

Birmingham Township Planning Commission (BTPC)
Minutes of the meeting October 9, 2018

The regular meeting of the BTPC was called to order by Ms. McCarthy at 7:30pm in the township building.

PRESENT: Nick DiMarino, Scott Garrison, Eric Hawkins, MaryPat McCarthy, Christopher Nash, Frone Crawford

ABSENT:

Also Present: Peter Anastasiadis, Developer
Adam Brower, Project Engineer (Edward B. Walsh & Assocs., Inc)

A motion to approve the minutes of the September 11, 2018 meeting was made by Mr. DiMarino and seconded by Mr. Garrison. Motion carried unanimously.

1360 Old Wilmington Pike Final Approval Plan Presentation

Mr. Adam Brower, Engineer with the Anastasiadis's subdivision presented an updated plan of the projected development of 1360 Old Wilmington Pike property.

Since the last meeting he re-submitted the plans with changes that we previously suggested. Jim Hatfield and Sandy Morgan have both provided updated review letters of these re-submitted plan (letters dated October 4, 2018 and September 25, 2018 respectively). Mr. Brower notes that all of the items they reference in their review letters are still "will comply" on the part of the applicant.

Ms. McCarthy asked about the note regarding the existing well. Mr. Brower notes that the existing well for Lot 3 will be utilized. The existing cesspool will be abandoned due to public sewer being utilized for this subdivision.

Mr. DiMarino suggested that Mr. Brower run through each of the items on Jim Hatfield's most recent summary letter dated October 4, 2018 as the numbering of the items is different than the original letter dated August 8, 2018.

1. This note is more for information purposes - it will be noted that the original septic system will be abandoned. Chester County Health Department has a procedure that must be followed for abandoning septic systems and this procedure will be followed.
2. The distance lines and dimensions for existing and proposed rights-of-way have been added to the plan
3. They plan to use the existing well and it will be so noted on the plan
4. The existing facilities within the community should not be impacted by adding these three lots
5. They are hoping the township will grant a waiver from having to widen Old Wilmington Pike
6. The common driveway easement has been prepared and it is being finalized with Frone Crawford, Esq.
7. Yes, they will add the fencing on the plan indicating the trees (primarily on Lot #3) that they are protecting and saving
8. They will add the clean-up notes regarding the Recharge bed details to the plan

9. The calculations will be adjusted and sized bigger for Lot 1
10. The drainage areas will be added and will include any impervious improvements that will be added to each lot per conversation with Jim Hatfield. They have already added the drainage areas to the plan for the submission to the Conservation District for the NPDES permit.
11. They will submit the Stormwater O&M Agreement
12. The note will be revised
13. Yes, need DEP, CCCD NPDES
14. Yes, will address and comply with all of Ms. Morgan's comments in her letter

From Sandy Morgan's letter, dated September 25, 2018, items 1 and 2 have already been addressed. However, all the other items 3-10 in her letter are still outstanding to be addressed.

Mr. Bill Heyburn, 1342 Faucett Drive, provided a packet of information to the PC with regard to his questions/concerns about this project. His first concern is the net lot sizing due to the location of the property line in the middle of Old Wilmington Pike. Mr. Crawford notes the net lot sizing is calculated from the edge of the right-of-way not from the edge of the curb. He left his list of issues with the committee. The second issue that he discussed was the 50% rule with regard to the historic property and demolition of the barn and house. Ms. McCarthy noted that this is not applicable to the Planning Commission review. He also asked for clarification of the review process and whether it was handled in all public forums. Ms. McCarthy stated that yes, the review was occurring right here at this public meeting.

Ms. Lian Hu, 1329 Crest Drive, asked how she can be assured that the stormwater systems will work effectively as they are designed. Mr. Crawford assures her that there is a process in place to handle this. He explained that their engineer proposed systems for each lot to handle stormwater. These systems are reviewed by the township engineer and must be satisfied that the proposed systems will work and meet the standards for the township and the county for holding back and infiltrating stormwater. The next phase is that there are inspections of the facilities as they are being built. The last phase is the escrow of monies to assure that the systems are built according to the standard agreed upon. Ms. McCarthy indicated to Ms. Hu that if she has an issue in the future after the system is built and in place, then she needs to contact the township.

Ms. Hu also asked if there is a plan for a buffer between the new houses and the existing houses. Mr. Brower states that the existing township code does not require a buffer in this situation - residential to residential. She stated it would be neighborly if they would consider adding some additional trees to buffer the back line.

Discussion ensued about how to verify that the perimeter trees are left in place. Mr. DiMarino reviewed the plan and notes that there are six trees that are noted on the plan to be protected. The applicant indicated that they do not plan to remove any trees other than the one at the entrance to the property. However, they do not want to limit themselves in case they have a situation where they need to remove a tree for some reason. They are not planning to add any additional trees for screening at this time. Mr. Crawford notes that the PC can make a recommendation to maintain the existing perimeter of trees during the development of this property.

Mr. DiMarino made a motion recommending that the BOS approve the preliminary/final subdivision plan contingent on the applicant resolving all the outstanding issues in the letters

from Sandy Morgan dated 9/25/2018 and from Jim Hatfield dated 10/4/2018. An additional stipulation was recommended, to the extent that it is practical that the applicant preserve as many trees as possible on the property during development; specifically, the perimeter trees. Seconded by Scott Garrison. Motion approved unanimously.

New Business:

Motion to adjourn the meeting was made at 8:17pm by Ms. McCarthy and seconded by Mr. DiMarino and approved unanimously. Next meeting is scheduled for November 13, 2018.

Respectfully submitted,
Jennifer A. Boorse
PC Secretary