Minutes of Meeting
Dagsboro Planning & Zoning Commission
Bethel Center
June 4, 2026

I. Call Meeting to Order

Chairperson Brad Connor called the meeting to order at 6:00 p.m.

Those in attendance were Chairperson Brad Connor, Vice-Chairperson Theresa Ulrich, Commissioner Norwood Truitt, Commissioner Ryan Stuckey, Commissioner Cindy Gallimore, Town Manager Cynthia Brought, Engineering Consultant Kyle Gulbronson, and Mayor Jason Russell. Please see the sign-in sheet for others in attendance.

II. Public Comment

There was no public comment.

III. Approval of Minutes
May 6, 2026 Minutes

Commissioner Truitt made a motion to approve the meeting minutes as presented. Commissioner Stuckey seconded the motion. All were in favor. None were opposed.

IV. NEW BUSINESS
a) Artesian Water Project – Preliminary Plan Review

Daniel Konstanski, VP of Engineering for Artesian introduced himself. He presented plans to the Committee for the water treatment plant built by the edge of town years prior. This was in response to "forever chemicals" or PFAS. Artesian detected trace amounts of PFAS in the wells, believed to be some sort of legacy issue. Mr. Konstanski advised they were looking to install a bank of filters that will remove the PFAS from the water before they pump it out onto the system. These filters come in pairs, a lead and a lag. It is being proposed that they place two pairs of filters (four filters total) with a possibility of expanding to two more filters (total of six) at some point in the future. Artesian asked for an amendment to their current site plan so they can add the filters. Mr. Gulbronson stated the plans had been reviewed and there were no issues and the plan met all Town codes in terms of bulk standards. The only question posed was whether or not a Fire Marshal review would be needed. Mr. Konstanski was unsure how to determine that however they have not historically needed it. He stated he would contact the Georgetown Fire Marshal's office. Mr. Gulbronson pointed out that if the amount of land to be disturbed was of 5,000 square feet, Artesian would need a Conservation Committee review. Mr. Konstanski believed it to be just under 5,000 square feet. Mr. Stuckey inquired if the filters to be installed were to get ahead of a regulatory issue. Mr. Konstanski replied yes. He continued that part of the installation is best practices but there are regulatory requirements in place that they have 5 years to comply with. Mr. Truitt inquired on the cost of the filters. Mr. Konstanski advised that the cost was three quarters of a million dollars for the filters and ongoing cost from the filter media, but these costs will not impact rates. Mr. Konstanski explained the "one state one rate" whereby the costs are disbursed across the entire customer base and stated there should be no impact on rates. Ms. Ulrich inquired about the footprint of the filters. Mr. Konstanski explained it would be a concrete pad, roughly eight by twenty; the filters are 18 feet tall. Ms. Ulrich inquired about discharge. Mr. Konstanski explained it was pipe in, pipe out. All of the piping is underground that will come up. There will be no motors and no moving parts, just the pressure that the water is already under, causing minimal noise. Mr. Konstanski estimated that every two years the filters will have to be swapped out, which is a two-day process. Mr. Truitt inquired if the current measurements were above limits. Mr. Konstanski advised they were "a little bit above in one well". In response, Artesian dialed that well back down. Ms. Ulrich commented that she just received her bill in the mail with the levels for water testing and the PFAS were not one of them. She inquired if that needed to be disclosed or should be disclosed. Mr. Konstanski advised if they were discharging water that was above the limit they would have to disclose it, but since they have been able to manage it by dialing the water back down in that well it was not an issue. He mentioned that this water plant is also tied into two

other plants' so they have been able to bring water in from those to bring water into town. Ms. Ulrich stated that there was nothing else over the limit and Artesian disclosed that and inquired on how she would know in the future if it were or is not over the limit. Mr. Konstanski advised they would be required to disclose that information as of January 1, 2026, by Delaware State Law; it was never required prior to that. Mr. Gulbronson clarified that the Committee would have to make a recommendation to Town Council for preliminary plan approval. Commissioner Stuckey made a motion to do so. Commissioner Truitt seconded the motion. All were in favor. None opposed.

V. Old Business

There was no old business.

VI. Public Comment

There was no public comment.

VII. Adjournment

Commissioner Ulrich made a motion to adjourn. Commissioner Stuckey seconded the motion. All were in favor. None were opposed.

The meeting adjourned at 6:09 p.m.

Respectfully Submitted,
Cpl. Craft, Dagsboro Police Department