

WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF MARCH 13, 2008
DRAFT – Posted 03/19/08

In attendance and voting: Frank Davis, Chairman; John Halderman, Vice Chairman; Joseph Conroy, John Fowler, Ann Mark, and Lary Whalen, members. Also in attendance were Judith Stern Goldstein, Township Planner and Mario Canales, Township Engineer.

Call to Order: Mr. Davis called the meeting to order at 8:00PM.

Approval of Minutes: *Mr. Halderman moved to accept the minutes of February 14, 2008. Dr. Conroy seconded and the motion passed 5-0-1, with Mr. Fowler abstaining.*

Jenta Minor Subdivision – Final Plan: Engineer Scott Guidos was in attendance to review this plan for minor subdivision of a 16.3 acre parcel on Cherry Lane, in the CM Conservation Management Zoning District. The plan subdivides the parcel into four, single family residential lots with on-site septic and on-site wells. The existing retail store, house, garage, apartment/garage building, separate apartment building and pool are to be removed.

Mr. Guidos indicated that the applicant will comply with the review letters of Pickering Corts and Summerson dated February 27, 2008 and of Boucher and James dated March 3, 2008.

The Commission briefly discussed the water study review. It was noted that no evidence of fuel oil was found. The well depths will be between 240 and 300 feet.

Mr. Halderman moved to recommend that the Board of Supervisors approve this application subject to compliance with the review letter of Pickering Corts and Summerson dated February 27, 2008, the Boucher and James letter of March 3, 2008 and the Pickering Corts and Summerson Water Study Review dated December 11, 2007. Dr. Conroy seconded and the motion passed 6-0.

Bucks County Foodshed Alliance Conditional Use: Conditional Use –Bucks County Foodshed Alliance: Robin Hoy, President of the Foodshed Alliance was in attendance to review this application. Ms. Hoy explained that the Foodshed Alliance had held weekly farmers markets at the Middletown Grange last year, but on a number of occasions when the Grange fairgrounds were not available the market had to be moved to the parking lot at Wrightstown Elementary School. This year the Grange has more dates when it would not be available, so the Alliance would like to use the grassy area and parking lot of the Wrightstown Municipal Building.

In response to questions from the Board, Mrs. Hoy listed the following:

- Hours would be Saturday mornings, from 8:00 AM to 1:00 PM from May 24 through November 22
- Between 11 and 30 vendors would participate, with an average of 15 to 20 vendors
- Vendors would provide their own canopies for their stands
- Vendors would park their vehicles on the grass near the stands
- Average attendance is between 150 and 300 shoppers throughout the day

- The Foodshed Alliance carries liability insurance of \$1,000,000
- Portapotties will be provided

Attached to the application was a sketch of the proposed arrangement of stands. Ms. Hoy noted that there are 56 parking spaces on the side and front of the Municipal Building. This would be adequate for the number of shoppers.

In discussing possible damage to grass, Ms. Hoy said that farmer's market organizations urge the use of grassy areas rather than blacktop for set-up because of the heat. If there is bad weather, vendors would be directed to blacktop for parking. Ms. Hoy stressed that the vendors would be completely responsible for maintenance and repair to the area. Trash would be taken away by the vendors, not left in the Township dumpsters. Any damage to the grass would be repaired by the Alliance. The Alliance has looked at a number of other possible locations, but the goal had been to find a location that would be visible from the street, easy to access, and available long term. There do not appear to be conflicts with other activities at the Municipal Building on the Saturday mornings that the market would take place.

The Commission expressed some concerns about traffic. Mr. Canales pointed out that the number of shoppers would be spread out throughout the day, and would not have an impact. He did suggest that, because of sight line distances, all but the southernmost entrance to the complex should be blocked off, with only one entrance/exit.

Ms. Hoy said that she would like to place a sandwich board style sign at the entrance temporarily with a goal of placing a 3 foot by 4 foot permanent sign eventually. She said that she would like to have access to electricity by way of the light poles nearest the parking lot if possible, but electricity is not absolutely necessary. The Alliance would reimburse the Township for the cost of electricity. If water is available through an outside hose, she would like to make that available to the vendors as well, but the portapotties would have hand sanitizers.

The Commission was resistant to Ms. Hoy's request to allow access to the Municipal Building's restrooms.

Members briefly discussed locating the farmers market at Chippewa Farm on an already existing pad that had once been a pole barn. This might be feasible some time in the future, but right now the Alliance is requesting the use of the grassy area and parking lot.

Mr. Whalen recommended that the Board of Supervisors approve this application for conditional use for a farmers market at the Township Municipal site as it will benefit the community. Dr. Mark seconded and the motion passed 6-0.

Mr. Halderman said that he would expect that the points made by the Planning Commission would become part of any contract or agreement signed by the Board of Supervisors.

JMZO 2007-05 Landscape Contractor without Overlay: The Commission reviewed the changes in this draft, noting that Newtown Township has agreed to remove the Wrightstown overlay and adopt the ordinance.

Mr. Halderman moved to recommend that the Board of Supervisors approve this ordinance. Dr. Mark seconded and the motion passed 6-0.

JMZO 2006-02 Accessory Contractor or Trade: *Mr. Fowler moved to recommend that the Board of Supervisors approve this ordinance. Mr. Halderman seconded and the motion passed 6-0.*

Mr. Halderman moved to adjourn at 9:10 PM. Mr. Whalen seconded and the motion passed 6-0.

Respectfully Submitted:

**Mary Donaldson
Recording Secretary**

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