

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of November 16, 2022 (REVISED)**

Present: Rich Valiga, Vice-Chair
Danielle Porreca
Rusty Beardsley
Stephen Paccione
Maureen Nunn

Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Steve Ware, Interim Zoning Officer

Absent: Craig Melograno, Chairman, Joel Mayor

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: October 19, 2022

A motion was made by Ms. Porreca and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of October 19, 2022. The motion carried unanimously.

Subdivision/Land Development:

1500-1524 Cedar Hill Rd.
7-lot Subdivision

#22-05SUBD

Present for the application was Mr. Tim Woodrow from Woodrow & Associates and Jon Mayer's business partner, Mr. Keith Boyd. Mr. Woodrow gave the board a brief overview from last month's meeting. Mr. Woodrow stated that the development consisted of 12 new lots, but after discussing the plans with the neighbors of Wooded Pond and hearing their complaints, they decided it was best to downsize the development to 7 lots. Mr. Woodrow stated that last meeting, he informed the board that they intended on keeping one of the existing dwellings (lot 4). Mr. Woodrow explained to the board in order for them to keep lot 4, a variance would be required for the side yard setback (requirement is 35' currently at 30') for the sunroom located at the back of home. Mr. Woodrow stated that if relief is not granted, then the sunroom would be removed.

Mr. Woodrow submitted an arborist report with landscape plans. Mr. Woodrow stated that they intend on upsizing 29 street trees from 2.5" to 5" caliper inches, shade trees from

2.5" to 3.5" caliper inches, they also will be adding plant material comprising of 50 shade trees, 48 ornamental trees. Mr. Woodrow informed the board that instead of planting shrubs, they now intend on planting 9 extra trees in lieu of the 10 shrubs per one tree, that was originally listed on the arborist report. Mr. Valiga asked Mr. Woodrow if this would now remove their tree waiver and would then be down to 4 waivers? Mr. Woodrow stated that is correct, that they still would require waivers for the street frontage, the driveway aprons, curbing and 12" diameter pipes for the rain garden outlet pipes.

Ms. Nunn stated that the neighbors on Wooded Pond are concerned about stormwater run-off, where would the water flow to? Mr. Woodrow explained to Ms. Nunn that the water would flow into the backyards to the rain garden detention basins, which is a better solution. Mr. Woodrow explained that the plans would be reviewed by the Montgomery County Conservation District, which would another added layer of protection. Ms. Nunn wanted to know, down the line, what if in like 5 years the rain gardens don't work, then what? Mr. Woodrow stated that a post maintenance bond is posed for 18 months with 10% of the value of the developer agreement, that if something would happen to the detention basins, hopefully it would be within that timeframe. Ms. Nunn wanted to know about who would maintain the basins? Mr. Woodrow explained that each homeowner would be responsible for the maintenance of each basin. The homeowners would enter into a Stormwater Facilities Maintenance/Ownership Agreement with the township. Mr. Paccione stated that the maintenance of the detention basins should be listed on each homeowner's deed, so that future buyers are aware of the maintenance requirement.

Melinda and Ed Greer who reside at 930 Ridgeview Lane were in the audience and were concerned about the drain in their backyard and changes in the grading. Mr. Woodrow explained that they reduced the lots down to 7, which then reduced the impervious coverage. Mr. Woodrow explained that the detention basins would catch run-off that would then be piped to an inlet. Ms. Greer inquired about lot 4 and was surprised they decided to keep the house. Mr. Boyd stated the house has "good bones" and that it was ahead of its time with the construction and decided to keep it. Mr. Greer stated that he was concerned about the drain issues that there is a large oak tree that is near the drain. Mr. Woodrow stated that he would work with Gilmore for any specific tree issues that would arise.

A motion was made by Mr. Beardsley for preliminary/final land development approval to the Board of Supervisors subject to the following conditions:

- 1) The open space table needs to be revised to reflect the correct calculation to include the walking trail;
- 2) A digital traffic speed sign needs to be installed and added to the plans;

- 3) The locations of driveways to be added to the plans;
- 4) The plans need to reflect the downspouts on each lot;
- 5) Applicant to apply to ZHB for a variance for the side yard setback for lot 4 sunroom;
- 6) Applicant must comply with review letters from Gilmore dated Oct. 13, 2022 and McMahan's letter dated Oct. 13, 2022;
- 7) Revised plans should be submitted to the township for final review by Gilmore and McMahan.

The motion was seconded by Mr. Paccione and passed with an 5-0 vote.



521 Houston Rd.
Wissahickon High School Turf Fields
Conditional Use Application

#22-06CU

Due to a scheduling conflict, no one was present from Wissahickon School District for the conditional use application. Mr. Ed Brown from Gilmore & Associates agreed to explain the application to the board members on behalf of the school district. Mr. Brown explained that the current plan shows an encroachment within the 25' setback for the stormwater facilities. The proposed detention basin would be located within the wetlands. This is only permitted by conditional use approval and DEP approval.

Lisa Brown was in the audience. Ms. Brown is a current member of the EAC who resides at 2 Pump House. Ms. Brown was concerned about the materials used for the turf fields and why they decided to use synthetic materials. *Ms. Brown wanted to know what type of infill and microplastics would be used* and if heat would be generated from the synthetic turf? Mr. Valiga explained that during their land development application the school district explained that the fields did not have proper drainage and would prevent the sports teams from practicing. Mr. Brown explained that there would be new curbing around both fields to prevent run-off from the site. Mr. Brown explained that synthetic turf is a porous material. The stormwater will run through two separate sets of layers of stone to an underground basin that will then be piped to another above ground basin before it goes to any stream. Mr. Brown stated there shouldn't be any overland run-off. Mr. Paccione suggested that Ms. Brown attend the school district's land development meeting in front of the Board of Supervisors so that the school district and their engineers are present to answer her questions.

A motion was made by Mr. Valiga to recommend this conditional use application for approval by the Board of Supervisors.

The motion was seconded by Mr. Beardsley and passed with an 5-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Patty Furber, Secretary