

**Willistown Township Planning Commission
Minutes of the Meeting of
November 16, 2011**

Present: R.E. Reves, Chairman **Also:** John Gaadt, WPC Consultant
 W. Bowers III, Vice-Chairman
 G.Bucaccio
 A. E. Newbold
 W.R. Shoemaker
Absent: D.E. Watt, Secretary
 F. Houder

Minutes: The minutes of the meeting of October 5, 2011 and October 19, 2011 were approved as submitted.

Sketch Plan: Applebrook Meadows – Line Road and Paoli Pike
 Amendments to Approved Plan

Alyson Zarro, Esq., Richard C. McCormick, Toll Bros.VP, and Michael J. Bowker, P.E. appeared to explain the changes that they will be submitting to the previously approved and recorded Plan. The driveway from Paoli Pike into the Hospital and Phase Three will be relocated to allow additional buffering between the rear of the townhomes and the driveway. The trail which circles the Laurels Building will be relocated through the Hospital Parking Lot and the road to the Pumping Station. There will be a change of pumps from the stormwater holding pond to the off-site pond so that the multiple pumping system will not be necessary. In addition, the trail that was to be installed with the construction of Phase Three will be constructed in the spring of 2012.

Land Development: L-2-11 Formation Shelbourne Partners (FSP)
 Westchester Pike at Dutton Mill Road

Stephen Pahides, Esq., David R.Ennis, Brett H. MacKay, R.L.A., and Joseph A. Zadlo, Architect appeared in response to the Yerkes review letter of November 15, 2011. With little discussion, the applicant agreed to comply with all of the Items in the review letter and will return for review in December.

Zoning Hearing: Z-08-11 Nicholas J. Nastasi – 7 Farmhouse Lane
 Two Lot Subdivision

Mr. Nastasi and David Shula, P.L.S. appeared to ask for a recommendation to the Zoning Hearing Board from the WPC regarding their request for two variances. Section 73-11.1.E deals with Calculation of Parcel Yield and Section 139-28.A Lot Width. The Planning Commission supports the granting of the variances but recommends that drainage easements be established between the two lots.

Respectfully submitted,
William Bowers, III
Acting Secretary

