

EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING MINUTES
OCTOBER 11, 2007

The East Goshen Township Historical Commission held their regularly scheduled meeting on Thursday, October 11, 2007 at 7:00 PM at the East Goshen Township Building. In attendance were: Chair Kathryn Yahraes, and members Ellen Carmody Sue Ciorletti and Ben Rohrbeck. Also in attendance were: Gary Althouse (Township Building Inspector), Ed Lendrat, and Ruth Scadding (Park & Recreation Board).

A. CALL TO ORDER

The Chairman called the meeting to order at 7:00PM.

B. PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance.

C. MINUTES

Ben moved to approve the minutes of the September 13, 2007 meeting as corrected. Ellen seconded the motion. No public comment or further discussion was heard. The motion passed unanimously.

D. ANNOUNCEMENTS

- A. Activity Calendar Update – Kathryn reported that the Master of Gardners’ Plant Sale is scheduled from 9am-1pm on 10/13, along with the Pumpkin Festival from 10am-12noon. David McCollough will lecture at Immaculata College on 10/26 – doors open at 5:30 and begins at 7pm; this is a sold out event. The Illumination at Paoli Battlefield is scheduled for 10/27. Ellen explained that pathways at lighted and five individual interpretation sites. The last illumination at Paoli took place three years ago.
- B. Announcements – Kathryn said leaf pick-ups will begin Wednesday, 10/31. Bags will be available for pick up in the vestibule starting on 10/26. Kathryn passed out information on the Colonial Harvest Festival at the Thomas Massey House on 10/20 and the Delaware County Heritage Calendar of Events for October. Park & Recreation is sponsoring the 2nd Neighbor to Neighbor help day on 11/10. A Candle Tour at the Brandywine Battlefield is scheduled for 12/8 from 3-7pm; the tour is also scheduled at Chadds Ford on 12/1. Kathryn also distributed extra copies of the Fall/Winter Guide for Chester County.

E. CHAIRMAN’S REPORT – none

F. SUB-DIVISION/LAND DEVELOPMENT

- A. Willis Tract (East Boot Road) – nothing new to report
- B. Hansen Property (Sorrell Hill) – the applicant is expected to break ground in the next two weeks.
- C. Falcone (909 Gates Drive) – a preliminary sketch plan for a lot line change was submitted.
- D. Byers (1607 Margo Lane) – the applicant, Elisabeth Byers, along with Skip Chalfant were present to discuss their proposed addition and variance request. Ms. Byers explained that the original house was built in the 1820’s, with additions in the 1840’s and 1930’s (a sketch plan with color coded sections was shown). They propose an addition of a new kitchen, family room and upstairs bath, along with a new walkway and garage. The original home would be undisturbed; they will create a doorway where a window currently exists in one of the later additions to the home. They presented several sketch plans. The addition will be parallel with Davis Ave. Davis Avenue was built in the 1960’s and created an easement that cuts right through the existing home. They also want to save a 100 year-old Hemlock tree in the front yard, along with formal gardens and a brick patio. They have attempted to minimize the

variance request by stepping back each section of the addition 2' - 3.5'. A relief of 10' is requested.

Kathryn said the Conservancy Board is in favor of saving the Hemlock tree. The HC members unanimously agree to support the variance request. Kathryn will send a letter of support to the BOS. Kathryn thanked Ms. Byers for her maintenance of the historic aspect of the home. Mr. Chalfant said it will be a good upgrade to the house and neighborhood and noted that all the surrounding neighbors are in support of the project. The BOS will meet on 10/23 and the ZHB on 11/1.

G. LIAISON REPORTS

- A. Planning Commission – Connie emailed a report.
- B. Board of Supervisors – Linda emailed a report to Kathryn who said the BOS discussed the P&R recommendations on the golf day, fireworks, tennis courts and proposed dog park. The BOS will meet with Applebrook to discuss changes to the golf day. Kathryn also reported that the Refuse & Recycling bid was awarded to McCusker & Ogborne, who will take over for BFI on 1/1/08. Services and pick-up days will stay the same with fees slightly increased.
- C. Conservancy Board – Kathryn reported that 40 students from Westtown School are doing a clean-up of the Chester Creek area on Reservoir Road – there is a lot of deer damage. The CB also discussed the Byers application, the need to keep the boardwalk area clear of overgrowth and placement of YMCA trees in the township. Ruth said the P&R took a van tour of the township to scout locations for trees with Mark Miller. The CB's desire to "re-forest" areas is still under consideration.

H. OLD BUSINESS

- A. Living History Day, 9/15/07 – The quill pen writing, candle making and lace ladies were a big hit and should be done again. Ben recommended skipping the Battle of Clouds talk as attendance is dwindling. Sue said there were too many events scheduled this year. Approximately 250 people attended the event in June and 150-175 in September. Kathryn pointed out that Chester County Day will not happen again for four years. Delores said having the plant sale on the same day as Living History Day affected attendance as well; members agreed. 2008 Living History Days are scheduled for June 7th and September 20th. The Plank House will be celebrating its 200th Anniversary and members agree to plan special activities to tie in to the June 7th Living History Day.
- B. Chester County Day, 10/6/07 – Attendance was high with approximately 1200 people coming through and lots of positive comments. In the future, Kathryn said they should have more than two porta-potties, additional wet wipes and more picnic tables. Members agree that the porta-potties should be moved closer to a different spot. Ben said they should have more than two people in the Blacksmith Shop. Delores suggested enlarging the projection of the slide show so it's more visible; transferring it to DVD would also be helpful.
- C. Property Research Update – Ed Lendrat distributed chain of ownership updates for 8124 Goshen Road and 1601 E. Glenmont; he's currently working on 1030 King Road and 1464 Moorestein Road. He also distributed dates of construction for 1740 Hunters Circle, 1700 Hunters Circle, 321 N. Dutton Mill Road, 1331 and 1629 E. Strasburg Road. Ed will not be at the November meeting.
- D. Other –
 - 1. Kathryn held the 1st Annual "Histy Awards" and presented mock awards to all those who helped with Living History & Chester County Days.
 - 2. Kathryn also said she met with Rick Smith about putting the Plank House & Blacksmith Shop on a regular maintenance program. Currently the sills on the Blacksmith Shop need to be replaced, as well as a couple spots on the Plank House.
 - 3. Kathryn said they will hold a volunteer appreciation meeting in December.

4. The HC postponed their drive-by of the Historic Resource Inventory homes until January 2008.
5. Ben distributed a sketch plan of the proposed new signage for the Blacksmith Shop. The sizes are negotiable but he suggested using 3'x3' or 4'x4' signs for the Blacksmith Shop and Wheelwright Shop. The main sign would have a permanent section with hooks, under which special announcement signs could be hung/changed/removed. Letter size on all signs would be 4". They need to determine sight distance for placement of the main sign. Members agreed that the Plank House sign should be moved to the fence near the parking lot to be move visible. Ellen suggested getting a spotlight for evening lighting but Gary said there may be ordinance restrictions. Ben said the P&R bulletin board has downward lighting that might work here.
6. Kathryn suggested hanging up a map of the area on the empty CB bulletin boards. Ben said the old sign was damaged and never replaced. Members agreed to discuss further in November.
7. If they want to present the Plank House/Blacksmith Shop as a "destination", Ellen said they should decide how to go about it and set specific goals. They may need to upgrade certain systems and/or acquire items or equipment. They will also need to discuss lecture series, education programs, budget issues, volunteer constraints, etc. Kathryn suggested developing educational programs with the CB.

I. NEW BUSINESS

1. Budget – Kathryn wants to do a final review of the budget before approval.
2. 2008 Goals – Kathryn said they need to narrow down a couple of areas for next year.
3. Board Members – Kathryn announced that Monica Close will not seek re-appointment to the HC due to increased personal commitments. She will continue to volunteer whenever possible.

J. PRESENTATION

"How to Read a Developer's Plan" by Gary Althouse

Gary presented the Angelini land development plan to use an example for his presentation. He explained that when plans come in to the township, they are first checked for completion, which should include a seal, identification of the PA registered architect, correct page numbers, inclusion of all lot ID's and adjacent properties, driveway locations and proposed setback lines. The surveyor's marks of Benchmarks (can be concrete monuments or manholes), points of a compass, scale (usually 1" = 40'), location of trees, typography lines, basic design of the stormwater management plan, and sewer locations also need to be identified. Building parameters, tree protection, erosion and sediment control and elevations are also noted. After review of the plans, Gary said they look at the 2006 Energy Code to decide if the building footprint will be affected before approval. Construction details are outlined in the side notes on every sheet of the plan. Kathryn thanked Gary for the information and recommended that all ABC's hear his presentation to better understand the township process.

K. CORRESPONDENCE

NONE

L. PUBLIC COMMENT

NONE

M. ADJOURNMENT

Sue made a motion to adjourn. Ellen seconded the motion. No public comment. The motion carried unanimously. The meeting adjourned at 9:30 pm.

Respectfully submitted by: _____

Tracie Hill, Recording Secretary