

APPROVED

July 11, 2007
Salford, Pennsylvania

Planning Commission Agenda
Bunton – Final Plan Review
Bateman Tract – Preliminary Plan Review

The regular July meeting of the Upper Salford Township Planning Commission was brought to order at 7:30 pm by Chairman Giannini. Also present were Messrs. Sacks, McMaster, Nase, Township Engineer, Mike Reinert and Township Solicitor, Stephen Imms. Mr. Raisner was absent.

Jeff Clemens, along with his Engineer, Susan Rice, presented a final plan for the two-lot **Bunton Tract** on Burton Road. In response to the Township Engineer's letter dated June 27, 2007, the following items were discussed:

- Item 1 - The structure referred to in item #1 is a swan house. Mr. Clemens indicated they plan to move that structure out of the setback area but will demolish it if it is unable to be moved. He and the current owner of the property plan to take care of that and will notify the Township Engineer when it has been completed.
- Item 5 - Mr. Clemens planned to offer a fee in lieu of installing the widening and shoulder improvements along Burton Road. The applicant's Engineer had provided the Township Engineer with an estimate of \$9100 to complete the work for those improvements. The Township Engineer mentioned that the estimate did not include associated excavating work for roadside drainage or tree removal. He felt that the estimate should be rounded to a \$10,000 contribution, and increased if the Township desired to require those additional considerations. It was determined that the plan should show the improvements, but that a note should be added indicating the Township Supervisors would have the option to choose a fee in lieu of the work being completed.
- Item 6 – The existing vegetation along Burton Road eliminated the need for full compliance with the street tree requirements. The Township Engineer felt a maximum of two trees could be planted in an opening in front of an existing fence. Due to the fully wooded lot, the remaining trees could not be placed on another location on the property.
- Item 7 – The Township Engineer suggested that Mr. Clemens propose a filtering buffer scheme along the access strip of the proposed driveway, either utilizing the full filtering buffer requirement per the ordinance or possibly evergreen trees every 10 feet, which could be financially secured through an escrow account. The installation of the buffer will be determined by the Township Engineer following

the construction of the driveway. Once the driveway is installed, any funds left over could be returned to the developer or used in some other manner. Mr. Poatsy suggested that the extra trees could be placed in one of the township parks; however, Mr. Clemens pointed out that this development had gone from four additional lots to one and he was trying to be cautious with the expenses imposed on the property owner.

It was determined that a new plan should be submitted showing the road improvements, as well as the filtering buffer along the access strip of the proposed driveway and two street trees. No further action was taken.

Steve Fisher and Engineer Matt Williams presented a preliminary plan for the **Bateman Tract** on Salford Street. Mr. Williams responded to the Township Engineer's letter dated July 6, 2007.

- Item 6 – It was determined that conditional use would be required only for those lots that have steep slopes 10% or greater on 10% or more of the parcel. To reach the required 240,000 sq. ft. on lot 6, Mr. Fisher indicated he planned to realign the property line between lots 5 and 6 approximately 40 feet west. For lot 2, he felt he had met the intent of the ordinance but understood that a conditional use must be granted by the Board of Supervisors. Mr. Fisher further indicated that he did not plan to build anything in the rear building envelope and would make that a condition on the plan.
- The lot line between lots 4 and 5 will be adjusted to provide lot 5 with 10 acres to allow the property owner, which will remain James and Delores Bateman, the advantages of Act 319. In exchange, Mr. Bateman has agreed to offer an easement in front of his property at 1180 Salford Street in the event that the trail is extended to the end of the road in the future.
- Mr. Poatsy asked for an easement between lots 5 and 6 for a possible future connection to Wolford Road. Since that easement would reduce the lot size of lot 6, the Township Solicitor suggested they include that in the conditional use but that the area of the easement should be calculated into the lot area.
- With regard to street trees, item 40, Mr. Fisher indicated that they will be removing the cedar trees along Salford Street and will use the remaining existing vegetation to comply with the street tree requirement, installing additional trees where needed.
- Item 41 relates to filtering buffer. The applicant is proposing buffer planting along the eastern property line of lot 1 only. Mr. Poatsy inferred that Mr. Bateman would prefer no additional buffer that would limit his current extraordinary view shed and suggested the proposed buffer planting be eliminated from the plan.
- Item 43 – In lieu of providing a survey of all existing vegetation on the 54 acre tract, Mr. Fisher asked if the Township Engineer could inspect the property and make a physical determination if the intent of the ordinance is met. He agreed

that all noxious or invasive species would be removed. The Planning Commission and Township Engineer were agreeable to that request.

- Mr. Nase indicated his preference to have the sand mounds located out of the front yard for aesthetic reasons.
- Note 10 on page one of the plan should be removed.
- The view shed analysis from the sketch plan phase should be inserted in the preliminary plan.
- The Township Solicitor asked the developer's consideration to have deed restrictions placed on lots 4 and 5, to which Mr. Fisher agreed.

No further action was taken.

On a motion made by Mr. Sacks and seconded by Mr. Nase, the minutes of the June 6, 2007 meeting stood unanimously approved as amended.

The Planning Commission reviewed the 537 plan time schedule to be submitted to DEP as per their letter of June 12, 2007 requiring that information. Although the Township Solicitor indicated the schedule could be changed at any time, the Planning Commission suggested pushing some of the dates back to allow more time for everyone to review the plan. Mr. Imms indicated that he would hold the letter until after the joint meeting. His concern was DEP would not be pleased with the delayed timeframe.

The meeting adjourned at 9:15 pm.

Respectfully Submitted,

Susan Rosato
Assistant Secretary