



Present for the application of the 3-lot subdivision was Ms. Susan Rice from Stout-Tacconelli Associates and the applicant, Ms. Mary Sparango. Ms. Rice informed the board that they are currently working with PennDOT and the Water Authority. Ms. Rice informed the board that she heard from Fire Marshal, Al Comly, who informed the applicant that more signage will be required. Ms. Rice began with the review letter from Gilmore. Mr. Melograno asked about the HOA and wanted clarification about ownership. Ms. Rice explained to the board that the applicant would prefer fee simple lots with open space surrounding the lots which would be owned by each homeowner. The common driveway and landscaping will be maintained by an HOA. Ms. Rice discussed the tree waiver and informed the board that they will be removing two trees, replacing with two trees.

Ms. Rice then discussed the curb cut which is a 20' foot requirement in the ordinance, but the applicant is proposing a width of 22' feet. Both McMahan and Al Comly thought this was OK, but still subject to PennDOT. Ms. Rice discussed a waiver for a possible connection to the trail system. She explained to the board that there will not be internal sidewalks or a connection to the trail. Mr. Melograno then asked about a possible shoot off trail. Ms. Rice informed the board that they don't want a steep sloped trail. Mr. Twersky asked if there is another way for the applicant to connect to the trail system? Mr. Melograno stated that there is only six feet required to connect to the existing trail and they need to figure out a way to do it. Mr. Amey stated a possible connection could be in front of unit 3 where the proposed driveway and rain garden are located. Ms. Rice said she would discuss this further with Gilmore & Associates to figure out a possible connection.

Ms. Rice then discussed streetlights, stating that there would be only standard residential lighting "house lights" with one post lamp at each driveway. Mr. Melograno suggested maybe one post lamp per house that is not attached to each home. Mr. Melograno then asked about overflow parking. Ms. Rice stated that each home will have a 2-car garage with 2 additional spaces in the driveway. Mr. Melograno asked about overnight parking. He suggested that the HOA enforce this to avoid any problems. Ms. Sparango agreed and said there would be no problem adding a limitation on overnight parking in the HOA documents.

A motion was made by Mr. Twersky and seconded by Ms. Porreca to recommend this application for preliminary and final approval to the Board of Supervisors conditioned on the following:

- 1) Applicant will comply with all items in the review letters from Gilmore & Associates and McMahan subject to their waiver request letter dated January 15, 2020;
- 2) Applicant to submit a plan for a connection to the trail;
- 3) Each home to have outdoor post lights;
- 4) Permitted overnight parking for the two extra spots to be added in the HOA documents.

The motion passed with a 4-0 vote.



**3-lot Subdivision - Hunt Seat Associates  
Hunt Seat Drive**

**#19-08SUBD**

Present for the application of the 3-lot subdivision was Mr. Bob Jordan from Gilmore & Associates and the applicants, Mr. Phil & Pete Guidi. Mr. Jordan gave a brief overview of the project explaining that the property involved is a five-acre parcel adjoining the Penllyn Club and fronting on Hunt Seat Drive that will be subdivided into three lots. Mr. Jordan began with the review letter from Gilmore & Associates. Mr. Jordan explained how there are existing streetlights at Gypsy Hill Rd. and Hunt Seat Drive intersection that front lot 3. The applicant is proposing lamplights for lots 1 & 2. Mr. Melograno questioned the waiver for the buffer if it meets the requirement. Mr. Brown stated that what is out there now meets the requirement. Mr. Melograno asked about the steep slope regarding the drainage of stormwater run-off and he was questioning the deferrals and the berm. Mr. Amey stated that the deferrals would be for the individual lots because they will be custom homes and to defer the grading plan for each individual lot. Mr. Melograno asked about the replacement trees, he wanted to know where the 32 replacement trees will go? Mr. Brown said they will have to make a note of the deferrals on the record plan. Mr. Melograno wanted to come up with a way to make sure that each lot gets a minimum of trees on each lot. Mr. Jordan said he will work with Gilmore on the count for each lot. Mr. Phil Guidi stated that they gave the Penllyn Club an allowance of \$50,000 dollars up front for a buffer along their property. They will do the planting and maintain the buffer. Mr. Amey stated that should be noted on the record plan. The applicant agreed. Mr. Melograno asked about a fence around the swale. Mr. Jordan said it depends on the lot configurations. Mr. Jordan stated that each homeowner will be responsible for their own stormwater. Mr. Jordan stated there is an access drive to the club. Mr. Phil Guidi stated the Penllyn Club will maintain the drive since it's not open to traffic. Mr. Guidi said they could get an easement to maintain that open space. Mr. Amey stated that it should be clear where the open space.

A motion was made by Mr. Beardsley and seconded by Ms. Porreca to recommend this application for preliminary and final approval to the Board of Supervisors conditioned on the following:

- 1) Applicant to install individual light posts for all three lots;
- 2) Applicant to make a note on the record plan for the additional buffer on the Penllyn Club property;
- 3) Applicant to delineate open space line with permanent above ground markers.

The motion passed with a 4-0 vote.

The board wanted to make a proposal of vote of confidence to the Board of Supervisors regarding Mr. Rich Valiga. The board feels as a civil engineer, Rich brings excellent engineering experience, along with his vast knowledge being a past board member for 12 years, makes him invaluable. Mr. Melograno stated that Mr. Valiga has too much of an expertise to just throw away and does not agree with the Board's decision to not renew his term.

A motion was made by Mr. Beardsley, seconded by Ms. Porreca to forward the vote of confidence to the Board of Supevisors in support of Mr. Rich Valiga. The motion passed with a 4-0 vote.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:10 P.M.

Respectfully submitted,  
Patty Furber,  
Secretary