

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MEETING OF JANUARY 14, 2016**

The Wrightstown Township Planning Commission met on January 14, 2016 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Chair Joseph Conroy, Francis Doerr, David Espenshade, Jeanne Trivillini, John Fowler, Steve Marcell and Ann Mark. Wrightstown Township Zoning Officer Ted Middleman, Township Engineer Mario Canales and Township Planner Judy Goldstein were also in attendance.

**Call to Order:** Chair Conroy called the meeting to order at 8:00 P.M.

**Approval of Minutes:**

On a motion by Ms. Mark, seconded by Mr. Doerr the minutes of July 9, 2015 were approved unanimously.

**Old Business:**

There was none.

**New Business**

**Reorganization of Planning Commission:** On a motion by Mr. Fowler, seconded by Ms. Mark, Dr. Joseph Conroy was named Chair of the Planning Commission for the year 2016 unanimously. On a motion by Mr. Fowler, seconded by Mr. Espenshade, Mr. Allen Masenheimer was named Vice Chair of the Planning Commission for the year 2016 unanimously.

**Subdivision/Land Development Sketch Plan. 887 Worthington Mill Road:** Evan Sowers, from H&K Group the engineer for the sketch plan and Keith Boyd, the president of Barley Homes, L.L.C., were in attendance. Mr. Sowers introduced Mr. Boyd and explained that the proposed sketch plan for a minor subdivision is currently in a trust with the trustee willing to sell the property proposed for the sketch plan. Mr. Sowers went on to describe the property stating that it is located in the CM Zoning district and that the intention of Barley Homes would be to develop a 4 lot subdivision. Mr. Sowers described each lot explaining that they would be designed as three acre, single family dwellings. The use of lot 4 was further clarified in that it could have a secondary use as an agricultural lot as well as residential. Mr. Sowers stated that two shared driveway entrances were planned so that lots 1 and 2 would share a driveway and lots 3 and 4 would share a driveway. The existing farmhouse on lot 4 would remain and be sold with the lot that it exists on. Mr. Sowers then addressed the review letters from Boucher & James (B&J) and Pickering Corts& Summerson (PC&S). Mr. Sowers addressed sections 1 and 2 from the B&J review letter. Planner Goldstein questioned the use of lot 4 as an agricultural use explaining that only 25% of the lot could be developed because how it is stated in the Joint Municipal Zoning Ordinance (JMZO). Mr. Sowers stated that there is an existing lease agreement for the lot to be used as agricultural. Mr. Boyd clarified that the lot in question would be marketed as a single family dwelling with additional acreage for farming. Chair Conroy asked how they would have the property be used as both. Planner Goldstein asked how they would ratio the land on lot 4 to be used for both agricultural and residential. Mr. Fowler asked how it

would be kept agricultural land in the future. Planner Goldstein stated that it would be a stipulation on the final subdivision plans that that land would be kept as agricultural land and essentially treated as restricted open space. Chair Conroy stated that it would need to be made clear to the buyer that it is restricted. Zoning Officer Ted Middleman stated that at resale the owners would have to sign a disclosure similar to the disclosure statements established for Matthews Ridge and Chapmans Corners. This statement would be signed and submitted to the Township stating that the new owners have read understand that the area is restricted agricultural land and will comply with the restrictions set in the final land development plan. Mr. Boyd stated that their intentions for the property were to sell it as an existing home. Mr. Fowler stated that he would recommend setting a restriction on preliminary and final plans stating lot 4 would be restricted from further subdivision. Planner Goldstein stated that regardless if lot 4 is actually farmed or not the additional land would be preserved. Mr. Sowers addressed the comment from the review letter regarding off street parking stating would be incorporated with each lot and. Chair Conroy noted the elevation height and the effect of the drainage. Sections 1 through 4 were highlighted briefly by Mr. Sowers and Mr. Boyd. Both stated that they will comply with all items mentioned. Mr. Fowler commented on the landscaping of the property and stated that he would like to see a meadow with native grass and plantings rather than a buffer. Mr. Sowers replied that a landscape plan would be submitted with future submissions. Mr. Sowers stated that they would size the individual lots based on the homes. The impervious and stormwater would be addressed at time of construction. The discussion of street tree buffer and the procedure to remove, replace or add to the existing street buffer according to the correlating ordinance would be discussed once the sketch plan moves forward. Mr. Sowers discussed section 5 stating that they would comply with all items mentions. In reference to section 5B, Mr. Sowers stated that currently the lighting was not shown on the plan because they have not decided how they will be implanting lighting. Mr. Sowers went on to state that no matter what decision they make as to the location and type of lighting they will make sure it conforms to the lighting ordinance. Mr. Fowler asked about the application for highway road permits and what were the plans to combat the excess drainage onto the road. . Mr. Boyd stated that they have not been designed as of yet but had considered trench drains for all lots and would comply with drainage. Mr. Sowers went onto discuss the items addressed in the review letter by PC&S. Engineer Canales stated that there was a potential waiver request to work with PennDot to correct the existing drainage issue. Mr. Sowers stated that they would not want to see curb and sidewalks so to preserve look of Worthington Mill and would ask for full out waiver from curb and sidewalk. Chair Conroy would like to recommend that they do not accept that waiver request until receiving a letter from PennDot and Engineer Canales with their recommendations. Mr. Fowler would also like a site meeting after PennDot recommendations are made. Mr. Sowers went over the items listed in the PC&S review and stated that they comply for all items. Item number twelve regarding the water resource impact study was discussed in more detail. Mr. Sowers and Mr. Boyd would like to seek relief from the study because they are only proposing three new lots with three new wells. Chair Conroy asked how many bathrooms would be in each new home as this would be a factor in the water usage. Mr. Fowler asked if a one well per lot restriction could be implemented. Engineer Canales stated that a well test will still need to be done. Mr. Sowers asked if they came back with better idea of home designs and water estimation would that information help Planning Commission make decision. Mr. Fowler asked if they would be willing to enter into a well protection agreement. Mr. Sowers replied that he and Mr. Boyd would have to discuss and return with decision. Mr. Boyd stated that he would be willing to have pump test done on existing well.

Chair Conroy stated his fear of the stress to the neighboring wells as a repercussion to the new lots. Mr. Fowler stated that the Planning Commission would also like to see results from the water test study to see if there are chemicals such as arsenic present. Chair Conroy asked for comments from audience:

1. Jim Flemming of 823 Worthington Mill Road pointed out agricultural terrace on plan and how critical stormwater would be because of drainage and run off now. He stated that he would like to see a well protection agreement or study done because of how close he lives. He would also like to see how PennDot suggests turning out of driveway which could be dangerous. Discussion about the terraces lead to potential restrictions on final as built for owners not allowed regrade terraces because of the effect they have on drainage and run off.
2. Adrienne Morgado of 844 Worthington Mill Road stated that she had pictures and videos of water pooling and run off from property onto the road her property. Ms. Morgado was also concerned about wells stating that her home has one bathroom, how would several four bathroom homes affect her well?

Chair Conroy asked if there were any further comments from the audience.

No formal recommendations or motions were made.

**Floodplain Ordinance Review:** Engineer Canales explained that this was a revision to the SALDO to reflect the changes in the updated Floodplain Ordinance. Chair Conroy asked for clarification between the phrase soils on floodplain and floodplain soils. Mr. Marcell asked if there was another definition. Engineer Canales stated that there is another definition and further explained what soils on floodplain meant. Planner Goldstein stated that floodplain soils did not cease as a term. Chair Conroy stated that soils on floodplain is too inclusive. Engineer Canales stated that soils on floodplain was addressed by Bucks County Planning Commission to which they had recommended to change the definition to what is shown. Chair Conroy stated that there was previously a list of what was considered floodplain soils and now that list is no longer useful because the new terminology is generalizing soils on floodplain. Engineer Canales reminded the Planning Commission that this update is going into SALDO and needs to match updated floodplain ordinance. Chair Conroy stated that he was uncomfortable making a motion because he did not see updated floodplain ordinance since it was last asked to be reviewed by the Planning Commission in January of 2015. Chair Conroy then made a motion, seconded by Mr. Doerr, to table the amendment until more information is made available. The motion was unanimously accepted.

**ADJOURNMENT:** On a motion by Ms. Mark, seconded by Mr. Espenshade, Chair Conroy called for the meeting to be adjourned at 9:38.

Respectfully submitted  
Alyce Foster  
Code Clerk