

**PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 13, 2018**

Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Corinne Murphy, Lynn Luft, Jim Ware and Kathleen Howley. The minutes of October 23, 2018 were approved as submitted.

RAIN TREE ROAD SKETCH PLAN

Tom Schreier and Alan Hill from Hillcrest Assoc. were present to discuss a 3-lot subdivision along Raintree Road. The first lot has the historic Line House on it and access would be from the existing drive off Rt. 52. The other 2 lots proposed would have access along Raintree Road on the righthand side as you turn off Rt. 52. Equitable owner is Broderick Harrison and he was represented by attorney Wali Rushdan. Present were several property owners in the Raintree Road subdivision as well as Attorney Susan Boswell who represents two landowners. Mr. Schreier stated that access to Raintree Road is reflected in a deed dated April 7, 2004 between Centerville School and Mary Potter Garrett. Concerns about storm water management, access to proposed lots, steep slope, septic issues, netting out wetlands and area and bulk measurements noted on the plan were questioned as well as contributions (past and into the future) for the maintenance of Raintree Road. Raintree Road is a private road and maintained by property owners. With no further discussion, Mr. Schreier thanked members for their time and will discuss meeting results with their client.

Special Events Permit Draft – Lynn Luft reported she had sent onto the Board and Mr. Oeste the draft of criteria to be considered for a permit as well as a zoning ordinance amendment and will await comment from them. It was noted that Jane Richardson, attorney representing Longwood Gardens, was present and interested in potential regulations for special events. Mr. Smith explained to her how and why we started down this road with special events and at present only considering criteria for a special event permit. A discussion followed with members regarding special event space in the highway commercial zone and if the township should consider this. It was agreed to postpone further discussion on this until the township has their planning seminar in January.

Ms. Howley reported on a seminar she had attended regarding Agritourism and other trends in land development. A copy of the power point was distributed to all members.

With no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary