

Toll Information Meeting

January 10, 2017

Bayard Rustin High School

The third 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.
- Mandate of the Planning Commission
- The high level timeline today.
- Review of last two meetings.
- Presentation on sewers by Bill Malin.
- Questions and comments on sewer.
- Presentation on traffic by consultant Al Federico.
- Questions and Comments on traffic.
- Questions and comments from the Public.
- Close – no later than 10PM.

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

- Westtown Sewer and Engineering Consultant
 - Bill Malin – Professional Engineer from Carrol Engineering, Malvern.
- Westtown Traffic Consultant
 - Al Federico - Practice Builder from Kimley-Horn, Inc., Philadelphia.
- Also in attendance:
 - Toll Brothers
 - Andrew Semon – Division president
 - Toll Legal Counsel: Kaplin StewartGreg
 - Paul Scott, PG, Geo-Technology Associates: Sewer Disposal feasibility
 - Jeff Madden P.E., ESE Consultants: Stormwater and general on-site engineering
 - Nicole Kline, P.E., McMahon Associates: Traffic

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

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 – Sewer and Traffic
- 01/24/2017 Fourth PC meeting- Planning , Engineering /Storm Water and Fiscal Impact
- 02/08 or 09/2017 Fifth PC meeting to finalize recommendations

Review of our previous meetings

- In the first meeting – November 16, 2016
 - The Planning Commission explained the conditional use process.
 - Andrew Semon of Toll Brothers presented their development plan for Crebilly.
 - The Public and Planning Commission invited to ask questions of Toll.
- In the second meeting – December 15, 2016
 - Sean Moir of Western Heritage Mapping presented an interactive map showing the Brandywine Battle at Crebilly
 - Dave Walters of the Westtown Historic Commission made a presentation on some of the historic buildings located on Crebilly.
 - John Snook of The Brandywine Conservancy made a presentation on the possible land use and conservancy that might be utilized at Crebilly.

Presentation of Sewer plan

- Bill Malin
 - From Carrol Engineering
 - One of the largest consulting engineering firms in the Greater Philadelphia Area,
 - 30 years representing Municipalities and Sewer Authorities. Responsible for system planning and expansion; regulatory compliance; project costing and financing; land development proposal review.
 - Supervision of wastewater collection, conveyance and treatment projects, with project values up to \$20 million.
 - Preparation of Act 537 Plans and Special Studies including West Wynn I update in Westtown Township;

Questions and Comments on Sewers

- PC
- Toll
- Public

Presentation on Traffic

- Al Federico:
 - From Kimley-Horn Philadelphia
 - One of nation's leading engineering firms for multi-family residential and retail properties.
 - Over twenty years' experience in traffic and municipal engineering
 - Serving for Westtown over a decade
 - Eight years managing PennDOT permit review contract
 - Reviewed last two proposals for this site

Questions and Comments on Traffic

- PC
- Toll
- Public

General 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 24, at 6:30PM at Rustin High School and February 8 or 9 , 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 this presentation
