

Toll Information Meeting

January 24, 2017

Bayard Rustin High School

The fourth 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 three meetings.
- Remarks from Toll on Traffic
- Presentation on Stormwater management and engineering.
- Questions and comments on stormwater.
- Explanation of "Party Status" for conditional use.
- A video 'fly-over' presentation by John Snook.
- Questions and comments for John Snook
- 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 Engineering Consultant
 - Kevin Matson – Professional Engineer from McCormack Taylor, Exton.
- Westtown Planning Consultant
 - John Snook - Senior Advisor Brandywine Conservancy
- Also in attendance:
 - Toll Brothers
 - Andrew Semon – Division president
 - Gregg Adelman - Toll Legal Counsel: Kaplin Stewart
 - 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
- 02/09/2017 Fifth PC meeting- Fiscal impact and to finalize recommendations for Township Supervisors
- 02/22/2017 Board of Supervisors First Conditional Use hearing

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.

Review of our previous meetings

- In the third meeting – January 10, 2017
 - Bill Malin of Carrol Engineering discussed possible sewer alternatives and related issues, to the drip irrigation proposed by the applicant.
 - Al Federico of Kimley-Horn discussed the traffic issues, such as the intersection of 202/926 and New Street/926. He presented his thoughts on traffic flow in and around the development in areas such as a 'connector road' and internal vehicle movement.

Questions and Comments by PC

- PC

Comments on Traffic by Toll

- Traffic was discussed at our last meeting.
- Nicole Kline, P.E., McMahon Associates: Traffic

Questions and Comments on Traffic

- PC
- Public

Presentation on Stormwater Management

- Westtown Township Engineer
 - Kevin M. Matson, PE
 - is employed by McCormick Taylor who provides services to Township's and Borough's throughout Chester and Delaware Counties. Kevin is a Drexel University Graduate, and a registered professional engineer in Pennsylvania. Kevin reviewed the previous application of the site, the Bozutto Development, and also counseled the Township for the Conditional Use of the 50 unit 'Rustin Residential' development. Kevin has worked with Toll on four (4) previous major land developments from Conditional Use, Land Development through Construction to Dedication.

Questions and Comments on Stormwater mgt.

- PC
- Toll
- Public

What is Party Status?

- Westtown Planning Commission Solicitor –
 - Kristin Camp, Esquire , Buckley-Brion

Fly-over presentation

- Westtown Planning Consultant
 - John Snook - Senior Advisor Brandywine Conservancy

Questions and Comments on Fly-over

- 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 meeting will be held on February 9th, at 6:30PM at Stetson Middle School.
- Please direct all questions to Chris Patriarca at the Township
 - 610-692-1930
 - cpatriarca@westtown.org

Thank you for attending
And your input!

