

Meeting

April 22, 2013^{approved 5/13/13 BOS meeting}

Zoning Hearing

David Owens Chairman of the Board of Supervisors opened the Zoning Hearing at 7:06pm. In attendance were Supervisors Aileen Parrish and Glenn Frederick, Secretary Carolyn Matalon, Planning Commission member Les and Stephanie Town and residents.

David Owens made a motion to continue the hearing to 8:00 following the 4/10 Meadow Fire discussion. Aileen Parrish seconded and the motion carried unanimously.

Board of Supervisors meeting

David Owens Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:06pm. In attendance were Supervisors Aileen Parrish and Glenn Frederick, Secretary Carolyn Matalon, Planning Commission members Les and Stephanie Town, DCNR Fire Forester Troy Withers, WGFC Chief Eric Felker, Assistant Chief Bob Hannan, LBT EMC Chuck Freese, LBT Land Trust President Martin Wells and LBT Land Trust members, FHC HOA Board members Jill Crouse and Sherri Campbell and residents.

4/10 Meadow Fire Discussion- In attendance and invited by the Board of Supervisors for discussion were the following: DCNR Fire Forester Troy Withers, WGFC Chief Eric Felker, Assistant Chief Bob Hannan, LBT EMC Chuck Freese, LBT Land Trust President Martin Wells and LBT Land Trust members, FHC HOA Board members Jill Crouse and Sherri Campbell.

WGFC Chief Eric Felker stated that the cause of the 4/10 Meadow fire at the MDGSo is currently undetermined. A few weeks prior to the event a high fire determination was made for the Chester County region. An engine from Station#32 responded quickly to the fire and determined more resources were needed. All WGFC members are trained to the highest levels and are able to get the needed resources in place quickly. 98% of the responders to the fire were volunteers.

FHC resident Mr. Gaebel watched how the fire was fought and commended the WGFC for how well the fire was fought.

Aileen Parrish noted that the WGFC website has photos of the 4/10 fire event as well as the house fire on Good Hope Rd. Chief Felker stated that the Good Hope Rd house fire was first responded to by the new station #32. The quick response from the new station #32 saved this house from being a total loss.

FHC resident Mrs. Messaro is seeking a fire risk assessment and would like to know how she can be better protected.

DCNR fire forester Troy Withers investigates brush and/or forest fires. The 4/10 fire is considered a grass fire. No ignition source has been found for this fire. The area of defendable space in this area is substantial. There is lush green grass and yards. There are 3 sources that are needed to carry and fire; fuel source, wind, heat transfer.

Flint Hill Crossing resident Mr. Messaro asked Troy Withers what the chance of this happening again is. Troy Withers indicated that there are multiple measures that can be taken to cut the risk of this happening again. A controlled burn or mowing are a few examples.

meadow grass at MDGSo. Mrs. Messaro stated that the meadow grass is a deliberate risk as the meadow grass was deliberately planted. DCNR rep Troy Withers responded to Mrs. Messaro statement by saying that the risk was always there as the previous use was a hay field. Troy Withers estimates that 4-5 acres out of the 25-30 burned.

Aileen Parrish stated that we are fortunate that one of the Township crew was mowing up at the Strickersville/Flint hill Rd section of the field and saw smoke down at the other end of the field at the bridge. He called the fire in quickly. Chief Felker shared with everyone the need of replacing the tanker truck in the near future. All donations are appreciated. Chief Felker stated that donations, tax dollars and funds through ambulance billing pay for the cost of responding. There are Mutual aid agreements with other fire companies.

FHC HOA board member Jill Crouse asked Troy Withers if a fire risk assessment is typically done for a homeowner. Troy Withers responded that a fire risk assessment is not typically done but it could be done. Educating people is key.

Keeping a buffer for the wooded area is more important than a buffer for the meadow area. A FHC resident asked Troy Withers how wide a green buffer should be and what can we do if there is a fire. Troy Withers stated a buffer width depends on too many factors....for example winds. The best thing you can do is evacuate the area and let the fire co handle the fire.

Mr. Messaro asked if the Township is considering doing anything. Aileen Parrish stated that the Township is starting with organizing this meeting tonight so that we can start discussion and gather information. Glenn Frederick said there are a few possibilities of what can be done such as increased buffers and the time of mowing. Mrs. Dobsch asked that the Township bale what is mowed. LBT EMC Chuck Freese stated that at the time of the fire there were extremely dry, windy conditions. Everyone and everything was at risk at that time. The WGFC response time and the LBT crew members early call in of the fire helped keep the fire under control. Some mitigation can be looked at but at the time of the fire there was an exceptional period of dryness that contributed to this fire situation.

Mrs. Messaro asked that the availability of the Readynotify.org website be sent as a mailer to the residents as she and many other residents do not look at the website.

Secretary Carolyn Matalon stated that the information will be included in the next newsletter which will be mailed shortly. Mrs. Messaro responded by stating that she and many others do not read the newsletter so a separate mailing would be more helpful. Newsletter editor Carla Lucas stated that the Readynotify.org information has been included and highlighted in past newsletters and we will highlight again in the next newsletter.

Land Trust President Martin Wells stated that the LBT Land Trust at their next meeting will be discussing all the ideas presented this evening and considering some.

David Owens, on behalf of the Board of Supervisors, thanked everyone who attended and participated in the discussion.

David Owens made a motion to continue the Board of Supervisors meeting immediately following the Zoning Hearing. Aileen Parrish seconded and the motion carried unanimously.

Zoning Hearing

8:14pm. In attendance were Supervisors Aileen Parrish and Glenn Frederick, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Township Engineer Pat Walsh, Planning Commission members Les and Stephanie Town and residents.

The Chester County Planning Commission comment letter items 16-40 were discussed. David Owens made a motion to continue the hearing to May 13, 2013. Aileen Parrish seconded and the motion carried unanimously.

There being no further business Dave Gargula and Pat Walsh left at 9:21pm

Board of Supervisors meeting

David Owens, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 9:20pm. In attendance were Supervisors Aileen Parrish and Glenn Frederick, Secretary Carolyn Matalon, Planning Commission members Les and Stephanie Town and residents.

Old Business

Kraus Easement- In the form of a contract London Britain Township agreed to pay \$22,400 towards easement costs of the Kraus property. The Township has paid approximately \$6000 so far. The Kraus family has determined that not all family members are in favor of preservation and the original commitment of 81 acres conserved is changing to 55 acres conserved with a possible subdivision of 3 lots on the land. The total amount now being donated is 55 acres. The Board of Supervisors agreed to contribute the original amount of \$22,400.

West Grove Fire Co. open house- The Board of Supervisors discussed the plaque which will be presented to the WGFC at their open house May 11, 2013. David Owens will go to a local trophy shop for the plaque. WGFC has asked David Owens if London Township can provide some assistance for this event, such as sharing the cost of light refreshments, podium/sound system and contacting state/county officials.

New Business

Indiantown Rd Townwatch- Mrs. Rodden and Mrs. Lieberman both residents of the Indiantown Rd. area are participants in an organized neighborhood watch of the Indiantown Rd. area. Emails and information are shared with approximately 38 people. In March there were a few burglaries in their area and this resulted in their neighborhood watch. They have met with Avondale State police to gain information and help educated themselves as a neighborhood watch. Email addresses will be exchanged between Mrs. Rodden, Mrs. Lieberman and the Township Secretary Carolyn Matalon to help share information. The Board of Supervisors offered the group the Township hall for their meetings if needed.

Brandywine Conservancy- The Board of Supervisors discussed the advantages of being a member of the Brandywine Conservancy and agreed to a 2013 membership renewal.

Treasurer Report

Nette Stejskal read the April 22, 2013 Treasurer Report (report attached)

Bills over \$1000

Indep BI Cross	\$5471.14	Walsh Eng	\$5920.49
Hydraterra	\$2076.00	John Deere	\$1983.57
MSI	\$3654.41	Walsh Eng	\$3326.00

General Fund- David Owens made a motion to acknowledge the ACH transactions for the payments of interest on the DVRFA Loan, Federal and State payroll taxes, check forms and the purchased made with the Pcard. Glenn Frederick seconded and the motion carried unanimously.

General Fund – David Owens made a motion to pay bills as represented by General Fund M&T with checks# 13893-13916 from the General Fund. Aileen Parrish seconded and the motion carried unanimously.

Plgit-General Fund- David Owens made a motion to pay bills with ck# 5997-6021 and acknowledge from the Plgit General Fund. Glenn Frederick seconded and the motion carried unanimously.

Plgit General Fund- David Owens made a motion to approve the transfers to the Park Fund, Open Space Fund and Capital Fund. Glenn Frederick seconded and the motion carried unanimously.

Parks Fund- David Owens made a motion to pay bills with ck#2629-2633 from the Parks Fund. Glenn Frederick seconded and the motion carried unanimously.

Parks Fund- David Owens made a motion to acknowledge the transfer of funds from the Parks Fund to the General Fund. Glenn Frederick seconded and the motion carried unanimously.

Open Space Fund- David Owens made a motion to acknowledge the transfer of funds from the Open Space Fund to the General Fund. Glenn Frederick seconded and the motion carried unanimously.

Capital Fund- David Owens made a motion to acknowledge the transfer of funds from the Capital Fund to the General Fund. Glenn Frederick seconded and the motion carried unanimously.

Capital Fund- David Owens made a motion to pay bills with ck#1367 from the Capital reserve fund. Aileen Parrish seconded and the motion carried unanimously.

Highway Fund- David Owens made a motion to pay bills with ck# 6221-6223 from the Highway Fund. Aileen Parrish seconded and the motion carried unanimously.

Meadows II Escrow Account- David Owens made a motion to pay bills with ck#180 from the Meadows II Escrow account. Glenn Frederick seconded and the motion carried unanimously.

Wilkinson/Nivin View Escrow Account- David Owens made a motion to pay bills with ck#225 from the Wilkinson/Nivin View Escrow account. Glenn Frederick seconded and the motion carried unanimously.

Pollution Liability- Treasurer Nette Stejskal reviewed the risks, costs and benefits of the Township obtaining Pollution Liability Insurance for the Shoppes of London Britain. The review is due to operational information and changes implemented in the past year. The Board of Supervisors agreed to the approximate annual cost of \$2500; deductible per occurrence is \$5000.

Adjournment David Owens made a motion to adjourn the meeting at 10:30 PM. Glenn Frederick seconded and the motion carried unanimously.