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## MEETING NOTES

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Project:	<b>East Fallowfield Township Open Space, Recreation &amp; Environmental Resources Plan Update</b>	Project No.:	<b>23002.10</b>
Location:	<b>East Fallowfield Township Building 2264 Strasburg Rd, East Fallowfield, PA 19320</b>	Meeting Date/ Time:	<b>06/14/2023 7:00-9:00 PM</b>
Re:	<b>Committee Meeting #2</b>	Issue Date:	<b>07/28/2023</b>

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### ATTENDEES:

Scott Swichar, East Fallowfield Township  
Peter Simone, Simone Collins (SC)  
Pankaj Jobanputra, SC  
Michelle Armour, SC  
Kate Clark, Chester County Planning Commission  
(Please see attached sign-in sheet)

### MEETING SUMMARY:

### PRESENTATION

Pete Simone (PS), Michelle Armour (MA) and Pankaj Jobanputra (PJ) of Simone Collins (SC) led the group through a brief presentation which included the following elements:

- Introduction
- Project Scope & Schedule
- Mission Statement, Goals & Objectives
- Review of Committee Meeting 1 Brainstorming

- Demographics
- Relevant Planning Documents
- Zoning & SALDO
- Connectivity 101
- Inventory & Analysis
- Analysis Next Steps
- Next Steps

**NOTES:**

- Nina: Is the proposed Misty Loop Trail part of an existing home development?
  - SC: Portions of the proposed trail run through existing HOA lands.
- Nina: What are the plans for the elementary school site?
  - PJ: We will talk with the school district about their future plans.
  - Nina: Can we attend?
  - PS: No; it will be an informal meeting. Also, we do not want to overwhelm them with a large group at the meeting. We will share notes from the meeting with the Committee.
- **Mission Statement**
  - PS: This draft mission statement is a suggestion – a starting point.
  - Committee Member (CM): The statement does not say anything about acquiring more open space.
  - PS: It also does not exclude acquisition. Usually, a mission statement is very broad so that it can include many things, and the goals and objectives are more specific as to how to accomplish the broader mission.
- Joe: Are cultural/historic resources within the scope of this study?
  - PJ: Yes.
  - PS: It is included in the mapping of Township inventory. These resources are important in retaining the culture and character of the Township. The inventory from the County was very complete.
  - Joe: Trailheads could be located at the sites of historic resources.
  - PJ: And there could be an historic marker placed at the trailheads.
- **Newlinville Village**

- Nina: Where is Newlinville Village?
  - Comment: The north of the Township, at Rte. 82 and Newlinville Rd.
- Comment: The existing Master Plan for Newlinville Village makes recommendations which include speed controls and buffers.
- Mike: The goal of the Newlinville Master Plan was walkability. A major restriction is that Rte. 82 is a state road. We are putting in traffic calming measures and stormwater management in the area.
- Nina: Do residents want more walkability in Newlinville?
  - Mike: Yes; it is not currently safe. There are row homes on Rte. 82. A bus stop is at Rte. 82 and Madison St./Charles St. north of Newlinville. Technically, there is no street parking allowed, but people do. Community comments have been that they want improvements but do not want anyone to come there – for example, we suggested a food establishment to attract visitors, and the community said no. They expressed a desire for sidewalks, traffic calming, and maybe a flagpole.
- Nina: That area has a very steep hill; I do not know how they will navigate there.
- Scott: The official map asks for a trail along Rte. 82, but there is challenging topography. There is a paper street there - did you (SC) see the paper street? It is easy to miss.
- PS: Yes, it is very steep, and the topography is difficult to navigate.
- **Brandywine Greenway (Brandywine Conservancy)**
  - PS: The plan is very aspirational, and I imagine many paths developed will likely be footpaths; is that how the County views this plan?
  - Kate: Yes, it is a high-level plan. Improvements need to go into engineering/feasibility and will be based on context.
  - PS: The Conservancy looked at simple trails along creeks – these will require multiple easements. This will take many years if it goes forward.
- Wilson: After looking at the mission statement, thinking about acquiring access to open space, and then considering what SC presented – the Brandywine Conservancy has said that the public should have access to the lands that are deeded as open space. There is a lot of open space in East Fallowfield, but it is in land trusts. The Conservancy says public should have access, which can provide opportunity for economic benefits – these things need to be in line with the mission statement. So, it needs to be written into the deeds that land be provided as an easement for public access. Otherwise, what is the purpose?

- PS: Sometimes land is put into conservancy, typically with public access. Another type is an access where the property owner gets a tax benefit in exchange for not developing the land. These lands with no public access can provide other benefits: stormwater management, habitat, etc. There are different types of protection. The Township’s governing body needs to decide what might happen. For example, a property owner may not want public access – in the south of the Township, maybe this makes sense, in other locations, maybe not.  
We have worked with access easements written by attorneys that have no relationship to what is happening on the land. If you have an easement come before you, I suggest you have an engineer, planner, or landscape architect make sure the easement makes sense in relationship to the land. Wilson’s point is a good one. The situation can vary based on the easement and who is holding it.
- Nina: What is the definition of stormwater management? Is it topography? Or is it the municipality making sure that areas where stormwater collects on roadways because of clogged grates are addressed, which will have an impact of safety on County roads?
  - PS: In the context of this study –When the Township goes through the land development process, it is mandated that no more water should leave the developed site than did before the development. In this case, the municipality needs a 5-year plan to improve stormwater quality. In the past, stormwater basins were typically used. Now, we need to infiltrate stormwater into the ground.  
SC can help the Township meet EPA-mandated Municipal Separate Storm Sewer System (MS4) requirements by suggesting locations for best management practices (BMPs). The Township cannot get grant money for meeting MS4 alone, but you can get funds for park improvements. When developing a park and the required stormwater management BMPs for the site, the BMPs can be oversized to meet the greater stormwater management needs in the Township. In other words, you can get funding for parks and simultaneously save money on meeting MS4 requirements.
- Nina: What is SALDO?
  - PJ: SALDO stands for Subdivision and Land Development Ordinance.
- Nina: Regarding sharrows – what is the marking on the road on the right side of the presentation slide? When on the road, I would like to see a symbol that indicates bicycles clearly.
  - PS: The road marking on the slide is a symbol indicating a bicycle. The symbol can vary. A clear symbol can be chosen by the Township.
- Question: Who sets speed limits?

- PS: It varies, depending on ownership.
- Route 82 is a state route, so in this case the state sets the speed limit.
- Mike: The Township has an historic register, which may be more up to date. One of the properties shown on the map in the presentation is new.
  - PS: Thank you for pointing this out. SC will find the Township's historic register.
  - Kate: Yes, the Chester County Historic Atlas is an ongoing project, which was started decades ago, and continues to be updated. The Township information is likely more current.
- Comment: The proposed trail along the powerline property is out.
  - PS: Yes, it seems so, per PECO's new restrictions.
- **Advertising the Plan and Public Participation**
  - Question: Are you relying on the Committee to disseminate flyers (vs. the Township)?
    - Scott: The Township has posted to the Township's website and in local businesses.
  - Question: How about sending out mailers?
    - PS: Mailers are a good idea.
    - Nina: I received a mailed ad for concerts at the park. It would be good to send mailed ads for this plan – it would reach more people. Primarily, this Township is residents 60 years and older, so having something tangible to put on the fridge would be helpful. Would the Township consider doing this?
    - Scott: The challenge is the cost of sending out mailers.
  - Comment: How about bringing handouts to the concert in the park tomorrow?
    - Comment: I have some printed and ready.
  - Comment: Making announcements at the concert before the bands go on would be a great way to spread info.
    - Comment: The Township could offer a door prize – free raffle ticket for filling out survey.
  - Comment: Advertise on the bulletin board on the roadway – it gets a lot of attention.
  - Question: Does the Township have a list of HOA contacts?

- Scott: It has been difficult because they change frequently. When we do contact them, it is hit or miss on whether we receive a response. We have posted in Facebook groups as well.
  - Question: Public Opinion Survey – Is it legitimate to pre-print and hand it out at concerts?
    - PS: We can do both – hand out a postcard with the QR code for people to fill out the survey online or, if more comfortable, have a paper survey to be input manually into the survey website to be compared alongside online submissions.
- **Public Meeting 1 Preparation**
  - Comment: I suggest you have a microphone because, while the Committee is a small group, the acoustics may not be as good with more people. Attendees will need to be able to hear. Also, visibility – can you use a pointer?
    - PS: We cannot use a pointer with the TV screen – projector only.
    - Scott: We were talking about having the meeting outdoors, in the parking lot here.
    - PS: We can do that, or we could make it work indoors.

## **Next Steps:**

- Upcoming Meetings
  - Public Meeting #1: Monday, June 26, 2023 @ 7:00-9:00PM
  - Committee Meeting #3: Thursday, September 7, 2023 @ 7:00-9:00PM
- Committee
  - Public Meetings Schedule Flyer – distribute digital and printed copies
  - Online Public Participation Postcard – distribute digital and printed copies (Public Opinion Survey and Wikimap QR codes)
  - Share and collect printed copies/submissions for the Public Opinion Survey.
- Simone Collins
  - Continue analysis
    - Preliminary connections
    - Walking radius mapping
    - Community and industry (NRPA) benchmarking
    - Administration/maintenance policies review

- Recreational programming review
  - Finalize and make Survey and WikiMap live (6/26/23)

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Armour". The signature is fluid and cursive, with a large loop at the end.

Michelle Armour  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

# East Fallowfield Township

## Open Space, Recreation & Environmental Resources Plan Update

Committee Meeting #2 - June 14, 2023, 7:00 p.m.

Committee	Role	Email
<input checked="" type="checkbox"/> Wilson T. Lambert	Chairman Board of Supervisors	wlambert@eastfallowfield.org
<input checked="" type="checkbox"/> Mike Domboski	Chairman Planning Commission	mike.domboski@comcast.net
<input checked="" type="checkbox"/> Teri Dickinson	Chairman Park & Recreation Committee	tad411@comcast.net
<input type="checkbox"/> Tanner Burns	Member of Environmental Advisory Committee	tannerburns1011@gmail.com
<input checked="" type="checkbox"/> Jeanne Berlin	Member of Environmental Advisory Committee	berlinx5@comcast.net
<input type="checkbox"/> Brian Carling	Township Resident	brian.carling@jacobs.com
<input type="checkbox"/> Jen Hewczuk	Office Assistant	jen.hewczuk@gmail.com
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<input type="checkbox"/> Katja "Kat" DiRado	Township Supervisor	kdirado@eastfallowfield.org
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<input checked="" type="checkbox"/> Nina Petro	Township Resident	npetro07@comcast.net
<input checked="" type="checkbox"/> Kate Clark	Senior Community Planner, CCPC	kclark@chesco.org