

Toll Information Meeting

December 15, 2016

Stetson Middle School

The second meeting of the Westtown Planning Commission
to inform and educate the residents of
Westtown Township on the Toll Brothers development of Crebilly Farm

Tonight's Agenda

- Welcome and Introductions.
- 'Rules of the Road' for tonight's meeting.
- The high level timeline today.
- Presentation by Sean Moir of Western Heritage Mapping.
- Presentation by Dave Walter of Westtown Historical Commission.
- Presentation by John Snook of Brandywine Conservancy.
- Questions and comments from the Planning Commission.
- Questions and Comments from Toll.
- Questions and comments from the Public.
- Close

Welcome and Introductions

- Westtown Planning Commission
 - Dick Pomerantz - Chairman
 - Russ Hatton – Vice-Chairman
 - Elaine Adler
 - Jim Lees
 - Brent Whitig
 - Steve Rodia
 - Scott Yaw
- Westtown Planning Director – Chris Patriarca
- Westtown Planning Commission Solicitor –
 - Kristin Camp, Esquire , Buckley-Brion

Introductions

- Western Heritage Mapping
 - Sean Moir
- Westtown Historical Commission
 - Dave Walters
- Westtown Planning Consultant
 - John D. Snook – Senior Advisor Brandywine Conservancy
- Also in attendance:
 - Toll Brothers
 - Andrew Semon – Division president
 - Greg Adelman – Toll Legal Counsel

Rules of the Road

- Come prepared.
- Be constructive.
- Be respectful of others and their opinions.
- Listen to what others have to say.
- No sidebar conversations, please take them outside.
- Silence your cell phone.
- No shout-outs
- Limit repetitiveness
- Westtown residents go first
- This is a judicial process, there should be no contact with BOS

The Mandate of the Planning Commission

- To determine how or whether this submission is consistent with the 2001 Township Growth Management / Comprehensive Plan, the Westtown Open Space / Parks and Recreation Plan and the physical development of the Township.
- The Planning Commission will make recommendations including “conditions” that will be submitted to the BOS as part of the latter’s mandate of and ongoing Conditional Use hearing.
- The Planning Commission will utilize ALL resources available to them:
 - Westtown Residents
 - Other Westtown Commissions: Historic, Parks and Recreation,
 - Planning consultants
 - Civil engineers
 - Sewer consultants
 - Traffic and Transportation consultants
 - Police and Fire
 - Fiscal Impact analysis
 - Historic Consultants: Brandywine Battlefield
 - Chester County Planning Commission

Planning Commission Review

- The Planning Commission is comprised of seven Township residents who are a volunteer panel appointed by the Board of Supervisors to serve as an advisory body on issues of land use.
 - The Planning Commission's mandate is to advise and makes recommendations to the BOS
 - on issues of land use
 - land development and subdivision,
 - ordinance amendments, zoning and the comprehensive plan.
- This special meeting of the PC is the first meeting where Toll's conditional use application that proposes the development of the Crebilly Farm with a residential development using the Flexible Development standards in the Zoning Ordinance will be reviewed.
- PC meetings will be held on a regular basis for the benefit of the Applicant, the PC and those that may be impacted by the development of Crebilly Farm.

The Planning / Development Process

- The process is defined by the PA Municipal Planning Code and Westtown Township Zoning Ordinance
 - All municipalities in PA must follow this Code.
 - Application from Developer submitted to the Township.
 - Township staff reviews the application for completeness and then accepts.
 - The plan is given to Township consultants to review and comment (traffic, historic, sewer, lighting etc.).
 - The Planning Commission then reviews the plan for consistency with the Township Comprehensive Plan and Zoning Ordinance requirements for a Flexible Development
 - The Planning Commission will make a recommendation to the Board of Supervisors on the conditional use application and if appropriate request that conditions be imposed on the approval.

The Planning / Development Process (cont.)

- The Board will review the PC recommendation and consultant review letters and after a public hearing process, render a decision on the application.
- The Board must approve the application unless there is substantial credible evidence that the proposed development will have a more negative impact on the public health, safety and welfare than you would ordinarily expect from such a development.
- The Township must make a ruling within 45 days of the close of the evidentiary hearings unless the Applicant has granted an extension to the Township.

The Conditional Use process

- What is a Conditional Use?
 - A zoning approval for a specific use which must be approved by the Board of Supervisors after a public hearing process.
 - The Board of Supervisors has already made a determination that a residential development with single family and attached townhomes that are designed with the Flexible Development criteria is an appropriate use in the A/C and R-1 District by conditional use approval of the Board.

The Conditional Use process (cont.)

- What is a Conditional Use?
 - Toll is utilizing the Flexible Development option permitted by the Zoning Ordinance and requesting additional bonus housing densities above the base density permitted by the ordinance.
 - The Applicant has the burden of demonstrating compliance with the ordinances.
 - In order to qualify for bonus density, Applicant must show substantial public improvements above what would be required for the development by the ordinances or provide historic preservation of historic sites and landscapes.

The Conditional Use process (cont.)

- How does a CU work?
 - Public hearings are held by the Board within 60 days of receipt of application. Applicant has already granted an extension of time for Board to open the hearing to allow the Planning Commission and consultants to review the plans.
 - Those recognized by the Board as having “party status” may present testimony and witnesses. A property owner who owns land in close proximity to the Crebilly Farm proposed for development and who may be affected by the application may be granted party status.
 - Evidence, such as documents and sworn testimony, are entered into the record.

The Conditional Use process (cont.)

- How does a CU work?
 - All proceeding are recorded by a court reporter.
 - Proposed uses must be consistent with the Comprehensive Plan.
 - Written decision must be issued within 45 days of the final hearing date.
 - If the use is approved the Applicant can proceed to file land development plans consistent with Board's decision.

How Did We Get Here?

- There have been several different proposals for the Crebilly Farm in the last 15-20 years.
 - The Standstill Agreement
 - The CCRC (Presby Homes)
 - Bozzuto Apartments
 - Toll Brothers

Initial Timeline

- 10/19/2016 Application submitted to Township
- 11/16/2016 First PC meeting – first review by PC and public
- 12/15/2016 Second PC meeting – Planning Commission review
- 01/10/2017 Third PC meeting – Infrastructure, Sewer and Traffic
- 01/24/2017 Fourth PC meeting- PC recommendations finalized

Sean Moir Presentation

- **Western Heritage Mapping's** president, [Sean Moir](#), is a multi-award winning developer of both static and animated maps depicting the conflicts of the 1777 Philadelphia Campaign, the Battle of Brandywine, the Paoli Massacre and the Battle of Germantown. He worked with the County of Chester in Pennsylvania and was sponsored by the National Park Service and the American Battlefield Protection Program (ABPP) in researching and developing a number of those projects. Western Heritage has also developed maps of the Swedish migration to the Delaware River Valley, the Battle of Germantown and other Revolutionary War battles.
- In addition to troop movements, Sean's research has helped to produce an 18th century cultural map of the Chester County region which includes colonial-era roads, taverns and churches. This research has helped the County further its important, multi-municipal Historic Resource Atlas project

Dave Walter Presentation

- Chairman of the Westtown Historical Commission and past vice – chairman of the Westtown Planning Commission.
- The members of the Historic commission also include:
 - Dave Walter,
 - Gail Guterl, Vice Chair
 - Erica Reilly, Secretary
 - Pamela Boulos
 - Daniel Campbell
 - Ray Sarnacki

John Snook Presentation

John Snook is a senior advisor at the Brandywine Conservancy. John has over 30 years of land use and environmental planning experience in southeast Pennsylvania, and is a frequent lecturer on topics of transferable development rights, historic preservation, and open space design.

He is a former member of the West Chester Borough HARB (historic and architecture review board) and serves on the Board of Supervisors in East Bradford Township. John has written numerous historic preservation ordinances for local governments..



Toll Questions and Comments

Public Questions and Comments

Closing Comments

- The minutes of this meeting will be posted on the Westtown Township website
- The next scheduled meetings will be held on January 10th and January 24th, at 6:30PM, the locations to be announced.
- Please direct all questions to Chris Patriarca at the Township
 - 610-692-1930
 - cpatriarca@westtown.org

Thank you for attending
And your input!

End of new presentation
