

Toll Information Meeting

February 13, 2017

East High School

The final 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
- Mandate of the Planning Commission
- Review of last four meetings
- Fiscal Impact: Questions and Comments by PC
- Recommendations of Conditions
 - Discussion by PC
 - Motion by PC
 - Public comment
 - Vote by PC
- Close

Welcome and Introductions

- Westtown Planning Commission

Dick Pomerantz - Chairman

Russ Hatton – Vice-Chairman

Elaine Adler

Steve Rodia

Brent Whitig

Jim Lees

Scott Yaw

- Westtown Planning Director – Chris Patriarca

- Westtown Planning Commission Solicitor –

- Kristin Camp, Esquire , Buckley-Brion

- Also in attendance:

- Toll Brothers

- Andrew Semon – Division president
- Gregg Adelman - Toll Legal Counsel: Kaplin Stewart

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

Review of our previous meetings

- October 19, 2016 - Application submitted to Township
- November 16, 2016 – First public meeting
 - 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.
- December 15, 2016 - Second public meeting
 - 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

- January 10, 2017 - Third public meeting
 - 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.
- January 24, 2017 - Fourth public meeting
 - John Snook, Westtown's Planning Consultant provided a few of Crebilly Farm after it has been developed with an animated video fly-over.
 - Keven Matson of McCormack-Taylor presented his comments on some of the engineering and storm water issues.
 - Kristen Camp, the planning commission solicitor discussed the issue of party status for the upcoming conditional use hearing.

Review of our previous meetings

- February 13, 2017 - Fifth public meeting
 - Review of Fiscal Impact
 - PC makes recommendations to the Board of Supervisors
- February 22, 2017 - First Conditional Use Hearing

Initial Comments by PC

- PC

Fiscal Impact: Questions and Comments by PC

- PC

PC Recommendations

SUGGESTED CONDITIONS FOR CONSIDERATION BY
WESTTOWN TOWNSHIP PLANNING COMMISSION

TOLL PROPOSED FLEXIBLE DEVELOPMNT AT CREBILLY FARM

1. The flexible development shall contain a maximum of 319 dwelling units, which shall include the two existing dwellings on the Property, provided that Applicant demonstrates to the satisfaction of the Township Engineer that the density of the proposed development meets the criteria in §170–904.E(1)(a) and §170–904.E(1)(c) of the Ordinance.

2. Plan A shall be revised to preserve a larger contiguous area of land on the western portion of the Property in the area designated in purple and labeled “Brandywine Battlefield Swath” on the review letter submitted by the Chester County Planning Commission (“CCPC”) dated December 7, 2016, specifically Figure 3 of such letter, which letter is attached hereto as Exhibit “A”.

This area has been identified by Sean Moir of Western Heritage Mapping as the location of a portion of the 2nd Light Infantry Battalion and the Hessian Jaegers March en route to their engagement with the Continentals as part of the Battle of Brandywine (aka the Hessian March).

3. The area designated as the “Brandywine Battlefield Swath” on the CCPC review letter shall be limited to disturbance necessary for the development and installation of facilities for sewage disposal, stormwater management, access, utilities, agricultural or equestrian use, recreation or historic interpretation and trails.

The existing historic resources that are located on the Property in the area designated as “Brandywine Battlefield Swath” shall be maintained and adaptively reused in accordance with condition 25 below.

4. Plan A shall be revised to reduce the minimum building separation distance to 30 feet between clusters of carriage homes. This revision will permit further clustering of the development and allow the development to be shifted further to the east.

In order to permit this reduction in building separation distance, the Planning Commission recommends that the Board approve a modification pursuant to §170–904.E(10)(d) of the Ordinance.

5. Applicant shall satisfactorily address the comments raised by the Township traffic engineer in his correspondence dated December 27, 2016 and February 6, 2017.

6. Plan A shall be revised to provide a more continuous connector road (the “Connector Road”) which shall connect W. Pleasant Grove Road through the Property to PA Route 926 generally consistent with the recommendation in the Township’s Growth Management Plan.

The Connector Road should be immediately west of Westminster Presbyterian Church and align with the proposed access to the Orvis commercial tract on the north and Bridlewood Boulevard on the south.

The Connector Road shall be circuitous in design with the exact configuration, location and design being determined during land development with input from PennDOT and the Township engineer.

7. The Connector Road shall be offered for dedication to the Township and shall be designed to adequately accommodate heavy equipment and truck traffic.

8. Applicant shall construct a traffic signal at the intersection of the Connector Road and PA Route 926 and Bridlewood Boulevard, including fiber-optic interconnection to and coordination with the adjacent traffic signals along PA Route 926 at US Route 202 and New Street.

If not immediately permitted by PennDOT as part of the development's Highway Occupancy Permit, funds for the future design, permitting and construction (including contingency and 10 years' escalation) of a traffic signal at this location shall be placed in an escrow account with the Township as beneficiary prior to the release of the final approved subdivision and land development plans for recording.

The amount of money to be placed in escrow shall be determined by the Township Engineer and shall be posted by Applicant as part of the financial security which is posted pursuant to Section 508 of the Pennsylvania Municipalities Planning Code ("MPC"). The funds shall be used by the Township for installation of this traffic signal when permitted by PennDOT.

9. Plan A shall be revised to remove the proposed access to US Route 202.
The development shall have no direct access to US Route 202.

10. Applicant shall obtain all permits for design and construction of the following turn lanes (and ancillary infrastructure modifications including but not limited to traffic signals, drainage and pedestrian facilities):

- a. A southbound right turn lane, 150' in length or as otherwise required by PennDOT, on US 202 at PA 926, and
- b. An eastbound left turn lane, 500' in length or as otherwise required by PennDOT, on PA 926 at US 202.
- The Planning Commission is aware that these traffic improvements were contemplated to be constructed by PennDOT and have been in the preliminary design phase for several years. These improvements must be completed as part of the proposed development whether by Applicant or PennDOT.

11. Applicant shall revise Plan A to offer for dedication right-of-way along:

- US Route 202, PA Route 926, New Street and West Pleasant Grove Road as appropriate to comply with § 170-1511, and
- Along US Route 202 and PA Route 926 as appropriate to accommodate the improvements required by Condition #11 above.

12. Applicant shall improve the cart way of W. Pleasant Grove along the property frontage to:

a. Comply with § 149-903.A(2) for width

b. Comply with § 149-910.D for paving,

c. Provide landscaping in accordance with a plan to be developed in coordination with and approved by the Township, and

d. Implement traffic calming measures in accordance with a plan to be developed in coordination with and approved by the Township. This may include roundabouts at the site accesses.

13. Applicant shall design, permit and construct the following turn lanes (and ancillary infrastructure modifications including but not limited to traffic signals, drainage and pedestrian facilities):

- a. A southbound right turn lane, 75' in length or as otherwise required by PennDOT, on US 202 at West Pleasant Grove Road;
- b. A southbound left turn lane, 100' in length or as otherwise required by PennDOT, on New Street at PA 926; and
- c. An eastbound left turn lane, 75' in length or as otherwise required by PennDOT, on PA 926 at New Street.

14. Applicant shall implement traffic calming measures in accordance with plans to be developed in coordination with and approved by the Township(s) along the following roads:

- Dunvegan Road,
- Bridlewood Boulevard (in conjunction with Thornbury Township), and
- Jacqueline Drive (if supported by post development traffic counts, completed following 50% and 100% occupancy, showing increased volumes).

15. Applicant shall eliminate the easternmost access onto W. Pleasant Grove Road which is proposed to be directly across from Hidden Pond Way.

The secondary access to the development from W. Pleasant Grove Road shall be the Connector Road immediately west of the Westminster Presbyterian Church.

16. Any trees that are located within the right-of-way of W. Pleasant Grove Road that are determined to create an unsafe condition or pose a traffic hazard to vehicles traveling on W. Pleasant Grove Road shall be removed by Applicant.

The determination of which trees create an unsafe condition shall be determined by the Township engineer and road master and shall be marked on the final subdivision and land development plans.

17. Applicant shall implement an access and routing plan for construction vehicles to be developed in coordination with and approved by the Township. This plan should include the inspection and video documentation of all roadways adjacent to the site prior to the start of construction.

18. Applicant shall minimize the use of cul-de-sacs and eliminate the two cul-de-sacs in the northeastern portion of the Property.

19. The Connector Road shall include a pedestrian walkway on one side of the road and a multi-use paved pathway on the other side.

20. Plan A shall be revised to provide an integrated trail network which includes a perimeter trail in the locations generally consistent with the Township's Growth Management Plan.

This perimeter trail shall loop along Pleasant Grove Road, New Street and Street Road to connect to the trail or sidewalks on the Connector Road.

This perimeter trail shall be paved in accordance with specifications approved by the Board during land development and shall be dedicated to the Township for public use.

The exact location, design and specifications for the perimeter trail on the Property shall be finalized during land development approval.

The Planning Commission recognizes that Applicant will be required to provide proper crossings of wetlands to install this perimeter trail and obtaining such permits shall be a condition of final plan approval

21. Applicant shall provide a trail connection to the trail in the Arborview development and a crosswalk on W. Pleasant Grove Road to connect the perimeter tail to the Arborview trail.

Applicant shall provide a trail connection to the proposed trail in Thornbury Township on the Spackman parcel.

22 .All trails shall be paved except for those trails located within environmentally sensitive areas where a different treatment may be used upon approval by the Township.

Internal trails shall be dedicated to the homeowners association which is created for the development. The exact location, design and specifications for all internal trails on the Property shall be finalized during land development approval.

23. Plan A shall be revised to provide sidewalks on all streets and suitable pedestrian connections to community facilities. The exact location of the sidewalks shall be determined during land development.

24. Prior to issuance of grading permits, Applicant shall cause to be conducted an archeological survey including ground penetrating radar survey of any areas proposed to be disturbed within the Brandywine Battlefield Swath which is depicted on the CCPC review letter dated December 7, 2016, Figure 3.

Applicant shall share the reports of the archaeological survey with the Township and Pennsylvania Historic and Museum Commission and preserve any artifacts discovered on the Property.²⁷

25. Applicant shall preserve the following historic structures located on the Property which are referenced in the Applicant's historic resource inventory titled "Physical Description of Historic Structures" prepared by Cultural Resource Consultants dated December 13, 2016 ("Historic Resource Inventory"):

- Chapel/springhouse- #24 on the Historic Resource Inventory;
- The old Barn- Barn #1 on the Historic Resource Inventory
- The equestrian barn- #11 on the Historic Resource Inventory; and
- The serpentine house on South New Street- #3 and buildings associated with Historic Resource Inventory. this house (old stable, garage) #4, #5 on the
- These structures shall remain in their existing location on the Property and conveyed to the homeowners association for adaptive reuse as community facilities

26. Applicant shall relocate the Westtown Inn/Darlington Tavern #25 on the Historic Resource Inventory to a location on the Property where it can be used near or in conjunction with an active recreational park to be provided on the Property.

The exact location for the Westtown Inn shall be determined by the Board during land development with input from the Planning Commission and Park and Recreation Board.

27. Applicant shall remove the metal siding on the front right section of the J.Q. Taylor Tenant House (Item #29 on the Historic Resource Inventory), above and below the porch, and entirely on the east (right side) elevation (of the main block of the house) for further examination. If it is determined that such house has valuable historic significance due to its architecture, Applicant shall preserve the same.

28. All of the historic resources that are preserved shall be adaptively reused for any purpose as permitted by the Ordinance, subject to Township approval with input and recommendation from the Township Historical Commission.

29. Applicant shall ensure that the budget for the homeowners association provides sufficient revenues to ensure adequate long-term maintenance and operational costs associated with the preservation and continued adaptive reuse of any historic structures that are conveyed to the homeowners association.

30. Prior to the issuance of any grading permit for the Property, Applicant shall provide access to the Property and all historic structures located on the Property for members and/or representatives of the Township Historical Commission to document and photograph these historic structures.

31. The flexible development shall be serviced by public water.

32. The flexible development will be serviced by public sewer. Applicant shall construct the necessary upgrades to the Township's public sewer system which are necessary to provide sufficient capacity for the proposed development.

The specific upgrades that Applicant must make to provide public sewer service to the development shall be determined by the Board during land development, however Applicant shall at a minimum provide the following improvements:

a. A sewage pump station to convey flow from the proposed development to the Township's existing sewer system. The pump station shall be designed to meet the standards provided by the Westtown Township's wastewater consultant.

The pump station shall be sized to handle all proposed sewage flows from the development and an additional 35 EDU's from the adjacent Arborview Pump station.

b. Extend proposed sewers in Road K north across West Pleasant Grove Road into Dunvegan Road past the north right-of-way line of West Pleasant Grove Road.

c. Extend proposed sewers in Road L to West Pleasant Grove Road and then east in West Pleasant Grove Road to the Arborview Pump station.

d. Reconstruct the Pleasant Grove Pump Station.

e. If the existing sewer collection system leading to the Pleasant Grove Pump station does not have sufficient capacity to handle the flows from the proposed development, the Planning Commission prefers that the wastewater be pumped from the Property Eastwardly in Street Road to Tower Course Drive.

33. Plan A shall be revised to eliminate the proposed effluent disposal areas. The areas depicted as proposed effluent disposal areas on Plan A shall be the location of an active recreational area to be dedicated to the Township or may be used to relocate development outside the Brandywine Battlefield Swath.

34. Applicant shall coordinate with the Township engineer during the land development process to select vegetation and landscaping that will best assist the Township to reach the goals and requirements of the PaDEP MS4 program.

Such provisions will address concerns regarding water quality and phosphorus reduction in the watersheds.

35. Applicant shall provide an easement as necessary to permit extension of sewer to the adjacent property, Chester County Tax Parcel No. 67-4-34, currently owned by Vasilious Moscharis.

Any tap-in fee for same, as determined by the Township, shall be the responsibility of the owner of Parcel 67-4-34.

36. Applicant shall preserve existing trees along the property boundary with Parcel 67-4-34 and shall extend as necessary, a landscaped berm along the length of the dwelling on Parcel 67-4-34 to provide additional screening for this dwelling.

37. Applicant shall prepare and implement a deer management plan which shall address the effect of the proposed development on the deer population on the Property. This deer management plan shall be approved by the Township as part of land development.

38. Applicant shall address the comments in the Township engineer's review letter dated December 9, 2016 to the satisfaction of the Engineer and Board during land development approval.

39. Applicant shall submit the conditional use application and Plan A to the Fire Chief for Fame Fire Company for review and recommendations.

40. Plan A shall be revised to add a note which restricts the total impervious cover that can be constructed on each individual lot . Applicant shall include in its marketing materials a note that advises the homeowners that they are limited in the total amount of impervious cover that may be developed on their lot and that they may not be able to add additional impervious cover for swimming pools, patios, decks and other hardscaping

41. Applicant shall minimize impervious surfaces throughout the site, using green storm water management technology as applicable.

42. Applicant shall grant the Township easements across the open space on the Property for future basin upgrades that the Township may need to perform in order to comply with its MS4 permit requirements.

43. Applicant shall make every effort to balance the cuts and fills at the development to avoid the unnecessary import or export of soils during construction.

44. Applicant shall add a landscape berm along West Pleasant Grove from Hidden Pond Way to a point approximately 350 feet west of Dunvegan Drive to mitigate the impact on the view shed from W. Pleasant Grove Rd .

45) Applicant shall provide an area of open space to be used for active recreation such as ballfields which shall be dedicated to the Township. The exact location of this recreational area shall be determined during land development.

Closing Comments

- The minutes of this meeting will be posted on the Westtown Township website
- The next scheduled meeting – the first Conditional Use Hearing will be held on February 22, at 6:00PM 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!

End of this presentation
