

## Mandie Cantlin

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**From:** Rich Phifer  
**Sent:** Friday, January 25, 2019 12:53 PM  
**To:** Mandie Cantlin  
**Subject:** FW: Comerford B&B Estate CU Application - Reviews Due Jan 31

Mandie,  
See below for the record re: the Comerford B&B Estate proposal.  
Thanks!  
Rich

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**From:** Matt Stutzman <mstutzman@nalt.org>  
**Sent:** Friday, January 25, 2019 12:50 PM  
**To:** Rich Phifer <rphifer@eastbradford.org>  
**Cc:** Krista Somers <ksomers@nalt.org>; Stephen Johnson <sjohnson@nalt.org>; Steve Carter <scarter@nalt.org>; Monica McQuail <mmcquail@nalt.org>  
**Subject:** RE: Comerford B&B Estate CU Application - Reviews Due Jan 31

Rich – it was good to speak with you the other day about the Comerford Bed & Breakfast Estate proposal. As we discussed, I don't see anything in the Conservation Easement Document that would restrict the use of the property as a Bed & Breakfast and as proposed below in the CU application process. In fact it seems this "use" of the property, specifically Protection Area B, was contemplated at the time the Conservation Easement was drafted. I've included below the provision from the CE that permits this use.

The only concern that NALT has, which I have discussed with both you and the landowner is the potential for the parking area proposed in Protection Area B2 to have erosion and run-off problems if the vehicle use becomes too heavy. The landowner and NALT have agreed to monitor this parking area specifically for impacts to the Conservation Values and that restoration to this area may need to be addressed on an annual or perhaps even more frequent basis. The landowner was in total agreement with the monitoring of the parking area.

#### **4.04 Permitted Within Protection Area B**

The following activities and uses are permitted within Protection Area B:

**(d) Residential and Other Uses**

- (i) Human habitation is permitted within any permitted Dwelling Unit only.
- (ii) Any occupation, activity or use, including customary home occupations, bed and breakfast lodging, commercial operations or adaptive reuse of historic buildings, that is permitted by Township ordinance as enforced or applied by the Township.

Regards,

Matthew Stutzman  
Conservation Biologist  
(484) 883-5615