

PENNSBURY PLANNING COMMISSION MINUTES
MAY 20, 2021

Chairman Dennis Smith opened the meeting at 5:30 p.m. Present were Dennis Smith, Lynn Luft, Corinne Murphy, Jeff Streitl, Mike Clements and Matt Houtman. The minutes of the April 27, 2021 meeting were approved with edits.

Mr. Smith opened the meeting with a statement on the township's position regarding masks. Masks are no longer required at in-person Planning Commission meetings for persons who have vaccinated against Covid-19.

CENTREVILLE SCHOOL (750 KENNETT PIKE) SUBDIVISION PLAN

- Mr. Clements recused himself from participating as part of the Planning Commission because his property is adjacent to the property under review. He participated as a resident.
- The following attendees were present on behalf of the property owner:
 - Mark Kaplan, attorney
 - Alan Hill, Hillcrest Associates
 - Broderick Harrison, builder
- The following residents participated in the discussion: Janice Atadaa, Liz Baldwin, David Baldwin, Diane Mateson, Robin Klingsberg, Antoinette Maccari-Klingsberg, Alison Clements, Mike Clements
- Mr. Hill gave an overview of the proposed plan at 750 Kennett Pike. In regards to Mr. Houtman's review letter, Mr. Mark Kaplan stated that they will be attempting to resolve all issues raised, resubmitting their plan, and will return to a subsequent Planning Commission meeting for review. Additionally, a historical impact study will be prepared to assess the impact of the subdivision on the Line House located on the property.
- Mr. Clements asked if all trees would be detailed in the next version of the plan and Mr. Hill stated that they would.
- Mr. Clements raised a concern that two concrete slabs, as well as a spring house, are not designated as historical resources by the historical commission. He asked if the owners would be willing to preserve these if the historical commission recommended it. Mr. Kaplan responded they are not willing to review whether they should be preserved and protected because they are not currently listed as historical assets.
- A resident asked if there was any alternative access point to the lots because she is concerned about her children's bus stop being impacted during construction. Mr. Hill responded there is no alternative being considered. Mr. Broderick Harrison, equitable owner, stated the concern could be addressed at the time of construction. Subsequently, another resident raised a concern that the construction would damage Raintree Road and Sycamore Lane which were recently resurfaced. Mr. Houtman stated that the township solicitor would have to advise whether a provision for wear and tear could be made as the roads are private.
- Easement discussion
 - Several residents raised concerns about the easement on the property, including whether the grass would be cut, landscaping maintained, and ongoing maintenance of the creek crossing section. The primary concern was that these issues would become the burden of the Raintree home owner association.

- Mr. Hill stated that the easement currently exists for the Centreville school and the school uses it and maintains it. There is a driveway on the easement providing access for the Centreville school. It would not become the HOA's easement upon approval of the subdivision and thus would not become a burden for the HOA.
- Regarding the Line House, Mr. Kaplan stated there are no plans to change the driveway or any other features of the house.
- Mr. Houtman stated the subdivided lots will likely be part of the Raintree home owner association and Mr. Kaplan stated they have no issue being included in the HOA and are willing to pay their share of associated fees for road maintenance and any other responsibilities.
- Discussion regarding a private agreement and recorded subdivision plan for the property occurred with interest from residents on who had seen copies of these documents and whether payments have been made related to the private agreement. Mr. Houtman will receive a copy of both documents and may pass these along to the Planning Commission members. Additionally, a title report has been requested and ordered and will provide additional insight.
- Resident David Baldwin asked whether any septic drain fields on the proposed lots were in Delaware. Mr. Kaplan confirmed they are and that they have received an exception from the Delaware Department of Natural Resources and Environmental Control. Additionally, Mr. Baldwin asked if a public hearing about the Delaware portion of the property was scheduled and Mr. Kaplan confirmed there is not.

With no further business the meeting adjourned at 7:25 p.m.