

**EAST BRADFORD TOWNSHIP  
ENVIRONMENTAL ADVISORY COUNCIL  
MINUTES OF JULY 28, 2014**

The regular meeting of the East Bradford Township Environmental Advisory Council (EAC) was held on Monday, July 28, 2014 in the East Bradford Township Administration Building, 666 Copeland Road, West Chester, County of Chester, PA 19380

**MEMBERS PRESENT:**

Kathy Bergmann  
Jeff Cantwell  
Brooke Davis  
Charlie Myhre  
Maura Sheehan  
Dave Williams

**MEMBERS NOT PRESENT:**

Steve Werner

**CALL TO ORDER:**

At 7:00 pm Chairwoman Kathy Bergmann called the EAC meeting to order.

**MINUTES:**

Charlie Myhre made a motion to approve the minutes from the June 23, 2014 regular meeting. Brooke Davis seconded the motion. There was no further discussion and the motion passed unanimously.

**DEVELOPMENT:**

Mark Lucas provided input on the following plans as noted below. At Kathy's request, he also explained the development approval process. Simple plans that meet ~10 criteria can go directly to a final plan. Plans that do not meet these criteria must go through a sketch plan → preliminary plan → final plan. Final plans usually only include slight improvements on the preliminary plan. The majority of the review and any required changes are done in the sketch and preliminary plans. Only variance requests, use by special exception or appeals on enforcement go to the Zoning Hearing Board.

**CICCARONE:** Preliminary plans were approved; the Township is awaiting the submission of the final plan.

**CHESTER COUNTY ART ASSOCIATION:** The West Chester Area School District will provide the land for the trail only if the Township maintains the area.

**COMERFORD SUBDIVISION:** The owners want to subdivide but if they develop in the future they will have to meet the requirements at that time. The plan includes four houses on one driveway and the owner wants a waiver. The driveway in the plan doesn't meet a single lot requirement. This waiver request is at the Board of Supervisors' level.

**EAST BRADFORD TOWNSHIP CAMPUS:** Construction of the new Township facility is in progress. The building is expected to be transferred to the Township by October.

**NASTASE:** This is a simple subdivision with slopes, woodlands and a stream. The owner is requesting a waiver to use a shared driveway. They are maintaining protection of the slopes, woodlands and stream.

**TARASCHI:** This is a simple alignment of lot lines and an improved plan must be submitted.

**WCU –** The university submitted an expansion of an existing maintenance building on South Campus. It is a simple plan requiring a few items to clean up items before it goes into a final plan

#### **REVIEW OF CURRENT AND FUTURE PLANS**

Kathy indicated that someone should go through the plans and look into safety and liability issues. Our priorities should be for the Township to maintain the tree plantings and the meadow when it is done at Mt. Bradford. Another priority is the repair and maintenance of the rain gardens along the Brandywine Trail. Future or existing rain gardens should be better designed, e.g. sunny plants for sunny areas. Easier to maintain stormwater management systems such as a dry basin may be a better option over raingardens for remote locations that are difficult to access. Our committee believes the major priority for funding in 2015 should be to increase staff instead of adding new projects and increasing maintenance. This staff expansion should be grounds and maintenance type workers as our land management needs increase.

#### **LAND MANAGEMENT PLANS:**

**Mt. Bradford meadow:** Most of the designated area will be mowed with a Fecon mower. When invasive plants start to grow, careful selection and use of herbicides will occur. Natural Lands Trust will help with the meadow design and herbicide selection. Charlie indicated that the Boy Scout project around the pond has been completed with the removal of designated trees and invasives. Again now that the initial invasive removal has been completed, the area needs to be maintained. Mt. Bradford is being used as a pilot for various projects due its more manageable size.

#### **BRANDYWINE CREEK GREENWAY:**

Kathy indicated that the plan complimented EBT's ordinances but stated that we should improve steep slope and related maximum disturbance limitations. According to Mark Lucas their interpretation is incorrect since we have very strict permitted use. We want to make positive changes but need to clear up the confusion about this interpretation and their interpretation of our riparian buffer ordinance. Mark indicated that our riparian buffer ordinance is 100', thus nothing can be done in a flood plain. The projects listed in the greenway plan should be reviewed and prioritized by our Trails Committee and Parks and Recreation. The EAC should specially review ordinance recommendations and any projects listed for resource protection (e.g. steep slopes, invasives removal, etc.) Kathy Bergmann will respond to Mandie with our comments.

#### **COMPREHENSIVE PLAN UPDATE:**

An RFP has been sent out and the Township received 10 responses. The Township staff will rank the consultants and submit the list to the BOS. The Comprehensive Plan update will be under the purview of the Planning Commission which will ask other ABCs to review the plan. Community members will also be asked to review the plan to provide a "fresh view".

#### **FORESTRY ORDINANCE:**

John Snook was reviewing it and had some additions and changes. No further progress has been made.

#### **RAINGARDENS BRANDYWINE TRAIL:**

See the comments under Current and Future Plans. The Conservation District did the review, but no detailed review of the plant list was done. Mark noted that it was difficult to get perc rates near the hatchery and raingardens in that area may not function.

**SUNOCO PIPELINE & ORDINANCE PROTECTION – There are two potential lines. In our area there are many potential routes and some transect EBT. Whatever Sunoco’s status is they will have to abide by our noise and road ordinances. We will need to review the ordinances as needed.**

**ABC MINUTES UPDATE:**

**Kathy indicated that her input about the BOS has been discussed under the other issues. There were some concerns that Red Streams Blue homeowners had a maintenance agreement and they are mowing down to the stream. Maura reported that the Trails Committee is investigating the construction of a natural surface trail next to the Brandywine Trail. They are also concerned about the speed limit on Strasburg Road near where Phase 5 of this trail will cross and are reviewing signage throughout the trail system about trail rules. Brooke indicated that the Historical Commission did not meet. Jeff reported that the Planning Commission has been discussing a proposed paved trail from the CCAA Hillsdale Road entrance to the Windon Manor Country Homes entrance. This could potentially satisfy the recreation requirement and sidewalk requirement.**

**ROUNDTABLE:**

**Kathy Bergmann expressed concern that many projects recommended by ABCs may only serve a limited number of residents and a better method of project selection needs to be considered. Stormwater authorities are being developed or considered by some townships, (e.g. West Chester & West Goshen) as a way to fund stormwater projects. Jeff noted that grant money is now available to develop authorities which can fund and manage stormwater projects and improvements. Mark and Kathy noted that townships with existing authorities (water, sewerage) can piggyback stormwater on these authorities. EBT has three stormwater projects for the next year. The municipal system in PA complicates the formation of Stormwater Authorities and meeting MS4 permit requirements.**

**THE NEXT MEETING OF THE EAC WILL BE MONDAY, AUGUST 26, 2014. There will be no work session on August 4<sup>th</sup>.**

**ADJOURNMENT: On a motion by Dave and seconded by Charlie this meeting was adjourned at 9:10 pm.**

**Respectfully submitted,**

**Kathy Bergmann  
EAC Chairperson**