

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 13, 2009**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Barbara Kurowski, Lynn Luft, Aaron McIntyre, Michael Lane, Mike Washko, James Ware and Kathy Howley. The minutes were approved as submitted.

Windmill Hollow Final Plan Review – Marina Hollingshead and their engineer were present to go over with Mr. Houtman his comments of October 13th. Mr. Houtman stated that a large amount of issues have been resolved and will highlight those that need discussion.

1. Number of dwelling units on lot 10. Reviewed what exists now which includes a spring house with a tenant and a stable with living quarters where Mr. Sanford's mother in law lives. This lot has a proposed new dwelling to be built. There is a question as to when the spring house must be vacated – when building permit is issued or occupancy permit. This will be referred to the township solicitor.
2. Right of way through lots 6 & 7 – Marina went over a sketch plan to illustrate the potential for additional traffic from this right of way. The turn around would be constructed the same way as depicted on the plan for other turnarounds. There could be additional 3-6 lots using this right of way if, in the future, the 40 acres of noneased land along Rt. 1 is ever developed. The 40 acres is not a part of this subdivision.
3. The remaining documents to be reviewed are the HOA, developer agreement, protective covenant, storm water management agreement, and DEP approval.

Most of the plan work is done and they will focus on getting these documents prepared and circulated. Members will get copies and when appropriate, the applicant will appear again at a planning commission meeting for further review.

DEWSON FINAL 4 LOT SUBDIVISION REVIEW - Mr. Houtman went over his review letter which points out the changes made to the previous plan, mainly with the stream crossing bridge proposed. Mr. Foley, attorney for the applicant, pointed out that they have obtained the DEP permit and will be awaiting a decision from the Zoning Hearing Board for a special exception to work in the flood plain. The following was noted:

- DEP permit obtained. Awaiting zoning hearing board decision.
- Configuration of the driveway had changed. Bulkhead is gone and this is a better design.
- Mr. Dewson's lot has an easement on it and he will not seek to amend the easement. A demolition permit for the McCoy property has been obtained

but they do not intend to use it at this time. Prospective owner does not wish to demolish the house but will keep it.

Mr. Crandell moved to recommend approval of the final plans based on all issues in Mr. Houtman's letter of 10/13 being resolved. All members were in favor of this motion. Mrs. Luft abstained. Mr. Foley commented that if, in the future, the bridge is erected, and the design will be looked at again in order to make it less impactful.

Craig Kologie from Castle Valley was present to answer any questions regarding the draft of the Act 537 Plan and also planning modules for PVA and Penn's Village submitted for public comment and advertised on 9/15/09. The following was noted:

- Proposed to construct a waste water treatment plant on Chadds Ford West property with disposal beds in Penns Village. This plant will serve Chadds Ford West, Penn's Village, Pennsbury Village and a few other surrounding properties.
- Projected flow 47,000/gal/day. There is a provision for future areas with a total of 57,000/gal/day.
- This will be a submerged membrane plant – 64,000gal capacity with emergency discharge into the pond in Chadds Ford West.
- The cost of these plants is coming down and suggested a field trip for members to see one near State College, PA
- Concern was raised about treatment screening for drugs. DEP does not require this.
- It was noted the PVA soil testing should be included in this document and Mr. Kologie will check into this. Ponds Edge HOA – do they have any legal standing because of their previous objections to discharge into the pond since they own half of it.
- Members want to see the highest level of standards to be included in the permitting and manufacturing criteria. Treated water from plant could be “drinkable”. Have this added to plan and into the agreement as well. Standards included are more stringent than DEP.
- Entire concept should be financially secured before they start.
- How can we assure the protection of Ring Run if there is a failure?
- Sludge tanks will be pumped weekly. There is a concern about how to keep down odor. Township should get periodic operational reports from the plant operator.
- Look for additional backup areas (land) as opportunity presents itself.

Members will submit their comments and questions to Bob Crandell who will summarize and submit to the BOS. **Springdale Farm** planning module 4A will be reviewed at the 10/27 meeting. With no further business the meeting adjourned at 10 p.m.

Respectfully submitted, Kathleen Howley, Recording Secretary