

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION  
REGULAR SESSION**

**Wednesday, October 3, 2007 – 7:30 P.M.**

**Those in Attendance:**

Mr. Bruce Rawlings, Chairman  
Mr. Stephen Cushman, Vice-Chairman  
Mr. Michael Corbin, Member  
Mr. Charles Giordano, Member  
Mrs. Deborah Marshman  
Mrs. Sandra Moser, Member  
Mr. Mervin Thomas, Member  
Mr. Scott T. Piersol, Township Manager  
Mr. Al Giannantonio, Township Engineer  
Mr. Michael Mayhew, Township Engineer  
Mr. Thomas Kummer, Township Landscape Architect  
Mrs. Mary Beth Smedley, Township Secretary/Treasurer

Mr. Rawlings opened the meeting at 7:30 P.M.

**Planning Commission Minutes – September 5, 2007**

Mr. Rawlings asked if there were additions or corrections to the September 5, 2007 minutes. There were none. Mr. Cushman made a motion to approve the minutes as presented. Mr. Corbin seconded the motion, with all voting Aye.

**Jenkins Zoning Hearing**

The Zoning Hearing Board will meet on Thursday, November 1, 2007 to hear the application of David L. Jenkins for a house addition at 116 Helm Way, Downingtown, Pa. The property is located in the R-1 Zoning District. The applicant requests a variance from Section 399-22.A (5) of the Zoning Ordinance which limits the impervious coverage of lots in the R-1 Zoning District to 10% of the net area of the lot. The applicant proposes to increase the existing impervious coverage from 9.86% to 11.3%.

Mr. Jenkins explained that he would like to build a guest suite at the back of the existing residence in order for out-of-town relatives to visit, particularly elderly parents who have difficulty navigating steps. He will also be creating a home office space. An existing bedroom will now be used as a sitting room, so the applicant does not need to provide a sewer certification from the Chester County Health Department. Mr. Jenkins agreed that the house could not be sold as a five bedroom house unless a sewer certification was provided, or the septic was upgraded.

The applicant was asked if he would be willing to sign a “Memorandum of Zoning Hearing Board Decision” stating that if the Zoning Hearing Board decision is favorable, he will agree to sign a memorandum that will memorialize this agreement not to add

additional impervious cover to the property and that the house will be sold as a four bedroom house unless a sewer certification is provided or a septic system upgrade is completed. Mr. Jenkins agreed to this. This Memorandum will be recorded against the deed of the property at the Chester County Recorder of Deeds office. In addition, a note will be added to the plans that will be submitted with the building permit application.

After review of the plan, the Planning Commission supported the application with the conditions outlined above.

### **Fonda Zoning Hearing**

The Zoning Hearing Board will meet on Thursday, November 1, 2007 to hear the application of Dwight and Maureen Fonda for a house addition at 124 Governors Circle, Downingtown, Pa. The property is located in the R-1 Zoning District. The applicant requests a variance from Section 399-22.A (5) of the Zoning Ordinance which limits the impervious coverage of lots in the R-1 Zoning District to 10% of the net area of the lot. The applicant proposes to increase the existing impervious coverage from 10.255% to 11.9%.

Mrs. Fonda stated that the proposed addition will include a first floor bedroom and bathroom for her father and a slight enlargement of the existing kitchen. Mrs. Fonda stated that when she purchased the home she had oversized the septic system for five bedrooms. Mrs. Fonda will provide a copy of the sewer certification for the Zoning Hearing Board to review, and a note will be added to the building plan.

According to Mr. Giannantonio, the percentage of impervious cover on the plan should be modified. The application shows existing impervious as 10.255%; it is actually 11.05%. The application shows the proposed increase to 11.7% and is it actually 12.54%. He stated he had no problem with the increase, but that the application should be amended.

The plans show a stone seepage bed that will be constructed on the east side of the addition. Mr. Corbin commented that the seepage bed will be a benefit as it will promote groundwater recharge. It was noted that there is a large birch tree near the seepage bed. Mr. Kummer commented that a birch tree should be able to accept the additional water.

The applicants were asked if they would be willing to sign a "Memorandum of Zoning Hearing Board Decision" stating that if the Zoning Hearing Board decision is favorable, they will agree to sign a memorandum that will memorialize this agreement not to add additional impervious cover to the property. Mr. and Mrs. Fonda agreed to this. This Memorandum will be recorded against the deed of the property at the Chester County Recorder of Deeds office. In addition, a note will be added to the plans that will be submitted with the building permit application.

After review of the plan, the Planning Commission supported the application with the conditions outlined above.

### **Weaver Tract – Landscaping Issues**

The applicant is proposing to build 273 units (184 – 35 foot wide units and 89- 40 foot wide units). The subdivision is on a 140.458 acre lot located at the southeast corner of Bollinger Road and Horseshoe Pike. The lot is being developed under the R-3 Zoning District requirements per a settlement agreement. The Settlement Agreement with the Township was approved on November 2, 2006. The net tract acreage is 130.367 acres. The lots will utilize public water via an 8-inch diameter CLDIP water main. A Water Availability Letter was provided by Aqua Pennsylvania, dated December 1, 2005.

Sewage will be treated offsite in an SBR treatment plant and the treated effluent will either be disposed of on-site in subsurface disposal systems or off-site where the sewage is treated at the Applecross Wastewater Treatment Plant. Schoor DePalma, Engineers and Consultants, is reviewing the sanitary sewer design.

Mr. Kummer attended the meeting to discuss landscape issues with regard to the proposed 12.5 acres of naturalized woodland. The applicant has provided specifications for installation and maintenance of the planted area. The guarantee period has been extended to include a five year period. The applicant desires to achieve and provide a fully forested area. The alternative landscape installation will include 4,827 evergreen trees (No. 1 container), 1,803 deciduous shrubs (No 1. container) and 837 deciduous trees (1 to 1 ½” caliper). Additionally, the subject area will be seeded with a specialty restoration mix. The comparable valuation for ordinance-required plantings is \$332,044.67. The cost difference is \$91,732.18.

The Planning Commission asked that a note be added to one of the recorded sheets of the plan regarding the maintenance guarantee. They also asked that the applicant supplement the proposed landscaping with a quantity of larger forest type trees (3 to 3 ½” caliper) including native oak, hickory, beech and tulip poplar.

Mr. Corbin asked about the enforceability of the warranty. Mr. Kummer stated that the applicant will need to provide an escrow for tree replacement to cover the possibility the agreed upon tree mortality rate is exceeded. In addition, the specifications require that invasive species be weeded out.

Mr. Rawlings polled the Planning Commission about their opinion of the proposed landscape plan for the 12.5 acres.

Mr. Giordano stated that he was not comfortable with the proposed naturalized planting and at this time he isn't in favor of it. Mr. Thomas agreed with Mr. Giordano. Mr. Cushman also had reservations about the plan. Mr. Rawlings, Mr. Corbin and Mrs.

Marshman were in favor of the plan as long as the warranty is in place. In addition, the maintenance bonds should be in an amount equal to 15% of construction costs for the full amount of what the ordinance would require and acceptable to the Township Solicitor.

Mr. Kummer stated the proposed plan should yield 12.5 acres of woods. If the applicant followed the ordinance the area would not be woodlands. He supports what the applicant has proposed with the specifications they provided. The proposed landscaping will be maintained by the Homeowners Association.

Mr. Rawlings suggested that the applicant provide 2" to 3" staggered trees as part of the landscape plan in order to make up the cost difference. That way the trees will grow at different rates. Mr. Kummer will discuss this with the applicant. The Planning Commission would like to see the developer provide for contingency language for review by the Township Solicitor and Township Engineer on what will be done if the landscape plan does not work.

#### Extension

The applicant is granting an extension to review the land development application until November 22, 2007. Mr. Rawlings made a motion to recommend the Board of Supervisors accept the extension. Mr. Cushman seconded the motion, with all voting Aye.

#### **Applecross Development – Landscape Modifications**

The Planning Commission reviewed Mr. Kummer's August 22, 2007 letter regarding Pulte's proposed landscape modifications. The applicant had requested permission to install 2 ½" to 3" caliper trees in lieu of the required 3" to 3 ½" caliper trees in advance of project acceptance with the proviso that all trees will be the full 3" to 3 ½" caliper upon Township inspection and approval for escrow release. The Planning Commission agreed that the applicant could not install any trees smaller than 3" caliper.

The applicant requested permission to install large caliper trees which would exceed the minimum 3" caliper. The Planning Commission approved this with the understanding that the applicant would not expect extra credit be applied for the larger trees, i.e., if a 9" tree were planted the applicant would not be given credit for three 3" trees.

#### **Applecross Development – Update on William Moore Farm**

Mr. John Curtin attended the meeting to discuss the William Moore Farm on behalf of Pulte Homes to update the Planning Commission on the status of the house.

Approximately 45 days ago Pulte started demolishing a portion of the William Moore House pursuant to the Settlement Agreement. A plan for demolition was submitted to

Yerkes and was approved. During the demolition process continual cracking and displacement of the stone masonry occurred despite the walls being braced.

At the September 6, 2007 Supervisors meeting The Board of Supervisors reviewed the Planning Commission's recommendations. It was agreed that although the two remaining walls might be incorporated in the new building, they can't be structural walls. Mr. Curtin presented a plan to reuse the stone on the prominent north facing wall as you enter along the main road so that it will be the front of the community center. The sides will be of cultured veneer stone since there isn't enough stone to face the whole building. The building will look like the community center building that has already been approved, but some of the window locations have changed. Essentially, they will be recreating what they were already going to do, although it will require changing the foundation.

Pulte submitted an amended demolition application and the two remaining walls were taken down in early September.

Mr. John Curtin attended the Planning Commission meeting to update them on Pulte's proposal to incorporate building materials from the two recently demolished walls into the new Applecross Community Center. Mr. Curtin showed the Commission members the plans that were reviewed by the Supervisors.

Mr. Rawlings suggested that the applicant might consider wrapping the stone around the building corners and then using stucco so that the materials were the same on all sides of the building. He thought that adding a third material (cultured stone) would not be historic. It was also suggested that the applicant use any other materials from the original building, if that was possible. The Planning Commission asked that Mr. Curtin provide a rendering of the original proposal for the Community Center so they could see how it changed from what is now being proposed.

Mr. Thomas stated that Pulte should rebuild the existing house identical to the way it was. He went on to say that the Township has lost a piece of history and can't get it back.

Mr. Corbin asked Mr. Curtin if he was sure there was enough stone to complete the project as described. Mr. Curtin said he will double check on this.

Mrs. Moser said that the building should be rebuilt as it was.

Mrs. Marshman stated that she wanted to see the proposal next month and would comment at that meeting.

The Planning Commission stated they were very upset with the process and very disappointed that the building was completely demolished.

Mr. Curtin was asked to describe what type of material would be used for the roof. He said he wasn't sure, but would have an answer by the next meeting.

Mr. Barry Gastrock stated that Pulte destroyed the house and it should be replaced.

Mr. Curtin will attend the November Planning Commission meeting to show this proposal. In the interim, Mr. Curtin will submit building plans to Yerkes to review.

### **Forge Hill**

The owner and applicant is Pine Hill Associates, Inc. The property is located at the northwest corner of Creek Road and Dowlin Forge Road and has a gross area of 37.0692 acres and net area of 24.6844 acres. The tract is in the R-1 Residential Zoning District and the plan for 13 lots has been prepared using the Cluster Residential Development regulations. The plans have been revised based on comments from the Yerkes review letter of March 19, 2007. Mr. Dennis O'Neill, engineer for the applicant and Sean O'Neill, attorney for the applicant, discussed the Yerkes October 1, 2007 review letter.

Mr. Dennis O'Neill stated that there were two historic buildings on the property. The existing house will be incorporated into Lot #13 and the existing barn will be part of Lot #12. The site will be served with on-site water and septic systems. PADEP has approved the Sewage Facilities Planning Module, PennDOT has approved the Highway Occupancy Permit and the applicant is waiting for approval from the Chester County Conservation District. The applicant received Zoning Hearing Board approval for slight encroachment into steep slope areas. There will be two detention basins, one on Lot #8 and one on Lot #12. Basin #2 will be a permanent pond. The applicant will install two 10,000 gallon fire storage tanks with tie downs that have been reviewed and approved by the Fire Marshall. They will be installed prior to issuance of any building permits and a note will be added to the plan. This note should appear on one of the pages that will be recorded. Mr. O'Neill expects them to be installed at the same time the curbs are installed.

The plan shows a trail connection that will connect Forge Hill Drive to Dowlin Forge Road. The trail, as it is currently shown does not show the complete connection. Mr. O'Neill will correct this on the final plan submission.

There is a note on the plan that states "The plans propose a walking trail to be constructed within the proposed ultimate R.O.W. of Creek Road (S.R. 0282) from the south side of the proposed Forge Hill Drive to the north side of Dowlin Road (S.R. 4004). It appears permits may be required to cross wetlands and an unnamed tributary to the East Brandywine Creek. The applicant reserves the right to offer the appropriate fees in lieu of recreational facilities. Acquisition of the necessary approvals to construct the trail shall not delay final approval." The Planning Commission would like the applicant to install the trail. Mr. Sean O'Neill stated that it is the applicant's intention to install the trail, but if the proper permits can't be obtained, or if there are other extenuating circumstances, he doesn't want this to delay or hinder final plan approval, so the applicant will reserve the right to pay the fee-in-lieu of open space. He went on to say that this note was on the approved preliminary plan and has been carried over to the final plan. If the applicant installs the trail he has agreed to pay the fee, less the value of the trail.

The Planning Commission was concerned that the applicant might not try very hard to obtain the necessary permits and wondered why, in fact, no attempts have been made to apply for the permits. Yerkes will need to review the projected costs for building the trail after those costs are submitted.

Mr. Sean O'Neill stated that it is his client's intention to build the trail and obtain the necessary permits; they just don't want this to be a reason to delay final plan approval. He states that his client is agreeable to posting an escrow for the trail funds. Mr. Giannantonio noted that the trail is shown in the PennDOT right-of-way. Mr. Dennis O'Neill stated that it is was in the ultimate right-of-way that will be dedicated. He stated that the trail location would require a stream crossing. He went on to say that it can't be a General Permit because it is a high quality stream. The developer would be willing to cover the costs of the trail subject to receipt of necessary permits, possibly at a cost not to exceed a certain dollar amount. At this point Mr. O'Neill doesn't want to commit to a trail cost until he has some idea of what that might be. This item needs to be resolved, but the Planning Commission feels strongly that they have to be satisfied that the applicant is doing all they can to construct the trail and obtain the necessary permits. Mr. O'Neill will discuss this outstanding issue with Township Solicitor Stacey Fuller, Esq. and Mr. Giannantonio.

Orange construction fence will be installed prior to any clearing or land disturbance. This note will be placed on the recorded plan.

The applicant will provide a side yard loaded garage detail. Mr. Rawlings stated that they should make sure it is to the current Township specifications.

Mrs. Fuller has reviewed the Declarations and Covenants and has found them to be satisfactory. She did ask that the applicant provide an Operations and Maintenance Agreement for stormwater facilities. This will be provided using the County's approved form.

Mr. Kummer will review the final landscape plan.

Sheet #2 will be resubmitted with an index of the plan set.

The storm culvert between inlets #12 and #6 that was eliminated should be deleted from Sheets #11 and #12.

A profile should be shown for the pipe runs from inlets #11 to #10 to infiltration basin "A", and from infiltration basin "A" to modified inlet #9 to inlet #8. The Conservation District requires piping to be used as a temporary by-pass. There was a discussion as to whether the pipe should be removed prior to paving the street or should it be left in. Mr. Giannantonio and the applicant agreed that the pipe should be left in the ground.

The applicant does not plan any improvements to the existing house and will probably sell Lot #12 as is. There are also no planned improvements for the barn on Lot #11. A note should be added to the plan stating "No structures will be removed from the development without complying with all applicable Township ordinances and State and Federal regulations." Mr. O'Neill isn't sure whether his client will build the development or if it will be sold.

The applicant asked the Planning Commission for a recommendation for final plan approval. The Planning Commission feels that there are too many outstanding issues that need to be resolved. These issues include:

1. The trail should be constructed to the satisfaction of the Township and the fee in lieu of open space issue needs to be resolved.
2. Resolution of the outstanding items in the Yerkes October 1, 2007 review letter.
3. Chester County Conservation District approval.
4. Agreement to pay the required traffic impact fee
5. Receipt of the Operations and Maintenance agreement for the stormwater management facility that will be reviewed and approved by the Township Solicitor.
6. Review of the final landscape plan.
7. Review of the side yard garage detail.
8. The fire tank storage notes will be added to the plan and recorded.
9. The orange construction fencing note will be added to the plan and recorded.
10. All other outstanding issues discussed in these minutes.

The Planning Commission would like to see the majority of these issues settled prior to making a recommendation to the Supervisors for final plan approval.

### **Hopewell Methodist Church – Land Development Plan and Zoning Hearing Requests**

The owner and applicant is the Hopewell United Methodist Church. The plan proposes two additional parking lots with accompanying stormwater management facilities. The tract is located within the R-1 Residential District and is located on Hopewell Road just west of Crawford Road.

The Zoning Hearing Board will meet on Tuesday, October 23, 2007 at 7:30 P.M. to hear the application of the Church for permission to expand an existing parking lot. The applicant requests a variance from Section 399-22.A(5) of the Zoning Ordinance which limits the impervious coverage to 12%. In addition, the applicant has requested variances from Section 399-14.D.2, 399-14.D.1.b, 399-14.D.1.c and 399-14.D.3.d. These Sections restrict grading in steep slope areas. The applicant has requested variances from these Sections in order to allow parking to be provided in steep slopes, and to allow stormwater management to be established in steep slope areas.

Ms. Melissa Kelly, Mr. David Beideman and Mr. David Cloetingh attended the meeting to discuss the above applications on behalf of Hopewell Methodist Church.

Ms. Kelly stated that representatives from the Church had met with Mr. Piersol, Mr. Giannantonio and surrounding property owners on August 29<sup>th</sup> to review the Church's existing drainage facilities and proposed areas where two new parking lots are to be constructed. The purpose of the meeting was to discuss neighbor's concerns about the existing runoff problems, the source of those problems, and the potential improvements the Church could make to alleviate or eliminate those problems attributable to the Church.

In order to maximize storage in the existing basin and minimize discharge, the applicant is proposing to install an orifice plate at the basin discharge structure. Details and calculations will be provided for the Township to review. The basin volume is currently 35,000 CFS. With the addition of the orifice plate the basin will hold 38,000 CFS, thereby reducing the outflow. Mr. Barry Gastrock suggested that the orifice plate be adjustable. Mr. Cloetingh was agreeable to this.

Ms. Kelly stated that the Church would install erosion matting and re-establish lawn cover on the Healy property. In addition, once there is additional significant rainfall, the Church has agreed to consider other modifications, if necessary.

There will be some tree removal when the proposed east parking lot is installed. The Church has agreed to a tree replacement plan that will be reviewed by Mr. Giannantonio and Mr. Kummer.

It was noted that downed trees and even depressions in the ground can make dramatic changes to where water flows. Fallen trees will need to be removed and the Church will need to be vigilant to make sure that water being discharged from their property doesn't cause problems for neighboring property owners.

Mr. Gastrock stated that he only saw the revised plan earlier this week and was disappointed that he hadn't seen it earlier. He wants to keep up the dialogue and wants to make sure that today's discussion is memorialized. Mr. Cloetingh stated that the reason he hadn't provided the plans earlier was because they were being reviewed by the Township Engineer who only provided comments last Friday.

Mrs. Gastrock feels that the neighbors' trust has been abused. After the last zoning hearing, the neighbors were told that there would be no additional impervious surface created, but the Church is again asking for a variance for that issue.

The property owners asked that snow not be pushed to the back of the parking lots because that also has caused water run-off problems for residents in the past. It was also suggested that the Church establish an escrow fund for unforeseen problems. The applicant is already required to establish an escrow fund for any proposed improvements.

The surrounding property owners would like a point person from the Church, with whom they can communicate their questions or concerns. They would also like the applicant to forward information to the surrounding property owners as they receive it.

The applicant has withdrawn their request for a variance from Section 133-104.D of the Zoning Ordinance. With the shrinkage of the parking lot, parking in the front yard will not exceed 50%. The current calculation indicates parking at 48.2%.

The applicant is requesting a variance from Section 399-25.A(5) to increase the impervious coverage on the property. The current existing impervious is 23.73% and 28.83% with gravel, and the applicant proposes to increase this to 26.12% and 31.22% with gravel. The eastern parking lot will be paved and have a subsurface infiltration bed. The western parking lot will have a detention basin. They will be designed as two separate systems. Ms. Kelly stated that two separate designs were needed because of the difference in soils near the eastern and western parking lots. Mr. Rawlings polled the Planning Commission on this request. The Planning Commission supported the requests with the following conditions:

1. All surrounding property owners' issues are resolved to the satisfaction of the Township prior to commencement of work.
2. The applicant installs fencing along the Hopewell Road parking area that is satisfactory to the Township Engineer and PennDOT.
3. An adjustable orifice is installed in the basin, along with a grate so it doesn't get clogged.
4. The lights along the perimeter of the property continue to be turned off at 11:00 P.M.
5. The applicant provides a tree removal and replacement plan. Specimen trees should be identified on the plan. The stormwater facilities might be able to be slightly relocated so that tree removal is minimized.

Section 399-14.D.2 – The applicant will be encroaching in the steep slope areas, mostly in the eastern parking lot. Mr. Giannantonio stated that they are manmade slopes and shouldn't pose a problem as long as they are stabilized. The Planning Commission supported this zoning request.

Section 399-14.D.1(b) – Finished slopes of all cuts and fills shall be stabilized and shall be no steeper than 25%. The applicant proposed to stabilize these areas using matting and some ground cover plants. Mr. Giannantonio had no problem with this variance request. After review, the Planning Commission supported this variance request.

Section 399-14.1(c) – All lands within the Steep Slope Conservation District that are in excess of 25% slope shall remain in an undisturbed, natural condition. No uses or activities otherwise permitted within the district shall be permitted within areas exceeding 25% slope. Again, Mr. Giannantonio pointed out that they are manmade slopes. The Commission supports this request.

Section 399-14.D.3(d) – Sanitary or storm sewers where approved by all regulatory agencies – Some portions of the proposed infiltration bed will be going through the man-made slopes. The Planning Commission supports this special exception request.

Ms. Kelly stated that the applicant will comply with all the outstanding comments in the September 28<sup>th</sup> Yerkes review letter.

A note should be added to the plan regarding the off-site work that will be done to rectify the surrounding property owner's problems.

#### Extension

The applicant is granting an extension to review the land development application until December 31, 2007. Mr. Rawlings made a motion to recommend the Board of Supervisors accept the extension. Mr. Cushman seconded the motion, with all voting Aye.

#### **Township Proposed Road Improvements**

Mrs. Healey asked when North Buck Road might be resurfaced. Mr. Piersol stated that bids have just gone out for resurfacing North Buck Road, Crawford Road and Pancoast Lane. The North Buck Road and Crawford Road projects should be completed this year. Pancoast lane will either be completed this year or in the spring of 2008. Some of the North Buck Road residents would prefer to see the road paved, but not widened.

#### **Brandywine Ponds Proposed Phasing**

Robert Bruce Homes is requesting that the Township consider a phasing plan for the Brandywine Ponds Subdivision. The purpose of the phasing is to allow lot development to occur while avoiding substantial costs to construct portions of the proposed road that has minimal lots. The cost of construction of Road "A" is substantial versus the number of houses that will be developed on the road. Robert Bruce Homes will establish financial security for the proposed improvements and complete construction of all phases of the site prior to recording the plan.

Mr. Piersol stated that the Township should require the developer to install the dry hydrant at the pond with Phase I construction. Fire protection must be in place prior to the start of construction of any of the dwelling units.

The entire loop roadway must be completed within 18 months. Orange construction fence should be installed around all clearing projects, not just the tree clearing operation.

### **Ordinance Task Force Items**

The Convenience Store Standards and the Growing Greener and Historic Preservation Standards in the Zoning Ordinance – Article XII and in the Subdivision and Land Development Ordinance will be considered for adoption by the Board of Supervisors at their October 17<sup>th</sup> meeting.

### **Smokehouse Farm Fire Protection Issues**

The reservoir still isn't in service. Mr. Piersol said that Mr. Bates was to contact him sometime this week.

### **HeatherWynd East Dump Remediation**

The proposed geotextile cap cover should be updated to GTF404 woven fabric. Mr. Mayhew continued to follow the progress of the remediation.

### **Corner Ketch Landing Landscape Issues**

Mr. Rawlings stated that he and Mr. Piersol met with the developer regarding the planting for the site. This item is resolved.

### **Hillendale**

#### Extension

The applicant is granting an extension to review the land development application until December 31, 2007. Mr. Rawlings made a motion to recommend the Board of Supervisors accept the extension. Mr. Giordano seconded the motion, with all voting Aye.

### **Watters Tract**

#### Extension

The applicant is granting an extension to review the land development application until December 8, 2007. Mr. Rawlings made a motion to recommend the Board of Supervisors accept the extension. Mr. Cushman seconded the motion, with all voting Aye.

**Dilworth Tract**

Extension

The applicant is granting an extension to review the land development application until February 1, 2008. Mr. Rawlings made a motion to recommend the Board of Supervisors accept the extension. Mr. Thomas seconded the motion, with all voting Aye. The Planning Commission would like Mr. Gallo from Rouse/Chamberlin to attend the November meeting to provide a status report on the development.

**Adjournment**

There being no further business Mrs. Marshman made a motion to adjourn the meeting. Mr. Corbin seconded the motion, with all voting Aye. The meeting was adjourned at 10:35 P.M.

Respectfully submitted,

Mary Beth Smedley  
Secretary/Treasurer