

East Bradford Township Board of Supervisors Work Session Meeting Minutes May 24, 2022

A special meeting of the East Bradford Board of Supervisors was held on May 24, 2022, at 9:00 a.m. in the East Bradford Township McCardle Meeting Room, 676 Copeland School Road, West Chester, PA, 19380. A public notice was published in the Daily Local News on May 20, 2022. The agenda was posted on the Township website and at the Township building on May 23, 2022. Copies of the agenda were available for attendees.

Board members present:

John Snook, Chair

J. Patrick Davis, Member

Board members absent:

Bruce W. Laverty, Vice Chair

Staff/Professionals present:

Andrea Campisi, Director of Planning and Zoning

Rich Phifer, Property and Recreation Director

Staff/Professionals absent:

Randy Behmke, Director of Public Works

Mandie Cantlin, Township Manager/Secretary

Peggy Lennon, Director of Finance

Mark Lucas, P.E., Township Engineer

The following guests were in attendance:

Susan Charkas, The Brandywine Conservancy

Bill Cochran, realtor

Vince Pompo, Township resident

CALL TO ORDER: The meeting was called to order at 9:00 a.m. by Chair Snook.

PUBLIC COMMENT: Mr. Pompo said that he reviewed the draft documents and said they looked good.

BUSINESS

1. Executive Session – Mr. Phifer announced an executive session on May 10, 2022 (personnel).
2. Starr Farm:
 - a. Conservation Easement – The following aspects of the easement were discussed:
 - Tenant house – The Board agreed to permit a 20% expansion of the impervious surface/building footprint of the structure. The Board also discussed requiring any additions to be located so as to not impact the public view.
 - Barn – The Board agreed to allow one accessory dwelling unit in the barn not to exceed 1,500 square feet in area confined to the existing structure. The Board also agreed to allow up to a 25% expansion of the existing impervious surface/building footprint with a prohibition on additions to the east façade of the structure.

- Main house – The Board agreed to allow up to a 50% expansion of the existing impervious surface/building footprint for additions including an attached or detached garage provided any additions shall be placed to the side or rear of the dwelling and not on the front façade.
 - Subsection F on page 2 - The Board agreed that East Bradford Township would be the beneficiary of the easement with the ability to enforce this requirement.
 - The Board agreed to allow a replacement septic system in the Highest Protection Area (HPA) underground subject to review and approval by the Chester County Health Department. New or expanded systems are permitted in the Standard Protection Area (SPA).
 - Bottom of page two in the SPA – Change barns to animal shelters.
- b. Septic Systems – The Board agreed to have the Township pay Hickman to design but not install a new septic system for the tenant house to show buyers how much it will cost. Hickman will also be asked to provide costs for installation of the system.
3. Hillsdale Sinkhole – The Board reviewed a proposal from National Gunitite (COSTARS) to rehabilitate approximately 60 linear feet of 48-inch diameter corrugated metal pipe. The corrugated metal pipe will receive a shotcrete invert lining and full circumference shotcrete lining at the joints. The cost of the work is \$44,149.00. No additional proposals are required since it's a COSTARS contract. Mr. Davis made a motion to approve the work as outlined in the proposal. Mr. Snook seconded the motion. There was no discussion and no public comment. The motion passed.
4. Security Proposal – The Board reviewed a proposal from Linn Architects for design services for hardening/security at the Township Building. The cost estimate is \$11,700. Mr. Davis made a motion to approve the work as outlined in the proposal. Mr. Snook seconded the motion. There was no discussion and no public comment. The motion passed.

ITEMS NOT ON THE AGENDA: None

PUBLIC COMMENT: None.

EXECUTIVE SESSION: The Board met in executive session with staff from 10:25 a.m. to 10:30 a.m. to discuss real estate matters.

NEXT MEETINGS: The next meeting of the Board of Supervisors is scheduled for June 7, 2022 at 6:30 p.m.

ADJOURNMENT / CONTINUANCE: At approximately 10:30 a.m. the Board agreed to adjourn the meeting.

Andrea Campisi, Acting Secretary