

MINUTES
Chadds Ford Township Open Space Committee
Thursday, January 13th, 2022

Attending VIA ZOOM

Kathleen Goodier
Peter Mattes
Mike Pessagno
Dave Poston
Lois Saunders (ad hoc)
Noelle Barbone, Township Supervisor Liaison
Maryann Furlong, Township Manager

Kathleen Goodier called the meeting to order at 7:02pm.

Annual Reorganization – Kathleen requested that since Debbie was not present, we wait to nominate for the Chair position until next month. All agreed to wait.

Secretary – David Poston nominated Kathleen Goodier, seconded by Peter Mattes.

Vice-Chair – Kathleen Goodier nominated Peter Mattes, seconded by Dave Poston.

The slate passed unanimously.

Approval of Minutes

Minutes from November 18th, 2021 were unanimously approved after a motion by Peter Mattes, seconded by David Poston.

Routine Business/Reports

Painter's Folly - Hoping to get report soon from Patterhn Ives. Maryann has been in contact with a local artist who assured us that she knows a group of artists that would be interested in renting space if that is what is recommended. Kathleen asked, since it was acquitted with Township tax dollars, if Township residents would have the first opportunities to rent. Peter wondered if we would have to advertise the opportunity. It is expected that the Friends of Painter's Folly would explore these details. We look forward to see the building actively used.

Walkable Chadds Ford – 500K grant awarded from DCNR. Still in running for another 1MM grant which will be decided at the end of the month. Actively pursuing easements. Close to agreements with CFHS and some other local businesses.

Municipal Building Park/Playground – Almost completed. The wood of the pavilion was an unexpected natural color; a darker brown was expected. Maryann will contact the playground representative. We will be laying more pavers that were leftover from the parking area. Planning to move picnic tables from deck to pavilion so they will get more use. It is expected that more landscaping will be planned for the Spring.

Brandywine Valley National Scenic Byway – Discussed placement of large rocks along Creek Road to alleviate parking concerns. Maryann had met with PennDOT and Craig Williams and we are waiting on PennDOT to provide right-of-way plans. During repaving, PennDOT removed the pedestrian walkway to the John Chad’s house. PennDOT is now requiring a landing pad. Considering a raised crosswalk for traffic calming. It is hoped the BVNSB can help and support this effort.

Brinton Run Preserve – Minor hiccup with conservation easement – two pages had minor changes. Trail agreements are set. The Township is excited to hold its first conservation easement. Process has been much slower than expected but house has been demolished. Peter mentioned that it had been indicated to him earlier that some non-native trees around the property were going to be removed and asked if that happened. Noelle doesn’t believe so.

Harvey Run Trail Counter - Jonathan had distributed a report detailing the December activity. Continuing thanks to Jonathan for providing these.

New/Old Business/Reports

2019 Open Space BOS Directives – Holding off on bicycle routes for now. Consider trailhead improvements.

Potential Trails Phase One and Two – Pennoni is expected to complete the study soon and present to the Conservancy. PECO had expressed a reluctance to allow for trails to be constructed on their properties. Mike circulated a draft letter to Pennoni providing the committee’s feedback to the November 10th public meeting. Dave offered some changes that were discussed. We can add our recommendation for these specific trails. The letter should also be sent to the Conservancy, BOS and Planning Commission. Understanding the concern of residents in “Phase Three,” we agreed that the other two phases are worthy on their own, even if “Phase Three” never happens. What is our role in the advocacy of these trails? Lois and Kathleen agreed that we have to take a major role. Assuredly, there will be public meetings. Kathleen mentioned that there can be a survey, especially if we update or amend our OS Plan.

Major Land Owner Draft Letter Status – Dave sent a copy of an earlier draft to Maryann. We will continue to work on it with hopes to circulate it on an annual flexible schedule so not to be routine. The last outreach was done in early 2019.

Mother Archie’s Task Force – At the BOS reorg meeting they created a Mother Archie’s Task Force; first meeting in February. Members include: Noelle Barbone, Supervisor Liaison; Ted Goldman, historian who presented in October; Dave Poston, Open Space representative; Audrey Lewis, Associate Curator from the Brandywine River Museum. Maryann is reaching out to interested parties in Concord Township, specifically those associated with the recent renovation of the African Methodist Episcopal (AME) Church on Brinton Lake Road. Still looking for grant opportunities.

TCA Cover to Cover Memo – This is a project that has been ongoing for about five years. With the realization that our zoning Chapter needed to be updated, the Township appointed a Task Force. Their recommendations were sent to the Planning Commission which has been working on it ever since, chapter by chapter. Tom Comitta, as the consultant, compiled the information with suggested changes and sent it to the BOS in January. The BOS sent it to the Planning Commission that received it yesterday. Kathleen believes that the new Municipal Conservation District, Definitions, Open Space Conservation Option are all of particular interest to the committee. TCA created a memo highlighting significant changes. This will be distributed.

Development Updates

Ridge and Ring Subdivision Plan – Perc tests need to be performed again. Unsure of a timeframe. Expect to see movement soon.

Mercedes Plan – The lot that was the old drive-in theater has been sold to Piazza Auto. They purchased the Audi dealership as well. Kathleen questioned if the new owners would be held to the same conditions we placed on Mercedes. Noelle believed this to be the case.

David Dodge Expansion Plan – Came to the PC meeting with a “Sketch Plan” for expansion. Of particular concern to the OSC is the landscaping plan. They had been asking for variances from Zoning but have decided to put those on hold.

Public Comment – No members of the public indicated comment. Peter expressed interest in starting a Tree Program, an idea he raised last year. Maryann said the Township Treasurer has been working on the parameters of our federal relief funds. She asked that the OSC come with a wish list. The Township had to have a small tax increase for the Capital Improvement Fund. OS Fund will take a small hit. Any increase to OS tax millage will have to be voted on by referendum.

The meeting was adjourned at 8:41pm.

The next meeting is Thursday, February 10th, 2022 at 7:00pm.

Respectfully Submitted,

Kathleen Goodier
Secretary, Chadds Ford Open Space Committee