

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MEETING OF APRIL 8, 2010**

The Wrightstown Township Planning Commission met on April 8, 2010 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown. In attendance and voting were: Frank Davis, Chairman, John Halderman, Vice Chairman, John Fowler, Ann Mark, William Perry (late) and Lary Whalen, members Also in attendance were Judith Stern Goldstein, Township Planner, Mario Canales, Township Engineer and Jane Magne, Township Supervisor.

**Approval of Minutes:** *Dr. Mark moved to accept the minutes of March 11,2010. Mr. Whalen seconded and the motion passed 4-0-1, with Mr. Halderman abstaining.*

*Mr. Perry arrived at this point.*

**Trivellini Minor Subdivision:** Robert D. Sharp, developer, William R. McNaney, Engineer and Jeanne Trivellini were in attendance to review a plan which subdivides a 19.83 acre parcel on Pine Lane into three lots, each for a B-1 single family dwelling use. Lots #1 and 2 will have a shared driveway. The applicant is also proposing a lot line change to accommodate a flag lot access strip for proposed lot #3. Access to all three lots will be gained from Pine Lane. On lot water and sewer are proposed for each lot. Approximately 10.74 acres of the site are protected by a conservation easement.

Mr. Canales pointed out that the applicant is not seeking a recommendation of approval at this point, as a variance and special exception are needed. These items are on the May Zoning Hearing Board agenda.

The Commission reviewed the waiver requests:

- o Section 503.1, which requires certain improvements to the existing street. As no widening is proposed, a waiver is sought. Mr. Fowler suggested that the Commission might recommend a fee in lieu to the Board of Supervisors.
- o Section 518.3, which requires side lot lines to be at right angles. Mr. McNaney pointed out that this is a previously created tract. The Commission supported this waiver request.
- o Section 518.6, which addresses the ratio of lot depth to width. Again Mr. McNaney noted that this is a previously created tract; the Commission supported this request.
- o Section 531.3.B(1)(a), which requires a dedication of open space or fee in lieu. Mr. McNaney noted that the land already has a large area preserved by conservation easement. The Commission was supportive of this request.

Mr. McNaney noted that the applicant is seeking a special exception from JMZO Section 903.B.1 to construct a portion of driveway, a swale and a stormwater pipe in the floodplain district on lots #1 and 2. The applicant is also seeking a variance from JMZO Section 903.B.2 to construct a driveway across the wetlands for lot #3.

The Commission discussed some sight distance concerns at the proposed driveway onto Pine Lane. Mr. Sharp noted that permits for lots #1 and 2 were received from PennDOT. The Commission was in agreement that there was no objection to removal of two trees at the entrance to improve sight distance, but had concerns if more trees were removed and asked about tree replacement.

Ms. Goldstein said that tree replacement might not be required because of the right of way.

Mr. Canales said that he had concerns about the sight distances. Although permits have been issued by PennDot, the Township should be kept informed if additional trees are to be removed.

In reviewing stormwater management plans, Mr. McNaney said that the site is not conducive to infiltration. Rain gardens are proposed.

Mr. Canales said that he and Mr. McNaney are working out details of the berm widths and freeboard and spillway sizes. Some partial waivers might be required.

The members did not object to granting these waivers if Mr. Canales were satisfied.

Mr. Davis discussed the perk tests for on lot sewers. The plan shows 400 gallons per house per day, which is adequate for a three bedroom house. His concern is that the house might be expanded in the future.

Mr. Canales said that if bigger homes or future additions are planned, the planning modules will have to be revise and returned to the health department for review.

Mr. Sharp indicated except for the points discussed, the applicant will comply with the Pickering Corts and Summerson review letter of March 22, 2010.

The Commission reviewed the Boucher and James letter of April 1, 2010. Mr. McNaney indicated that except for a few points to be discussed, the applicant will comply with this letter also.

Mr. McNaney discussed the silt fence requirements indicating that tree protections would be extended 15 feet from the entire tree clearance line rather than treat each tree individually.

Mr. Fowler said that he wanted a clear delineation between lots #1 and 2 and the preserved open space.

The Commission agreed that a post and rail fence surrounding the entire conservation easement would best protect the open space without destroying the view shed.

The Commission discussed buffer requirements as noted in the Boucher and James letter, #4 A, B, C, D and E. Ms. Goldstein said that existing planted areas might need some supplements to complete the buffering. These buffer plantings, consisting of trees and shrubs, should be staggered among the existing vegetation.

Dr. Mark said that the area between lots #1 and 2 and the homes on Durham Road should have planted buffers, but partial waivers could be considered for the other portions of the property lines. A waiver might also be considered for the setbacks along lot #3. Dr. Mark asked if any vegetation would be removed from lot #3.

Mr. McNaney said that very little vegetation would be removed.

The plans would be further reviewed after the applicant has been to the Zoning Hearing Board for relief.

*Mr. Whalen moved to adjourn at 9:15 PM. Mr. Halderman seconded and the motion passed 6-0.*

**Respectfully Submitted:**

**Mary Donaldson  
Recording Secretary**