

June 6, 2007

Salford, Pennsylvania

APPROVED

The June meeting of the Upper Salford Planning Commission was brought to order by Chairman Giannini at 7:30 PM. Messrs. Raisner, McMaster and Nase were present. Mr. Sacks was absent.

Preliminary plans for a 2-lot subdivision for the lands of Vernetta Bunton, identified as plan #3771BSUB, dated April 30, 2007 revised, were reviewed. The Township Engineer noted the following in his report dated June 1, 2007:

1. Relocation of the existing accessory structure on Lot 1 for compliance to the required side yard setback
2. Conformance with the steep slope ratio and the maximum woodland disturbance conditions set by the Conditional Use approval.
3. All driveways shall provide a stopping area which the grade shall not exceed 4%.
4. Inspection and certification of the existing on-lot sewage systems as to their satisfactory functioning.
5. A note is to be added to the plan indicating the ownership and maintenance responsibilities of the lot owner for the stormwater management facilities and allowing the township access for purposes of inspection and enforcement if the responsibilities are not fulfilled.

Road widening and shoulder improvements were discussed. It was suggested that they go with a 4 ft. widening and a 4 ft. shoulder improvement. In front of the residence, due to the trees and fence so close to the road, a 1 ft. widening and 1 ft. improvement would be acceptable. It was the consensus to avoid creating a dangerous situation by removing any trees too close to the road. However, Mr. Hagey prefers to have the trees removed from the right-of-way and not to go around them. Posting of a financial security is required for the road improvements. Since the new tract is located in the wooded area, additional buffering along the driveway could be at the discretion of the township engineer once they see how much disturbance occurs from construction. A note on the plan and within the Land Development agreement is suggested. In addition due to existing vegetation and an existing wooded area, street trees, buffer plantings and canopy trees have been recommended for partial waivers at the discretion of the township. New tree plantings shall be provided upon completion of a

survey and inventory. The applicant has proposed 3 canopy trees to be planted on Lot 2 to fill in for the existing trees removed.

On a motion made by Mr. Nase and seconded by Mr. McMaster, the Planning Commission unanimously recommended to the Board of Supervisors that the Bunton 2-lot subdivision plan dated April 30, 2007, revised, be granted preliminary approval conditioned on:

- Compliance with all items in Technicon's review letter of June 1, 2007
- Compliance with the Township's Zoning and Subdivision Ordinances
- Adding a note to the plan regarding filter buffering after driveway construction to be determined at the discretion of the township engineer.
- Posting of financial security for road improvements-road widening and shoulders

The following waivers were recommended for approval:

- Section 404.C.3a.vii showing all natural or manmade features within 100 feet
- Section 605.A installation of sidewalks
- Section 605.L installation of curbs & storm sewers
- Section 606.A.4 partial for road widening of Burton Road
- Section 612.D partial request for street trees
- Section 612.E partial request for buffer plantings
- Section 612.G.2 planting of canopy trees on lot #2
- Section 612 survey & inventory of Zone 1 of the Riparian Corridor

A preliminary plan for a 2-lot subdivision for the property owned by Paul & Loretta Wrschka, identified as plan #3771WSUB, dated April 30, 2007 revised, was reviewed.

The Township Engineer in his report dated May 29, 2007, noted the following comments:

- As in the Bunton review, the applicant has agreed to comply with the conditions set by the Board of Supervisors during the Conditional Use application process relating to steep slope ratio and woodland disturbance
- Existing on-lot sewage systems will be inspected and certified as to their satisfactory functioning.
- A note is to be added to the plan indicating ownership and maintenance responsibilities of the lot owner for the stormwater management and granting access to the township for inspection and enforcement if the responsibilities are not completed.
- Same arrangements for road widening as for the Bunton tract for Burton Road.

- Waivers were noted but not recommended for approval at this time.

Lot 1 contains the existing dwelling and has access on Burton road. Lot 2 will access off of the Pinecroft Place cul-de-sac. Applicant has yet to provide information regarding the proposed 50 ft. access and whether the right-of-way has been offered to the township for dedication, accepted by the township and then recorded. The use of the right-of-way is a major concern. Until this matter is resolved no action will be taken.

Steve Fischer and his engineer, Anthony Hibbeln, approached the board for clarification on issues of road widening, trail location and street trees pertaining to the Bateman tract on Salford Street. The applicant proposes a trail along the frontage of Salford Street with possible future connections to the Perkiomen Trail and the village areas of Old Skippack Road. The Planning Commission indicated their preference for road widening along both sides of Salford Street, removal of cedar trees along the road and replaced with street trees. A possible easement from the Bateman family to continue the path to the edge of their property was encouraged. Applicant will make a formal preliminary submission in the coming weeks.

Helga Dowladow, a resident at 2065 Old Skippack Road, has made an application to the Zoning Hearing Board for a variance from the Zoning Ordinance which regulates side-yard setbacks in order to construct a new single family dwelling. According to the application, Ms. Dowladow is requesting to live in the existing dwelling which will be demolished after the new structure is ready. Planning Commission will forward a memo to the Zoning Hearing Board suggesting the new structure be turned 90 degrees to provide setbacks that conform to the requirements of the Zoning Ordinance. In addition, the applicant should post financial security to guarantee that the existing residence is demolished before occupying the new dwelling.

The minutes of the 5/2/07 meeting stood approved as amended.

The meeting adjourned at 9:30 PM.

Respectfully submitted,

Dorothy Terhune

Secretary