

**CHADDS FORD TOWNSHIP OPEN SPACE COMMITTEE**  
**WEDNESDAY, FEBRUARY 21, 2024 – REGULAR MEETING AGENDA**

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This meeting will be held in person at the Chadds Ford Township Building, 10 Ring Road, Chadds Ford, PA 19317. The meeting will also be broadcast live via Zoom webinar. The Zoom link can be found on the [Township website](#) or [by clicking here](#).

**7:00 PM PLEDGE OF ALLEGIANCE AND OPEN MEETING**

**ANNOUNCEMENTS**

**PUBLIC COMMENT (Agenda Items):** Please be concise. In the Zoom platform, please use the Q & A function to ask your question.

**1. CONSENT AGENDA ITEMS:**

- a. Amendment to October 12, 2023, Open Space Regular Meeting Minutes
- b. January 11, 2024, Open Space Regular Meeting Minutes

**2. REPORTS:**

- a. Managers Report
- b. Grants Report

**3. OLD BUSINESS:**

- a. Letter to Property Owners (5+ acres) & Conservation Booklet
- b. Debbie Reardon Memorial
- c. Chadds Ford Open Space Signage
- d. Letter of Support – 1597 Baltimore Pike

**4. NEW BUSINESS:**

- a. Appointment of Ad Hoc Committee Members – Lois Saunders and David Poston
- b. Open Space Committee Annual Report
- c. Stormwater Management Definition Review
- d. 1351 Baltimore Pike – Property for Sale
- e. 2024 Easter Egg Hunt
- f. Celebrate Trails Day & Arbor Day Event

**5. DEVELOPMENT UPDATES**

**6. MISC. DISCUSSION**

- a. 438 Webb Rd, 2-Lot Subdivision

**7. OPEN SPACE MARCH MEETING DISCUSSION**

**PUBLIC COMMENT (non-Agenda Items):** Please be concise. In the Zoom platform, please use the Q & A function to ask your question.

**ADJOURNMENT**

*The meetings of the Chadds Ford Township Open Space Committee are electronically recorded, and recordings are maintained until the minutes of the meeting are transcribed. Recordings are for the purpose of transcribing meeting minutes only.*

**CHADDS FORD TOWNSHIP OPEN SPACE COMMITTEE  
REGULAR MEETING MINUTES  
THURSDAY, OCTOBER 12, 2023 - 7:00PM**

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This meeting was held at the Chadds Ford Township building located at 10 Ring Road, Chadds Ford, PA 19317. The meeting was also held via Zoom.

Chair Mattes called the Open Space Committee meeting to order at 7:00 p.m. with the Pledge of Allegiance. In attendance were Peter Mattes, Chair; David Poston, Vice Chair; Kathleen Goodier, Secretary; Helene Badeau (Zoom), Committee Person; Sarah Sharp (Zoom), Committee Person; Mike Pessagno, Committee Person; Lois Saunders, Ad Hoc Member; and Emily Pisano, Interim Manager. Public attendance, none.

**Announcements**

- a. The Brandywine Conservancy is having their Members Meeting next week. Emily, Kathleen, and Peter are planning to attend.

**Public Comment:** There was no public comment.

**Approval of Minutes**

- b. Minutes for the July 13, 2023, meeting were unanimously approved upon a motion by Mike Pessagno, seconded by David Poston.

**Routine Business/Reports**

- a. **Pumpkin Paint and Carve:** Weather looks bad, we may have to do the Sunday rain date. Emily will make the official call tomorrow and announce on emails and social media. We have 40 pumpkins, about 15-20 signed up.
- b. **Tree Giveaway for Recycling Day:** October 28, 9am-12pm. Promoted on social media and will be more specific in this week's email blast. The flyer to give with the American Sycamore tree will be created using last year's format.

**New Business**

- a. **Wayfinding Signage:** The Chester County Visitor's Bureau is looking to replace their old signage in various parts of the Township. They presented a plan at the last BOS meeting and the BOS will likely act on a resolution at a public meeting at 10am on October 17. They have received funding for this project from PennDOT and their new signs have been up in Delaware for years. They need CFT to designate a "Signage District" so they will be responsible for the erection, insurance, upkeep, and replacement of these signs. The Township will bear no cost. At the BOS meeting, Frank Murphy requested that the OSC be given the presentation materials and asked for our feedback.
  - Do the new signs comply with our size restrictions?
  - Will the Township have a say in what attractions are listed on the signs? The Committee should create a list of tourist destinations.

- The Brandywine Valley National Scenic Byway should be noted on the signs.
- How will we communicate with them? What are their next steps?
- How do they define a Signage District?
- How are the signs fabricated? Will it be easy to add/delete attractions?

### **Old Business**

- Letter to Property Owners (5+ acres):** This agenda item was tabled until the November 9, 2023, meeting.
- Chadds Ford Open Space Signs:** Peter continues to work on potential designs. Either black silhouette or green and brown. Considering different ideas for different sizes.
- Debbie Reardon Memorial Tree:** Emily will contact Stephanie Armpriester. Rob has one Bur Oak available.

**Development Updates:** The Planning Commission continues to work on the Cultural Campus District for the properties owned by the Brandywine Conservancy.

### **Open Space November Meeting Agenda**

- Letter To Property Owners
- Recap of Tree Giveaway and Pumpkin Carve and Paint
- Debbie Reardon Memorial Tree
- Chadds Ford Open Space Signs
- 2024 Goals and Discussion
- Harvey Run End of Year Trail Report

We would like to plan a site walk of Sunset Hill Preserve before our next meeting. Peter will continue trying to schedule a time with Rob,

Upon a motion by Mike Pessagno, seconded by Dave Poston, the meeting was adjourned at 7:52pm. The next meeting is scheduled for Thursday, November 9, 2023.

Respectfully Submitted,  
Kathleen Goodier  
Secretary, Chadds Ford Township Open Space Committee

**\*\*\*DRAFT\*\*\*MINUTES**  
**Chadds Ford Township Open Space Committee**  
**Thursday, September 14, 2023**

**Attendance**

Peter Mattes, Chair  
Kathleen Goodier, Secretary  
Rob King  
Mike Pessagno  
Sarah Sharp  
Lois Saunders, ad hoc  
Emily Pisano, Assistant Township Manager  
Regrets: Helene Badeau  
David Poston, Vice Chair  
Noelle Barbone, Supervisor Liaison

The meeting was called to order at 7:00pm.

**Announcements** – Emily reported problems with the Zoom for this meeting. Peter noted that Emily is now the Interim Township Manager and thanked her for continuing to do a great job.

**Public Comment – Non-Agenda Items** – None

**Approval of Minutes**

After noting that Mike Pessagno should be added to attendee list, the Minutes for the July 13, 2023 meeting were unanimously approved upon a motion by Mike Pessagno, seconded by Sarah Sharp.

**Routine Business/Reports**

**Harvey Run Trail Report** – Sarah asked if annual data can be collected. Emily will investigate and hopefully provide a year-end report. Trail usage continues to be strong.

**Update on PHMC Grants:**

**Mother Archie's** – The Mother Archie's Task Force met in early August to discuss the 20K grant. They will schedule a public meeting, perhaps at the BOS November meeting to update the public on the process. Emily hoped the RFP will be completed in October and interested consultants can attend the public meeting. Emily asked members of the OSC to suggest possible consultants. She can forward the RFP to members of the OSC when it is completed.

**Painters Folly** – There was a delay in getting out the grant agreements and there will be a general webinar with PHMC in early October.

**FHWA Byways Grant** – Kathleen asked for an update – PennDOT is working on folding this grant into the Walkable Chadds Ford project as the projects in the Byway grant support WCF.

**Pumpkin Carve Event** – Emily reported that she has secured Linda Allen, the pumpkin sculptor who attended the July 2023 OSC meeting for the event on October 14 and also for the rain date. She will circulate a sign up and is buying supplies. She will gauge interest and may have to cap it as space is limited. Considering splitting time by age groups.

### **New/Old Business/Reports**

#### **New Business**

**2023 Tree Initiative/Giveaway** – The BOS approved expenditures not to exceed \$700 for the event which is to be held at the Township Recycling Day on October 28<sup>th</sup>. It was agreed that fewer trees were needed than last year, which was 100. Rob King said he had about 60 American Sycamore volunteer trees from 1 to 3 or 4 feet tall that he would be willing to donate. He has some pots but will see what other supplies he may need. Emily will recirculate the informational page from last year so it can be reworked for the American Sycamore. Consider adding a blurb about the historical significance of the sycamore to the Township.

**Storytime Closeout for 2023** – Numbers were usually consistent with 7-9 children each week. There were new volunteers, including Supervisor Noelle Barbone. The children were generally between 1-5 years old so consider more books targeted at the younger ages. The activity between books was successful.

#### **Old Business**

**Letter to Property Owners (5+ acres)** – Emily created a list of about 110 landowners. The letter has been approved but she will add a QR code that the recipient can use for more information. Emily will bring a hard copy of the letter next month for final review and approval.

**Chadds Ford Open Space Signs** – Tabled until next meeting.

**Tot Trail** – Peter and Rob will walk the area when it cools off and the vegetation thins. They will walk Sunset Hill Preserve soon. An invitation to join the walk was extended.

**Development Updates** – Kathleen reported that revised drafts of SALDO and the Zoning Code have been recommended to the BOS. The potential (V)-Village ordinance was discussed at a Joint Meeting of the BOS and Planning Commission in August. The proposed Cultural Campus district was discussed at the September PC meeting.

#### **Open Space September Meeting Agenda**

- Large Landowner letter
- Tree Flyer
- Chadds Ford Open Space Signs
- Debbie Reardon Tree Memorial – Emily is working with Stephanie Armpriester from the Brandywine Conservancy on a plaque. Rob King would be willing to donate a Bur Oak and noted they can be hard to find. A November planting is considered.

**Public Comment** – No public was present.

Upon a motion by Kathleen Goodier, seconded by Rob King, the meeting was adjourned at 7:56pm. The next meeting is scheduled for Thursday October 12<sup>th</sup>, 2023.

Respectfully Submitted,  
Kathleen Goodier  
Secretary, Chadds Ford Township Open Space Committee

DRAFT

**CHADDS FORD TOWNSHIP OPEN SPACE COMMITTEE  
REGULAR MEETING MINUTES  
THURSDAY, JANUARY 11, 2024 - 7:00PM**

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This meeting was held at the Chadds Ford Township building located at 10 Ring Road, Chadds Ford, PA 19317

Chair Mattes called the Open Space Committee meeting to order at 7:08 PM. In attendance were Peter Mattes, Chair; Helene Badeau, Vice Chair; Kathleen Goodier, Secretary; Rob King, Committee Member; Mike Pessagno, Committee Member; Sarah Sharp (Zoom), Committee Member; Samantha Reiner (Zoom), Supervisor Liaison; Lacey Faber, Township Manager; and Emily Pisano, Assistant Township Manager. Public attendance, none.

**Annual Organization**

- a. Appointment of Chairperson: Kathleen Goodier nominated Peter Mattes to serve as Chair. The motion was seconded by Rob King. All voted in favor.
- b. Appointment of Vice-Chairperson: Peter Mattes nominated Helene Badeau to serve as Vice-Chair. The motion was seconded by Kathleen Goodier. All voted in favor.
- c. Appointment of Secretary: Peter Mattes nominated Kathleen Goodier to serve as Secretary. The motion was seconded by Rob King. All voted in favor.

**Announcements**

The Committee thanked David Poston who is no longer a resident of Chadds Ford, therefore no longer able to serve as a voting member on the Open Space Committee. The Committee thanks Mr. Poston for his many years of service to the Committee and Township.

**1. Minutes**

- a. October 12, 2023: Mike Pessagno made a motion to approve the October 12, 2023 minutes, which was seconded by Vice Chair Badeau and approved 5-0 with one abstention from Rob King due to non-attendance.
- b. November 17, 2023: Rob King made a motion to approve the November 17, 2023 minutes as amended, which was seconded by Vice Chair Badeau and approved unanimously.

**New Business**

- a. Davis Tract Presentation from North American Land Trust: Steve Carter, President of North American Land Trust (NALT), presented the Committee with a potential opportunity for the Township to partner with them in acquiring 1597 Baltimore Pike abutting the village businesses. Potential for helping alleviate parking constraints within the village was discussed. NALT is looking for a letter of support from the Committee as they pursue their grants. It was agreed that the Committee is supportive. Supervisor Reiner reported that the Board of Supervisors had previously heard this presentation and are very supportive.

**2. Reports:**

- a. Pumpkin Paint & Carve: Vice Chair Badeau asked for clarification that Linda Allen received a message of thanks on behalf of the Open Space Committee.
- b. Tree Giveaway for Recycling Day – 2023: Considerations for 2024 include a small tree and a more accessible location during the event.
- c. Painter's Folly Nomination for National Register: The PA Preservation Review Board will review the Painter's Folly application for nomination to the National Register at their February 6<sup>th</sup> meeting. The public is invited to attend and provide comment.
- d. Harvey Run Trail Annual Report: The report highlighted trail usage for 2023. The trail averaged sixty-one (61) people per day. The report did not include March 2023.
- e. Sunset Hill Preserve Site Walk: The Committee discussed installing benches, a possible second entrance due to dryer ground since the closing of the Ridge Road Sewage Facility, and additional markers installed along the boundary line.

### **3. Old Business**

- a. Property Owner Letters (5+ acres): Letters and conservation information were sent to residents in 1997 and 2019. Suggested updates to the Leaving a Legacy booklet include information on Brinton Run Preserve, accurate legal references, addition of Transfer of Development Rights, and contact information.
- b. Debbie Reardon Memorial: The Committee favored a bronze and metal plaque. The Committee agreed to consult Bob Reardon on the plaque's language.
- c. Chadds Ford Open Space Signage: The Committee discussed consulting the "Water Trail Wayfinding Signage Guidelines" published by the Brandywine Conservancy and using a design of a creek and the words, "Chadds Ford Open Space."

### **4. New Business**

- b. 2024 Committee Goals Discussion: The Committee discussed goals including extending the trail off the municipal playground, continuing community events and adding a sand sculpture event in the summer, partnering with a local organization for a larger community day event, and holding a public meeting for a trail at Sunset Hill Preserve.
- c. Township Land Boundary with Estates at Chadds Ford: There is concern that residents are maintaining Township property as private property. The Committee discussed sending a letter from the Township, adding signage, preservation of priority properties, and addressing hunting stands facing Township property.

**Adjournment:** Upon a motion by Peter Mattes, seconded by Mike Pessagno, the meeting was adjourned at 8:54pm. The next meeting is scheduled for Thursday, February 8<sup>th</sup>, 2024.

Respectfully Submitted,  
Kathleen Goodier  
Secretary, Chadds Ford Township Open Space Committee



# MANAGERS REPORT

The following are events, projects, and updates for the Boards information and consideration:

- **PennDOT:**
  - **Ring Road:** Staff have reached out to PennDOT to discuss the ongoing issues along Ring Road. These have been sent to our Government Affairs Liaison.
  - **Creek Road Bridge Repair:** Staff have been in contact with the management team for the Creek Road Bridge repair project. The project Notice to Proceed was released on 1/29/24 and is anticipated to start in April or May. It has been confirmed that they are NOT utilizing Township roads as a part of their detour plan.
- **Township E-Newsletter:** Township staff have launched the NEW and IMPROVED Chadds Ford Today Mini Update. The e-newsletter will be sent out monthly to update the public on current Township happenings and information, community events and news, and provide business spotlights. It has been well received by the public and we have received quite a few compliments.
- **Walkable Chadds Ford:** Staff held a meeting on January 24<sup>th</sup> with Walkable Chadds Ford (WCF) personnel to discuss the project. As an update, the last submission of the revised plans was submitted to PennDOT on December 1<sup>st</sup> and the engineers anticipate this will be the last revision prior to the final submission of the combined plan set for public bid.
  - January 25<sup>th</sup>, staff met with Simone Collins to discuss their last invoice, which contains work dated back to May 2023. Moving forward, Simone Collins will provide invoices on a prompt basis, ensuring they can be paid based on current work. The invoice was for work that was required due to the Hanks easement and realignment of the plan.
- **January 9, 2024, Storm; Declaration of an Emergency Disaster:** During Storm Finn, flooding closed Route 1 and Creek Road, and Ring Road causing traffic and detours. Due to Phil Wenrich being on vacation, and a lack of an assistant Emergency Management Coordinator, I went out to drive the roads and report incidents in real time, ensuring we were added to the list of areas that needed to be addressed as soon as possible. In the event of an emergency such as these, it is important to report issues in real time to ensure the proper organizations know what issues need to be addressed and they are added to the list of action items.
- **Emergency Services:**
  - 2/29/24 – Staff have a meeting with Steven Shultz from Delaware County Emergency services to review our Emergency Operations Plan. The County reached out to discuss these items after the most recent storms in the Township.
  - 3/5/24 - Staff have a meeting, initiated by Thornbury Township, with Thornbury, Edgmont, Concord, Middletown, and Chester Heights to discuss collaboration on emergency management efforts.
  - After these two meetings are held and we have had the opportunity to collect more information, we plan to discuss dates for the proposed stakeholders meeting.
- **Training:**
  - **PSATS Secretaries Training:** Lacey and Laura will be at Secretaries training on 2/28, which focuses on reporting requirements for Second Class Townships.

# MANAGERS REPORT

- PSATS: Lacey, Samantha, and Timotha have been registered for the Pennsylvania State Association of Township Supervisors Annual Conference, April 14-17, 2024. This conference focuses on 2<sup>nd</sup> Class Township education and legislation.
- GFOA: Laura has been registered for the Annual Government Finance Officers Association of PA Conference, May 19-22, 2024. The conference will focus on cyber security strategies, AP process improvement, pension management, fraud prevention, government accounting, municipal market trends, and cash & investment management.
- APMM: Lacey & Emily have been registered for the Association for PA Municipal Management Annual Conference, May 20 – 22, 2024. This conference offers training specifically tailored to municipal managers, including ethics, policy & procedures, and overall municipal administration.
- **UCC Board of Appeals/Open Space/State and National Parks Representative/ZHB Alternate**: There is 1 vacancy on each of these.

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## **GRANT REPORT – February 13, 2024**

### **AGENDA ITEM:** Grant Report

**PA DCED Multi-Purpose Community Facilities Program:** The Program is offering \$45 million in competitive grants for community projects to construct, acquire, or improve facilities that are, or will be open to the public and will directly enable work, education, and health monitoring. This grant is a great fit for the matching funds to Keystone Construction Grant (ADA improvements to Painter's Folly). Applications are due by April 20, 2025. The minimum award is \$250,000 and the maximum grant amount is \$2 million. The Board of Supervisors discussed their support in submitting an application for this grant at their February 5<sup>th</sup> meeting. The Township plans to look for additional grant opportunities to cover the matching funds for the Keystone Construction grant.

**Federal Highways Grant:** In 2023, PennDOT announced that safety improvements projects on the Brandywine Valley National Scenic Byway in Chadds Ford were awarded more than \$400K in Federal Highway Administration funding as part of the National Scenic Byways Program. The project will create pedestrian crossings at three locations. Funding will also be used for improvements on the Walkable Chadds Ford (WCF) trail to connect recreational venues to existing trails, as well as cultural, historical, and commercial sites in the historic Village of Chadds Ford. The application also included a public parking area along the Brandywine Valley NSB North and South Creek Road. Since the application was submitted, this parking lot was completed and therefore no longer part of the project scope. The project scope was able to be edited and no funds were lost. The funds originally allocated to the parking lot will be used for a walking trail from Hanks to the Chadds Ford Historical Society, additional ADA measures, and revisions to the Hank's easement.

**PHMC Certified Local Government Grant:** The RFP to find a consultant for the Mother Archie's feasibility study has been reviewed and approved by our grant representative at PHMC. Due to the nature of the project, the Township is not required to formally bid the RFP. We are looking to have a consultant chosen by June of this year.

DATE

PROPERTY OWNER ADDRESS

Dear (Property Owner Name),

Chadds Ford Township has a longstanding tradition of maintaining open space. The Board of Supervisors and members of the Township Open Space Committee are dedicated to preserving and continuing this tradition.

We write to you as an owner of land that is worth preserving as open space. Since the adoption of the Open Space Plan in 2007, our open space plans have considered your land as part of an area particularly deserving of "Open Space Protection Focus."

While the timing and nature of disposition of your land are ultimately your decision, we ask you to consider, before committing to sell your land for development, taking steps to maintain your land as open space.

These steps could produce tax and other benefits. Those benefits will vary among landowners depending on their respective goals and economic positions.

Enclosed is the text of a booklet, "Leaving a Legacy for Future Generations, A Guide to Conservation Options for Landowners." It describes some possible means of disposition of your land. We hope that the booklet will provide ideas for you to explore with your legal and tax advisers. A digital copy is available by scanning the QR code below.

The Supervisors and Open Space Committee members would be pleased to talk with you when you consider options to preserve your land as open space.

Sincerely,

QR CODE

# LEAVING A LEGACY FOR FUTURE GENERATIONS

A Guide to Conservation  
Options For Landowners



This handbook has been prepared by the Chadds Ford Township Open Space Committee. Established by the Board of Supervisors in 1997, the Committee's mission is to provide a plan for preserving the natural, historic, and cultural resources in the Township; to identify how open space contributes to the quality of life within the community and recommend best methods for maintaining the current character of the Township; and seek out public input and communicate broadly within the community to assure participation by all interested parties.

September 1999

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*The John Chads House*

CHADDS FORD TOWNSHIP has many natural resources, physical features, and historic assets that contribute to make this area an outstanding location in which to live and work. The township is relatively small, about eight and a half square miles, and a compact community in comparison to many of its neighbors. The valued features we wish to protect are of immense importance to the general quality of life for the entire community.

Once scenic vistas, natural or open land, historic or archeological sites, or other environmentally sensitive areas are destroyed, demolished, or irrevocably changed, there is no turning back. They are gone forever. We will have lost a treasure.

“Open space” is a common, perhaps overused term, which does not fall easily into a precise definition. It encompasses assets such as streams, slopes, woods, natural and historic landscapes, and historic sites which all contribute to the broad meaning of the concept. Open space may not be “open” for use by the public at large, but the whole community benefits from its contribution to the quality of life within the community.



Most citizens, landowners, and Township officials would agree that it is desirable to retain these valued and irreplaceable resources. They would, we hope, attempt to maximize protection for these resources in a manner consistent with fair and equitable treatment for all who are involved. The bottom line of such an approach is a win-win situation, generating a positive benefit to all participants: landowners, residents, and the community. The Chadds Ford Township Open Space Committee encourages all landowners to consider the following options when contemplating the future of your property. We encourage you to consider a tangible commitment to the preservation of our community's natural and cultural heritage. In addition, you may find that a particular option may produce a satisfactory or equivalent financial return for your situation when compared to conventional development alternatives.

This guide will assist you in making decisions about how and when to protect your land and show you the benefits of doing so. It is a general listing of techniques with associated legal and tax implications. For further information, please refer to the list of local and national conservation organizations and advisors and Township officials in the back of this handbook.

We also recommend that you consult an attorney or tax advisor before making a final decision on any specific option as estate and other tax laws are subject to constant change by Congressional actions.



## **OUTRIGHT DONATION OF LAND**

Donating your land to a conservation organization or the Township is the simplest and best way to protect your land permanently and ensure that it is properly managed. Full title and ownership to the land is given at the time of transfer. This offers the maximum potential tax advantages because you may take a charitable gift deduction based on the full fair market value of your property, you would no longer pay property taxes on the land, and any estate taxes may be eliminated. The receiving organizations or the Township may require an endowment to accompany the land for proper maintenance in perpetuity (see section on Endowments for more information).



## **DONATION WITH LIFE ESTATE**

A reserved life estate allows you to donate your land to a conservation organization or the Township now, and retain use of all or part of the property during your lifetime, or the lifetime of designated immediate family members. The value of your donation for tax purposes is based on the fair market value of the property less the estimated value of your life interest in the property according to Internal Revenue Service Tables based on your age and life expectancy. The tax advantages are less than with an outright donation but greater than with a bequest through your will.



## **CONSERVATION EASEMENT**

A conservation easement is a legal agreement between a landowner and a qualified conservation organization or the Township that permanently limits a property's uses in order to protect its conservation values. The restrictions specified in a conservation easement are tailored to suit your particular property and situation and are written to encourage good land stewardship practices.

Generally, the restrictions are placed on the property in order to retain the natural, scenic, historic, or open space characteristics and to protect against intentional or inadvertent destruction of those features. This flexible tool allows you to both provide protection for your land in perpetuity and retain ownership of it.

A conservation easement is permanent and binds all present and future owners of the eased land. It is recorded like any other title interest and goes with the land whether it is transferred by sale, by gift, or by bequest. Monitoring and enforcement of the restrictions are the responsibility of the conservation organization or the Township holding the easement. Conservation easements not only offer you assurance that the property you have lived on or worked with for many years will be preserved and cared for in the future, they also may provide significant financial benefits.

An easement will affect the market value of the land to the extent that it limits the use and development potential. Depending on your own financial situation, an easement may provide positive economic benefits in terms of income, estate, gift, and/or property taxes. Often, the reduction in estate taxes makes the difference between heirs being able to keep land in the family and their needing to sell it to pay the taxes.



## **BARGAIN SALE**

With a bargain sale, you protect your land by selling it to a conservation organization or the Township at less than fair market value. You receive the bargain sale price for your land, and the difference between that and the fair market appraised value is considered a donation. You may then be eligible for a charitable income tax deduction equal to the difference. Also, by selling at less than fair market value, there would be a smaller capital gain to be taxed. Depending on your financial situation, a bargain sale may be especially advantageous for you.



## **BEQUEST**

A gift of land through your will allows you to retain full use and control over your land while you are alive and ensures its protection after you are gone. You can even leave a life estate for your family as described above. You do not receive a charitable income tax deduction for a bequest; however, your estate taxes may be reduced.



## **LIMITED DEVELOPMENT**

Limited development is an alternative to traditional development that involves the division or development of a property in a way that is both economically rewarding and ecologically sensitive. It strives to achieve a balance between maximizing the landowner's financial interest and his or her desire to preserve the natural, cultural, and scenic features of the property.

A successful limited development plan uses careful planning to ensure that the valuable natural and cultural resources of a property, such as woodlands, agricultural lands, historic buildings, significant wetlands, and scenic views, are preserved. Typically, higher values per lot than traditional development can be attained by designing a plan with fewer houses or other buildings than are permitted under the Township's zoning ordinance and sitting them more carefully in relation to the preserved areas. Engineering, infrastructure, and governmental approval costs are reduced, as are negative impacts on the environment. Often, the returns on the property can approach - and sometimes even equal - the after-tax return from traditional, higher density development, especially when the impact of gift and estate taxes can be avoided or reduced. Limited development usually includes the use of conservation easements, donation of land, and/or a bargain sale.



## **ENDOWMENTS**

An endowment is a gift of money accompanying the donation or sale of real estate to cover the expenses of adequately maintaining the property. Many conservation organizations or townships require endowments for the management and operations expenses involved in the ownership of real estate or for monitoring conservation easements. Donations to endowments are considered charitable contributions and are eligible for tax deductions.



## **PREFERENTIAL ASSESSMENT**

There are two state laws that enable counties to offer preferential tax assessments on land.

A landowner can enroll his or her land under "Act 515", the Pennsylvania Assessment of Open Space Act, if the parcel is at least 10 acres in size and it is used for open space, farmland, forest land, or water supply land.

The landowner signs an agreement with the County for a reduced assessment for a period of 10 years. The agreement automatically renews annually for a 10-year period until the landowner gives notice that he or she wishes to terminate the agreement. The Agreement will then terminate 10 years hence. If the landowner decides to break the agreement, he or she must pay a “roll-back” tax penalty equal to the difference between the taxes actually paid and the taxes which would have been payable without the agreement plus interest.

“Act 319,” the Pennsylvania Farmland and Forest Land Assessment Act (Clean and Green), allows land parcels of 10 acres or more used for the agriculture or forest land to also receive reduced assessment. The definition of agricultural use includes any land use which promotes its natural condition or even the reversion of the land to its natural state. Lands enrolled under Act 319 with the County remain in the program continuously until the landowner chooses to remove them from the program or the landowner changes the use. If the use never changes to commercial or development land, then there will never be a roll-back tax penalty charged.

If the landowner chooses to withdraw the property from the program, a roll-back tax penalty will be charged for a maximum period of the most recent seven years plus interest.

Under both programs, landowners retain all rights to do as they wish with their land. The county has no provisions for supervision or interference with personal use of the land nor does it require public use as a condition.



## **TRANSFER OF DEVELOPMENT RIGHTS**

Transfer of Development Rights (TDR) offers property owners a unique and mutually beneficial approach to land conservation. By participating in TDR programs, property owners can preserve the ecological and aesthetic value of their land while retaining ownership rights.



Through the sale of development rights to a conservation organization or Township, property owners receive financial compensation, unlocking the value of their land without compromising its natural integrity. This innovative strategy not only safeguards environmentally sensitive areas but also provides property owners with a tangible incentive for conservation.



## **BENEFITS TO STORMWATER MANAGEMENT**

Land conservation plays a crucial role in enhancing stormwater management by preserving natural landscapes that act as effective buffers against water runoff. Protected lands, such as forests, wetlands, and open spaces, absorb and slow down rainfall, reducing the volume and velocity of stormwater runoff. This helps mitigate the risk of flooding, erosion, and water pollution.

Conservation areas act as natural sponges, allowing the soil to absorb rainwater and promoting groundwater recharge. Additionally, the preservation of natural vegetation serves as a natural filtration system, trapping sediments and pollutants before they reach water bodies. By investing in land conservation, communities not only protect valuable ecosystems but also bolster their resilience against the adverse impacts of stormwater, fostering sustainable and resilient urban environments.

# **BRINTON RUN PRESERVE**



North American Land Trust's success story at Brinton Run Preserve showcases a remarkable conservation achievement, made possible through the collaboration of various partners and generous financial contributions. Funding sources included the American Battlefield Trust, Chadds Ford Township, Delaware County's Open Space and Recreation Grant Program, Mt. Cuba Center, the National Park Service's American Battlefield Protection Program, and the Pennsylvania Department of Conservation and Natural Resources.

Through these alliances, Brinton Run Preserve was transformed into a welcoming community space, where nature enthusiasts can appreciate the preserve's unique history.

The property, encompassing 71 acres within the Brandywine Creek Greenway, supports diverse wildlife habitats and is a vital tract on the Brandywine Battlefield. By placing a conservation easement on the property, held by Chadds Ford Township, perpetual protection against development is ensured. Also protected under the conservation easement are close to 100 native plant species, natural habitats for pollinators, a large pond, and a tributary of the Brandywine Creek.

NALT's ongoing efforts include habitat improvement, trail system development, riparian maintenance, community programming, and interpretive initiatives to educate visitors about the Battle of Brandywine.

Brinton Run Preserve, located at 6 Oakland Road, is NALT's inaugural public preserve, open to the public for the enjoyment of nature and the appreciation of its rich history.



## CONTACTS

Please do not hesitate to reach out for additional information.

### **Board of Supervisors**

- Samantha Reiner, Chair,  
[SReiner@chaddsfordpa.gov](mailto:SReiner@chaddsfordpa.gov)
- Timotha Trigg, Vice Chair,  
[TTrigg@chaddsfordpa.gov](mailto:TTrigg@chaddsfordpa.gov)

### **Open Space Committee**

- Peter Mattes, Chair
- Helene Badeau, Vice Chair
- Kathleen Goodier, Secretary
- Rob King
- Mike Pessagno
- Sarah Sharp
- Lois Saunders, Ad Hoc

### **Brandywine Conservancy**

- [brandywine.org/conservancy](http://brandywine.org/conservancy)
- 610.388.2700

### **WeConservePA**

- [weconservepa.org](http://weconservepa.org)
- [info@weconservepa.org](mailto:info@weconservepa.org)
- 717.230.8560





## ACKNOWLEDGEMENTS

This handbook was adopted in part from:

The Landowner's Options-A Guide to Voluntary Land Protection in Delaware, Division of Parks and Recreation, Delaware Department of Natural Resources and Environmental Control, 1992

Conservation Easements, Environmental Management Center, Brandywine Conservancy, 1996

Landowner's Guide to Conservation Planning and Limited Development, Pennsbury Township (PA) Board of Supervisors, March 1995

Conservation Options – A Landowner's Guide, Land Trust Alliance, 1993

Original design and layout by:  
Holly Harper  
graphic design



January 31, 2024

Rick Siger, Secretary  
Pennsylvania Department of Community & Economic Development  
400 North Street, 4<sup>th</sup> Floor  
Harrisburg, PA 17120-0255

RE: Chadds Ford Township's Local Share Account – Statewide Application for the Camp Tract

Dear Mr. Siger,

I am writing to express the full support of the Chadds Ford Township Open Space Committee for the application submitted by North American Land Trust (NALT) and Chadds Ford Township to the PA Department of Community and Economic Development Local Share Account – Statewide Program for the acquisition and conservation of 1597 Baltimore Pike, Chadds Ford, PA 19317, also known as the Joseph Davis Tract / CAMP Property (the Property).

Having previously collaborated with NALT on the conservation of the Brinton Run Preserve within Chadds Ford Township, we can attest to their exemplary work and commitment to preserving our natural landscapes. We are confident that they will steward the Property with the same dedication and expertise.

The significance of the Property, both in terms of its size and cultural heritage, makes it a prime candidate for conservation efforts. NALT's proposed initiatives, including walking trails, pollinator gardens, and a historic interpretation center, align closely with the objectives outlined in the Township's Open Space Plan. Specifically, these initiatives contribute to the goals of permanently protecting Chadds Ford's open spaces and ensuring the provision of recreational services and facilities for Township residents.

Moreover, we are certain that the Property will see substantial utilization if this grant is awarded. Our tracking of daily visitor counts at the Harvey Run Trail, a natural walking trail similar to the one proposed for the Camp property, demonstrates significant community interest, with an average of sixty-one visitors per day in 2023.

In addition to the immediate benefits to our community, the conservation of this property will complement ongoing projects such as Walkable Chadds Ford, post-hurricane Ida reconstruction efforts, and initiatives led by the Brandywine River Coalition.

Thank you for considering this application. Should you have any questions or require further information, please do not hesitate to contact us.

Kind Regards,

Peter Mattes, Chair  
Open Space Committee, Chadds Ford Township

# **OPEN SPACE COMMITTEE 2023 ANNUAL REPORT**

**Open Space Committee Members:** Peter Mattes, Chair; David Poston, Vice Chair; Kathleen Goodier, Secretary; Rob King, Member; Sarah Sharp, Member; Helene Badeau, Member; Michael Pessagno, Member; and Lois Saunders, Ad Hoc.

**Open Space Committee Professionals/Administrators:** Noelle Barbone, Board of Supervisors Liaison and Emily Pisano, Assistant Township Manager.

**Election of Officers:** Peter Mattes was elected as the Chair, David Poston was elected as the Vice Chair, and Kathleen Goodier was elected as Secretary of the Open Space Committee for 2023.

**Meetings:** January 12, 2023; February 9, 2023; March 9, 2023; April 13, 2023; May 11, 2023; June 8, 2023; July 13, 2023; September 14, 2023; October 12, 2023; and November 17, 2023.

## **SUMMARY OF ACTION ITEMS & AGENDA ITEMS:**

### **Policy Reviews & Recommendations:**

**Township Tree Donation Policy:** In order to have a clear process in place for the Township and any future donor to follow when donating a tree to plant on behalf of a loved one or in recognition of an achievement. When a donor applies to the Township, the application will be reviewed by the Open Space Committee and, if recommended, will move to the Board of Supervisors. If approved by the Board, the donor will provide a check to the Township to cover all costs associated with the tree and its planting. The Township will be responsible for purchasing, planting, and installing the tree with the funds submitted by the donor. Trees will be planted in the fall or spring and will be covered by the warranty policy of the selected installer. The Open Space Committee has created a list of trees native to the region that the donor will choose from. After one year, should the tree be damaged or die, it is the responsibility of the original donor to replace the tree. Maintenance of the tree will be the responsibility of the Township.

The Open Space Committee recommended the Township Tree Donation Policy to the Board of Supervisors on March 9, 2023. The Board of Supervisors approved the policy on June 7, 2023.

**Recreation Line Item:** A designated line item for community event/recreation expenses.

The Open Space Committee recommended to the Board of Supervisors that a recreation line item be added to the Township budget in the amount of \$5,000 on July 13, 2023. The line item was added to the Township budget adopted by the Board of Supervisors on December 19, 2023.

### **Ordinance Reviews & Recommendations:**

**SLDO List of Approved Street Trees:** As the Planning Commission discussed changes to the Township's SLDO, the Open Space Committee reviewed Appendix 1, Street Trees. The Committee discussed removing Bradford Pear and Green Ash and adding Sugar Maple, Black Gum, American Hybrid Chestnut, Pin Oak, and White Oak. The Committee's suggestions were shared with the Township's Landscape Planner and forwarded to the Planning Commission.

**SLDO Landscape Plan Review:** The Open Space Committee reviewed SLDO Section 110-36, Trees and Landscaping and the following definitions: Biological Resources, Natural Environment, Notable Trees, and Planting Screen. The Committee was asked to submit their comments prior to the August Planning Commission meeting.

### **Community Events:**

**Easter Egg Hunt:** The Township's first Easter Egg Hunt was held on April 2, 2023, at the Township Park. The event was broken into two age groups (1-3 and 4-6). The Easter Bunny attended to take photos and handout candy.

**Storytime:** A weekly summer story time was held for the second year in a row at the Township Park. Every Wednesday between June 21<sup>st</sup> and August 23<sup>rd</sup> a volunteer reader from the community read two books to those in attendance. Rachel Kohl Community Library provided a book list based on the theme chosen for each week of Storytime.

**Pumpkin Paint & Carve:** On October 15, 2023, the Township held their first Pumpkin Paint & Carve event in the Township Park. Attendees had the opportunity to paint a pumpkin to take home and watch pumpkin sculptor Linda Allen as she sculpted a pumpkin for the Township.

The Open Space Committee recommended the Pumpkin Paint & Carve to the Board of Supervisors with cost not to exceed \$1,000 on July 13, 2023. The Board of Supervisors approved the expense on July 26, 2023.

**Tree Giveaway:** For the second year, the Open Space Committee added a tree giveaway as part of the township's annual Recycling Day event on October 28th. For the 2023 event, Township residents could pick up an American Sycamore sapling. Sixty (60) American Sycamore trees were donated by Chadds Ford Tree Service.

The Board of Supervisors approved expenses for the tree giveaway not to exceed \$700 at their September 6, 2023, meeting.

### **Miscellaneous Discussions/Action Items:**

**Sunset Hill Preserve:** To honor what was formerly the Girl Scout Camp known as Sunset Hill, and is now open space owned by the Township, the Open Space Committee suggested naming the land, Sunset Hill Preserve.

The Open Space Committee recommended to the Board of Supervisors that the Girl Scout Camp property be formally renamed to Sunset Hill Preserve on May 11, 2023. The Board of Supervisors adopted the name Sunset Hill Preserve on June 7, 2023.

**Pavilion Staining:** As part of the original plan for the Township Park, the pavilion was to be stained. At their March 9<sup>th</sup> meeting, the Open Space Committee recommended a stain to be reviewed by HARB. HARB recommended the stain to the pavilion in March 2023. The pavilion was stained in June 2023.

**Memorial for Debbie Reardon:** In memory of Debbie Reardon, former Open Space Committee member, the Committee is working with the Brandywine Conservancy and Museum of Art to plant two Bur Oak trees and install a plaque along Harvey Run Trail to honor Debbie and all she accomplished for the Township. The Committee will recommend the final plaque design and tree to the Board of Supervisors in 2024.

**Signage for Township Open Space:** The Committee discussed installing signage at Township open space to distinguish the land as township property. The Committee discussed a logo and sign materials. Discussions continued into 2024.

**Letter to Property Owners:** The Committee discussed mailing a letter and booklet on land conservation/preservation to all Township property owners with 5+ acres. The materials will be recommended to the Board of Supervisors in early 2024.

- E. Off-site Areas - Off-site areas that drain through a proposed Development Site are not subject to Release Rate criteria when determining allowable peak Runoff rates. On-site drainage facilities shall be designed to safely convey off-site flows through the Development Site.
- F. Site Areas - Where the site area to be impacted by a proposed Development activity differs significantly from the total site area, only the proposed impact area utilizing Stormwater management measures shall be subject to the peak rate control standards noted above. Unimpacted areas for which the Discharge Point has not changed are not subject to the peak rate control standards.
- G. Downstream hydraulic capacity analysis. Downstream hydraulic capacity analysis conducted at the direction of Chadds Ford Township shall use the following criteria for determining adequacy for accepting peak flow rates:
  - 1. Natural or man-made Channels or Swales must be able to convey the increased Runoff associated with a 2-year storm event within their banks at velocities consistent with protection of the Channels from Erosion. Velocities shall be based upon criteria and methodologies acceptable to the Township.
  - 2. Natural or man-made Channels or Swales must be able to convey increased 25-year storm event Runoff without creating any increased hazard to persons or property.
  - 3. Culverts, bridges, Storm Sewers or any other hydraulic facilities which must pass or convey flows from the tributary area must be designed in accordance with PADEP Chapter 105 regulations (if applicable) and, at a minimum, pass the increased 25-year storm event runoff.
  - 4. Water quality requirements defined in § 105-306 must be met. (xxxMike Is this Chapter 105? Should all the section numbers be § 105-xxx? Please review all instances of "105." It sounds like they might vacillate between CFT SWM and a PA document.)
  - 5. Post-construction peak rates shall not exceed the existing peak rates for the respective Subarea.
  - 6. Meet the full requirements specified by Tables 308.1 and 308.2 and § 105-308A through G. xxxMike citation?

### **§ 309. Calculation Methodology**

- A. Stormwater Runoff from all Development Sites with a drainage area of greater than 5 acres shall be calculated using a generally accepted calculation technique that is based on the NRCS Soil Cover Complex Method. Table 309.1 summarizes acceptable computation methods. The method selected by the Design Professional shall be based on the individual limitations and suitability of each method for a particular site. The use of the Rational Method to estimate Peak Discharges for drainage areas greater than 5 acres shall be permitted only upon approval of the Township Engineer.

**TABLE 309.1**

## ACCEPTABLE COMPUTATION METHODOLOGIES FOR SWM SITE PLAN

METHOD	DEVELOPED BY	APPLICABILITY
TR-20 (or commercial computer package based on TR-20) Applicable where use of full	USDA NRCS	Applicable where use of full hydrology computer model is desirable or necessary.
TR-55 (or commercial computer package based on TR-55)	USDA NRCS	Applicable for Land Development plans where limitations described in TR-55.
HEC-1/ HEC-HMS	US Army Corps of Engineers	Applicable where use of a full hydrologic computer model is desirable or necessary.
Rational Method (or commercial computer package based on Rational Method)	Emil Kuichling (1889)	For sites up to 5 acres, or as approved by the Township and/or Township Engineer.
Other Methods	Varies	Other computation methodologies approved by the Township and/or Township Engineer.

B. All calculations consistent with this chapter using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various Return Period storms. Rainfall depths shall be according to NOAA Atlas 14 values consistent with a partial duration series. When Stormwater calculations are performed for routing procedures or water quality functions, the duration of rainfall shall be 24 hours.

C. The following criteria shall be used for peak rate Runoff calculations:

1. For Development Sites not considered Redevelopment, the ground cover used in determining the Existing Conditions flow rates shall be as follows:
  - a. Wooded sites shall use a ground cover of "Woods in good condition." Portions of a site having more than one viable tree measuring a Diameter at Breast Height (DBH) of 6 inches or greater per 1,500 square feet shall be considered wooded where such trees existed within 3 years of application.
  - b. The undeveloped portion of the site including agriculture, bare earth, and fallow ground shall be considered as "meadow in good condition," unless the natural ground

cover generates a lower CN or Rational “c” value (e.g., Woods) as listed in Tables F-1 or F-2 in Appendix F of this chapter.

2. For Redevelopment sites, the ground cover used in determining the Existing Conditions flow rates for the developed portion of the site shall be based upon the following:
  - a. For areas that are Woods (as defined in Article II of this chapter), Predevelopment calculations shall assume ground cover of “Woods in good condition”.
  - b. For areas that are not Woods or not Impervious Surfaces, Predevelopment calculations shall assume ground cover of “meadow”.
  - c. For areas that are Impervious Surfaces, Predevelopment calculations shall assume at least 20% of the existing Impervious Surface area to be disturbed as “meadow” ground cover.
- D. All calculations using the Rational Method shall use rainfall intensities consistent with appropriate Times-of-Concentration (duration) and storm events with rainfall intensities obtained from NOAA Atlas 14 partial duration series estimates, or the latest version of the PennDOT Drainage Manual (PDM Publication 584). Times-of-Concentration shall be calculated based on the methodology recommended in the respective model used. Times of Concentration for Channel and Pipe flow shall be computed using a minimum of 5 minutes.
- E. Runoff curve numbers (CN) for both existing and proposed conditions to be used in the Soil Cover Complex Method shall be obtained from Table F-1 in Appendix F of this chapter.
- F. Runoff coefficients (c) for both existing and proposed conditions for use in the Rational Method shall be obtained from Table F-2 in Appendix F of this chapter.
- G. Hydraulic computations to determine the capacity of Pipes, Culverts, and Storm Sewers shall be consistent with methods and computations contained in the Federal Highway Administration Hydraulic Design Series Number 5 (Publication No. FHWA-NHI-01-020 HDS No. 5). Hydraulic computations to determine the capacity of Open Channels shall be consistent with methods and computations contained in the Federal Highway Administration Hydraulic Engineering Circular Number 15 (Publication No. FHWA-NHI-05-114 HEC 15). Values for Manning’s roughness coefficient (n) shall be consistent with Table F-3 in Appendix F of the chapter.
- H. Outlet structures for Stormwater Management Facilities shall be designed to meet the performance standards of this chapter using any generally accepted hydraulic analysis technique or method.
- I. The design of any Stormwater detention facilities intended to meet the performance standards of this chapter shall be verified by routing the Design Storm Hydrograph through these facilities using an acceptable method. The Design Storm Hydrograph shall be computed using a calculation method that produces a full Hydrograph. The Township may approve the use of any generally accepted full Hydrograph approximation technique that shall use a total



Runoff volume that is consistent with the volume from a method that produces a full Hydrograph.

### **§ 310. Other Requirements**

- A. All Wet Basin designs shall incorporate biologic controls consistent with the West Nile Guidance found in Appendix H, PADEP document 363-0300-001 "Design Criteria – Wetlands Replacement/Monitoring," or contact the Pennsylvania State Cooperative Wetland Center ([www.wetlands.psu.edu/](http://www.wetlands.psu.edu/)) or the Penn State Cooperative Extension Office ([www.extension.psu.edu/extmap.html](http://www.extension.psu.edu/extmap.html)).
- B. Any Stormwater basin required or regulated by this chapter designed to store Runoff and requiring a berm or earthen embankment shall be designed to provide an Emergency Spillway to handle flow up to and including the 100-year proposed conditions. The height of embankment must provide a minimum 2.0 feet of Freeboard above the maximum pool elevation computed when the facility functions for the 100-year proposed conditions Inflow. Should any Stormwater Management Facility require a Dam safety permit under PADEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning Dam safety. Chapter 105 may require the passing of storms larger than 100-year event.
- C. Any drainage Conveyance facility and/or Channel not governed by Chapter 105 regulations must be able to convey, without damage to the drainage structure or roadway, Runoff from the 25-year storm event. Runoff from larger events (50-year and 100-year) must also be safely conveyed in the direction of natural flow without creating additional damage to any drainage structures, nearby structures, or roadways.
- D. Conveyance facilities transporting flow to or exiting from Stormwater Management Facilities (e.g., Detention Basins) shall be designed to convey the 100-year storm. Michael: Doc seems to use "100-year frequency storm," "100-year Design Storm," and "100-year storm" interchangeably. Do you like that?
- E. Roadway crossings or other structures located within designated Floodplain areas must be able to convey Runoff from a 100-year storm consistent with Federal Emergency Management Agency National Flood Insurance Program – Floodplain Management Requirements.
- F. Any facility located within a PennDOT right-of-way must meet PennDOT minimum design standards and permit submission requirements.
- G. Adequate Erosion protection and energy dissipation shall be provided along all Open Channels and at all points of discharge. Design methods shall be consistent with the Federal Highway Administration Hydraulic Engineering Circular Number 11 (Publication No. FHWA-IP-89-016) and the PADEP Erosion and Sediment Pollution Control Program Manual (Publication No. 363-2134-008).f



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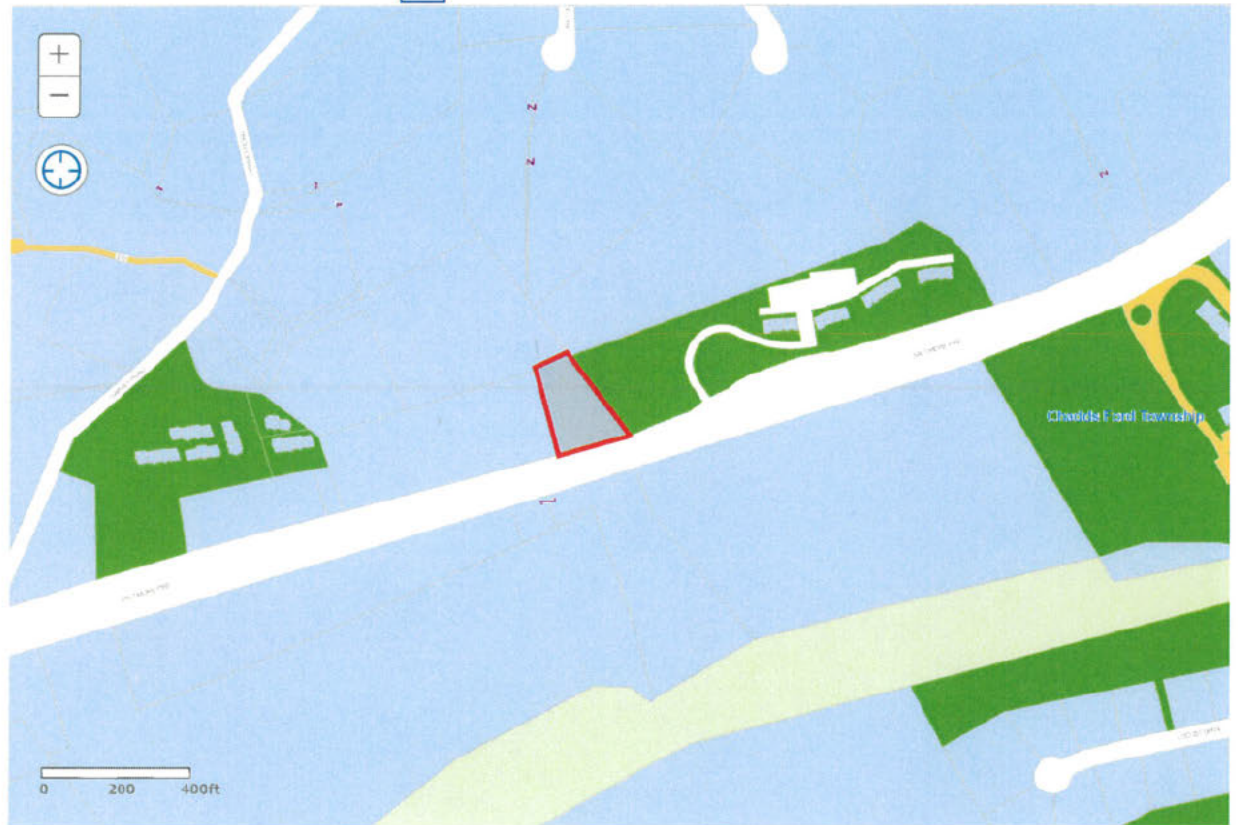
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