

**MINUTES**  
**Chadds Ford Township Open Space Committee**  
**Thursday, June 8, 2023**

**Attendance**

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

Regrets: Mike Pessagno

The meeting was called to order at 7:03pm.

**Announcements**

Two members of the OSC met in executive session before this meeting to discuss a real estate issue.

Peter, Sarah and Emily attended the Brandywine Creek Greenway Roundtable in May. Pennsbury was interested in our trail planning efforts and how they might be affected or could possibly coordinate with. They had concern from their constituents that Walkable Chadds Ford would bring too much commercial development to the village. Noelle mentioned the lack of sewer and Sarah mentioned the constraints in the village as two reasons to believe this not to be the case. There was discussion of dam removal and fish migration in the Township.

**Public Comment – Non-Agenda Items** – Noelle Barbone reported:

- PHMC awarded a 100K Keystone Historic Preservation Grant to CFT to upgrade the first floor of Painter’s Folly for ADA accessibility
- Fees for artists to rent Painter’s Folly has increased to provide for maintenance
- Frank Murphy, CFT Supervisor, thanks the OSC for the Tree Donation Policy
- The BOS thanks the OSC for the name “Sunset Hill Preserve” for municipal land on Heyburn Rd.
- Noelle is excited that Story Time at the playground is continuing; it is very popular

**Approval of Minutes**

Minutes for the May 11, 2023 meeting were unanimously approved upon a motion by Dave Poston, seconded by Rob King.

**Routine Business/Reports** – Harvey Run Trail Report will be distributed quarterly.

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

### **Old Business**

#### **Comparison of Recommended Street Tree List from SALDO with Open Space Tree list –**

- TCA did not consider the American Hybrid Chestnut Tree an appropriate street tree. There was no additional explanation.
- The Open Space Tree list focuses on areas other than streets
- The OSC welcomes the opportunity to add their comments to the SALDO review process and review landscaping plans as they are submitted to the Township.
- Rob King has concerns about current SALDO recommendations; for instance, developers are sometimes required to plant trees that are too large and are likely to not survive the planting process. He is also concerned with spacing.

**Signage Located at Township Open Space and Open Space Logo –** This will be an agenda item for next month. Rob had contacted NALT to see who helped with their logo. They used Paramount Signs. There will be different signs for different contexts.

#### **Development Updates – 1386 Baltimore Pike – Sketch Plan discussion. Concerns included:**

- Access to public sewer, water
- Floodplain, slopes, and steep slopes, riparian buffers
- Harvey Run has had recent damage – would development increase risk of more damage
- Floodplain mapping is from 2017 – has not taken recent large floods into account
- Will existing structure be rebuilt
- Located within Baltimore Pike Overlay District – further considerations should be noted. Helene quoted the OSC goal to support zoning regulations that encourage retaining the bucolic character of the community, such as the BPO District
- Groundwater impact of significant additional impervious surfacing
- Stormwater management – ensure not adding more than base flow may be tricky with so many constraints
- Losing the filtering impact of the riparian buffer
- Make sure wetlands are not surveyed during this very dry spell
- There should be an extensive review of habitat of protected and endangered flora and fauna

#### **Open Space July Meeting Agenda –**

- Decide whether to have an August meeting
- Debbie Reardon Memorial Trees – Peter, Rob and Emily met with some members of the Brandywine Conservancy along with Bob and Brad Reardon. A location was chosen, and two Bur Oaks will be planted in the fall. A plaque is being discussed.
- Potential Pumpkin Carve playground event - Helene reported that Jen from the CFHS had two people in mind who have done similar events

- Concern about funding for unplanned parks and recreation expenses. The OSC suggests a line item in the budget. Question over appropriate use of Open Space Tax monies and whether Fee-In-Lieu monies can be used.
- Tot Trail – trail off the playground with trail identification markers – Peter asked Rob for a scope of work. He estimated \$1500 for clearing and mowing. Exact length of trail is unknown. Sarah suggested a “Reading Trail” and suggested pursuing the recently extended mini grant opportunity offered by the Brandywine Conservancy
- Large Landowner letter – next steps and BOS approval. The list and needs to be updated and the brochure needs to be created.
- Email Peter or Emily with agenda items
- Peter thanked Noelle for being here to represent the BOS. He referred to the BOS - OSC memo of 2019 and appreciates any further direction or feedback
- Sarah was at the Delaware County Sustainability Conference and reported that they have been working on a Sustainability Plan for the county which has six different components, one of which is Natural Resources and Open Space Protection. Expect public comment and review in the next few months.

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

Upon a motion by Rob King, seconded by Kathleen Goodier, the meeting was adjourned at 8:35pm. The next meeting is scheduled for Thursday, July 13, 2023.

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