

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
AUGUST 4, 2015**

ATTENDING:

PLANNING COMMISSION

John Merva, Chairman
William Cook, Vice Chairman
Mark Slouf, Secretary
Scott Klein, Member
Robert Lyng, Member
David McClung, Member
Chris Parker, Ex Officio Member

TOWNSHIP PERSONNEL

Tommy Ryan, Township Manager
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:06 p.m.

MINUTES

July 7, 2015 Meeting Minutes – Mr. Merva motioned to approve the July 7, 2015 Planning Commission meeting minutes, revised to denote the meeting was called to order by Vice Chairman William Cook, second by Mr. Klein. All ayes, motion carried 5-0.

BUSINESS

Natural Resource Standards and Landscape Ordinance Study – John Theilacker, Brandywine Conservancy project consultant, provided an overview of efforts to assess and improve natural resource standards and landscape ordinances in the Township Code. Mr. Theilacker reviewed maps of proposed riparian corridors, woodland classifications and steep slope and wetland areas.

Mr. Theilacker discussed several proposed new and revised definitions to the Township Code.

Mr. Theilacker discussed proposed overlay districts to the Township Code, including a steep slope overlay district, wetlands overlay district, riparian buffer overlay district and woodland and hedgerow overlay district.

Mr. Theilacker discussed proposed revisions to existing timber harvest standards.

Beth Burnam, Brandywine Conservancy project consultant, discussed existing and proposed buffer and landscape requirements. Ms. Burnam noted the proposed buffer width and composition varies by uses. Ms. Burnam also discussed minimum tree coverage, and noted the coverage varies by zoning district.

There was discussion on material replacement requirements beyond the period of the maintenance bond permitted by the Pennsylvania Municipalities Planning Code. Mr. Ryan noted this matter required Township Solicitor review and comment.

Ms. Burnam discussed existing and proposed street tree requirements.

Ms. Burnam proposed a reduction in buffer width to 10 feet from 20 feet, and there was general discussion regarding the value of this revision.

Mr. Theilacker and Ms. Burnam discussed permitted landscape species, and proposed revisions to the Township's acceptable species list. Mr. Theilacker noted the proposed selection allowed a greater diversity of material that would better complement the community's landscape.

Ms. Burnam discussed parking lot landscape requirements, including minimum-sized green areas and coverage requirements.

Mr. Theilacker requested Members' comments and recommendations be submitted to Mr. Ryan, who will compile and forward same to the Brandywine Conservancy. This topic will be next discussed at the October 6 Planning Commission meeting.

SUBDIVISIONS

Mayfair (LD 2015-01) – Dan Wright, engineer for the Applicant, provided an overview of the 112-unit townhome development at Boulder Drive.

Mr. Wright stated that, subsequent to the July 7 Planning Commission meeting, the Township Sanitary Sewer Engineer, AECOM, had reviewed the proposed sanitary sewer systems to ensure the existing wastewater treatment plant and pump station, with proposed improvements, could accommodate the proposed development, and had determined that this was so. Mr. Ryan confirmed that AECOM was satisfied on this front, and was not opposed to the plan proceeding to final plan.

Mr. Wright and Vic Abdala, Applicant, expressed concern with one proposed condition of preliminary plan approval, in specific that which requires the Applicant to submit a streetscape rendering. Mr. Ryan confirmed the proposed condition should be revised to reference the submission of a proposed streetscape, and not the submission of proposed unit architectural.

Mr. Merva requested the Applicant furnish additional architectural details and Mr. Abdala declined to do so. Mr. Abdala noted the Conditional Use Order established guidelines that would control unit design. There was general discussion regarding units' design.

The Members reviewed proposed conditions of preliminary plan approval. Mr. Lucas recommended the list be amended to include a condition requiring the Applicant to submit a trail plan that denotes trail location, connection to the existing trail at the USTC property, and applicable construction and signage specifications. Mr. Abdala stated he was agreeable to this condition.

Mr. Merva motioned to recommend the Board grant Preliminary Plan Approval of the Mayfair plan of subdivision and land development, as prepared by Advanced GeoServices, sheets 1 to 37, inclusive, dated March 6, 2015 and revised May 15, 2015, subject to the following conditions:

1. compliance with all items noted in the Conditional Use Order dated February 10, 2015;
2. satisfaction of all items noted in the May 28, 2015 review letter as issued by Edward B. Walsh & Associates, Inc., prior to final plan approval;
3. satisfaction of all items noted in the July 22, 2015 review letters issued by AECOM, prior to final plan approval;
4. satisfaction of all items noted in the April 6, 2015 review letter issued by the Chester County Planning Commission, prior to final plan approval;
5. revising the plan to provide a trail plan that denotes proposed trail location, blaze and signage locations, signage and trail specifications, and connection to the existing trail at the United Sports Training Center;
6. issuance of a Letter of Adequacy from the Chester County Conservation District, and issuance of the NPDES from the Pennsylvania Department of environmental protection, prior to final plan approval;
7. PUC approval of the expanded franchise area, and Planning Module approval from the Pennsylvania Department of Environmental Protection, prior to final plan approval;
8. Applicant paying to the Township an open space fee, in accordance with Township Code, and the Applicant confirming the open space fee payment option selected, prior to final plan approval;
9. the Applicant obtaining approval of the water system design from Aqua, and executing a Builders Extension Agreement with Aqua, prior to the recordation of the plans;
10. Applicant paying to the Township the \$150,000.00, in lieu of Act 209 fees, prior to the signing and release of approved plans for recordation;
11. approval of the turning movements throughout the subdivision to accommodate Township refuse vehicles as well as emergency response vehicle of the fire department, prior to final plan approval;
12. Applicant preparing and recording a declaration and homeowner association documents, in a form acceptable to the Township, that (a) requires the HOA to provide 24-hour towing service on the private roadways and along the emergency access easement, (b) prohibits the conversion of unit garages to livable space, and (c) requiring the HOA to provide snow removal along both sides of the entrance boulevard, including that portion of Boulder Drive that will remain in a public right-of way, prior to the recordation of plans;
13. execution of a Completion Agreement, in a form acceptable to the Township, and the posting of all securities for the installation and inspection for certain improvements and as required by the Township, prior to the recordation of plans;
14. execution of an Operations & Management Agreement for stormwater improvements, in a form acceptable to the Township, prior to the recordation of plans;
15. Applicant providing to the Township for signature, that number of plan sets required for recordation and filing with the various Departments of Chester County, plus an additional three (3) copies to be retained by the Township, within seven (7) days of the recordation of same;
16. Applicant providing a copy of the recorded plans in an electronic format acceptable to the Township Engineer, within seven (7) days of the recordation of same;
17. Applicant making payment of all outstanding review fees and other charges due to West Bradford Township, prior to the recordation of the plans;
18. the provision of full-width restoration of any Township roadway affected during trenching for utilities, in accordance with Ordinance 13-03;

19. the streetscape to resemble that shown in the elevation submitted at the July 7, 2015 Planning Commission meeting; and,
20. conditioned upon those waivers as noted on Sheet of 5 of 37 of the Plan Set.

Second by Mr. Slouf, the motion was approved 4-1, with Mr. Cook voting nay.

Tattersall Phase II (LD 2015-02) – Keith Marshall, engineer for the Applicant, provided an overview of the 27 single-family detached home subdivision off Tattersall Way.

Mr. Slouf inquired as to the relocation of the AT&T communication line, and the location of this line relative of other utilities. Mr. Marshall noted the line would be located approximately four feet below grade, and spoke to horizontal and vertical separation distances between this line, stormwater facilities and other utilities.

Mr. Ryan noted he had reviewed the AT&T communication line matter with the Township Solicitor and the Township Engineer. Mr. Ryan noted the Township can't require AT&T to agree to relocate the line. Mr. Ryan noted the proposed condition on this issue best addresses the Township's line repair and replacement concerns.

Mr. Slouf requested the Applicant remove Lot 161A, located at the southeast intersection of Tattersall Way and Silverbark Lane. Mr. Marshall stated the Applicant was not agreeable to removing this lot. There was general discussion regarding the number of units permitted in the Tattersall community.

Mr. Slouf noted that the Applicant was compliant with regard to the community-wide trail plan.

Mr. Slouf asked if the Applicant is agreeable to providing sidewalks along Silverbark Lane, and Mr. Marshall stated the Applicant was not agreeable to this.

Mr. Marshall spoke to emergency accessway construction details.

Mr. Slouf inquired as to the outfall located on an area of steep slopes, and the Township Engineer's concern in this regard. Mr. Marshall noted the Township Engineer had proposed stabilized matting be installed at this location, with other improvements to the outfall structure, and he stated the Applicant was agreeable to that recommended by the Township Engineer.

Mr. Cook asked if the Applicant is agreeable to providing landscape materials in addition to that required by the Master Plan, and Mr. Marshall stated the Applicant was not agreeable to this.

There was discussion regarding the impervious coverages permitted by lot, and the ability of future owners to install accessory structures. Mr. Marshall noted up to 6,300 sf impervious coverage per lot is permitted, and he stated that the amount of proposed impervious coverage would vary from approximately 2,500 to 3,800 sf per lot. Mr. Marshall stated the plan would be amended to include a table denoting these approximate and permitted coverages.

Mr. Marshall confirmed the Applicant will comply with all outstanding comments in the Township Engineer and Township Sanitary Sewer Engineer review letters.

Mr. Slouf stated he favored the Applicant providing an extension of the time permitted to review the plan. Mr. Marshall noted the Applicant had not authorized him to provide an extension at this evening's meeting.

Mr. Slouf motioned to recommend the Board deny Preliminary/Final Plan Approval of the Tattersall Phase II subdivision and land development, as prepared by Nave Newell, sheets 1 to 9, inclusive, and sheet 1 of 1, inclusive, dated April 30, 2015, for the following reasons:

1. failure to comply with the approved Master Plan for the Tattersall Golf Community, as last revised;
2. failure to comply with all items noted in the June 1, 2015 review letter as issued by Edward B. Walsh & Associates, Inc.;
3. failure to comply with all items noted in the June 22, 2015 review letter as issued by the AECOM;
4. failure to comply with all Township-required items noted in the June 11, 2015 review letter as issued by the Chester County Planning Commission;
5. failure to pay to West Bradford Township for twenty seven (27) EDUs, said payment in the amount of \$189,000 (27 EDUs x \$7,000 per EDU);
6. failure to execute a completion agreement, and the post of all required securities and escrows;
7. failure to execute an Operations & Maintenance Agreement for stormwater improvements, in a form acceptable to the Township;
8. failure to pay all outstanding review fees and other charges due to the Township;
9. failure to obtain approval of the water system design from Aqua, and to execute a Builders Extension Agreement with Aqua;
10. failure to provide to the Township for signature that number of plan sets required for recordation and filing with the various Departments of Chester County, plus an additional three (3) copies to be retained by West Bradford Township;
11. failure to provide a copy of the recorded plans in an electronic format acceptable to the Township Engineer;
12. failure to relocate the AT&T communication line;
13. failure to provide a landscape plan – including stormwater basin, rain garden plantings and entrance signage landscaping – that allows for required maintenance by the homeowners association, and failure to provide additional landscaping at Lot 161A;
14. in lieu of providing additional landscaping, failure to delete lot 161A as this impairs the view shed along Tattersall Way;
15. failure to provide sidewalks along Silverbark Lane;
16. failure to revise the plan to include approximate and permitted per lot coverages;
17. failure to provide a utility plan that denotes vertical and horizontal separation distances and other information as may be required by the Township Engineer; and,
18. failure to revise the plan to include additional emergency accessway specifications.

Second by Mr. Lyng, all ayes. Motion carried 5-0.

There being no additional business, the Planning Commission adjourned at 10:34 p.m. The Planning Commission will next meet on Tuesday, September 1 at 8:00 p.m.

Respectfully submitted,

Mark Slouf
Secretary

MS/kw