

**CHADDS FORD TOWNSHIP OPEN SPACE COMMITTEE
REGULAR MEETING MINUTES
THURSDAY, FEBRUARY 21, 2024 - 7:00PM**

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 7:00 PM. In attendance were Peter Mattes, Chair; Helene Badeau, Vice Chair; Kathleen Goodier, Secretary; Rob King, Committee Member; Sarah Sharp, Committee Member; David Poston, Ad Hoc Member; Lacey Faber, Township Manager; and Emily Pisano, Assistant Township Manager. Mike Pessagno, Committee Member; Lois Saunders, Ad hoc Committee Member; and Samantha Reiner, Board of Supervisors Liaison were not in attendance. Public attendance, three (3).

Announcements: The committee recognized the passing of Frank Murphy, Township Supervisor. Frank Murphy was a friend to open space and integral to the vision of the tot lot.

1. Minutes

- a. October 12, 2023: Helene Badeau made a motion to approve the October 12, 2023, minutes as amended, which was seconded by Sarah Sharp and approved unanimously.
- b. January 11, 2024: Rob King made a motion to approve the January 11, 2024, minutes, which was seconded by Sarah Sharp and approved unanimously.

2. Reports

- a. Managers Report: Emily Pisano discussed an update to Walkable Chadds Ford and detailed hopes for construction to begin in fall 2024. Rob King thanked Lacey Faber for notifying PennDOT about the ongoing standing water situation on Ring Road. PennDOT has a plan to alleviate the situation. Peter Mattes asked about the PSAT training seminars. Lacey Faber encouraged anyone interested to attend.
- b. Grants Report: Grant updates were shared for the PA DCED Multi-Purpose Community Facilities Program, Federal Highways Grant, and the PHMC Certified Local Government Grant. Peter Mattes asked if the three crosswalks have been defined in the Federal Highways Grant. Emily Pisano answered they have and have been mapped. Lacey Faber explained that PennDOT has multiple areas of review and DVRPC believes it is the last set of comments before finalization. Revisions to the Hanks easement needed to be recorded. Hoping to go to bid by the end of June 2024. Notice to proceed, construction hopefully late fall 2024. Helene Badeau asked that this and updates on Walkable Chadds Ford stay on our agenda to keep committee members updated.

3. Old Business

- a. Letter to Property Owners (5+ acres): The Committee discussed comments submitted by the Delaware County Planning Department after their review of the draft mailer, which will provide preservation options to property owners with 5+ acres. The Committee chose not to incorporate "lot averaging." The Committee discussed

adding language recognizing the previous owners of Brinton Run Preserve. The mailing will go to any qualifying landowners in any zoning. Peter Mattes moved to recommend to the Board of Supervisors that the letter to property owners with the inclusion of previous landowner acknowledgement, and *Leaving A Legacy* booklet is mailed to all Chadds Ford Township property owners with 5 acres or more. Rob King seconded, and all voted in favor.

- b. Debbie Reardon Memorial: The Brandywine Conservancy is reviewing the plaque language that Kathleen Goodier presented after working with the Reardon family.
- c. Chadds Ford Open Space Signage: No updates provided. This item was tabled until the March meeting.
- d. Letter of Support – 1597 Baltimore Pike – Davis Tract: Helene Badeau suggested that the OSC should create a static template for future letters to serve as a starting point. Also suggested capitalizing Hurricane Ida. Peter Mattes used the term “Brandywine River Coalition.” Sarah Sharp suggested using more generic language such as “...initiatives to improve water quality in the Brandywine River Watershed.” Peter Mattes made a motion to submit the letter of support as amended to NALT for the 1597 Baltimore Pike acquisition. The motion was seconded by Sarah Sharp, and all voted in favor.

4. New Business

- a. Appointment of Ad Hoc Committee Members – Lois Saunders and Dave Poston: Rob King made motion to appoint Lois Saunders and David Poston as ad hoc members of the Open Space Committee for a one-year term ending January 31, 2025. Kathleen Goodier seconded the motion, and all voted in favor.
- b. Open Space Committee Annual Report: The Committee discussed the annual Open Space Committee activities report, which is required to be submitted to the Board of Supervisors per Township Code. Gate at Heyburn – Rob King will ascertain whether this project was completed in 2023. Peter Mattes moved to recommend the Open Space Committee 2023 Annual Report to the Board of Supervisors with possible amendment as discussed, if applicable. Seconded by Kathleen Goodier and all voted in favor.
- c. Stormwater Management Definition Review: The Committee reviewed definitions of “woods” as it appears in the proposed Stormwater Management Ordinance. Peter Mattes was concerned that the definition clearly stated the number of tree requirement but not a minimum of area or quantity of trees required. By his reading, two trees would make land qualify as “Woods.” Helene Badeau recognized that the nature of the Stormwater Ordinance might make the definition read this way and defers to an engineer. Kathleen Goodier agreed that the definitions in Stormwater are different than other ordinances. She has discussed this definition with the Township Engineer and he is comfortable with the definition. Sarah Sharp asked if

Delaware County has a model Stormwater Ordinance because she knows Chester County has one. The definitions might not have much flexibility. She suggests looking at the Chester County definition. "...which existed within 3 years of application." Important to state so an applicant can't cut down trees right before SALDO. Peter Mattes asked what the minimum of SCS curve is. Can we incorporate into this definition? Peter Mattes will forward his issues to Kathleen Goodier to raise to the Township Engineer during the Planning Commission's continuing review of the Stormwater ordinance.

d. Celebrate Trails Day & Arbor Day Event: Jody Allen, Kelley Drive, Chadds Ford Township Residents Association (CFTRA) reported that he met with township staff to discuss coordination of efforts of an event celebrating Celebrate Trails Day, Earth Day, and Arbor Day to take place on April 27th. The CFTRA Roadside Cleanup can be cross promoted with any Township Trails Day activities, such as trail cleanup. CFTRA offered to donate supplies. Sarah Sharp offered to coordinate and possibly promote with the Brandywine Conservancy. As half of the Harvey Run Trail is on their property, it may make sense to coordinate. The Committee discussed ideas for the Celebrate Trails Day portion of the event including an educational walk, invasive species education, trash clean up, birdwatching, tree identification. The Committee agreed to incorporate Debbie Reardon's memorial dedication into the day's events. Providing lunch for volunteers was discussed. The Township and CFTRA will collaborate on registrations. Peter Mattes moved to recommend the Debbie Reardon Memorial be in conjunction with the CFTRA Roadside Cleanup and celebrate Earth Day/Arbor Day/Trails Day on 4/27/24 with a cost not to exceed \$300 with a rain date of 4/28 to the Board of Supervisors. The motion was seconded by Rob King. All voted in favor.

- e. 1351 Baltimore Pike – Property for Sale: The Committee discussed 1351 Baltimore Pike, a property currently for sale. Discussions focused on the property's potential as passive open space if the Township were to purchase it. Benefits to keeping the property as passive open space are viewshed and watercourse protection. Rob King would like to investigate possibilities with the landowner. The Township Engineer has identified stormwater issues on this property affecting the neighboring property. Stormwater remediation may be a benefit of preserving the property. Also discussed was The Township's consideration of a two-bay shed, 45'x45' with storage for salt and signs at 1381 Baltimore Pike. A 150' cell tower is also being preliminarily discussed. The Committee shared their concerns which included, poor access for trucks, proximity to Historic District, funds used to purchase the property, stormwater issues in the area – perhaps not the best place to store salt, and the property's inclusion of the headwaters of Harvey Run. Rob King asked if the Township had investigated alternatives to pure salt. Lacey will let the Supervisors know the committee's concerns.

- f. 2024 Easter Egg Hunt: The 2024 Township Easter Egg Hunt has a proposed date of Sunday, March 17th. The bunny will arrive on a fire truck. Concordville Fire offers this type of outreach if they have someone available. Peter Mattes moved to recommend the 2024 Chadds Ford Township Easter Egg Hunt with a cost not to exceed \$250.00 to the Board of Supervisors. Helene Badeau seconded the motion. All voted in favor.

5. Misc. Discussion

- a. 438 Webb Road, 2-Lot Subdivision: This application is expected to return to Planning Commission after addressing potential zoning concerns due to net-outs.

6. Open Space March Meeting Discussion: Peter and Helene will not be able to attend, open space signage, Debbie Reardon memorial, Celebrate Trails Day, Earth Day, and Arbor Day update, and playground maintenance.

Upon a motion by Helene Badeau, seconded by Sarah Sharp, the meeting was adjourned at 9:28pm. The next meeting is scheduled for Thursday, March 14th, 2024.

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