

**Minutes of Meeting**  
**West Pikeland Township Open Space Advisory Subcommittee**  
**October 23, 2008**

A regular meeting of the West Pikeland Township Open Space Advisory Subcommittee was convened on October 23, 2008, at the Township Building at 1645 Art School Road in Chester Springs, Pa.

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Curt Grogan, Chairman. Other Subcommittee Members in attendance were Darin Groff, Bob Haskell, Sean O'Neill, and Ted Gacomis. Jack Stefferud, of Natural Lands Trust was also present.

**REVIEW OF MINUTES**

Curt Grogan asked whether there were any comments or questions about the draft minutes of the meeting of October 9, 2008. Teresa Wood asked for clarification or correction of second sentence in the first paragraph of "Administrative Update". Sean O'Neill will supply missing words. Sean O'Neill will make this correction and one spelling correction noted. No other questions or comments on the minutes were raised at this time. On motion by Darin Groff, seconded by Bob Haskell, the minutes were approved by vote of all except for Teresa Wood and Ted Gacomis who abstained because they were not present for the subject meeting.

**ADMINISTRATIVE UPDATE**

Curt Grogan updated the members present about the meeting held with the Boenning and Scattergood bond consultant. Richard Bright had reported to him that the meeting went very well. Teresa Wood was on vacation at the time of this meeting, but Curt has asked that she be included in further discussions with Boenning and Scattergood.

**PERSONS WISHING TO BE HEARD**

Paul Davis and Pam Conte had arranged prior to the meeting to come and discuss their property at 1609 Kimberton Road. They entered the meeting in progress at approximately 7:05 p.m. The Subcommittee members introduced themselves and Curt Grogan then summarized the Subcommittee discussions that had occurred concerning the property. He restated the central issues concerning a possible easement transaction as: the Subcommittee's desire to minimize the impact of the new driveway to the proposed building area; preservation of the broad swath of woods that transects the site; accommodating a trail on the property in a location that would enable future linkage; and defining limits to the area in which building could occur.

Pam Conte was concerned about the time frame to accomplish the easement transaction. With respect to the items noted, they are generally agreeable but wanted to site the driveway so as to preserve 3 sycamore trees on the property.

Regarding the time line, Jack Stefferud commented that the easement could possibly be accomplished by the Spring of 2009. He stated that 5 or 6 months was a realistic time frame. Curt Grogan stated that to move it forward on this timetable, the Subcommittee could vote to recommend tonight, the Land Trust could review and act at its October 27 meeting and he could try to present any recommendation to the Supervisors at their November 3<sup>rd</sup> meeting.

Jack Stefferud stated that it is highly unlikely that County or State funds would be available for this project. This limits the funding source to the Township which helps to limit the time to process.

Paul Davis noted that though the house would not be visible from Route 113, it may be visible from Art School Road. He stated that the house is planned to have approximately 3200 square feet of living area. Sean O'Neill pointed out that the current Zoning Ordinance does have provisions that are intended to protect ridgeline views, and that these would be considered to the extent feasible in the subdivision, but noted that the house would have to sit one side of the ridge or the other. Paul Davis stated that the only issue that he had trouble with was the idea of a shared drive for the existing and new home.

The Subcommittee thanked the property owners for their input. Paul Davis and Pam Conte then departed and the Subcommittee retired to executive session.

**EXECUTIVE SESSION**

Chairman Curt Grogan called for an executive session to update the members president on properties specific matters. See Executive Session Notes Addendum.

**ADJOURNMENT**

This informational meeting of the subcommittee members present concluded at 9:\_\_\_ pm.

Respectfully Submitted,  
*Sean O'Neill*  
Sean O'Neill, Secretary