

## Planning Commission Minutes

### Agenda Items

**Larson Road**– Lot Line Adjustment

**Forestry Regulations – Ordinance Review**

**440 Dieber Road** – Sketch Plan Review

**THP - Normandie Golf Course**– Preliminary Plan Review

The regular September meeting of the Upper Salford Planning Commission was brought to order by Chairman Giannini at 7:30 PM. Messrs. Raisner, Sacks, McMaster, and Nase were present. Also present were Township Engineer, Mr. Reinert, Township Solicitor, Mr. Imms, Township Hydrogeologist, Mr. Helbig and Sanitary Engineer Consultant, Mr. Ebert.

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Rick Mast from Richard C. Mast Associates, P.C. appeared before the Planning Commission to discuss the **Larson Road Subdivision** of Andrew and Marilyn Lewis. No new plan was submitted; however a smaller, color-coded plan was provided showing the current and proposed lot lines. Mr. Mast indicated that the Lewis' were willing to deed restrict the properties along with the Montgomery County Lands Trust conservation easement. It was also clarified that the plan as submitted shows only two new building lots as opposed to previous plans that showed more. The Planning Commission was in favor of the deed restrictions and requested dedication to the township of the ultimate right-of-way along all road frontages.

A new plan will be submitted for consideration. No further action was taken.

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The Planning Commission briefly reviewed the township ordinance in relation to forestry regulations. Leroy Clemmer and Nathan Wise, a Forester with Gift Lumber, appeared to request an amendment in the steep slope restrictions. It was decided that the issue should be discussed more thoroughly at the next joint meeting. No further action was taken.

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Tom Ludgate presented a sketch plan for **440 Dieber Road**. The Planning Commission pointed out that the plan did not comply with the township Zoning Ordinance for various reasons. Some issues discussed were adjoining flag lots, lot sizes, pipe line right-of-way, access to existing house, environmental sensitivity, a shared driveway, odd lot shapes, improvements to Larson Road, and reposition of lots. No further action was taken.

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Attending the Planning Commission meeting on behalf of T.H. Properties was their Environmental Scientist, Dan Walden-Turek, Jamie Sundermier and Jeff Clark from Del-Val

Soil, Joon Pak and Tom Crawley from Carroll Engineering and Guy DiMartino from Traffic Planning and Design, Inc.

Del-Val presented golf course irrigation calculations and discussed the use and storage of the treated effluent to be used to irrigate the golf course.

The estimated sewage flow to be generated with the new development is 50,375 gallons per day (GPD) based on 225 gallons per day for each of the 175 residential homes which would be a total of 39,375 GPD for the residential area, 6000 from the Shelly Square Shopping Center, and 5000 GPD from the golf course club house facilities. Del-Val estimated that 7.4 million gallons of storage will be needed to store the treated effluent. The current plan proposes storage for 13 million, which will allow more room to harvest storm water. Concerns with the size of the lagoon and breeding of mosquitoes were discussed, as well as the location of the lagoon which could have been blended in with the fairway to make it appear a more nature feature than where it is currently proposed. The neighborhood association will own the lagoon and stormwater basins.

Well tests on the site will be conducted with neighboring wells within a half a mile of the site being monitored with the residents' permission. It was requested that a work plan for the pumping test be given to the Township for review prior to the work being performed. One resident, Barbara Gormley indicated she is within a half a mile from the site and had not been contacted. Her information was given to Del-Val. The pumping test will be for a minimum 72 hours with the flow rate of 400 gallons per minute, which is 150% of the peak usage rate for that well. During a preliminary meeting with the Delaware River Basin Commission (DRBC), Del-Val discussed a five year growing docket initially for the permitting of the well which will be revisited with a more limited docket after the development is more established.

Staffan Helbig, asked that T. H. P. provide details on the monitoring wells including how deep the wells are.

Fred Ebert suggested that THP allocate more storage area to harvest water to avoid taking from the wells during the summer months. He would like to see a total storage hydrograph showing estimated storage per month including the flows in and flows out.

Mr. Giannini expressed concern about the amount of water being withdrawn from the aquifer just to keep the grass green.

Other concerns mentioned included the time line for the pump and haul, noise of the pump, and improbability of adding 48 homes in the first year to contribute to the sewage facility/irrigation system as projected.

Mr. DiMartino discussed the road improvements proposed. Conversation between the Township, PennDot and THP was anticipated with regard to road widening along frontages not owned by THP. One consideration was for equal road widening along all frontages in lieu of full road widening in front of THP owned property.

A request for a copy of the Phase I and any Phase II environmental reports was reiterated by the Planning Commission.

On a motion made by Mr. Nase and seconded by Mr. Giannini, the minutes from the August 6, 2008 meeting were approved as written.

The meeting adjourned at 10:30 PM.

Respectfully submitted,

Susan Rosato  
Assistant Secretary