

**WORCESTER TOWNSHIP  
PLANNING COMMISSION WORK SESSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
Thursday, May 10, 2012      7:30 P.M.**

**CALL TO ORDER**

The regularly scheduled meeting of the Planning Commission was called to order by Mr. Gordon Todd at 7:30 P.M. Prior to the regular meeting, a field view was conducted of the proposed Our Farm Sketch Plan, in accordance with the provisions of the Growing Greener Ordinance.

**ATTENDANCE**

**PRESENT:**

Gordon Todd	Chairman
Pat Quigley	Vice Chairman
Chris David	Member
Anthony R. Sherr	Member
Matthew Schelly	Township Planning Consultant, Montgomery County Planning Commission

**ABSENT:**

Doug Rotondo, Secretary  
Tiffany M. Loomis, Township Zoning Officer

**GUESTS:**

Ms. Susan Caughlan, BOS  
John Kennedy, Kennedy Associates  
Host: Gambone Family

**1. OUR FARM SKETCH PLAN SUBMISSION FOR 1600 POTSHOP ROAD**

In accordance with the review procedures in the Growing Greener Ordinance, a preliminary site walk was conducted by the Planning Commission of the proposed 42-lot subdivision within the property at 1600 Potshop Road, known as Our Farm. Following the field view, the WPC re-convened at the regular meeting for further discussion. The following comments were presented to the applicant for consideration in further site planning; these are not formal recommendations and no official decisions are required during this stage of subdivision planning under the Growing Greener Ordinance:

- Consider elimination of the proposed stream crossing. This would better protect the existing natural stream corridor and provide water quality and habitat protection benefits.
- Maximize the use of the existing, extensive disturbed area on the NE side of the proposed subdivision, currently used for storage and staging of construction and horse farm materials.
- Consider alternative land development option as allowed under Growing Greener, in particular Option 3 for the larger estate lot option.
- As required for all major land developments, a property wide wetlands delineation must be conducted by a qualified wetlands scientist and submitted to the Township as part of the application package.

- Consider incorporating the two older, historic residences into the residential layout, allowing larger lot size to accommodate the associated outbuildings.
- Consider re-design of the Road A subdivision on the SW side of the property to maintain more open space/buffer between these residences and the adjacent property.
- Maximize preservation of long scenic views from public roads (Berks and Potshop) by retention of strategic hedgerows and stream corridor vegetation to screen the new residential areas as much as possible.
- The existing allee of over mature, non-native pear trees need not be preserved in place but a similar style of farmstead entry way landscaping is generally desirable to maintain the rural context of the area

John Kennedy acknowledged the inputs and suggestions and will take these back for consideration by the applicant. The WPC suggested the applicant attend additional meetings in June for further discussion about site development under the Growing Greener Ordinance.

2. **PLANNING COMMISSION AGENDA FOR JUNE 14, 2012 MEETING:**

- Historic Ordinance
- Meeting Minutes
- Next Planning Commission Agenda

3. **APPROVAL OF MINUTES FOR MEETING HELD ON APRIL 26, 2012:**

A motion by Ms. Chris David for approval of the minutes for the meeting held on April 26<sup>th</sup>, 2012, seconded by Mr. Anthony Sherr, was passed unanimously.

4. **PUBLIC COMMENT**

Ms. Susan Caughlan encouraged the provision of internal pedestrian trail system for the development because the site is considered a critical link in the local and regional trail network. Important trail connections occur east and west of the property. Of particular interest to the applicant might be the potential for expanded equestrian trail use, which would complement the existing horse farm business. Ms. Caughlan also advocated for the larger 10-acre estate option, citing benefits to the applicant such as the avoidance of need for public sewer or water, less need for road or driveway construction, and elimination of need for additional public open space. John Kennedy asked if the 10-acre estate option represented a hard minimum size for each lot. Ms. Caughlan checked the ordinance and confirmed that the 10 acres represents an average density, thus allowing for a range of actual lot sizes.

A number of residents from Whitehall Road were present. Their primary concern was the impact of increased vehicular traffic on the existing rural roads. The intersection of Bean and Whitehall was cited as particularly treacherous and inadequate to serve high traffic volumes.

5. **ADJOURNMENT**

There being no further business to come before this committee the meeting of the Worcester Township Planning Commission was adjourned by Mr. Gordon Todd at 8:35 P.M.