

**EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, February 7, 2008**

Those in Attendance:

Hudson L. Voltz, Chairman
David A. Kirkner, Vice-Chairman
Jay G. Fischer, Member
Scott T. Piersol, Township Manager
Matthew T. VanLew, Roadmaster
Mary Beth Smedley, Secretary/Treasurer

The East Brandywine Township Board of Supervisors meeting of Thursday, February 7, 2008 was called to order by Chairman Voltz at 7:30 A.M. at the East Brandywine Township Municipal Complex. There was one visitors present.

Public Comment for Non-Agenda Items

Chairman Voltz asked if there were comments on non-agenda items. Mr. George Holmes stated that he will be finalizing the latest Township newsletter in the next several weeks. He asked that the Supervisors submit any thoughts or ideas to him and asked that they respond to several written questions he sent to them. Mr. Fischer thanked Mr. Holmes for the fantastic job he does on the newsletter. All of the Supervisors have gotten a lot of positive feedback on this. Mr. Holmes thanked the Board and stated that the newsletter was a team effort. He thanked Nina Pringle and the Township staff for their continued help and support.

Vision Partnership Program Grant Addendum #2

Mr. Piersol stated that the Township has requested an extension of time to complete work on the comprehensive plan and the Guthriesville Master Plan until September 30, 2008. He asked that the Board execute the addendum for this extension. Mr. Piersol expects the work to be done by the end of July or early August so that the paperwork can be submitted in September. Chairman Voltz asked if there were any questions. There were no questions. Mr. Fischer made a motion to execute the Vision Partnership Program Grant Addendum #2. Vice-Chairman Kirkner seconded the motion, with all voting Aye.

Notice

An additional Ordinance Task Force meeting will be held Thursday, March 13, 2008 at 7:30 A.M. at the Township Municipal Complex. Mr. Piersol stated that regular business will be conducted at the March 13th meeting and that Jim Hartman from Urban Planners will discuss the Guthriesville Master Plan and the wetlands issue at the March 26th meeting. Mr. Piersol asked that the Board attend the March 26th meeting, if possible.

Revisions to Convenience Store Standards – Planning Commission Review of Chester County Planning Commission Comments

At last evening's meeting the Planning Commission reviewed a memo from David Sweet on the Chester County Planning Commission comments regarding the Convenience Store Amendments. After review of the comments the Planning Commission agreed that there is no need to alter the proposed amendment and recommended that it be advertised and considered by the Board of Supervisors for adoption. Mr. Fischer stated that in part, these amendments limit the size of convenience stores to 6,000 square feet and limit the convenience store use to the CS/LI District. Mr. Piersol has asked Solicitor Stacey Fuller to prepare the Amendment for advertisement either on February 20th or March 6th.

Open Space Program – Thornbury Appraisal Costs

Mr. Piersol asked the Board's approval to pay for two appraisals for the Thornbury property. The first appraisal is in the amount of \$1,500.00. East Brandywine Township would pay for this appraisal in full since it preceded West Brandywine's involvement in the project. The second appraisal is in the amount of \$760.00, which is 38% of the second easement appraisal. The total amount to be paid would be \$2260.00. These funds would be paid out of the Open Space Referendum fund. Mr. Fischer explained that the Open Space Committee has been working closely with the Thornbury family, and also their neighbors the Robbs, in order to obtain trail easements on their properties, and hopefully, to construct trail linkages along Hadfield Road. Mr. Carl Croft from the Open Space Committee has been working closely with the Robb Family. An appraisal of their property will be done shortly. Chairman Voltz asked if there were any questions. There were no questions. Mr. Fischer made a motion to approve payment of the two appraisals in the amount of \$2,260.00. Vice-Chairman Kirkner seconded the motion, with all voting Aye.

Guthriesville General Store/Wawa

At a meeting held February 5, 2008 representatives from East Brandywine Township, the U.S. Army Corps of Engineers, Wawa, the East Brandywine Township Historic Commission and several other agencies discussed plans for the Guthriesville General Store and the proposed Wawa. Michael Gill, Esq. from Wawa provided a Programmatic Agreement which outlines conditions under which the Guthriesville General Store property can be marketed for a brief period of time in an attempt to preserve the building, and in order to resolve ongoing issues related to construction of the proposed Wawa and demolition of the General Store. The Army Corps of Engineers has asked that all parties respond to the conditions by February 15th. After review of the Agreement the Board agreed that the following comments should be provided to Dr. Boyer at the Army Corps:

1. Overall, the conditions outlined in the Agreement are too stringent.
2. The marketing period is too short. The Board suggested a marketing period of not less than 100 days.
3. The standards for rehabilitation of the building described in the Agreement are too severe.

4. The amount of \$1,249,260.00 required in the letter of credit is too high to be considered reasonable.

5. A parking plan, or shared parking plan, should be provided for review.

Additionally, Wawa would like assurances that if the Guthriesville General Store were to be subdivided from the rest of the property, that this could be done within 90 days. Township Solicitor Stacey Fuller suggested that although the Township would be willing to work with the applicant, it would be unreasonable to commit to a specified time-frame.

Mr. Piersol will draft a letter to be sent to Dr. Boyer for the Board's review.

Request for Township Support of House Resolution 418

Mr. Piersol stated that Jean-Sebastian Tremblay from LaRouchePAC has asked that the Supervisors sign a Resolution in support of House Resolution 418, which calls on Congress to take emergency action to protect homeowners and state and federal chartered banks by enacting a Homeowners and Banks Protection Act. After review of the Resolution, the Supervisors declined to take a stance on this, rather they suggested that this should be considered by our State and Federal legislatures.

Pulte Homes – Trail Connection Discussion

Northern Section

Mr. Piersol and Mr. John Curtin from Pulte Homes met on February 1st to review the existing Pulte plans, the proposed trail locations, and exchange ideas about how additional trail connections could be provided, as discussed last month at the Organization meeting.

They looked at a possible connection behind one of the homes along Gloucester Drive, or possibly Berkley Drive. This would entail obtaining an easement from existing property owners.

There is a trail which parallels East Reeceville Road from Bollinger Road, crosses Bolero Drive, has a "T" intersection opposite Zynn Road, and then continues west to Gala Drive. Mr. Piersol and Mr. Curtin discussed the possibility of an interconnection at the end of the cul-de-sac on Gala Drive with a trail into West Brandywine Township's proposed Del Well (active adult) community. This trail may also answer Vice-Chairman Kirkner's concern about a trail to cross the Beaver Creek, rather than crossing over the new bridge PennDOT proposed over this stream.

Southern Section

The proposed public walking trail ends at Bollinger and East Reeceville Roads; the trail does not extend across East Reeceville Road into the gated portion of the community along Harcourt Lane. No sidewalks or trail connection was planned for this section due to the gated nature of the community.

There is no sidewalk proposed along Zynn Road. A sidewalk is proposed along Norland Drive, which intersects East Reeceville Road opposite the Chester County Water Resource Authority access to the flood control dam. Walking or biking along the roadway is possible starting at Hockley Drive at Zynn Road, following to Trego Lane, which intersects Norland Drive. Crossing East Reeceville Road would connect to the walking trail.

Because there is no walking trail or sidewalk connection proposed through the gated community, Mr. Piersol and Mr. Curtin considered a connection at Applecross Boulevard into K.

Hovnanian's 4 Seasons at East Brandywine development at the Havencrest Way intersection with Bollinger Road. This would lead into the development, where walking trails exist in the center core of the development. A connection occurs at the proposed emergency access from Chillingham Way to the proposed driveway to the Township Building. This drive connects with East Reeceville Road.

Pulte's preferred option is a concrete sidewalk along Bollinger Road at East Reeceville Road north to the Havencrest Way intersection and into the 4 Seasons development. This would require an easement from the Giardini family at 275 Bollinger Road, since Mr. Curtin did not believe a sidewalk is feasible on the west side of Bollinger Road.

One concern is crossing East Reeceville Road (behind Lot 587), and the open space there from the 4 Seasons development. Mr. Piersol suggested Pulte would need to install the trail there, and create more of a landscape buffer to protect this property. The trail would also lead to nowhere at this time, although it would afford a connection into the extended Village of Guthriesville in the future. A stream and wetlands crossing would be required, which may require a PA DEP permit. Mr. Curtin will check to determine if this would be a separate permitting process, or if Pulte's existing permit could be extended to cover this issue.

After review of the information provided by Mr. Piersol, the Supervisors offered the following suggestions:

1. The Supervisors requested that an easement be established across Open Space Parcel H-16 located along Hadfield. This will allow the Township to expand a trail connection currently being proposed across the adjacent Robb and Thornbury properties, and connect with the emergency access in West Brandywine Township. A trail could also be established through the emergency access way to the Del Webb property;
2. Provide a trail connection between Lots 605 and 606 on Hockley Drive to the open space easement references above;
3. Provide a general easement across Open Space Parcels H-20 & H-21 near Lochs Farm Lane for potential future pedestrian connections to the proposed expansion of the Village of Guthriesville and possible connection to the McCausland tract;
4. Suggest a trail easement connecting the walking trail along East Reeceville Road at Bollinger Road, along the ponds, Parcels S-1 and G-3 to a point behind the Community Center. The Supervisors preferred this location, rather than along Bollinger Road, if feasible;
5. Provide a trail easement along Zynn Road from Hockley Drive north to the proposed trail connection point at East Reeceville Road;
6. The Supervisors recommended staying away from using sidewalks to the greatest extent possible.

Mr. Piersol will provide these comments to Mr. Curtin to incorporate into the plan. Once this is completed, it should be presented to the Supervisors along with proposed revisions to the Settlement Agreement.

Additional Public Comment

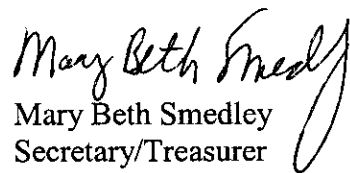
Chairman Voltz asked if there were additional public comments. Mr. Holmes asked that all questions or comments about the upcoming newsletter be forwarded to him by early next week.

Chairman Voltz asked if there were additional public comments. There were no further comments.

Adjournment

There being no further business, Voce-Chairman Kirkner made a motion to adjourn the meeting. Mr. Fischer seconded the motion, with all voting Aye. The meeting was adjourned at 8:45 P.M.

Respectfully submitted,


Mary Beth Smedley
Secretary/Treasurer