

EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, June 1, 2006
7:30 AM

Those in Attendance:

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

The Board of Supervisors met in Work Session on Thursday, June 1, 2006. There were four visitors present

Opening of Meeting

Chairman Fischer opened the Meeting at 7:35 A.M.

Public Comment for Non-Agenda Items

Chairman Fischer asked if there were comments on non-agenda items. There were none.

Guthriesville Historic District

Mr. Robert Wise and Mr. David Sweet attended the Board meeting to discuss the nomination status of the District and master planning for the Village of Guthriesville. Mr. Wise stated that he has started work on the National Registry nomination for the Village of Guthriesville. In beginning this work, he had several conversations with Mr. Piersol about the challenges facing the Village, including the possible demolition of the Mama Lena's building to make way for a proposed Wawa and scenarios to help alleviate traffic congestions along the Rt. 322 corridor. In these discussions, it became apparent that in order to determine if moving forward with the nomination is worthwhile, a master plan for the Village might be beneficial. Mr. Rawlings, Chairman of the Planning Commission suggested that if a master plan were done, it should include not only the Village of Guthriesville, but up to Bollinger Road in the western portion of the Township. Mr. Sweet stated that the Township may be eligible for reimbursement for some of this work through the Vision Partnership Program.

Chairman Fischer asked how much the Township can do to promote historic preservation. Mr. Sweet suggested that rather than a full-blown master plan, initially an inventory could be taken of the historic properties within along the Rt. 322 corridor. This may help to decide what properties have historical significance, as well as illuminate the challenges that are facing the Village, such as parking and traffic.

Vice-Chairman Voltz stated that alleviating the traffic problem is integral to preserving the Village. The Traffic Impact Committee has recommended a loop road around the Village to improve traffic congestion. There have also been recent discussions about constructing a roundabout at the Rt. 322/Hopewell Road/Bondsville Road intersection. Vice-Chairman Voltz stated he would be interested to see what a plan would look like that encompasses some of the

traffic elements that have previously been discussed. Mr. Sweet suggested that the Township's traffic consultant, Andy Heinrich, should be involved in any planning discussions. Chairman Fischer said that if the Township did a master plan that supported the loop road, it may be beneficial to preserving the Village. Mr. Piersol stated that PADOT is interested in the loop road, but there are financing issues. PADOT may be interested in partnering with the Township and some of the active developers in the Township to complete road improvements to the area. Mr. Kirkner was interested in looking at traffic improvements to the area, but felt that a roundabout would not be practical for the intersection.

Mr. Sweet stated that the Township could consider amending the Vision Partnership contract and add the master planning to the scope of work. The Township could present the scope of work, along with the projected cost, to the County for their consideration. In addition to Mr. Heinrich, he stated that Mr. Giannantonio from Yerkes Associates should be involved in this process. The Board suggested that Mr. Wise and Mr. Sweet provide several options, along with costs, for the Board to consider prior to proceeding with the master plan.

Mr. Wise stated that proceeding with the nomination for the Historic Register would be separate to the master planning. Mr. Wise has begun that work on that. In addition, the Ordinance Task Force is working with the Historic Commission to revise the Township's Historic Resource Protection Standards.

Wawa Draft Memorandum of Agreement

Mr. Piersol reported that the Township has received a draft Memorandum of Agreement from Mr. Joseph Brion, attorney for Wawa that will be sent to the Army Corps of Engineers. This Memorandum of Agreement includes protocols that will be followed to protect any historically relevant materials if the Mama Lena's building is demolished. Mr. Piersol will review the Memorandum and also provide a copy to Mr. Wise of Wise Preservation Planning so he can review it and provide comments to the Township.

Resolution 12 of 2006 – A Resolution Adopting the County Wide Mutual Aid Agreement

This Resolution was tabled in May of 2005 pending the outcome of the Fire Company's negotiation with West Brandywine Township for equitable financial support from their municipality. Chairman Fischer asked if this issue is resolved. West Brandywine Township has agreed to budget funds for the Fire Company for this year. Mr. Piersol stated that Fire Company representatives attend the West Brandywine Township Supervisor's meetings and plan to work closely with them on budgeting funds for next year and beyond. There have been discussions about West Brandywine Township either forming their own Fire Company or having a sub-station within their township boundaries. The Board wants to make sure that West Brandywine continues to support the Fire Company in the future. Chairman Fischer asked if there were any additional comments. There were none. Vice-Chairman Voltz made a motion to adopt Resolution 12 of 2006. Mr. Kirkner seconded the motion, with all voting Aye.

Resolution 13 of 2006 – Designation of the National Incident Management System (NIMS) as the Basis for all Incident Management in East Brandywine Township

The NIMS program has been designed to provide a consistent approach for any municipal agency to work together effectively and efficiently to prepare for, respond to and recover from emergency incidents regardless of cause, size or complexity. Future state and federal grant funding is likely tied to municipal adoption of NIMS as its incident command structure.

Chairman Fischer asked if there were any comments. There were none. Chairman Fischer made a motion to adopt Resolution 12 of 2006. Mr. Kirkner seconded the motion, with all voting Aye.

County Comments on Traffic Signal Ordinance Submission

The County Planning Commission has provided comments on the Township's amendment to the Subdivision Ordinance. One comment made by the County Planning Commission was that the Township may wish to submit the specifications that relate to traffic signal pre-emption systems to the Township's emergency service providers for their recommendations. This has been noted. Mr. Piersol stated that although not in the ordinance, there is mention of this in the traffic signal specifications. Mr. Piersol proposed that consideration be given to adopting the ordinance amendment and enactment of the accompanying resolution. Chairman Fischer asked if there were comments on this. There were none. Chairman Fischer then made a motion to advertise this amendment for the July 6th Board of Supervisors Work Session. Vice-Chairman Voltz seconded the motion, with all voting Aye.

Building Committee – McCausland Hall Bell Tower Discussion

Mr. VanLew provided photographs showing the condition of the bell tower on McCausland Hall. Last Thursday he noticed that the bell was listing toward the east. Mr. VanLew had both exterior and interior photographs for the Supervisors to review.

The bell sits on wood members that are bolted through the roof and fastened to a rafter. These wood pieces are completely rotten. The photographs also indicate some deterioration of the trim pieces covering the structural posts. The interior indicates minor deteriorated wood in the area of the bell rope, where there is a hole through the roof and where the rope is fastened to the bell. The interior deteriorated wood is framing members and isn't structural. From the interior there are "holes" in the roof in three areas that are allowing rain water into the structure. It appears that approximately six feet of ridge shingles have separated and need to be replaced.

It is Mr. VanLew's recommendation that the "holes" in the roof be repaired with some existing shingles from the ridge repairs in order to match the existing roofing. The bell will need to be jacked up to allow replacement of wood members and new stainless steel bolts will need to be installed. Mr. VanLew also recommended replacement of damaged trim pieces and then have the entire tower painted. He would like to remove the bell rope and have the hole covered and sealed to stop rain water from entering the attic. The cover could be designed to be easily removed to allow ringing of the bell on special occasions.

The Board asked if removing the bell from the roof and putting it somewhere else might be better since it will help preserve the bell. Mr. VanLew stated that this might be very expensive. He would need to rent a crane to do this. The Supervisors asked Mr. VanLew to provide them with two proposals, along with associated costs, the first to repair the bell tower and keep the bell where it is, the second to move the bell from the roof.

Ambleside Down Subdivision

Mr. Stephen Cushman attended the Board meeting in order to present solutions for the trees planted within the road right-of-way in the development. Those options are:

1. Leave the trees where they are. The developer will escrow funds in order to maintain the trees;
2. Move the trees to the edge of the right-of-way. Again the developer will escrow funds for maintenance;
3. Move the trees to where they were shown on the plan. Mr. Cushman stated that this should be done in the fall since many of the trees, if moved now, would probably be damaged.

The Supervisors prefer option #3. Mr. Cushman will arrange to post an escrow in the amount of \$5000 with Mrs. Smedley to ensure that this work is completed no later than October 31st. Mr. Piersol will write a letter to be sent to residents in the development informing them that the trees will be relocated in accordance with the approved plan.

Additional Public Comment

Chairman Fischer asked if there were additional public comments. There were none

Adjournment

There being no further business, Mr. Kirkner made a motion to adjourn the meeting. Chairman Fischer seconded the motion, with all voting Aye. The meeting was adjourned at 8:50 A.M.

Respectfully submitted,

Mary Beth Smedley
Secretary/Treasurer
East Brandywine Township