

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MINUTES OF MEETING OF AUGUST 25, 2005**

The Wrightstown Township Planning Commission met at 8:00 p.m. on Thursday, August 25, 2005 in the Community Room of the Village Library, Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; John Halderman, Vice-Chair; Dennis Keating, Robert Lloyd, Ann Mark, and William Perry, Members. Also in attendance were: Township Engineer Mario Canales of Pickering, Corts and Summerson, Inc. and Township Planner Judith Stern Goldstein of Boucher and James, Inc.

**Call to Order:** Mr. Davis called the meeting to order at 8:00 p.m.

**Approval of Minutes:** Approval of the Minutes of August 11, 2005 was deferred to the next meeting. Mr. Davis asked that page one, paragraph seven read, "50-foot radius".

**Datesman Major Subdivision Final Plan:** Mr. William Briegel of Orleans Homebuilders reviewed the Datesman Major Subdivision Final Plan. The Boucher & James letter of August 18, 2005 and the Pickering Corts and Summerson letter of August 17 were reviewed. Mr. Briegel indicated that Orleans would comply with the letters. He discussed the changes to the conveyance method for sewage treatment, and noted that a final design for the sewage treatment facility's façade had not yet been chosen. The size of the building would be the same as on preliminary plans. The Board of Supervisors has requested that the façade resemble a Bucks County farmhouse in appearance, and some sketches have been forwarded to Township Manager Eileen Bradley.

Resident Janice Schimek of 36 Thompson Mill Road asked whether the septic system had been redesigned, and whether this would still be a drip system. Mr. Briegel explained that the method of conveying sewage to the treatment plan had been changed for some lots, but the treatment would be the same and it would still be a drip system. This is a standard method of conveyance. It is not new or experimental in any way.

Mr. Lloyd asked that all of the changes to be made to comply with the Boucher & James and Pickering Corts & Summerson letter be reflected on the plan that it submitted to the Board of Supervisors for approval.

*Mr. Lloyd moved to recommend that the Board of Supervisors approve the final plan for the Datesman Major Subdivision with the conditions that:*

- *The plan comply with the Boucher and James letter of August 18, 2005;*
- *The plan comply with the Pickering Corts and Summerson letter of August 17, 2005;*
- *The plan comply with the Bucks County Planning Commission letter of August 11, 2005;*
- *That plans be revised to comply with these letters before being presented to the Board of Supervisors for final plan approval.*

*Mr. Halderman seconded and the motion passed 6-0.*

**Pagano Minor Subdivision Sketch Plan:** Attorney Don Marshall and Engineer Heath Dumack were present to discuss a sketch plan for a subdivision of 747 Swamp Road into three lots. Mr. Marshall noted that the property is located in the Conservation Management (CM) Zoning District.

Mr. Marshall indicated that the subdivision plan submitted to Boucher & James and Pickering Corts & Summerson had been withdrawn at this time. He provided instead a plan to divide the property into three flag lots. He said that this 12.11-acre property could be subdivided into three lots with a cul-de-sac with full compliance. He said that his client wanted to get some indication from the Planning Commission of their preferences before they continue with the planning.

Mr. Marshall said that the flag lots would need waivers to permit three lots to access the street from one flagpole, to permit a driveway width of less than 30 feet, and to permit flag poles in excess of 300 feet in length on lots #2 and 3.

Resident Dan Comisky of 739 Swamp Road said that there is an easement across the front of his property to this property. The easement has never been used and he said that he did not believe that the existing driveway to the Pagano property has a permit. Mr. Marshall said that the easement has not been used and is not being used for the proposed subdivision, and would be extinguished.

The Commission expressed concern about the length of the driveway. Mr. Marshall noted that the driveway already exists to the existing home.

Mr. Davis expressed concern about creating a shared driveway with cross-declarations and covenants, or a homeowner's association.

Ms. Goldstein said that there is also concern about emergency access. She noted the irregular shape of the lots. She felt that there were public safety concerns for either a flag lot plan or for the very long cul-de-sac that would be needed to access all three homes.

In response to Mr. Halderman's questions, Mr. Marshall said that the land is primarily open pasture, and does not slope except near the creek at the rear of the property.

Mr. Perry said that this property had been subdivided into six lots in 1985. He recalled that at that time the Planning Commission had discussed restricting further subdivision, but that there were no such restrictions required.

In response to Mr. Halderman's question, Mr. Marshall indicated that his client would agree to deed restriction of further subdivision.

The Commission agreed that they could not indicate a preference for a flag lot or cul-de-sac, since only the flag lot sketch had been presented. Mr. Dumack agreed to provide sketches of both plans for the Commission to make a comparison. He said that these plans would attempt to address some of the Commission's concerns about the width of the driveway.

Resident Mark Giuffrida of 765 Swamp Road asked to look at the plan. The Commission also advised Mr. Giuffrida to check the Township Web site for future Planning Commission agendas, as he would not be re-notified when this plan is reviewed again.

Ms. Goldstein suggested to Mr. Cominsky that he discuss extinguishing the easement on his property with Mr. Marshall now. She said that this did not need to be postponed until the property was subdivided.

Ms. Goldstein noted that although the property could easily be compliant with the three-acre lot requirement of the Ordinance, both the flag lot proposal and the cul-de-sac proposal would require a number of waivers.

**Proposed Lighting Ordinance:** The Commission briefly discussed the draft lighting ordinance that had been adapted from the Limerick ordinance. The Commission agreed that they would prefer not to use high pressure sodium vapor lights for streetlights. They also would prefer monument signs lit from below for businesses.

**Adjournment:** *Mr. Lloyd moved to adjourn at 9:15 PM. Mr. Keating seconded and the motion passed 6-0.*

**Respectfully Submitted,**

**Mary Donaldson  
Recording Secretary**