

Application SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC
(Ekaman Subdivision)

Public Comments: Set 3 of May 2026 – Received through May 15, 2026, 3:00pm

1. Email from Dan and Joy Bieker of 1033 Westview Terrace received May 8, 2026 at 8:58pm
2. Email received May 9, 2026 at 11:27am with copy of Screenshot of Dave Lees comments
3. Email from Steve LeBoon of 1025 Westview Terrace received May 9, 2026 2:45pm with Attachments:
 - a. Original Letter of Opposition dated May 7, 2026 (Letter Also in Public Comments Set 2, Item 1)
 - b. Letter on Open Space Dated May 9, 2026
4. Email from Joan Sciple of 1139 Westview Terrace received May 12, 2026 at 10:31am
5. Email from Steve LeBoon received May 14, 2026 at 10:28am (his response after receiving FOIA Request Response 2026-186: Drainage Improvement Engineering support for Woodbrook Development) with attachments
 - a. Copy of Letter of March 16, 2026 on Woodbrook Development Drainage Improvement from Davis, Bowen, & Friedel, Inc. (Consultant) to City of Dover Department of Water & Wastewater (Letter is already part of the Planning Commission Packet)
 - b. Report on HydroCAD Modeling 002 0194A022 – Existing Conditions Sub Areas as Prepared by Davis Bowen & Friedel Inc. Printed 5/8/2026. Report on three sections: Pages 1-52, Pages 1-54, and Pages 1-54. Evaluation in Woodbrook Drainage Improvement Study. – Document on file in Planning Office and City Department of Water & Wastewater and Engineering Services/Department of Public Works.
 - c. Report on HydroCAD Modeling 002 0194A022 – Proposed Conditions Sub Areas Double Inlets as Prepared by Davis Bowen & Friedel Inc. Printed 5/8/2026. Report in three sections: pages 1-53, Pages 1-53, and pages 1-54. Evaluation in Woodbrook Drainage Improvement Study. – Document on file in Planning Office and City Department of Water & Wastewater and Engineering Services/Department of Public Works.

From: [Dan Bieker](#)
To: [Mr. Mittens & Pirate](#)
Cc: [Melson-Williams, Dawn](#); [City Clerks Office](#); [Anderson, David](#); [Lewis, Brian E.](#); [Christiansen, Robin](#); [Donyale Hall](#); [Joan Sciple](#); [A cassbaby](#); [Neil, Fred](#); [Sudler, Roy](#); [ralphltaylorjr@gmail.com](#); [Neil, Fred A.](#); [silerquest@gmail.com](#); [Lyon, Jason A](#); [Duca, Sharon](#); [CompPlan](#); [Lynn, Sean M \(LegHall\)](#); [Jean Taylor](#); [Dave Lees](#); [jordinwilliams23@gmail.com](#); [slpiders@gmail.com](#)
Subject: EXTERNAL: Re: Letter of opposition (15th time)
Date: Friday, May 8, 2026 8:58:29 PM

You don't often get email from dbieker32@gmail.com. [Learn why this is important](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Steve for initiating this correspondence. My wife and I both oppose the construction as our property is adjacent to and downhill from the proposed development.

We have been residents in Woodbrook for over 27 years and have already had several incidents where flood waters nearly entered our home. It is a cause of great concern that developing the land behind our home may threaten the homes and property of my family and my neighbors.

Thank you for your consideration in this matter.

Dan and Joy Bieker
1033 Westview Terrace
Dover, DE

On Thu, May 7, 2026, 10:21 PM Mr. Mittens & Pirate <slspiders@gmail.com> wrote:

Subject: Request for Engineering Water Study Results

Hello Mr. Lyon,

Over the next few days, would you be kind enough to provide me with the results of the engineering water study that was conducted last year?

I'm assuming the study has been completed by now, and I'm very eager to review the engineers' final findings and rendered results.

I truly appreciate your time and effort, as always. You have done an amazing job working for the city, and I continue to applaud your dedication and efforts.

If possible, you may email the results to me. If it is easier to leave a copy at the City Hall office, I would be more than happy to drive up and pick it up.

Thank you again.

Steve LeBoon
[484-716-4567](tel:484-716-4567)

On Thu, May 7, 2026 at 8:25 PM Mr. Mittens & Pirate <slspiders@gmail.com> wrote:

Subject: Request to Add Attached Materials to the Record with formal objections

Dear Ms. Melson & planning commission,

We hope this email finds you well in advance of the upcoming hearing.

Please see the attached materials, along with two video links and one photograph.

This appears to be the fifteenth instance of ongoing harassment affecting the elderly and valued residents of our community.

The applicant has now been denied four times. At the last meeting, when the matter was placed on hold, I made him an affordable cash offer, which he never responded to. We are now once again faced with hearing this unsupported and unlawful request for a conceptual subdivision plan.

I have included several of my neighbors on this email. Please also be advised that within the next few days I will formally submit additional neighborhood opposition materials from residents on the four or five streets surrounding this vacant lot, which has remained vacant for more than 150 years.

I have also copied the City Clerk's Office, the Mayor, and several Council Members, with the exception of the Honorable Brian Lewis and the Honorable Ms. Hall. I respectfully request that the Mayor's Office or City Clerk's Office provide the date and meeting information in which Council denied the variance request for this vacant lot, which I believe occurred approximately three to four years ago.

I will follow up shortly with additional documentation.

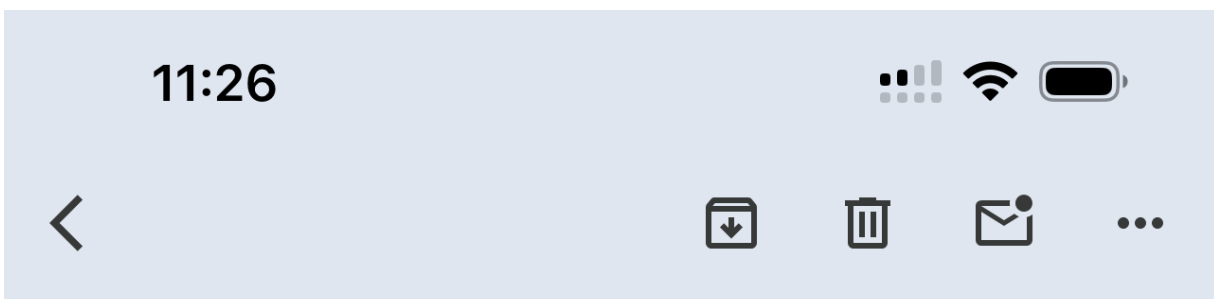
In the meantime, thank you for your time and attention to this matter. Please add this correspondence and all attached materials to the official record.

Once again, I am sorry that you have to be subjected to this nonsense again.

From: [Mr. Mittens & Pirate](#)
To: [Dan Bieker](#)
Cc: [Melson-Williams, Dawn](#); [City Clerks Office](#); [Anderson, David](#); [Lewis, Brian E.](#); [Christiansen, Robin](#); [Donyale Hall](#); [Joan Sciple](#); [A cassbaby](#); [Neil, Fred](#); [Sudler, Roy](#); [ralphltaylorjr@gmail.com](#); [Neil, Fred A.](#); [silerquest@gmail.com](#); [Lyon, Jason A](#); [Duca, Sharon](#); [CompPlan](#); [Lynn, Sean M \(LegHall\)](#); [Jean Taylor](#); [Dave Lees](#); [jordinwilliams23@gmail.com](#); [slpiders@gmail.com](#)
Subject: EXTERNAL: Re: Letter of opposition (15th time)
Date: Saturday, May 9, 2026 11:27:53 AM
Attachments: [IMG_8075.png](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

So I received a response from Neighbor, Mr. Lees and I don't know if he sent it to everyone, but I'd like to include a screenshot regarding his serious concerns regarding the application that's been ongoing for the last 15 years. enclose a screenshot.



Re: Letter of opposition (15th time)

Inbox



≡ Summarize this email



Dave Lees 11:19 AM

to me ▾



In support of the many objections herein:
As a Woodbrook resident of over 20 years, I must object to the development of the land in question. The request for development by the developer has already been denied on multiple occasions for many reasons. These include but are not limited to lack of access lack of local infrastructure to support

lack of access, lack of local infrastructure to support the development, potential harm to wetlands, harm to the ecosystem, potential flooding of the surrounding communities and more. It boggles the mind that this issue keeps coming up again and again and smacks of potential graft, bribery and fraud. Please reject this proposal with prejudice so that it cannot rear its head again.

Best regards,
David Lees

dmlmidi@gmail.com

On Sat, May 9, 2026 at 11:17 AM Dave Lees

<dmlmidi@gmail.com> wrote:

As a Woodbrook resident of over 20 years, I must object to the development of the land in question. The request for development by the developer

← Reply

→ Forward



On Fri, May 8, 2026 at 8:58 PM Dan Bieker <dbieker32@gmail.com> wrote:

Thank you Steve for initiating this correspondence. My wife and I both oppose the construction as our property is adjacent to and downhill from the proposed development.

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[1033 Westview Terrace](#)
[Dover, DE](#)

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Steve LeBoon
[484-716-4567](tel:484-716-4567)

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I have included several of my neighbors on this email. Please also be advised that within the next few days I will formally submit additional neighborhood opposition materials from residents on the four or five streets surrounding this vacant lot, which has remained vacant for more than 150 years.

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I will follow up shortly with additional documentation.

In the meantime, thank you for your time and attention to this matter. Please add this correspondence and all attached materials to the official record.

Once again, I am sorry that you have to be subjected to this nonsense again.

From: [LeBoon](#)
To: [Melson-Williams, Dawn](#); [City Clerks Office](#); [Anderson, David](#); [Lewis, Brian E.](#); [Christiansen, Robin](#); [Donyale Hall](#); [Joan Sciple](#); [Neil, Fred](#); [Sudler, Roy](#); [ralphltaylorjr@gmail.com](#); [Neil, Fred A.](#); [Mr. Mittens & Pirate](#); [Dan Bieker](#); [silerquest@gmail.com](#); [Lyon, Jason A](#); [Duca, Sharon](#); [CompPlan](#); [Lynn, Sean M \(LegHall\)](#); [Jean Taylor](#); [Dave Lees](#); [Cassandra LeBoon](#); [patrick.emory@delaware.gov](#); [eric.ludwig@delaware.gov](#); [anthony.gonzon@delaware.gov](#)
Subject: EXTERNAL: City of Dover Planning Commission (Application SB-25-02)
Date: Saturday, May 9, 2026 2:45:19 PM
Attachments: [Open space proposal.pdf](#)
[Letter of opposition.pdf](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Attached please find the original letter in opposition to the proposed development of the land located between Westview Terrace and Monroe Terrace, along with a second letter outlining a proposed alternative solution that we respectfully request be presented to the owner of the landlocked property.

The attached materials address concerns involving flooding, drainage, infrastructure limitations, roadway access, neighborhood impact, and overall feasibility of development within this area. The proposed alternative is intended to provide a constructive solution while helping preserve neighborhood safety, drainage integrity, and surrounding property conditions.

We respectfully ask that both documents be reviewed in full and included as part of the official record and any ongoing discussions regarding this property.

Please confirm receipt of these materials at your earliest convenience.

Thank you for your time and consideration.

Sincerely,

Residents of
Westview Terrace, Jefferson Terrace, and Wyoming Avenue Residents
Steve LeBoon and Cassandra LeBoon
1025 Westview Ter, Dover, DE 19904
484-716-4567
slspiders@gmail.com

May 7, 2026

RE: Joint Formal Opposition and Request for Dismissal With Prejudice – SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision)

To The Honorable Planning Commission Chair, Dawn Melson, and Committee Members:

This letter constitutes a joint formal opposition submitted by the affected residents of Westview Terrace, Jefferson Terrace, and Wyoming Avenue regarding the proposed Conceptual Subdivision Plan identified as SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision), involving the proposed subdivision to create five residential lots and one residual lot from parcels totaling approximately 4.5754 acres located south of but not adjacent to Wyoming Avenue and west of Monroe Terrace, including the unaddressed Jefferson Terrace extension area referenced within the application materials.

Residents of the surrounding neighborhood have repeatedly raised serious concerns regarding this property and the proposed development. To our knowledge, this matter has now been brought before Council, the Planning Commission, and/or relevant officials at least thirteen (13) separate times. On each prior occasion, the proposal has been rejected, struck down, denied, deferred, or otherwise failed to proceed due to unresolved concerns involving access, flooding, drainage, environmental impact, and overall development feasibility.

The City's April 29, 2026 notice states that the Planning Commission previously deferred action on SB-25-02 on September 15, 2025 "seeking additional information." Despite the passage of time and repeated prior proceedings, residents remain concerned that the same fundamental deficiencies and unresolved issues continue to exist.

Residents further object to procedural deficiencies associated with notice of the upcoming May 18, 2026 Planning Commission hearing. Although the City notice references adjacent property owners, it is the understanding of residents that not all affected and neighboring property owners received proper notice regarding the upcoming public hearing and continued review of this matter. Given the longstanding controversy surrounding this proposal and its direct impact upon surrounding neighborhoods, residents respectfully request that the adequacy of notice and community notification procedures be reviewed before further proceedings occur.

Accordingly, residents respectfully request that this matter be denied and dismissed with prejudice so that substantially similar proposals concerning this property are not repeatedly reintroduced without material changes addressing the longstanding legal, environmental, drainage, and access concerns previously identified by Council, agencies, and affected residents.

The repeated re-submission of substantially similar proposals concerning this property has imposed an ongoing and unnecessary burden upon surrounding residents. Neighbors have repeatedly been required to devote significant time, financial resources, and personal effort toward monitoring proceedings, attending meetings, gathering documentation, reviewing filings, consulting public records, and responding to unresolved issues that have already been identified during prior proceedings.

In addition to the financial burden, the continued uncertainty surrounding this matter has caused substantial emotional stress and disruption to affected residents, many of whom live immediately adjacent to the property and remain concerned about flooding risks, environmental harm, drainage impacts, property damage, and the overall safety and stability of the neighborhood. Residents respectfully submit that repeated applications raising materially similar issues, despite prior denials and longstanding unresolved deficiencies, undermine the interests of finality, efficient administration, and fundamental fairness to the surrounding community.

Residents continue to object due to significant concerns involving flooding, stormwater runoff, drainage impacts, environmental harm, access deficiencies, and potential misrepresentations made during the review and approval process.

Based upon the apparent grading, site conditions, and/or proposed development activity, residents believe this project may unlawfully increase stormwater runoff onto adjacent properties and create or worsen flooding conditions throughout the surrounding neighborhood. The property is located near a floodplain and/or flood-prone area, substantially increasing the risk of harm to nearby homes and properties if development proceeds without comprehensive review and mitigation.

Additionally, the subject property is landlocked and does not appear to have lawful or adequate legal access for development purposes. Attached photographs and supporting documentation illustrate these concerns. It is the understanding and belief of residents that the landowner has failed to fully disclose the lack of lawful access to Council members and/or other reviewing officials during discussions related to this property.

Residents are additionally concerned that the physical layout and dimensions of the access area and surrounding roadway infrastructure do not appear capable of safely accommodating adequate two-way traffic flow, emergency vehicle access, required roadway standards,

sidewalks, pedestrian safety requirements, or related infrastructure improvements customarily associated with residential subdivision development. Residents respectfully submit that there appears to be insufficient space to safely construct and maintain compliant two-way street access together with sidewalks and related pedestrian infrastructure without creating additional safety, drainage, and property-impact concerns affecting the surrounding neighborhood.

Residents are further concerned that the substantial infrastructure costs likely necessary to make this property minimally suitable for development — including roadway construction, drainage improvements, stormwater management systems, grading, environmental mitigation, utility installation, and related access improvements — raise serious questions regarding the overall feasibility, sustainability, and eventual quality of the proposed project. Based upon the apparent conditions and limitations associated with the site, residents understand that roadway construction and related infrastructure costs alone could potentially exceed one million dollars before additional development-related expenses are considered.

Given these substantial constraints and costs, residents respectfully question whether the proposed development can realistically be completed in a manner consistent with applicable safety standards, infrastructure requirements, environmental protections, neighborhood compatibility, and the level of construction quality reasonably expected within the surrounding community.

Residents are further concerned that inaccurate, incomplete, or misleading information may have been presented regarding the property's access status, drainage concerns, environmental implications, and overall development feasibility. These matters should be fully investigated before any approvals, permits, variances, or land disturbance activities are permitted to proceed.

The affected area is also located near environmentally sensitive and protected land, including areas subject to environmental oversight and conservation concerns. Delaware law recognizes the importance of conserving open space, flood-prone land, wetlands, and environmentally sensitive areas for the protection of water resources, wildlife habitat, drainage management, and the health, safety, and welfare of surrounding communities.

Delaware statutes and public policy strongly support the preservation of open land and environmentally sensitive areas where development would negatively impact neighboring properties, drainage systems, or ecological resources. Residents note that efforts have already been made in good faith to resolve this matter cooperatively, including offers made by certain residents to the developer and/or landowner intended to preserve the property as maintained open land rather than pursue unsuitable development.

Residents further note that Delaware environmental policy, executive directives, and land-use regulations strongly favor the protection of environmentally sensitive lands, flood-prone areas, wetlands, drainage corridors, and open space. This includes applicable provisions of Delaware's Sediment and Stormwater Law (7 Del. C. Ch. 40), Delaware wetland and water resource protections, Kent County drainage and subdivision ordinances, applicable FEMA floodplain management standards, and gubernatorial environmental and resiliency initiatives intended to protect Delaware communities from increased flooding, stormwater impacts, environmental degradation, and inappropriate development within vulnerable areas.

Residents respectfully submit that approval of the proposed development would be inconsistent with the intent and purpose of these protections, particularly given the property's apparent access deficiencies, flood-risk concerns, environmental sensitivity, repeated prior denials, and longstanding unresolved drainage issues affecting neighboring properties and the surrounding community

Delaware law and Kent County drainage regulations prohibit development practices that increase runoff or direct stormwater onto neighboring properties. Delaware's Sediment and Stormwater Law (7 Del. C. Chapter 40), together with applicable stormwater regulations, requires developments to properly manage runoff and prevent adverse impacts to surrounding properties and downstream areas.

Kent County drainage standards likewise prohibit stormwater discharge practices that create flooding, standing water, erosion, sediment impacts, or concentrated runoff onto adjacent lands.

Residents' concerns include, but are not limited to:

- Increased flooding risk to neighboring properties;
- Development near or within flood-prone areas;
- Adverse impacts to nearby environmentally sensitive or protected land;
- Alteration of natural drainage patterns;
- Concentrated runoff toward homes or structures;
- Insufficient stormwater management infrastructure;
- Potential erosion and sediment impacts;
- Reduced natural absorption caused by grading or impervious surfaces;
- Lack of lawful or practical access to the property;

- Potential misrepresentations made during the review or approval process;
- Inadequate notice to affected neighboring property owners; and
- Ongoing failure to adequately address repeated community concerns despite multiple prior proceedings.

Accordingly, residents respectfully request that the County, Council, Planning Commission, and/or reviewing agencies:

1. Deny this application and dismiss the matter with prejudice;
2. Require engineering analysis demonstrating that runoff volumes and flow rates will not adversely impact neighboring properties;
3. Investigate the property's access status and determine whether lawful development access exists;
4. Review all floodplain, wetland, environmental, and flood-risk implications associated with the site;
5. Investigate whether inaccurate or incomplete information was presented during the approval process;
6. Review whether all required notice procedures were properly satisfied regarding the May 18, 2026 hearing and continued review proceedings;
7. Preserve the existing environmental and open-space characteristics of the property where appropriate; and
8. Require appropriate corrective mitigation measures where necessary.
9. Consider all applicable Delaware executive directives, environmental protection policies, floodplain management requirements, stormwater regulations, subdivision ordinances, and open-space preservation objectives relevant to the subject property and surrounding environmentally sensitive areas.

Residents further request that this letter, together with all attached photographs, video evidence, and supporting documentation, be included in the official record for this matter and that affected residents be notified of any hearings, approvals, variances, applications, or further actions related to this property.

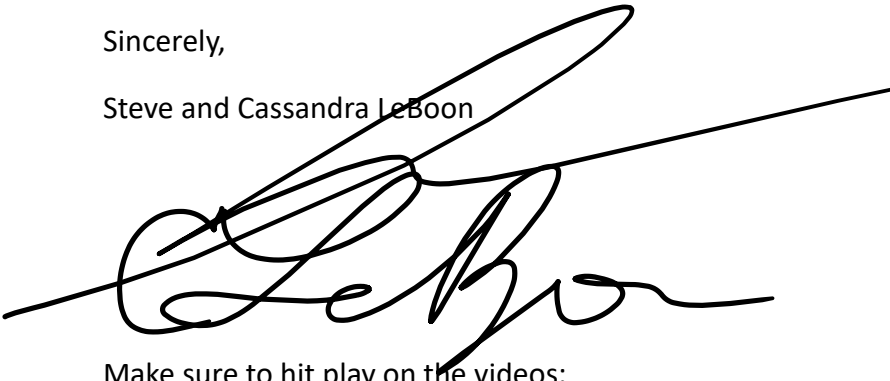
For further reference, The LeBoons are also attaching video evidence demonstrating a real-life example of the severe consequences that may occur when flooding regulations, stormwater management requirements, drainage protections, and responsible land-use practices are

ignored or inadequately enforced. This evidence is provided to illustrate the legitimate and substantial concerns shared by the surrounding community regarding the potential impact of the proposed development.

Thank you for your attention to these serious and ongoing concerns affecting the surrounding neighborhood and environment.

Sincerely,

Steve and Cassandra LeBoon

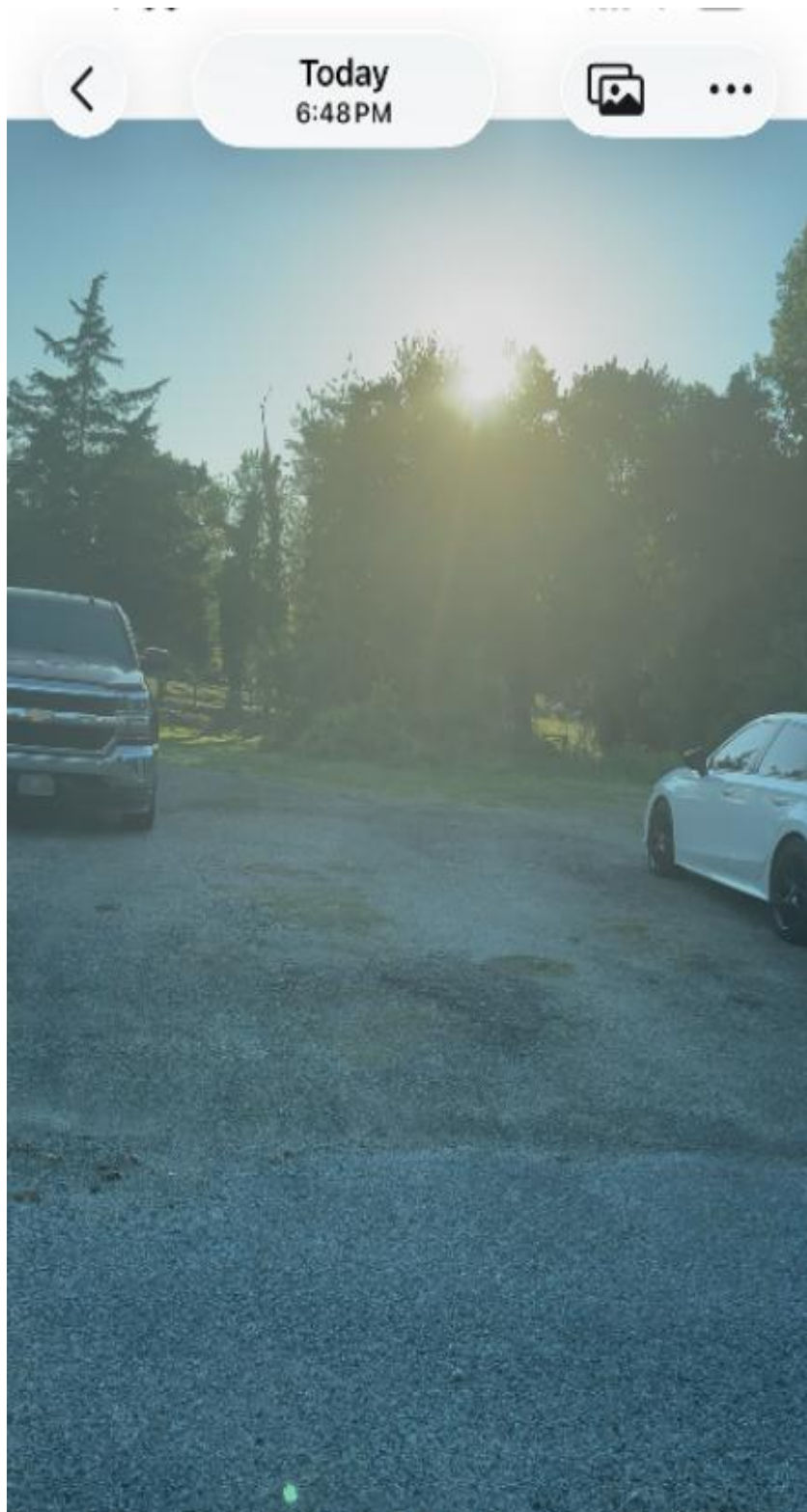
A handwritten signature in black ink, appearing to be 'LeBoon', with a long horizontal line extending from the end of the signature.

Make sure to hit play on the videos:

<https://share.icloud.com/photos/0f1F6rfQPgDe2xFgapgEe4reQ>

<https://share.icloud.com/photos/0d45SJ911HkZOOtk0EX5c5P6g>

P.S. Some residents have been cc'd on this letter.



Picture from Jefferson Terrace into the area in question.

Steve LeBoon and Cassandra LeBoon
1025 Westview Ter, Dover, DE 19904
484-716-4567
cleboon89@gmail.com

May 9, 2026

RE: Joint Formal Opposition and Request for Dismissal With Prejudice – SB-25-02
Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision)

To All Venerable Participants:

I am writing to respectfully request that the undeveloped land corridor located between Westview Terrace and Monroe Terrace in Dover, Delaware be formally evaluated for preservation as protected open space under applicable state, county, or municipal conservation and flood resiliency initiatives.

I further submit this proposal as a practical and constructive alternative solution to the proposed development of land between Westview Terrace and Monroe Terrace. Rather than pursuing additional dense residential construction in an area already experiencing drainage and infrastructure concerns, preservation of this corridor as open space would better serve the long-term public interest, surrounding residents, and environmental stability of the area.

This area appears to serve an important natural drainage and stormwater absorption function within the broader Puncheon Run watershed corridor. Residents in the surrounding neighborhoods have already experienced recurring flooding concerns, drainage limitations, and increasing stormwater pressures during heavy rain events. Based on observed conditions and the character of the surrounding land, further residential development in this location could significantly worsen runoff impacts to nearby homes and streets.

Preserving this land as open space would provide several important public benefits, including:

- Protection of natural stormwater retention capacity
- Reduction of downstream flooding impacts
- Preservation of drainage flow paths connected to the Puncheon Run system
- Protection of nearby residential properties from increased runoff
- Maintenance of green space and environmental buffers within an already developed area
- Reduction of long-term infrastructure and stormwater management costs to taxpayers
- Support of Delaware's broader flood resiliency and watershed protection goals

Importantly, preserving this corridor as open space offers a reasonable land-use solution that avoids many of the concerns currently associated with development proposals in this area, including:

- increased flooding risks,
- traffic and roadway limitations,
- lack of space for safe sidewalks and two-way traffic,
- potential strain on drainage infrastructure,
- and the substantial public and private costs associated with constructing new roads and stormwater systems in a constrained area.

I respectfully request that the City of Dover and relevant state agencies evaluate whether this corridor qualifies for:

- open space preservation,
- conservation acquisition,
- drainage easement protection,
- floodplain preservation,
- or designation as a stormwater management and environmental buffer area.

Given the increasing frequency of severe rainfall events and ongoing concerns regarding development impacts throughout Kent County, preserving existing natural drainage areas should be considered a priority before additional subdivision approvals are granted.

I also ask that any future development proposals affecting this area undergo careful hydrologic review, including analysis of cumulative runoff impacts, roadway drainage capacity, emergency access concerns, and the adequacy of existing stormwater infrastructure.

The cost of correcting flooding failures after development is completed can far exceed the cost of preserving critical open space beforehand. Protecting this land now may prevent substantial public expense and property damage in the future.

Thank you for your time and consideration of this request. I respectfully ask that this matter be reviewed as part of any current or future land use, zoning, subdivision, stormwater, or infrastructure discussions involving this corridor.



Cassandra LeBoon

From: [Joan Sciple](#)
To: [LeBoon](#)
Cc: [Melson-Williams, Dawn](#); [City Clerks Office](#); [Anderson, David](#); [Lewis, Brian E.](#); [Christiansen, Robin](#); [Donyale Hall](#); [Neil, Fred](#); [Sudler, Roy](#); [ralphltaylorjr@gmail.com](#); [Neil, Fred A.](#); [Mr. Mittens & Pirate](#); [Dan Bieker](#); [silerquest@gmail.com](#); [Lyon, Jason A](#); [Duca, Sharon](#); [CompPlan](#); [Lynn, Sean M \(LegHall\)](#); [Jean Taylor](#); [Dave Lees](#); [patrick.emory@delaware.gov](#); [eric.ludwig@delaware.gov](#); [anthony.gonzon@delaware.gov](#)
Subject: EXTERNAL: Re: City of Dover Planning Commission (Application SB-25-02)
Date: Tuesday, May 12, 2026 10:31:35 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning

My name is Joan Sciple. I reside at 1139 Westview Terrace, Dover, Delaware.

I have been a resident at this address for 43 years. This opposition to construction has been going on for years. We need closure.

According to State regulations for floodplain zoning laws in Delaware, one of the key components is:

“Ensure construction activities do not obstruct natural flow of floodwaters which could increase flooding risks for neighboring properties”.

Digging four to seven feet to install sewer lines as well as the weight of heavy equipment seems to me that this would be detrimental to the floodplain.

I thank Steve and Cassandra for their representation. I also want to thank ALL who are participating in this endeavor.

Sincerely,

Joan Sciple

On Sat, May 9, 2026 at 2:44 PM LeBoon <cleboon89@gmail.com> wrote:

Good afternoon,

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To: [Dan Bieker](#); [Melson-Williams, Dawn](#); [City Clerks Office](#); [Anderson, David](#); [Lewis, Brian](#); [Christiansen, Robin](#); [London-Hall, Donyale](#); [Joan Sciple](#); [A cassbaby](#); [Neil, Fred](#); [Sudler, Roy](#); [ralphitaylorjr@gmail.com](#); [Neil, Fred](#); [silerquest@gmail.com](#); [Lyon, Jason](#); [Duca, Sharon](#); [CompPlan](#); [Lynn, Sean M \(LegHall\)](#); [Jean Taylor](#); [Dave Lees](#); [jordinwilliams23@gmail.com](#); [Mr. Mittens & Pirate](#); [patrick.emory@delaware.gov](#); [eric.ludwig@delaware.gov](#); [anthony.gonzon@delaware.gov](#); [Ddolph3@gmail.com](#)
Subject: EXTERNAL: Fwd: FOIA Request Response 2026-186
Date: Thursday, May 14, 2026 10:28:09 AM
Attachments: [2026-03-16 Woodbrook Drainage Letter.pdf](#)
[0194A022 - Woodbrook Proposed Conditions Evaluation.pdf](#)
[0194A022 - Woodbrook Existing Conditions Evaluation.pdf](#)

Some people who received this message don't often get email from slspiders@gmail.com. [Learn why this is important](#)

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Hello Everyone,

As anticipated, the final engineering reports for the water study covering various communities have been completed. Cassandra and I would like to sincerely thank the Planning Commission for granting the continuance last year rather than proceeding without these critical documents.

Over the past 10 years, I have been involved in three instances where the Planning Commission issued a "no permit" decision. Today, I want to express my deep gratitude for your careful consideration and for the continuance, as these reports confirm what I have consistently stated: the water conditions in our area are extraordinarily poor. These findings validate both the concerns raised by residents and the expert evaluations conducted by the City of Dover engineers.

As the property owner seeking a permit for the fifth time, I would like to provide some context: the previous builder could not develop the property due to flooding issues and the lack of a compliant roadway, which includes sidewalks. The City Council previously denied a variance because the lot does not have sufficient width or space to build the required roadway.

I would also like to highlight a critical infrastructure issue in Woodbrook:

- The local pipe system is over 75 years old and cannot support additional water load.
- Pipes on Wyoming Avenue and near Monroe Avenue are approximately 125–150 years old, as these homes date back to the late 1800s and early 1900s.
- The open field in question remained undeveloped for 150 years because it is located in a floodplain, as confirmed by FEMA. Based on historical patterns, if FEMA were to update floodplain maps for the next century, much of this neighborhood would remain within a floodplain.

I have enclosed the full engineering reports and included a synopsis summarizing the key findings for your review.

In the coming days, I will also be submitting the signed petition from neighbors expressing opposition to development on this property.

Thank you for your careful consideration and commitment to ensuring responsible and safe development in our community.

Based on the applicant's own hydraulic modeling, several portions of the downstream drainage system appear to be operating at or near practical hydraulic capacity during the modeled storm event. The report documents surcharge conditions, submerged structures, limited remaining conveyance capacity, minimal attenuation at certain crossings, and significant regional watershed contributions. These findings raise legitimate concerns regarding downstream resiliency, cumulative runoff impacts, erosion potential, and the ability of the existing infrastructure to safely accommodate additional impervious area without increasing flooding risk to adjacent neighborhoods.

There are strong technical observations for an opposition or concern letter because they focus on hydraulic performance, capacity limitations, and downstream risk rather than generalized objections. The most persuasive comments to planning commissions and reviewing engineers are usually the ones tied directly to the applicant's own modeling results.

A few points are especially compelling:

- The modeled system is already operating very near hydraulic capacity during the design storm.
- The report documents surcharge and submerged conditions, which are recognized indicators of stressed drainage infrastructure.
- The detention system appears to provide little meaningful attenuation at certain crossings.
- The watershed contributing to these crossings is unusually large for a residential drainage corridor.
- The warnings suggest that system sensitivity may increase substantially during storms larger than the modeled event or under real-world clogged/debris conditions.

Existing System Stress

The HydroCAD results indicate that portions of the existing conveyance system may already be functioning near practical hydraulic limits during the modeled storm event.

Specific indicators include:

- Reach S-2 exceeded downstream manhole elevation by approximately 1.33 feet.
- Reach S-1 outlet depth exceeded modeled limits by approximately 0.83 feet.
- Multiple structures were reported as submerged during peak conditions.
- Several crossings approached bank-full or Manning capacity conditions.
- The model produced repeated surcharge and backwater warnings.

These conditions suggest the drainage network may already experience constrained flow conditions during major rainfall events.

Limited Remaining Capacity

The data suggests minimal reserve capacity exists within several key downstream crossings.

For example:

- Peak modeled flow at the Westview Terrace crossing was approximately 45.86 cfs.
- Estimated bank-full conveyance capacity was approximately 48.16 cfs.

This leaves only a narrow remaining margin before overtopping or additional surcharge conditions could occur.

Similarly, the Woodsedge Road crossing reportedly exceeded modeled pipe capacity warnings, which may indicate that portions of the downstream system are already undersized relative to contributing watershed runoff.

Minimal Peak Flow Reduction

One important concern is the apparent lack of meaningful attenuation at portions of the proposed system.

The model indicates:

- Inflow: 45.86 cfs
- Outflow: 45.84 cfs
- Reported attenuation: 0%

This suggests the system may function primarily as a conveyance mechanism rather than substantially reducing peak discharge before runoff is passed downstream.

Residents may reasonably question whether the proposed controls provide sufficient reduction in peak flows entering already stressed downstream infrastructure.

Large Regional Watershed Influence

The report indicates that approximately 141 acres ultimately drain through portions of this corridor.

That is a substantial contributing watershed for a neighborhood-scale drainage system.

The modeling also indicates that much of the flooding sensitivity may be driven by significant offsite runoff rather than only localized drainage from individual lots.

As a result, even modest increases in impervious coverage could compound existing downstream hydraulic pressures.

Backwater and Submergence Concerns

The submerged outlet conditions are important because they may indicate downstream tailwater influence or backwater effects.

The report states:

- Pond I-3 submerged by approximately 2.67 feet.
- Pond I-4 submerged by approximately 2.61 feet.

Submerged outlet structures can reduce stormwater control effectiveness and may limit the ability of detention facilities to release runoff as designed during peak storm conditions.

Erosion and Channel Stability

The modeled velocities also raise potential concerns regarding scour and downstream channel erosion.

The report identifies velocities approaching:

- 4.58 feet per second at certain crossings.

Depending on soil composition, stabilization methods, vegetation, and outlet protection design, these velocities could contribute to:

- channel erosion,
- scour near culverts,
- sediment transport,
- and long-term instability within the drainage corridor.

Incomplete Hydraulic Evaluation Indicators

The repeated model note stating:

“Inlet/Outlet conditions not evaluated”

is significant because entrance losses, exit losses, inlet control behavior, and localized backwater effects can materially affect real-world drainage performance. It means certain hydraulic entrance/exit effects were not fully analyzed in this model output, which can sometimes understate localized flooding or backwater behavior at pipe crossings.

Residents should request clarification regarding:

- inlet control assumptions,
- tailwater impacts,
- culvert entrance losses,
- debris blockage assumptions,
- and emergency overflow routing.

Cumulative Impact Concerns

A strong planning argument is that the system appears sensitive even under the modeled design event, raising concern about resiliency during:

- storms exceeding the modeled event,
- future upstream development,
- clogged inlets or culverts,
- debris blockage,
- saturated antecedent soil conditions,
- or changing rainfall intensities.

This is particularly important because real storm events often perform worse than idealized model assumptions. We, the community, formally ask to deny the application WITH prejudice so this matter never comes about again.

----- Forwarded message -----

From: **Arielle Rivera (Dover, DE)** <DoverDE@request.justfoia.com>
Date: Thu, May 14, 2026 at 9:07 AM
Subject: FOIA Request Response 2026-186
To: <slspiders@gmail.com>
Cc: <cityclerk@dover.de.us>

Mr. Leboon:

This email is in response to your request under the Freedom of Information Act (FOIA) #2026-186 for the Drainage Improvement Engineering Support for the Woodbrook Development. Attached please find the information that you requested.

Please let us know if you have any questions regarding your FOIA request.

Thank you,
City Clerk's Office
City of Dover, Delaware
Email: cityclerk@dover.de.us
Phone: 302-736-7008
Fax: 302-736-5068