

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISOR'S REGULAR
MEETING
TUESDAY, November 11, 2008**

The meeting of the Londonderry Township (LDT) Board of Supervisors (BOS) was called to order at 7:31 PM by Supervisor-Chairman Richard Brown. Supervisors Richard Brown, Wayne Grover, and Midge Leitch were present. Bob Johnston, LDT Engineer, was also present.

COMMENTS FROM THE PUBLIC: Brian Campbell, developer of Honeycroft Village and Spence Andress of Government Specialists were recognized by Richard Brown and invited to address the BOS. Mr. Campbell explained that Honeycroft has an approved plan which currently consists of 20 units and a Community Center. He provided two visual aids – one depicting the original plan and one a proposed modified plan. Mr. Campbell stated the roads and open space are the same in both plans. The new plan will decrease the number of units by 30 – 35 units. Townhouses will be eliminated, but singles will be added and the quads will be duplexes in the new plan. Mr. Campbell explained these adjustments are necessary because potential buyers in a 55 plus community want true first floor living space and they want to “age in place”. They want wider hallways and doorways for handicapped accessibility and a second bedroom and bathroom on the first floor. Further the buyers want to live front to back – not have side entrances. For these reasons Mr. Campbell requested a Honeycroft plan revision. Mr. Campbell said there will be setback adjustments to be considered. The side and rear yards will require adjustment/reduction. The side yards for the new plan would be 10 ft. each for a combined width of 20 ft. while the existing plan calls for 15 ft. or a combined separation between units of 30 ft. The back setback on the new plan would be no less than 15 ft. while the existing plan calls for 30 ft. setbacks. The height of the units would remain the same. Mr. Campbell continued with an explanation of the floor plans (existing and new) and the options available to home buyers. He noted that the interiors may change, but the revised perimeter and shape of the footprint will remain the same for all. Bob Johnston asked for a list of the items that are different. Mr. Campbell said he could make a table with the similarities and differences.

Another concern was future additions to existing units which would add to the impervious surface and stormwater runoff. Mr. Campbell said language could be added into the HOA documents regarding decks, sunrooms, etc. which might be requested later on. Resident, Marty Detering, asked about the number of quads necessary to meet the “Fair Share” equation as required by the Municipalities Planning Code (MPC). It was agreed that Bob Johnston would research the “Fair Share” question and report to the PC. Finally, Mr. Campbell asked the BOS if they were receptive to the “concept” as presented. All three of the BOS said they were willing to review the new concept as more specific information is provided.

There were no other comments from the public.

MINUTES OF October 27, 2008 BOS II: As the Minutes had previously been emailed to the BOS, read, and found to be satisfactory, Richard Brown made a motion to approve the Minutes of 10-27-2008 as written. Midge Leitch seconded the motion. The vote was unanimous.

TREASURER'S REPORT: Treasurer Howard Benner read excerpts of the Final October, 2008 Treasurer's Report. The Total Funds Balance was \$1,554,982.86 with no liabilities. Richard Brown made a motion to approve the Treasurer's Report as written. Wayne Grover seconded the motion. The vote was unanimous.

TOWNSHIP REPORTS:

A. Zoning Officer/Building Inspector Reports: The Supervisors reviewed the October, 2008 Zoning Report (dated 11-11-2008) as submitted by Bill Beers. Richard Brown read excerpts aloud. Four (4) Building Permits were issued, two building permits were renewed, and one (1) demolition permit was issued. There were two (2) Road Occupancy permits issued. Total fees collected for all permits totaled \$3,514.35. Five (5) Use & Occupancy Permits were issued and nine (9) various construction inspections were conducted. Mr. Beers contacted a property owner along Route 41 regarding two trucks, a mower and two trailers for sale on the property. An enforcement letter will be issued in 10 days if the property owner does not comply. There was no response from a property owner regarding the enforcement letter on unlicensed and uninspected junk cars, totaling nine vehicles, on a lot at the entrance to Country Walk. Mr. Beers recommended going to District Court. Mr. Beers reviewed an entrance sign application from the Country Walk HOA. The sign design proposed a concrete block with stone veneer. It was noted the sign design was in compliance except for the sign posts. The BOS determined no waiver was necessary for the sign to be in compliance and Mr. Beers was directed to issue the permit.

B. Roadmaster: No Report

C. Emergency Management (EM): No Report

D. Planning Commission (PC): Rich Henryson reported that because of time constraints Tim Cassidy has resigned from the PC and Lou Guerrina was elected to fill the position of Vice-Chairman. Further, Roger Martinie, will finish his term on the PC, but will be unable to accept a new appointment. The BOS thanked them for their service and noted that they will be greatly missed. Mr. David Register of Manor Presbyterian Church appeared before the PC to discuss a reverse subdivision for the 8 parcels of land owned by the Church. Mr. Brian Campbell made a presentation to the PC regarding an adjusted plan for Honeycroft. The PC voted in favor of the concept. Richard Brown said LDT Solicitor, Stacey Fuller, was putting together letters for Redwing Meadows and Thistlewood in the

event the new owner does not offer a new extension on the plans. The next PC meeting will be on Tuesday, November 18, 2008 at 7:30 PM.

- E. Parks & Recreation (P&R) Committee:** Richard Brown informed the audience that Jennifer Zduniak had resigned from the P&R Committee. The next meeting will be Thursday, 11-20-2008 at 7:30 PM.
- F. Open Space (OS) Committee:** Dick Brown read excerpts from the 10-15-2008 OS Minutes. Janet Ebert of Brandywine Conservancy had conducted a botanical survey along the proposed AES-Mid-Atlantic pipeline and noticed a "very good wetland" on the property of Canine Partners for Life. Committee Chairman, Hank Detering, has copies of letters written by the Brandywine Conservancy and will forward them to LDT. Possible issues include the leveling of trees in the Right-Of-Way, as well as disturbance of wetlands, and head waters. The next OS meeting will be held on Wednesday, 11-19-08, at 5:30 PM.
- G. Historical Committee (HC):** Chairman, Diane Henryson, presented copies of an Estimate of Expenses in regard to next spring's 275th LDT Anniversary Celebration. The HC will sell T-shirts and a throw, but requested up-front money to cover the initial ordering costs. The HC will reimburse the Township once the items have been sold. Mrs. Henryson requested the BOS include \$5,000 for up-front money in the 2009 Budget. The BOS said the Township will certainly help out. The P&R committee, as it only has two members, will be unable to be responsible for the planned children's activities. However, Megan Andress has graciously agreed to take on this task. The next meeting of the HC will be on Tuesday, 11-25-2008 at 7:00 PM.
- H. Newsletter/Website:** The next LDT Newsletter will be published in December or January.

OLD BUSINESS:

- A. Country Walk:** Bob Johnston said the Punch list is nearly complete and the landscaping remains. Inspector Tim Smith will keep HOA president, Joe Sacks, informed.
- B. Dambro/Londonderry Meadows:** Mr. Johnston explained that the construction crew is nearly ready to stop for the winter. The speed hump issue has been resolved.
- C. Redwing Meadows and Thistlewood:** Bob Johnston said the attorney for Mr. Abessinio, John Jaros of Riley, Riper, Hollin & Colagreco, had contacted him and will request an appearance at the PC meeting on 11-18-2008 to address any issues with the two subdivisions. Any legal questions were sent to LDT Solicitor, Stacey Fuller.
- D. West Wind Farms:** Mr. Johnston has written a review letter and Mr. Spence Andress of Government Specialists will formulate a response. All issues should be resolved soon.
- E. Fawn Lane/Heather Knoll Road Dedication:** Mr. Johnston explained that LDT Solicitor, Stacey Fuller, is in the process of preparing a Maintenance Agreement in lieu of an Escrow.

- F. AES/Mid-Atlantic Pipeline Map & Spreadsheet:** The BOS authorized Secretary Janice Hearne to order a map of Londonderry Township with the proposed pipeline delineated at a cost of approximately \$120.00.
- G. Lancaster County Tax Collection Bureau (LCTCB):** Howard Benner said he had received notification of a LCTCB tax payment of \$69,000 to be deposited into LDT's bank account soon. LDT's tax revenue is a little better than last year at this time.
- H. Fire Hydrants in LDT:** Bob Johnston said he will review the number of fire hydrants and their locations within LDT and report back to the BOS and Treasurer Howard Benner.

NEW BUSINESS:

- A. Aqua America, Inc. (New Daleville):** Bob Johnston noted that Aqua America is the parent company of Little Washington, the current water treatment facility at New Daleville. Aqua America has purchased the New Daleville (Little Washington) waste water treatment plant thus completing a plan that was already in place.
- B. 2009 Budget:** The BOS announced it will hold the 2009 Budget Meeting at the BOS II Meeting on 11-24-2008 in lieu of the Task Force Meeting. Howard Benner will be available and have the preliminary proposed budget ready for the BOS to review and adjust by the BOS II Meeting on 11-24-2008.

ANNOUNCEMENTS:

- A. CCSIGA Meeting:** The BOS granted permission for Secretary Hearne to attend the CCSIGA professional meeting on 11-18-2008 in Downingtown.
- B. Echoes in the Glen – A Celtic Evening in Doe Run:** Secretary Hearne announced the holiday concert to be held at St. Malachi's Church on Saturday, November 29, 2008 at 7:30 PM. There will be a variety of Celtic performers including the Brandywine Harp Orchestra and the author of a soon-to-be-published book on St. Malachi's Church of Doe Run.

ACCOUNTS PAYABLE: The bills were reviewed and paid in the usual manner.

ADJOURNMENT: As there was no further business before the BOS a motion was made by Richard Brown and seconded by Wayne Grover to adjourn the meeting at 9:03 PM. The vote was unanimous.

Respectfully submitted,

Janice H. Hearne
Administrative Secretary