

**EAST BRADFORD TOWNSHIP
ENVIRONMENTAL ADVISORY COUNCIL
MINUTES OF MARCH 26, 2018**

MEMBERS PRESENT:

**Maura Sheehan
Brooke Davis
Kathy Bergmann
Mark Pontzer
Paul Lewis
Bob Freed
Ed McConnell**

STAFF MEMBER PRESENT: Mark Lucas

EAST BRADFORD TOWNSHIP (EBT) RESIDENT PRESENT: John Marshall

CALL TO ORDER: At 7:00 p.m., the EAC meeting was called to order.

MINUTES:

Kathy Bergmann made a motion to approve the minutes from the 2/26/2018 regular meeting. Brooke Davis seconded the motion.

EAC NEW MEMBERS:

Maura Sheehan and the committee welcomed our newly appointed member, Ed McConnell.

DEVELOPMENT REVIEWS AND UPDATES

Mark Lucas updated the group on the following items:

SD #632 Darlington Ridge-Toll Bros. –Tigue Road

The applicant will attend the 3/27/18 meeting of the Planning Commission. They submitted final plans based on the 2017 settlement agreement. The plan allows more density but preserves the southern side of Tigue which will be EBT open space. The plan includes 106 townhouse units and one new house. They still must comply with stormwater, erosion, flood plain and riparian buffer ordinances. There will be a private road in the development that the HOA will have to maintain; the road will never be the responsibility of EBT. The existing pump station needs to be upgraded and EBT will have to pay for the upgrade. The disposal of soil on the south side will have to meet EBT and county ordinances.

SD #641 Daily Local News – Toll Bros.

The applicant will attend the 3/27/18 meeting of the Planning Commission. Today EBT received the façade plans. These plans are not much different from the previous one. The group discussed the size and the environmental and traffic issues.

CU-18-01 The Farm@415 Birmingham Road B& B

The hearing on this property is scheduled for 4/10/18. John Marshall, the applicant was present. Mark Lucas thought the applicant may need to get approval from PA DOT for the entrance to and egress from the driveway. Mark will need a copy of their DOT documentation and Mark expects they may need to meet “low volume” requirements. John explained the plan of his 11 acre property with 8 buildings. It is a historic site they wish to make into a B&B. John indicated that he believed that he had received zoning approval for the tenant house to be the B&B with the barn as a common area. The property has a substantial amount of macadam parking surface and the ordinance allows for on grass parking. The barn can hold 250 people and with 1 vehicle/2 people they have room for event parking plus parking for the visitors who are staying at the B&B. Kathy

Bergmann asked about septic systems and John explained that there are two septic systems. If there is an event that exceeds the septic capacity, they will rent “port-o-potties”. Brooke Davis asked about event parking if the parking area is muddy. John did not expect too much of a problem and Mark may expect the applicants to allow EBT staff to inspect the site after it has been in operation to determine if additional parking improvement is needed. Mark will review the plans soon.

SD #643 – Cornwell – 188 Lucky Hill Road – It is a simple subdivision and EBT staff is working with the applicant to complete the documentation.

SD #644 – Stump - It is a simple subdivision and EBT staff is working with the applicant to complete the documentation.

INVASIVE SPECIES & VECTORS

Emerald Ash Borer

Kathy Bergmann stated there is no new information due to the weather impeding any further inspections.

Spotted Lanternfly

On Friday, 3/23/18 via email, Maura Sheehan provided two initial drafts of potential articles she wrote for the newsletter and website. Maura received feedback from the EAC via email and from Mandie Cantlin, EBT Manager. Based on Mandie’s input and EAC discussion, the group decided that Maura should edit the shorter version for the newsletter and limit it to: 1)recognizing the insect, 2)why it is important to reduce its population, 3)how to scrape and dispose eggs and 4)how to notify the PA Department of Agriculture. The article could link to the longer, more detailed, documented version on the EBT. Maura will edit both articles during the first week of April for email circulation to EAC members. Members will provide their email input and Maura will complete final edits before submitting to Mandie Cantlin for staff review and BOS review and permission to publish. Early May is the deadline for the completed newsletter according to Nancy Holland.

West Nile Virus

Maura Sheehan was scheduled to attend the Chester County Health Department (CCHD) meeting on this topic on 3/22/18. The meeting was cancelled by the CCHD due to the snowstorm.

TOWNSHIP CODE & COMPREHENSIVE PLAN LITERACY

Maura Sheehan explained that Mandie Cantlin informed us that she has finished codifying recommendations from the 2016 Comprehensive Plan and 2009 OSRER plan. Once Mandie has received EBT staff input, she will provide a list of priorities for our committee to address. In the meantime, the group discussed the sections of the code dealing with Bed & Breakfast (B&B) Estates and the MS4 Resource Guide Maura circulated via email.

The group asked John Marshall who had just submitted his application based on the code, for his input about the ease of use of the code. He is an architect and he didn’t have much problem navigating the code. There are different limitations on B& B’s and B& B estates. The group discussed the requirements for food and liquor handling and Mark and John noted that food has to be catered and the caterer would need the liquor license. The B&B can serve breakfast only to its lodgers. Mark Lucas noted that the BOS may refine some of the wording of the code.

The group discussed the MS4 guide and thought it was an excellent resource. The EAC suggests that the staff post the guide on the EBT website. Mark Lucas noted how some people in EBT do not understand the importance of not putting items such as fireplace ash and lawn clippings into the sewers.

Maura Sheehan asked Mark Lucas about the comment from Mandie's monthly update about the "keeping of animals" ordinance. Mark noted a new ordinance is in the works and we may see it for next month's meeting.

CLEAN ENERGY FOR ALL MEETING

Ed McConnell circulated his notes from this meeting of March 19, 2018 via email prior to our meeting. Tonight, he explained to the EAC some of the important highlights of the meeting. He clarified that the goal of this Sierra Club affiliated group is to achieve 100% renewable electricity use by 2035 and 100% renewable all energy use by 2050. To date, West Chester Borough, Phoenixville Borough and Downingtown Borough have passed resolutions committing to these goals; however, they have not yet developed plans on how to achieve these goals. Township plans are due April, 2019. Ed explained that due to the challenges of solar and wind in this area that buying electricity from providers of clean energy may be more feasible. The group discussed the pros and cons of geothermal, various state tax incentives and other clean energy sources. The Clean Energy group is working to have townships sign up to develop a plan to achieve these goals. The EAC decided we need to discuss this at future meetings. Ed noted that our EBT Comprehensive Plan devotes four pages to energy conservation and Kathy Bergmann highlighted that our township as a whole uses a lot of energy as compared to other areas. The EAC members thought the EBT management should work to reduce its own use of energy so it could be a good role model before we ask the EBT residents to reduce their energy use. The members discussed various conservation ideas and current ordinances. The group agreed we should study our solar ordinance and the Clean Energy link Ed provided (see below) and discuss these items at our next meeting.

<https://www.sierraclub.org/pennsylvania/southeastern/ready-for-100-chester-county>

REVIEW OF ABC MINUTES

Members shared relevant items from their assigned committees.

ROUNDTABLE

Paul Lewis and Ed McConnell will be attending the EAC Network Conference in Malvern PA on April 14th.

The group discussed the announcements included in the information provided by Mandie Cantlin in her monthly update. Among other items, these included:

Strode's Barn Stewardship Day 4/7/18 at 10 am contact Rich Phifer
rphifer@eastbradford.org

Wild Edibles Naturalist Walk 5/6/2018 – 2pm – register on EBT website

Trail Blazer Run 6/16/2018 4pm – registration is open for participants and volunteers.

Mark Lucas explained that the Township received a grant to improve the pedestrian crossing between Hannum Ave and Bradford Plaza over Rt.322. Monies came from fines generated by automatic red light enforcement and matching funds. Additional funding will be investigated.

THE NEXT MEETING OF THE EAC: The work session Monday 4/2/2018 will not be needed. The next meeting of the EAC is scheduled for Monday, April 23, 2018.

ADJOURNMENT: Kathy Bergmann made a motion to adjourn and Brooke Davis seconded the motion. The meeting was adjourned at 8:35 p.m.
Respectfully submitted,

Maura Sheehan, EAC Chairperson