8:14,14 19:24 44:18 eastburn 8:13 16:5,6,9,10,16,20 16:21,23 eastern 9:3 easy 41:19 echo 32:3 education 54:12 55:5,11 educational 61:16 edwards 2:17 56:22 61:6,9,10 efficiency 40:22 efficient 6:17 35:15 effort 25:6 59:24 60:2 eight 23:21 eighties 12:23 40:19 either 28:16 42:12 45:17 51:4 electric 34:23 39:24 electricity 29:7,9 30:5 electronic 68:4 elevation 11:20 12:2,5 13:11,19,22 14:5,9,15,18 eligibility 44:21 45:23,24 47:8 51:8 56:1,6,7 eligible 22:9 eloquently 61:24 email 42:10</p>	<p>emmons 3:9 45:18 51:5,10 56:5,19 57:13 63:20 66:3 employ 62:15 enclose 64:18 enclosed 23:19 24:8 encouraged 7:3 ended 55:4,10 59:15 ends 21:22 22:2 energy 22:14 29:8 35:1,7 engineer 20:12 enhancing 62:22 enjoyed 43:5 enlarge 13:1 15:5 enlarged 14:14,16 14:17 enlargement 14:23 ensure 32:11 46:8 entire 27:12 59:3 entrance 16:12,16 entrances 53:1 entry 21:23 environment 24:7 environmental 40:13 era 51:18 especially 53:20 essentially 52:3,5 54:16 establish 8:19 20:3 established 6:19 estimate 35:8 europe 39:19 41:11,11 evaluate 7:24 evaluation 25:12 25:13</p>	<p>evanson 16:2 44:19 evening 20:10 45:4,7,20 48:24 56:10 61:7 event 61:20 eventually 48:6 evergreen 23:22 evidence 40:6 evolved 36:7 exact 12:15,24 exactly 53:2 example 46:13 exceed 6:21 exceeds 24:5 excellent 28:22 62:21 excited 43:11 excuse 56:4 exist 30:21 existing 9:7 10:16 14:24 15:7 24:2 49:16 expanded 12:24 expectancy 35:9 41:15 expectation 41:16 experiences 62:8 expert 45:18 51:2 explain 16:2 52:21 explained 45:22 exploratory 38:23 39:1 explore 29:5 61:18 explored 29:2 export 29:13 exposed 21:22 22:2 express 32:5,5 extensive 51:13,19</p>	<p>exterior 14:23 59:4 extremely 40:1 eyes 36:15</p> <hr/> <p style="text-align: center;">f</p> <hr/> <p>f 68:1 facade 21:18 fact 46:9 47:11 failing 60:5 fair 40:7 fairly 41:19 64:9 fall 66:6 falling 66:9 familiar 28:3 50:3 family 8:19 27:13 43:5,12 54:2,17 55:7 56:16,17,24 61:19,21 famous 53:23 54:11 far 53:24 farm 20:4,18 27:1 32:8,13,19 35:3,14 35:16 43:4 50:12 50:13 52:2,5,7,11 52:11 59:14 farmed 42:23 farmhouse 32:9 50:11 51:18 55:13 farming 53:15 farmland 27:11 35:19 farms 34:24 35:8 52:7 fashion 34:16 favor 7:1 19:3 34:17 36:14 38:6 44:2 58:8 60:6 67:12 feature 21:9 28:10</p>
--	---	---	--

<p>features 28:2 february 9:16 10:9 11:9 12:21 federal 25:17 fee 27:11 feel 30:24 feet 20:1 23:11,13 23:21,23 26:8 44:19 53:1 felt 55:12 female 33:19 34:9 63:2 fence 23:15 37:16 fences 37:13 fencing 23:6,8 fiber 53:17 field 22:20 23:6,8 23:14 24:21,23 39:18 figure 37:4 file 22:12 24:23 filing 25:19 filled 66:1,4 final 67:1 find 17:15 26:2 56:16 62:18 fingertips 30:2 fireplace 10:20 11:7 first 8:2,12 26:20 37:3 41:7 45:21 45:23 47:24 52:8 63:21 five 7:6 8:16 21:12 fix 10:8 fleming 20:5,24 21:8 22:10 26:3,4 fleming's 26:4 flemings 19:23,24 20:20</p>	<p>floor 12:18 floors 50:19 focus 7:4 59:23 focused 29:21 folks 36:13 53:6 follow 29:6 30:3 33:19 37:19 39:11 63:3 following 6:18,19 6:24 10:3 foot 23:5,7,10,17 66:5 foregoing 68:2 form 24:17 32:4 42:1 format 66:19 forth 24:5 35:4 forward 7:15 36:2 60:9 found 52:14 53:3 54:8 55:20 63:6 foundation 10:12 21:14 four 8:19 9:4,11 9:12 23:22 fps 27:13 frame 21:13,13 52:15 frames 63:23 frankly 52:20 front 11:19 12:5,5 12:18 13:5,10 14:21 16:7,7,17 17:3,4 39:4 52:16 52:20 frontage 16:19 fulkerson 50:5 full 21:15 28:16 51:15 fully 29:4 52:21</p>	<p>further 16:13,14 34:10 50:12 66:23 furthest 22:21 future 17:17 31:3 31:10,14 37:7 fyi 34:22</p> <hr/> <p style="text-align: center;">g</p> <hr/> <p>g 5:1 gable 22:2 gabled 21:16,21 22:5 game 35:23 garage 9:8 12:24 13:1 14:10,11,15 14:16,18,19,23 15:8,12 17:12 21:5 22:4 gebhardt 54:15,16 general 7:3 19:17 34:17,23 44:9 61:1 63:17 generated 29:9 generation 36:1 getting 32:12 38:10 48:3 66:7 ghada 58:14 59:7 60:6 gilliam 66:20 give 9:13 32:17 35:3,10 41:2 49:12 51:1,5,14 59:15 gives 21:3 49:6 giving 47:21 gladly 15:16 glen 8:22 glenn 2:21 8:23 9:2 16:1 glennon 65:8 go 15:1 17:13 18:7 18:14,14,15,17</p>	<p>29:12 34:2 36:23 37:21 38:2,15 49:5,5,18 52:19 goes 17:11 going 20:7 24:23 25:14,15 27:1,3,10 27:11,15 29:3,7 30:5,5,6,22 31:2 31:12 32:2,7 34:3 37:2,12,14,15 41:5 41:5 47:15,15,22 48:23,24 49:9,14 59:18 64:5 66:17 good 8:8,11 9:1 20:10 31:9,13 43:14,22 45:4 58:1,6,6,21 60:15 61:6 64:4 66:7 67:7 grandfather 42:22 43:2,2,3 grandson 55:17 grass 17:3,6 grasses 37:16 great 15:18 28:11 28:23 35:6 42:22 43:2 53:6 57:18 63:19,20,24 greater 58:16 grid 30:7 grids 35:5 grocery 50:7 ground 20:3 37:10 39:23 groundcover 37:23,23 38:1 groundwater 39:12,22 group 20:12 58:18 guarantee 18:2</p>
---	--	--	---

<p>guess 16:13 17:24 18:1 21:4 26:3 30:19 32:2,13 43:10 52:3 56:15 guessed 47:13 guessing 49:19 guidance 32:17</p>	<p>hear 38:18 51:2 61:7,19 heard 7:6 35:12 47:1 52:17 hearing 1:2 5:11 6:12,18 7:21 30:22 51:1 67:15 hearings 6:13 7:23 held 8:2 hello 63:16 help 27:9 48:2 54:2 helped 12:16 54:5 helping 61:18 hershner 2:10 6:5 6:6 hertsenberg 3:12 45:15 hertzberg 65:14 hi 24:15 57:6 highway 16:11,15 17:17 18:15,18 hired 51:14 historic 1:2 5:10 6:13,16 7:4,23 20:6 21:2,9,11 22:8,10,22 23:2,9 23:16 24:3,17,24 25:3,12,17 29:22 30:20,21 31:1 32:9 39:5 46:12 46:17,18,21 47:14 47:14 51:8,16 58:22 63:18 65:15 historical 21:6 54:3 57:2 60:10 60:12 61:18 62:1 62:12 historically 59:5 histories 56:23</p>	<p>history 39:17,20 40:6 41:11 55:14 58:20 60:14 64:1 hockessin 44:23 48:12 53:20,22,23 54:3,4,10 55:15 56:22 57:2 58:16 60:10 61:11,14,22 62:5 hodgepodge 48:15 hold 7:7 56:20 home 9:16,18,22 9:24 11:11,20,22 14:9 15:1 43:5,8 43:12 65:4,8 homes 48:20 honest 29:19 34:7 honor 61:19 hopefully 9:5 16:8 49:3 horses 22:1 house 10:5 12:5,7 12:10,11,12,13,22 13:5,11,12,19 14:6 15:7,9,10 17:12 18:12,16 20:5,24 21:8,13,15 22:10 24:20 26:21,24 27:20,22 28:18 35:13 43:13 44:22 49:9 50:1,9 51:22 52:15 53:8 56:8 59:7 60:7 64:3,5,8 64:14 housekeeping 46:3 hrb 59:14 hundred 8:16 20:2 44:20 hunting 28:15,17 28:22,22</p>	<p>husband 10:2</p> <p style="text-align: center;">i</p> <p>idea 30:8 49:6 identified 51:17 illustrations 51:13 impact 39:24 40:4 40:13 impacts 25:17 implore 62:15 important 31:4 36:10 37:8 impractical 15:14 includes 21:11 22:10 23:21 including 54:20 indicate 30:7 indicates 30:20 indigenous 25:5 industrial 48:16 industry 34:24 36:6 37:20 inert 39:15 influence 62:23 information 6:14 7:24 30:23 49:10 56:17 62:8 inherited 65:5 initial 48:2 initially 51:24 input 38:4 inside 37:16 installed 40:3 installing 38:19 instance 18:9 46:13 intact 64:8,19 intend 64:23 intended 31:9 intent 31:8 intention 29:4</p>
h			
<p>h 2:20 3:1,7 4:3,4 4:5 8:13 19:22 44:17 46:9 47:3 47:11 habitat 37:17 half 21:12 halfway 54:21 hall 21:12 hallmarks 38:1 hampton 59:1 hand 15:21 17:21 24:13 30:17 31:24 34:19 40:20 56:13 57:23 58:1,11 61:4 63:14 hands 18:23 19:12 19:15,18 31:23 38:8 43:20,21 44:1,4,7,11 55:19 57:21,21 58:5 60:19,23 66:12 67:4,6 happen 37:2 happened 11:2 happy 24:9 55:21 56:4 hard 12:3 16:5 29:2 hazel 27:7 head 50:4,6 heading 26:10 51:7</p>			

interest 28:8 31:20 interested 30:3,4 33:1 63:9 interesting 10:11 28:2 52:14 55:6 interior 21:17 23:14 50:14,18 intermittently 26:22 intersection 8:15 interviews 56:24 investigation 34:4 investment 28:19 52:6 investor 52:8 invite 25:9 32:24 invited 6:24 invoice 10:8,10,12 invoices 10:7 11:10 involved 36:12 63:24 issue 8:20 32:18 33:13 issues 7:4 50:22 60:11 it'll 33:14 41:9 item 6:20 8:12 items 66:18 it's 19:8 i'll 19:16 i'm 32:2	24:12 27:6 31:22 33:3 34:12,18 38:7 42:6,12 43:21 44:3,7,11,16 57:20 58:3,5,10 60:18,23 61:3 63:13 66:11 67:3 67:6 janitor 62:10 jean 2:10 6:5 job 63:20 jobs 53:16 john 1:12 2:4 5:16 johns 2:5 5:23,24 15:20,22 16:1,21 17:19 jump 49:14 64:21 junior 9:15,17 10:1,3 12:14 justice 10:4	kitchen 12:13,17 13:15 14:6,22 knew 12:15 know 8:24 12:3,15 24:23 25:3,3 26:7 27:6,14,15,24 28:19 29:19,20 30:10 31:8,11,11 32:14,15,22 36:1 37:2 39:13,14 42:24 45:1,12 52:2 57:4,4 58:15 60:9 62:14 65:1 knowledge 57:10	late 12:23 22:1,4 55:19 law 46:8 layout 9:13 11:24 leaders 53:19 leadership 54:6 55:14 learned 54:15 lease 27:10 leasing 52:11 led 51:20 left 9:8 11:8 12:6 12:11,13 13:15 14:5,13,14 15:8 55:17 legal 32:11,15 33:12,12,13 46:7 legends 52:17 lessen 32:8 lexington 63:7 licensed 45:15 lid 65:11 66:8 life 35:9,10 36:9 37:3 40:16 41:15 43:16 lift 59:2 light 40:1,20 limestone 55:1 limit 7:8 limited 7:6 limits 24:22 25:7 linchpin 36:11 line 16:7 17:3 19:6 37:16 linear 23:22 lines 52:19 list 5:23 27:8 66:16 listed 20:5 57:15 listen 42:20
j	k	l	
jack 11:6 jackson 2:14 5:2,7 5:14,19,21 6:1,3,5 6:7,11 8:5,11 10:23 11:15 13:6 13:8,20 15:4,20 17:20 18:22 19:5 19:11,15,18,21	karen 2:8 5:22 8:7 17:20 32:3 38:15 keep 31:8 37:13 41:5 64:19 66:9 keeping 31:13 65:17 kempski 2:22 9:23 9:24 10:2 19:6,7,8 19:8 kept 31:3 kids 54:19,20 kimberly 51:20 kimski's 17:8 kind 31:19 32:19 33:12 40:11 43:6 52:11 53:5,19 54:21 64:14 kirkwood 16:11 16:15 17:16 18:15 18:18	lancaster 50:6 land 1:4 20:12 22:8,12,13 23:1 24:1 28:12 39:18 40:1,4 44:22 45:6 45:10,16 46:12 47:4 53:17 56:9 62:20 66:21 landing 19:23 20:1 20:20 26:4 landowner 38:9 42:5 lands 16:23 landscape 23:8,20 38:19,21,23 landscaped 23:12 landscaping 39:6 lanette 2:17 61:4 61:10 lantana 50:7 large 21:23 22:14 29:8 36:18 54:11 59:13 larger 20:23 lastly 22:4	

<p>listening 42:10 46:4 62:24</p> <p>little 16:18 17:16 23:20 26:16 30:11 32:3 38:17 40:17 48:23 49:4 51:24 54:1,5 64:15</p> <p>live 61:11</p> <p>lived 9:17,20 52:9 53:8 55:1 59:12</p> <p>lives 62:22</p> <p>living 27:2 57:11 62:3 65:5</p> <p>local 52:17 60:12</p> <p>located 9:7,9 12:4 13:23 15:7,8 17:15 18:12 20:18 26:6 53:24</p> <p>location 11:22,23 20:18 21:3</p> <p>lodge 28:15,17</p> <p>long 21:4,19,24 22:1 23:5,10 28:1 28:20 35:13 36:16 39:17 54:20 55:2 55:8,9 58:16</p> <p>longer 43:9 53:13 54:23 59:12</p> <p>look 15:1 16:4 38:20,20 40:1 46:11 60:3 65:16</p> <p>looked 33:21 34:7</p> <p>looking 27:22 28:7 37:4 41:19 65:9 65:11 66:7</p> <p>looks 8:6 15:20 17:20 24:12 64:15</p> <p>lose 40:22</p> <p>lot 9:12,12,12,12 9:14 15:12 40:17 41:21,22 48:21,22</p>	<p>49:6,24 51:21 54:13</p> <p>lots 8:19 9:4,11 15:10,12 36:13 41:3</p> <p>love 59:9 64:1</p> <p>lumber 10:10</p> <p>lynette 56:22</p> <hr/> <p style="text-align: center;">m</p> <hr/> <p>machine 21:21</p> <p>main 9:8 10:17 16:14 20:24 21:9 21:15 64:7</p> <p>maintain 17:9</p> <p>maintained 14:24 15:9,13 18:19 26:23 27:3 30:22 31:3</p> <p>maintaining 43:8 62:10</p> <p>maintains 18:4</p> <p>major 44:22 46:12 54:14</p> <p>making 30:9 40:24 62:16</p> <p>male 63:12 67:11</p> <p>management 37:23</p> <p>manager 45:16</p> <p>manhole 66:8,8</p> <p>manner 36:22</p> <p>manufacturers 36:7</p> <p>maps 16:5</p> <p>march 51:6 63:5</p> <p>mark 2:16 3:5 34:19 58:10,11,13 63:3</p> <p>market 28:8 40:8 41:4,4,16</p>	<p>marshland 28:7</p> <p>material 14:23 40:7</p> <p>materials 10:12</p> <p>matilda 53:5 55:16</p> <p>matters 46:4</p> <p>mcgillis 65:6</p> <p>mckinnon's 59:1</p> <p>mean 26:13 34:5</p> <p>meaningful 50:20</p> <p>measures 46:16</p> <p>mechanism 46:8 47:1,5</p> <p>meet 39:7 45:14</p> <p>meeting 8:2 32:16 33:6,15 39:3 45:21,23 47:9 65:1 66:18 67:10</p> <p>meetings 40:17</p> <p>member 54:4 61:14,14 62:10</p> <p>members 2:4 6:22 45:5 56:24 61:17 62:6</p> <p>memorial 55:13</p> <p>memorialized 46:23</p> <p>mention 10:7 11:11 12:9 15:15</p> <p>mentioned 9:10 13:11,15 15:6 22:6 24:6,17 31:8 33:5,9 47:24</p> <p>met 36:13 39:7</p> <p>metal 21:22 22:3</p> <p>michael 3:9 9:23 10:2 45:18 51:5 56:5 61:17,24</p> <p>mid 40:19</p>	<p>migration 53:6</p> <p>mike 2:22 19:5,8 63:19</p> <p>miles 39:18 54:18</p> <p>millcreek 8:16 44:20</p> <p>minimum 23:7,18</p> <p>minner 3:10 45:16 64:22 65:3</p> <p>minor 8:18</p> <p>minute 12:20 48:24 63:23</p> <p>minutes 1:1 5:4 6:21 7:6</p> <p>missed 65:21</p> <p>mobile 42:19</p> <p>modifications 11:11</p> <p>modified 12:19</p> <p>module 40:16</p> <p>modules 40:21 41:5,23</p> <p>molding 21:17</p> <p>moment 65:13 66:12</p> <p>month 8:3</p> <p>months 29:5 30:12</p> <p>morgan 20:12</p> <p>morrisey 57:6</p> <p>morrissey 3:11 45:17 51:5,20 57:7 63:19</p> <p>mortar 10:22</p> <p>motion 67:8,9</p> <p>motors 39:24</p> <p>mounted 20:4</p> <p>move 6:9 8:9 27:13 28:9 36:2 44:6 60:9,20</p> <p>moved 9:24 12:16 12:21 43:7</p>
---	--	--	---

<p>moving 9:6 16:9 17:2 27:16 murray 1:24 68:2 68:8 muted 66:4 mystery 52:20</p>	<p>northeast 36:19 northernmost 22:21 note 12:6 31:18,20 46:5,22 66:17 noted 21:2 noticed 24:16 november 11:12 11:17 nrh 24:17 number 18:8 29:19 42:13,14 54:5 66:14 numbered 59:19 numbers 30:1 40:20 42:7</p>	<p>51:24 59:10 older 55:7 oldest 58:18 once 17:24 30:23 34:15 ongoing 34:4 41:18 open 7:7 19:2 34:15 48:21 58:7 66:4 opening 57:15 operating 47:5 opine 39:14 opined 21:24 opportunity 7:5 28:23 33:10 42:20 43:14 44:15 51:12 opposed 19:14 26:15 opposition 7:2 44:6 60:21 options 35:7 40:15 65:16 oral 56:23 order 5:10 6:10,18 6:24 orderly 7:20 34:16 ordinance 36:13 37:11 47:5 organization 7:17 orient 47:18 48:10 orientation 48:2 original 11:22 12:6 13:11,13,23 14:11,15,17,19,24 35:19 originally 16:10 52:1 outbuildings 43:13</p>	<p>outline 49:23 outside 53:2,16 54:22 overall 20:23 39:24 overlay 46:9 overlooks 28:5 oversized 60:4 overview 51:3,5 51:14 owned 17:5,17 18:4,6 42:22 53:11 54:9 55:16 55:18 owner 20:15 28:1 35:13 52:8 owners 17:6 26:23 27:22 31:12</p>
<p>n</p>	<p>o</p>	<p>p</p>	
<p>n 2:1 4:1 5:1 68:1 name 7:16 9:1 20:11 45:5 61:10 named 53:5 nanette 2:9 6:3 national 20:5 21:10 24:16 native 25:4 37:16 37:17,23 natural 22:23 37:23 nature 51:16 nc 8:16 need 64:7 needs 7:9 28:18 neighborhood 48:17 never 17:7 52:20 new 1:3,5 5:10 6:12 8:10,12 20:19 23:16 35:18 37:5 42:6 45:22 46:8,10 47:5 newcastle 36:12 nice 28:21 64:13 nine 19:24 20:21 28:6 37:11,15 38:19,21 non 41:2 normal 21:4,20,20 norris 2:13 north 8:15 16:13 20:19 26:10 50:4 50:16</p>	<p>o 5:1 68:1 obtain 46:19 obviously 22:11 49:16 occasionally 50:8 occupied 26:22 offer 7:3 46:24 offering 7:18 office 24:24 official 68:3 okay 5:5,8,16 11:1 13:7 15:5,22 17:19 18:20 19:1 19:13,19 25:20 29:23 32:1 34:14 38:17 42:8 43:22 43:23,24 44:1,5,13 47:21 48:7 49:18 49:19 51:10 58:4 58:6 60:20,20 66:2,13 67:7 old 8:9,15 16:5,5 16:11 17:13 18:14 18:17 39:18 41:14</p>	<p>p 2:1,1 5:1 p.m. 1:7 p.m.. 66:19 package 28:12 packaged 54:13 packaging 28:21 page 4:2 11:19 16:10 pages 63:22 panel 27:5 35:3 36:7 panelist 20:8 panels 29:16,19 35:2,9,15 37:5 39:16 40:2,12,13 41:1,14,15 parcel 8:14 18:7,8 19:23 44:18 parcels 48:5 parents 9:20 park 16:12,13</p>	

<p>park's 16:15 part 11:19,23 12:2 15:12,15 25:14 28:3,16 31:5,16 32:5 33:6 34:4 43:16 54:10 55:5 64:23 partial 27:12 participants 32:14 particular 36:4 45:9 47:7 particularly 56:8 party 41:2 passed 43:2,3,7 57:9 patel 2:7 5:21 8:6 67:9 patience 42:16 patricia 9:23 10:1 paved 16:18,18 17:4,12,14 18:21 pavers 50:19 paving 17:10 pay 35:18 people 18:2,8,9,11 18:12 37:13 54:12 62:21 percent 22:17 48:21 percentage 53:10 performed 51:19 perimeter 23:6 period 7:12,13 permit 11:13,14 25:16 permitted 7:10 perry 2:7 5:21 8:6 person 43:8 66:20 personal 62:8 personally 10:17</p>	<p>perspective 49:3 pete 2:18 60:10 63:13 65:7,10 ph 51:20 phase 25:12 phone 5:12,12 42:13,14,18 photo 52:19 photos 16:5 43:6 51:13 52:14 photovoltaic 35:9 phrase 58:16 picture 10:21 11:8 13:5,9 14:11 47:19,20 49:13 50:14,17,18 pictures 12:12,19 13:2,4,18 21:19 47:18 49:12 piggyback 17:22 40:12 pike 50:6 pile 21:12 pilot 41:18 pin 20:17 pipe 55:10 pitched 12:7 13:13 13:23 14:4 place 27:17 35:17 35:24 37:7 placed 21:10 places 20:6 21:11 placing 31:20 plain 21:13 plan 8:19 9:4,14 11:19,23 12:2 15:2,2 20:3 22:15 22:20 23:1 24:2 30:19 31:2,11,16 31:19,21 39:3,6 44:23 45:11 46:11</p>	<p>46:15,19,20,22,23 47:11 48:1,4,10,20 49:7 50:23 56:3,4 60:7 63:9 64:23 65:14 plane 39:1 planner 66:16 planning 15:11 33:11 plans 22:9 26:24 27:19 37:7 38:24 46:12 plant 37:16 plants 37:17 please 20:16,21 31:6 66:14 plywood 64:14 65:10 66:1 point 6:8 11:10 15:15,17 17:8 19:2 27:21 30:11 30:21 32:13 34:5 39:2 43:1 53:13 54:22 63:5 points 10:11 pollinator 37:17 38:1 poorly 59:16 popped 5:15 8:6 popping 42:7 porch 12:18 14:1 14:21 portfolio 36:18 portion 13:12 14:10,14 position 11:7,8 possession 10:7 possibility 63:4 possible 45:12 possibly 31:1 52:18 63:9</p>	<p>post 36:20 posts 39:23 potential 24:18,21 25:2,8 28:13 33:20 power 20:15 30:7 36:1 powerpoint 47:20 49:15,18 prechtl 2:21 8:22 9:1,2 11:1,16 13:7 13:10,21 15:5 16:4 17:1 18:6,21 19:20 precisely 30:13 predominant 50:10 preliminary 31:19 51:17 prepared 45:19 present 2:13 6:7 8:7 38:16 44:15 45:2 47:10 48:5 50:17 51:11 56:3 presentation 6:21 6:23 15:16 24:16 55:24 56:3 presenting 20:8 presents 22:15 preservation 24:24 31:11 46:9 46:11,11,15,18,19 46:22 47:10 50:23 56:4 60:7 63:9 65:14 66:16 preserve 23:3 24:2 58:23 64:23 preserved 59:14 preserving 48:22 65:17</p>
---	---	---	--

<p>president 26:21 58:14</p> <p>pretty 28:10,17 35:1 36:18 37:19 60:2 64:4,8</p> <p>previous 52:4</p> <p>primarily 53:14</p> <p>primary 21:5 23:11</p> <p>prior 46:5 62:13</p> <p>private 18:5 53:1</p> <p>privilege 61:16</p> <p>probably 5:3 30:11 31:18 33:5 39:19 40:3 50:4 53:5,15 54:12 59:8</p> <p>proceedings 1:11</p> <p>process 27:16 45:22 46:10 48:1</p> <p>produce 41:6</p> <p>produced 41:7</p> <p>profit 41:3</p> <p>program 29:12</p> <p>project 8:22 9:2 19:9 25:13 27:14 36:9,22 37:3 41:7 59:18</p> <p>projected 36:9</p> <p>projects 6:16 36:19 39:12,17 41:12,13,18</p> <p>promote 5:15 8:23 20:8</p> <p>proper 32:11</p> <p>properly 10:19 11:3</p> <p>properties 29:22 48:14 52:4 58:22</p> <p>property 9:11 10:1,3,4,15 16:7</p>	<p>16:23 17:3,4,6,8 18:9 20:15 22:9 22:18 27:2,12 28:4,9,14 29:1 30:24 32:20 33:23 33:24 36:23 42:21 42:22,23 43:15 47:15 48:19 49:2 49:11 51:16 52:6 52:7,9 53:3,9,11 53:13,14,16,24 54:9,21 55:3,7,16 55:20 65:6,12,18</p> <p>proposal 48:17</p> <p>propose 23:2,3,15 24:3</p> <p>proposed 6:15 8:20 23:15 24:4 46:20</p> <p>proposes 24:2 48:20</p> <p>protect 23:15 29:3 65:12</p> <p>protected 32:7</p> <p>protecting 24:19</p> <p>protection 37:13</p> <p>provide 46:2,6</p> <p>providing 36:8</p> <p>ps 62:11</p> <p>public 1:2 5:11 6:12,23 7:12,19 8:1 16:20 19:2,3 19:17 34:15 38:5 40:17 44:2,6,9 58:7,8 60:21 61:1 67:2</p> <p>pulling 25:15</p> <p>purchase 53:9</p> <p>purchased 42:23 53:4,8 65:6</p>	<p>purchases 65:18</p> <p>purpose 6:13</p> <p>purposes 33:23</p> <p>pursuant 45:8</p> <p>put 27:1 47:23 49:3 58:1 59:20 60:2 63:8 66:9</p> <p>putting 32:7 39:23 40:2</p> <p>pv 40:13</p> <p style="text-align: center;">q</p> <p>qualify 47:11</p> <p>quantities 40:24</p> <p>question 16:2 17:23 26:19 32:23 33:20 35:17 38:13 38:14 39:11 42:2 56:15 58:1 64:12 65:22</p> <p>questions 6:22 7:11 15:16,18 24:9,10 29:7 34:10,13 35:5,7,24 36:4 43:17,19 55:22 56:5,10 57:19 66:22</p> <p>quick 5:15 16:2 20:16 51:3,14</p> <p>quorum 5:6</p> <p style="text-align: center;">r</p> <p>r 2:1 5:1 68:1</p> <p>rachel 9:21 10:5</p> <p>rafael 2:11 6:1 31:23 33:5</p> <p>rafter 21:22 22:2</p> <p>raised 15:21 17:21 24:13 30:17 31:24 34:19 38:8 43:20 44:2,4,8,12 56:13 58:11 63:14</p>	<p>ran 16:10</p> <p>random 7:18</p> <p>rare 52:22</p> <p>rate 41:6</p> <p>reach 66:21</p> <p>reached 28:20</p> <p>read 12:3 25:10 46:8</p> <p>reading 6:19</p> <p>reads 1:5</p> <p>ready 5:9 59:20</p> <p>real 5:15 29:2</p> <p>realize 54:12</p> <p>really 17:10 28:1,7 31:4 39:22 43:14 46:10 50:20 52:9 52:14 54:10 55:13 63:20 64:9</p> <p>rear 14:9,16 50:13</p> <p>reason 11:7 43:10</p> <p>reasons 43:11</p> <p>rebecca 1:24 68:2 68:8</p> <p>rebuttal 7:12</p> <p>received 8:1</p> <p>recognize 42:10</p> <p>recognized 7:19</p> <p>recollection 62:4</p> <p>recommendation 45:13</p> <p>recommendations 7:22 46:20</p> <p>record 6:14 7:7 38:12 42:15 45:3 45:5 46:23 49:22 51:7</p> <p>recorded 7:14 46:24</p> <p>recording 68:4</p> <p>records 57:2 62:4</p>
---	---	--	---

<p>recycled 41:21,22 42:1</p> <p>recycling 41:10,10 41:12,17</p> <p>red 20:23 48:6</p> <p>redevelopment 48:11</p> <p>redo 59:4</p> <p>reed 3:3 31:7 34:1 34:3 38:3 39:13</p> <p>refer 20:17</p> <p>reference 50:15</p> <p>referenced 21:6 23:19 49:24</p> <p>referencing 46:22</p> <p>referral 45:8</p> <p>referred 21:4 45:11</p> <p>regard 48:10 56:10 57:5</p> <p>regarding 6:15 45:23 46:3 47:7 56:6,8 63:17</p> <p>regards 38:14</p> <p>register 20:6 21:11 24:17</p> <p>regular 43:8</p> <p>rehabilitation 46:17</p> <p>reid 20:15</p> <p>reinforced 64:6</p> <p>reinvestment 37:5</p> <p>related 44:10 61:2</p> <p>relates 62:19,20</p> <p>relative 19:17</p> <p>relevant 6:14 49:1</p> <p>remain 21:2</p> <p>remaining 62:6</p> <p>remarks 7:4</p> <p>remember 50:9</p>	<p>removal 35:18</p> <p>remove 35:16</p> <p>rental 65:4</p> <p>rented 9:22 52:6</p> <p>reorient 59:3</p> <p>repair 31:9,13</p> <p>replaced 64:7</p> <p>report 21:1 22:6 24:6 45:19 46:1 49:10,14,24 51:6,9 51:13 66:16</p> <p>reports 63:20</p> <p>repowering 37:1</p> <p>represent 45:6</p> <p>representatives 6:20</p> <p>represents 22:20 58:20</p> <p>repurpose 58:23</p> <p>required 37:10 39:1</p> <p>requirement 36:14 39:2</p> <p>requirements 24:5 39:6</p> <p>requires 22:8 45:10</p> <p>research 51:17,19 51:22 62:4,18</p> <p>researchers 54:3</p> <p>reshare 49:20</p> <p>residence 65:19</p> <p>residency 28:16 28:16</p> <p>resident 61:11,13</p> <p>residential 48:15</p> <p>residents 65:4,12</p> <p>resource 22:8 31:12 39:5 45:16 46:18 47:14</p>	<p>resources 6:16 22:22,23 24:4,19 25:2,4,5 36:17 46:12 47:15</p> <p>respect 7:20</p> <p>response 38:14</p> <p>responsibility 27:12</p> <p>rest 55:9</p> <p>restoration 35:18 46:17</p> <p>reused 41:21,22 41:23</p> <p>review 1:2 5:10 6:13 7:23 22:8 46:19,21</p> <p>reviewing 12:12</p> <p>rezoned 48:19</p> <p>rezoning 44:23 48:14,18</p> <p>riddlespriger 2:17 61:6,9</p> <p>riddlespringer 61:10</p> <p>right 5:16 6:11 7:20 8:11 11:20 11:21 12:1,10 13:14,21 14:10,18 16:3,17,20 17:18 19:5 26:13,13 28:5,22 29:13 30:13 31:9 34:5 34:18 35:10 37:7 40:21 44:16 49:8 49:11 50:1,9 55:2 58:7,10 61:3 64:14 65:9,11 66:4,7,11,15</p> <p>risk 31:1</p> <p>river 20:20 28:5,6 28:23 42:24</p>	<p>road 16:2,3 17:24 18:3,4,4,5,9,10,13 18:17 19:23 20:1 20:1,20 26:4,4 44:18,19,19 46:7 48:12 49:8,17 50:2,3,8,10,12 55:1 59:1</p> <p>robinson 44:22 49:9 53:5,20 54:2 56:16 57:9 61:19 61:21 62:9</p> <p>robinson's 54:6 57:11 62:3</p> <p>robinsons 53:19 56:21</p> <p>roland 20:17 27:4</p> <p>role 61:22</p> <p>roll 5:12,16</p> <p>roof 12:7,18 13:2 13:13,17,23 14:2,5 14:7 21:16,16 22:6</p> <p>roofed 13:3 22:2</p> <p>roofing 13:2</p> <p>roofline 12:7 13:13 14:21</p> <p>rooflines 14:4</p> <p>roofs 21:21</p> <p>route 19:24 20:20 28:6 37:11,15 38:19,21</p> <p>rowland 3:4 20:14 26:20 27:8,13 42:16 43:23</p> <p>rowland's 26:23</p> <p>rules 6:9,18</p> <p>run 5:16</p>
--	---	--	--

s	20:7,17 22:19 23:12 25:22 27:5 27:7,8 29:2 30:19 31:22 32:14 34:12 38:7 42:6 43:6,14 43:21 44:3,7,11 48:7,8 49:7 50:1 50:11,19,19 51:12 52:13,19 56:13 57:20 58:10 59:8 60:18,23 61:3,4 63:13 65:1 66:11 67:3	23:5,5,9,10,10,16 29:3 32:10 37:22 49:10 60:4,8 63:4 shielding 23:8 shifted 16:13 ship 25:16 shirley 54:17,23 shoot 26:16 short 58:15 shorter 41:15 shot 14:3 16:14 show 11:18 12:19 13:17 26:14 38:24 showing 10:21 42:13 shown 39:1 60:1 shows 6:7 9:5 11:23 14:3,7,15 39:4 shrubs 23:13,21 side 8:14 11:21 12:1,10,11,13 13:18,21 14:5,10 14:14,18 17:16 19:24 21:23 44:19 siding 12:22 22:5 signature 68:6 significance 59:12 61:18 62:19 significant 10:14 43:16 47:14 53:3 53:18 54:8 59:5 61:22 silber 2:6 5:19,20 24:13,14,15 25:20 65:20,21 similar 31:20 simple 61:21 single 8:19 14:11 14:15,17,19 21:12	site 9:4 15:2,2 20:3 20:5,18,23,24 21:2 21:6,9 22:4,11,17 22:18,21,23 24:3,8 26:5 28:18 29:12 37:14 41:20 sites 25:1 sits 15:10,12 16:17 49:16 situated 28:4 situation 65:13 66:7 six 6:7 20:2 29:5 50:5 sizes 29:14 slide 20:16,21 49:4 57:15 66:14 small 11:17 16:18 53:10,15 54:10 55:6 60:3 64:9 smyrna 20:19 28:5 28:6,22 society 54:3 57:3 60:11 soft 59:16 soil 39:21 solar 20:4 22:14 22:15,20 23:6,8,14 24:22 27:1,14,24 29:4,8,12,16 32:7 32:13,19 34:24 35:2,2,8,13 36:7 36:13,18 37:5,11 37:14 39:11,16 40:16,18,21 sold 10:1,4 29:9 30:7 solid 39:16 somebody 27:2 28:9
s	20:7,17 22:19 23:12 25:22 27:5 27:7,8 29:2 30:19 31:22 32:14 34:12 38:7 42:6 43:6,14 43:21 44:3,7,11 48:7,8 49:7 50:1 50:11,19,19 51:12 52:13,19 56:13 57:20 58:10 59:8 60:18,23 61:3,4 63:13 65:1 66:11 67:3	23:5,5,9,10,10,16 29:3 32:10 37:22 49:10 60:4,8 63:4 shielding 23:8 shifted 16:13 ship 25:16 shirley 54:17,23 shoot 26:16 short 58:15 shorter 41:15 shot 14:3 16:14 show 11:18 12:19 13:17 26:14 38:24 showing 10:21 42:13 shown 39:1 60:1 shows 6:7 9:5 11:23 14:3,7,15 39:4 shrubs 23:13,21 side 8:14 11:21 12:1,10,11,13 13:18,21 14:5,10 14:14,18 17:16 19:24 21:23 44:19 siding 12:22 22:5 signature 68:6 significance 59:12 61:18 62:19 significant 10:14 43:16 47:14 53:3 53:18 54:8 59:5 61:22 silber 2:6 5:19,20 24:13,14,15 25:20 65:20,21 similar 31:20 simple 61:21 single 8:19 14:11 14:15,17,19 21:12	site 9:4 15:2,2 20:3 20:5,18,23,24 21:2 21:6,9 22:4,11,17 22:18,21,23 24:3,8 26:5 28:18 29:12 37:14 41:20 sites 25:1 sits 15:10,12 16:17 49:16 situated 28:4 situation 65:13 66:7 six 6:7 20:2 29:5 50:5 sizes 29:14 slide 20:16,21 49:4 57:15 66:14 small 11:17 16:18 53:10,15 54:10 55:6 60:3 64:9 smyrna 20:19 28:5 28:6,22 society 54:3 57:3 60:11 soft 59:16 soil 39:21 solar 20:4 22:14 22:15,20 23:6,8,14 24:22 27:1,14,24 29:4,8,12,16 32:7 32:13,19 34:24 35:2,2,8,13 36:7 36:13,18 37:5,11 37:14 39:11,16 40:16,18,21 sold 10:1,4 29:9 30:7 solid 39:16 somebody 27:2 28:9

sonny's 20:15 sorry 17:1 66:3 67:5 sort 28:5,12,15,19 29:13 36:11 38:1 sound 68:4 south 20:1 44:19 50:6 53:7 southbound 26:10 southern 20:19 space 39:18 48:21 spatial 23:7 speak 6:24 7:1,2 8:22 31:6 34:20 44:15 58:12 60:11 61:4 63:14,17 speaker 7:7 speakers 7:3,6,9 7:15 speaking 58:14 specific 32:22 39:4 39:4 specifically 49:4 specifics 34:6 specimen 52:23 spend 59:24 spent 59:2 spigot 54:22 spot 17:2 28:7 square 50:7 sr 20:2 22:14 st 48:19 staff 22:6 24:6 65:8 stage 31:19 staircase 64:4 stand 50:9 standpoint 37:12 59:7,7 stands 53:20 55:13	start 5:12 12:12 15:7 63:22 started 5:3,5,9 11:2,4 48:1 starting 9:22 32:8 39:19 state 7:16 14:20 24:24 26:23 29:13 30:7 31:9,13 35:19 39:16 58:18 stated 31:15 61:24 statement 31:16 states 29:10 station 44:23 54:21 status 16:22 steel 10:21 11:6 39:23 41:21,21 step 33:4 steps 32:11 steve 2:5 5:23 15:20 steve's 17:23 steward 58:21 60:15 stone 21:14 52:15 stop 35:16 40:21 49:20 54:20 55:8 store 50:7 52:18 stores 66:2 stories 57:1 62:20 stork 26:20 story 13:16 14:2 21:12,13 54:11 straight 16:14 straighten 57:17 street 16:19 17:16 strong 28:10 strongly 60:6 structural 50:22	structure 9:7,9 10:16,17 13:12 14:24 20:24 21:13 32:6 48:22 49:8 49:11,16 59:11 62:12,13 64:7 structures 9:14 15:9,13 21:2 23:2 23:4,9,16 24:2 30:21 32:12 47:2 49:13 51:2 59:5 59:13 64:3 subdivide 9:3,11 subdivided 18:1 subdividing 15:11 16:24 subdivision 8:18 9:15 15:14 28:13 33:20,23 34:6 45:10 61:12 submittal 7:8 submitted 38:24 46:15 51:7 suburban 48:19 successful 48:18 suffer 50:21 sufficient 7:9 summary 46:2 support 19:8 62:9 supported 10:19 11:4 supportive 35:22 60:13 supreme 54:14 sure 12:24 31:7 32:21 33:2,9,22 35:23 36:5,17 37:9 38:15 47:2 51:15 52:9 53:2,7 surrounding 56:9	survived 52:16 surviving 56:24 suspect 50:3 sustaining 62:23 swadey 2:9 6:3,4 25:23 26:18,19 27:19 29:6,16,23 30:4,14 39:9,10 40:9 swept 32:12 switch 15:3 system 22:14 29:8
t			
t 68:1,1 table 7:16 take 27:17 35:4,11 36:15 43:12,14 50:5,6 taken 46:16 talk 19:6 45:24 47:16 56:15,22 63:3 talked 9:15 talking 26:9 48:23 tap 42:18 tax 8:14 18:8 19:23 44:18 team 61:17 technologies 36:2 37:6 technology 35:14 42:17 tell 14:12 temple 40:18 temporary 36:16 65:23 ten 62:6 tenancy 52:3,5 tenant 43:4 52:2 tenants 62:21 65:5			

<p>tend 28:20 term 28:1,20 35:13 termites 50:21 terms 41:20 53:21 testimony 7:8,14 8:1 thank 6:9 8:8 15:18 17:19 18:20 19:1,1,10,19,20 24:10,15 25:9,20 26:17 30:14 31:6 32:21 33:17 34:9 34:14,21,21 36:2 38:17 39:8 40:9 42:4 43:22,23,23 44:5,13,14 47:24 48:9 49:20 56:11 56:12 57:12,18,22 58:7,13 60:13,16 60:17 62:24 63:1 63:11,12,15 66:13 67:1,14 thanks 8:4 38:3 42:16 they're 27:15 thing 36:10 37:8 52:12 59:8 60:4 things 28:13 41:3 41:20 46:6 52:14 59:10 think 5:6 21:1 26:15 27:9 28:8 28:17,21,23 30:10 31:4,4,7,21 32:23 33:3,4,5 34:1,4 35:6 37:3,8,21 41:18 46:6 47:19 48:2 55:19 57:3 64:12,17 65:22 66:15</p>	<p>thirties 53:22 thorough 63:21 thought 10:18 11:3 52:1 55:6 66:3 three 7:2 9:12 15:13 57:17 tidal 28:11,14 time 6:17 7:8,16 10:5,18 15:6 25:13 28:16,16 30:11,12,22 31:11 33:16 35:24 40:22 43:4 46:7 53:12 53:12 54:20 55:17 58:21 59:2,20,24 60:1 times 40:17 64:10 timing 8:9 tipi 62:1 title 27:11 today 7:24 17:5 32:23 47:6 49:17 49:24 50:14,17,20 today's 41:16 told 58:17 toll 59:19 tonight 20:13 22:7 45:8,14,24 47:8 49:9 52:4 56:2 top 49:17 64:15 65:10 66:8,9 topography 35:4 total 6:21 22:16,17 town 42:17 traditional 50:13 trail 8:16 16:11 17:13 18:14,18 transcribed 1:24 7:15</p>	<p>transcriber 68:9 transcript 1:11 68:3 transfer 17:7 39:20 transferred 30:24 transition 48:20 travel 50:8 trees 23:22,22 trends 37:20,20 trouble 38:10 true 59:12 68:3 try 34:15 47:22 48:24 49:20 55:22 trying 37:4 42:18 52:22 59:13 tucker 3:8 45:2,4 45:5 48:9 49:23 55:23 56:1 58:20 64:21 tuesday 8:2 66:19 turn 26:7,16 51:4 51:23 turned 63:6 two 6:8 7:1 9:12 15:11,12 21:12,13 21:16 40:15 43:3 44:20 52:16,19,24 54:18 57:16 type 13:17 14:1 25:16 37:1 39:20 39:21 types 64:2 typical 50:11 typo 57:15</p> <hr/> <p style="text-align: center;">u</p> <hr/> <p>udc 22:15 23:19 24:6,9 45:9 ultimately 48:13 umbrella 58:18</p>	<p>uncle 43:7 unclear 17:23 29:11 unconstitutional 55:10 understand 54:1,5 65:23 understanding 47:10 51:16 undertaking 61:20 unduly 59:24 uneven 21:21 unfortunately 50:21 57:8 unique 16:3 unit 65:4 university 40:19 45:19 63:17 unknown 33:19 34:9 63:2,12 67:11 unmute 20:9 unsafe 64:15 65:13 unsavable 59:21 upgrade 35:14,20 upgrading 35:11 urge 59:22 use 1:4 6:17 11:5 18:8,13,16 22:13 31:14 36:16 40:14 45:6 62:20 66:21 username 27:6 42:13 uses 17:10 40:23 usually 63:21 utility 34:23 utilize 27:23 utilized 31:3 46:10 50:20</p>
--	--	--	--

<p style="text-align: center;">v</p> <p>v 54:11,15,16 55:5 55:11 vacation 43:5 valley 44:18,19 48:12 49:17 50:2 50:3 61:12 valuable 29:3 value 32:8 version 51:11 versus 37:6 vertical 22:5 view 14:7 18:7 20:23 29:3 32:10 36:16 37:22 visible 49:19 64:19 visits 65:18 void 66:2 volunteer 61:14 vrh1 45:7 vrh3 45:7</p>	<p>war 51:18 warranties 36:8 water 54:22 55:9 waterways 25:3 way 1:5 12:3 16:3 16:4,17,20 17:15 17:18 36:6 38:11 43:12,13 50:20 54:21 59:18 ways 27:23 we've 27:15 32:14 38:24 42:21 52:17 58:17 59:12 60:1 weigh 37:5 welcome 25:21 30:15 61:5 went 40:18 41:14 55:2 west 16:14 19:24 20:20 59:1 wetland 28:12 wetlands 28:14 we'll 34:15 we're 13:8 wide 16:17 23:13 23:21 wildflower 37:17 willingness 60:16 wills 3:3 20:15 25:10,11,21 29:21 30:1,10,15 36:5 39:15 40:15 wills' 38:14 window 63:23 windows 64:7 wing 21:14 wish 7:1,1,2 wo 21:23 wonderful 61:9 wondering 26:24 32:10 33:22</p>	<p>woods 59:17 woodshop 59:11 words 65:2 work 10:22 33:10 33:12,13 53:7 worked 64:10 working 40:22 52:10 53:17 61:17 works 52:7 worth 59:6,8 60:1 60:1 worthwhile 64:11 written 7:8 40:7 wrong 17:2</p>	<p>zoom 48:6 49:1,3 66:20</p>
w	<p>wait 5:4 walk 47:17 54:18 55:8 walked 55:2 65:7 65:8 walker 59:14 walking 64:2 want 5:3 11:10 12:6,9 18:14,15,17 28:1 38:17 51:19 54:17 57:14 58:19 60:5,12 63:2 65:2 wanted 9:13 10:15 15:15 26:1 33:8 42:20 46:5,24 51:1 54:23 63:5,8 wanting 35:12</p>	x	
		x	
		y	
		<p>yeah 19:7 26:13 27:9 30:3 34:1,3 38:22 65:3,21 year 9:16 11:9 12:15,24 years 34:24 35:8 35:11,21 36:9,10 36:10 37:3,4,6 39:18,19 40:23 41:7,13 43:3,15 52:8 55:18 58:24 60:5 61:13 yep 58:3 york 53:16,17 you're 66:17</p>	
		z	
		<p>z 45:1 zahralddin 2:11 6:1,2 32:2 33:8,18 zone 22:14 zoning 8:16 20:2 44:20 51:8</p>	