

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Tuesday, November 28, 2023
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting.
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. October 24, 2023**
- F. Subdivision and Land Development Applications
 - 1. Millstone Meadows SD – (NO Action)
- G. Conditional Uses and Variances
 - 1. Timbermill CU – (New CU Application Presentation).**
- H. Zoning Hearing Board Variances
- I. Ordinance Amendments
- J. Old Business
 - 1. The Malvern Institute – Update – No Action Required**
 - 2. 1671 & 1681 East Strasburg Road – (No Action)**
 - 3. Comprehensive Plan Review**
- K. New Business
- L. Liaison Reports
- M. Correspondence
- N. Announcements
- O. Next Meeting – **December 26, 2023, at 7pm.**

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log
November 28, 2023

July 6, 2022 PC Meeting													
Application Name	Application (CU, LD, ZO, SD, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC MUST Act Date (70-Days)	BOS Must Act Date (90-Days)	Hearing Date	Drop Dead date	Comments
Paoli Pike Trail ALT Route	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bold = New Application or PC action required													
14 Reservoir Road	SD	P	9/28/2022	9/28/2022	10-12-2022	10/19/2022		5/14/2023 5-28-2023 8-28-2023	2/28/2024	2/28/2024		5/28/2023 2/28/2024	5-23-2023 Presentation for SD
Millstone Meadows SD 1010 Hershey Mill Road	SD	P	5/16/2023	5/16/2023		5/5/2023		7/15/2023 10/12/2023	10/25/2023 1/25/2024	10/25/2023 1/25/2024		1/25/2024	The Township Engineer review letter was received on 6-8-2023. The CCPC review letter was received on 6-7-2023. The Township Park & Recreation Board decline to review application. The following reviews are still in process. Historical, Fire Marshal, Zoning Officer, Municipal Authority, Conservancy.
Malvern Institute	LD	P	6/28/2021	7/1/2021	6/30/2021	6/29/2021	8/13/2021	\	2/2/2022	2/15/2022	NA	2/28/2022	PC made rec to BOS for Prelim App on June 1 2022. ZHB Decision was 4 years for building permits for Barn Renovations Building 11.25.2024
Timbermill CU 301 Reservoir Road	CU	NA	9/27/2023	10/12/2023	10/12/2023				12/12/2023	12/12/2023		12/12/2023	CU Drop Dead Date is 60 days.
PROJECTS COMPLETED IN 2023													
901 Sorrell Hill Drive	ZDV	A	2/17/2023	2/17/2023	NA	NA	3/16/2023	NA	3/28/2023	4/4/2023	4/12/2023	4/17/2023	ZHB Granted Request - Closed
301 Reservoir Road	SD	Sk	11/17/2022	11/17/2022	11/17/2022	NA	NA	NA	NA	NA	NA	NA	5-16-2023 Owner closed SK Plan review by email.
1010 Hershey Mill Road, Miller	CU	S	8/30/2022	8/30/2022	8/2/2022	NA	10/12/2022	2/17/23	12/7/2022	1/17/2023	11/15/2022	1/17/2023	Second hearing on 1-17-2023 Application was Granted with Conditions on 3-7-2023 Application Closed) CU (CU
Applebrook Golf Club	LD	P	7/27/2022	7/27/2022	8/17/2022	8/29/2022	NA	2/28/2023 4-30-2023	4/25/2023	5/2/2023	5/2/2023	6/7/2023	4-25-2023 Preliminary/Final Land Development Presentation. 5-2-2023 BOS Approved the LD. (LD Application Closed)
905 Airport Road	CU	Amend	1/24/2023	1/24/2023	NA	NA	2-12-2023	NA			3/21/2023	3/24/2023	BOS Approved waiting for signatures. CU Signed on May 2, 2023, CU Closed.
Malvern Institue	LD	P										11/25/2023	The ZHB Decision was a 3 year deadline for building permits. The deadline was 11-25-2023 to complete and have permits issued for the vertical addition. The vertical addition is closed and will have to go back to the ZHB in order to build

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 24, 2023

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, October 24, 2023 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Michael Koza

Mark Levy

Michael Pagnanelli

Fred Pioggia

Also present was:

Duane Brady, Zoning Officer

Nathan Cline, Township Engineer

Michael Lynch, Township Supervisor

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. Ernest called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our first responders, police, military, and all who protect us.
2. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the August 22, 2023 meeting were approved as amended. The September meeting was cancelled.

CHAIRMAN'S REPORT - None

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 14 Reservoir Road, Residential Subdivision – No representative was present so there was no presentation. Outstanding documents were discussed. Ernest asked the PC members to read what has been supplied. Dan spoke about sewer laterals. Fred asked about impervious coverage. Duane pointed out where the basins are on the plan.
2. Millstone Meadows SD – (No Action)

CONDITIONAL USES AND VARIANCES

1. Timbermill CU//301 Reservoir Rd - (Initial Submission of New Conditional Use Application) -- Duane provided copies of the Historic Resource Impact Study. They are planning to do everything else through permit by use. They will leave the barn as is, then the new owner can decide what they want to use it for. Ernest asked everyone to review the plans and variances.

1 **ZONING HEARING BOARD VARIANCES** – None

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3
4 **ORDINANCE AMENDMENTS** - None

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6
7 **OLD BUSINESS**

8 1. The Malvern Institute – (No action required.)

9
10 2. 1671 & 1681 East Strasburg Road - (No Action)

11
12 3. Comprehensive Plan – Ernest asked everyone to email their notes to him

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14
15 **NEW BUSINESS** - None

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17
18 **LIAISON REPORTS** -

19 1. Board of Supervisors – Michael Lynch reported that the BOS is working on a budget for next year with
20 no tax increase. The 10 year plan shows some challenges in 2026. Police and EMS expenses are up.
21 They have discussed a resolution about plastic bags. A grant was received for new recycle bins. They
22 will be delivered to homeowners starting November 13th.

23
24 **ANY OTHER MATTER** – None

25
26 **CORRESPONDENCE** - None

27
28 **ADJOURNMENT**

29 There being no further business, John Stipe made a motion to adjourn the meeting. Michael Pagnanelli
30 seconded the motion. The meeting was adjourned at 7:20 pm. The next regular meeting will be held on
31 Tuesday, November 28, 2023 at 7:00 pm.

32
33 Respectfully submitted,

34
35
36
37
38 _____
Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: dbrady@eastgoshen.org

Recommendations and Draft Motion

Date: 11-18-2023
To: Planning Commission
From: Duane J. Brady Sr., Township Zoning Officer
Re: **301 Reservoir Road/Timbermill Conditional Use Application
Preliminary/Final Subdivision and Land Development
Historic Resource impact Study/Conditional Use Application.**

Dear Planning Commission,

The Township staff and Engineer have reviewed the Conditional Use application and recommend approval with conditions at this time.

Draft Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the 301 Reservoir Road Historic Resource Impact Study Conditional Use Application with the following conditions:

1. That the study be updated by Jane E. Dorchester and Nanci Sarcinello to show all recommendations and comments for the initial review letter dated November 18, 2023.
2. That all recommendations to mitigate the removal and damage to the stone walls listed in the study on page seven (7) be implemented.

Respectfully,



Duane J. Brady Sr.
East Goshen Township
PA Certified Zoning Officer



Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: dbrady@eastgoshen.org

Date: 10-20-2023

To: Planning Commission

From: Duane J. Brady Sr., Zoning Officer

Re: 301 Reservoir Road/ Condition Use

Dear Commissioners,

The Township staff has received a CU application for 301 Reservoir Road. The proposal is to subdivide the property into five (5) lots. The SD will be a use permitted by right under 240-9 R-2 low Density Residential District B (1). The application has been reviewed for completeness and was accepted by Township Staff on October 12, 2023.

Background Information and timeline:

- ❖ Existing single-family residential lot on 6.8 acres with multiple structures
- ❖ Existing structures on the property are the main single-family dwelling, a second smaller single-family dwelling, and a barn.
- ❖ The property is listed on the Township Historic Resource Inventory for the Barn and House.
- ❖ The proposed plan is to create 5 building lots with three new building lots, and two existing lots, one for the barn and one for the house and second dwelling. The second dwelling will be changed to an approved accessory building.
- ❖ The proposal is to do a straightforward zoning by-right planning process.

Zoning information:

- ❖ The property is in the R-2 Low Density Residential District.
- ❖ Single-family detached dwellings are a use permitted by right.
- ❖ The minimum lot area is one (1) acre.
- ❖ The front yard is minimum 45 feet / average 60 feet, the side yard is 20 feet, and the rear yard is 50 feet.
- ❖ The minimum building height is 30 feet (3 stories).
- ❖ Total impervious cover is 35%.
- ❖ Total building cover is 25%.
- ❖ The zoning also notes that design and landscaping controls in 240-27D shall apply to residential development in this district.
- ❖ Lot four (4) will be a flagpole lot and may require a Zoning Hearing Board variance.

Information attached to the packet for review:

- ❖ Conditional Use application and letter of transmittal
- ❖ A waiver request letter.

- ❖ Act 247 County Referral form. (Applicant is to submit and provide proof of submission to CCPC).
- ❖ A pipeline location map. Showing distance from property to pipeline. A pipeline awareness study is not required.
- ❖ Erosion Control Plan Narrative. Was provided to Township Engineer for review.
- ❖ Post-Construction Stormwater Management Plan Narrative. Was provided to Township Engineer for review.
- ❖ Historic Resource Impact Study. Was provided to Township Zoning Officer for review.
- ❖ A tree study from Rockwell Associates.
- ❖ Sewage Facilities Planning Module Application Mailer for sewer.
- ❖ Subdivision plans 15 pages total.

The drop-dead date for the conditional use review and action by the Board of Supervisors is December 12, 2023.

Sincerely,



Duane J. Brady Sr.
East Goshen Township
Zoning Officer

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: dbrady@eastgoshen.org

Date: 11-18-2023
To: Planning Commission
From: Duane J. Brady Sr., East Goshen Township Zoning Officer
Re: **301 Reservoir Road/Timbermill Conditional Use Application**
Preliminary/Final Subdivision and Land Development
Historic Resource Impact Study/Initial Review Letter

Dear Board Commissioner,

The Township Zoning Officer has reviewed the required Historic Resource Impact Study (HRIS) prepared by Jane E. Dorchester Architectural Historian and Nanci Sarcinello, AICP dated July 21, 2023, for the creation of a new 5 Lot Residential Subdivision/Land Development which will contain three (3) Historic Resources which include a Single-Family Dwelling, Barn (To be sold as a Primary Single-Family Dwelling), and Tenant house. The following recommendations and comments are provided:

1. On the table of contents page under appendices number I Subdivision and Land Development Plans
 - a. Existing Conditions Plan is noted as plan sheet number two (2). In the plan set that page number is three (3).
 - b. PCSM Grading Plan is noted as plan sheet number six (6). In the plan set that page number is five (5).

Pending: Correct the plan sheet numbers as noted, Existing Conditions Plan sheet three (3), and PCSM Grading Plan sheet five (5).

2. On page two (2) letter B contents (1)(a) Figure 1 below and sheet 2, Existing Conditions Plan, contained in Appendix I.

Pending: Change sheet two (2) to sheet three (3) as noted on the plan set. Also, make the same change to Appendix I.

3. On page three (3) letter C A physical description of the interior and exterior of the historic resource (s), including an interior floor plan.

Pending: The interior of the main house can be entered safely, and interior photographs and floor plan should be provided.

4. On page six (6) number 2 (a) paragraph two, Sheet 6 (PCSM Grading Plan), and last paragraph sheet six (6) shows that the barn with its attachments will remain.

Pending; Change sheet six (6) to sheet five (5) as noted on the plan set. Make the change to both sections.

5. On the blank Appendices and Appendix I pages, Subdivision and Land Development Plans. Sheet two (2) existing Conditions Plan, dated 2-24-2023 and Sheet six (6) PCSM Grading Plan, dated 2-24-2023.

Pending: Change sheet two (2) to sheet three (3) and change sheet six to sheet five (5) as noted on plan set, dated 9-25-2023.

6. The existing historic barn will be sold as a primary/principal structure for use as a single-family dwelling.

Pending: A note should be added to the plan to hold the barn as a single-family dwelling and no other use unless approved by East Goshen Township Planning Commission and Board of Supervisors.

7. The study appears to be based on plans dated February 24, 2023. The plans provided with the study for review are dated September 25, 2023.

Pending: The study should be reevaluated based on the September 25, 2023, plans that were provided with the Conditional Use application. A letter shall be provided to confirm that the study does not require any changes based on the updated plans dated September 25, 2023.

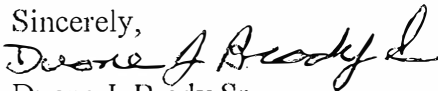
Other concerns from the review of the study:

1. A springhouse foundation is listed in the study that is not listed in the Township resource list.
 - a. The springhouse foundation is considered a historic resource as noted in the study on page 3 (b) and should be preserved.

2. Multiple existing stone walls are listed in the study that are not listed in the Township resource list.
 - a. The existing stone walls are considered a historic resource as noted in the study on page 3 (b) and should be preserved.
3. Portions of existing stone walls are noted to be removed for construction of new driveways.
 - a. It is recommended that the driveways be reconfigured to limit the removal and damage to the stone walls.
 - b. The study on page seven (7) number three (3) does provide recommendations to mitigate the removal and damage to the stone walls.

The application should submit a revised Historic Resource Study for review.

Sincerely,



Duane J. Brady Sr.
East Goshen Township
Zoning Officer



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

November 17, 2023

Derek Davis, Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary Subdivision – Timbermill, LLC
East Goshen Township – SD-10-23-17890

Dear Mr. Davis:

A Preliminary Subdivision Plan entitled "Timbermill, LLC", prepared by Commonwealth Engineers, Inc., and dated September 25, 2023, was received by this office on October 23, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

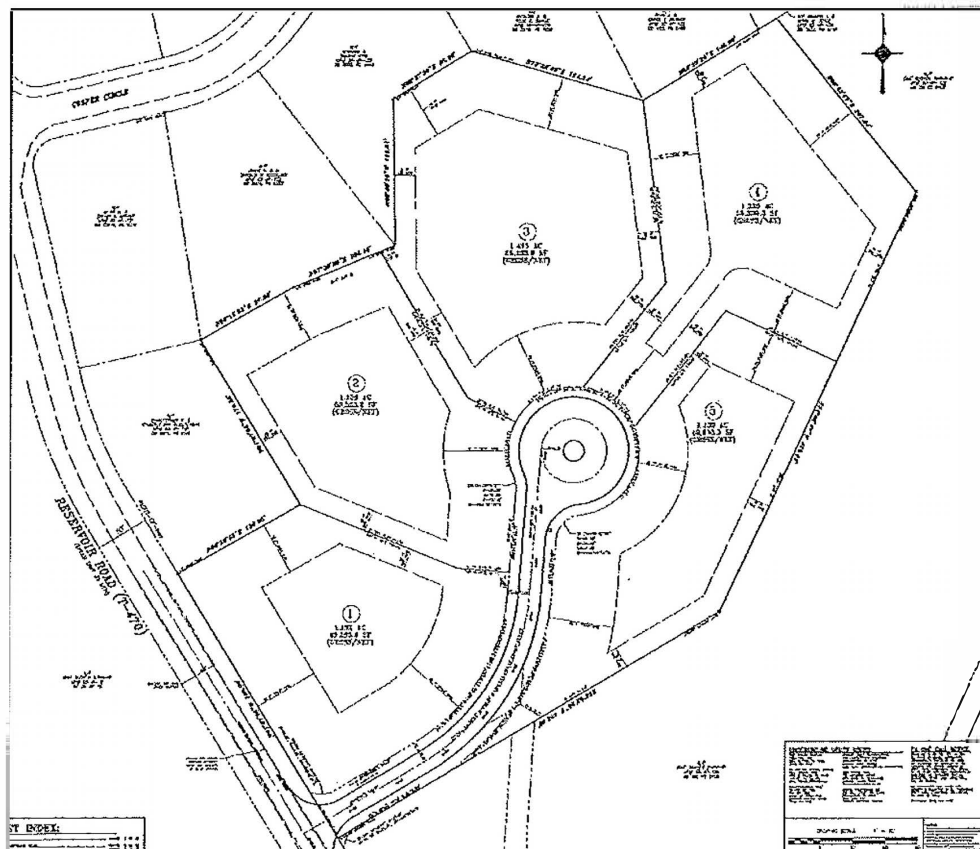
PROJECT SUMMARY:

Location:	east side of Reservoir Road, north of East Strasburg Road
Site Acreage:	6.80
Lots/Units:	5 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-4P-129

PROPOSAL:

The applicant proposes the creation of 5 single family residential lots, and 450 feet of private roadway. The existing main house will remain on Lot 3, and an existing barn on Lot 2 will be converted to a single-family dwelling (this issue is further addressed in comment #3). The project site, which will be served by public water and public sewer, is located in the R-2 Low Density Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.



Site Plan Detail, Sheet 1: Preliminary Subdivision – Timbermill, LLC

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of Landscapes3, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Chester Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Conditional Use Approval / Historic Preservation:

3. The Historic Resource Impact Study (HRIS) prepared for this project by Architectural Historian Jane E. Dorchester (in association with Sarcinello Planning & GIS Services), dated July 21, 2023, indicates that the entire site (301 Reservoir Road) is classified as a Class II Property of Local Historical Significance on the Historic Resources Map in the Township's 2015 Comprehensive Plan, and the site plan indicates that conditional use approval is required, per Section 240-38.5.D of the Township Zoning Ordinance, to subdivide and develop a property on which an historic resource is located.

The HRIS indicates that there are five historic resources located on this property, all of which will remain: the main house, a tenant house, a barn, the ruins of a spring house, and a complex of stone walls and lawn retaining stone walls with stone steps. The recommended mitigation measures identified on pages 7-8 of the study include the following:

- Redesign the driveway to the existing dwelling on Lot 3 to enable the two existing stone walls to remain undisturbed;
- Redesign the driveway to the barn on Lot 2 to use the existing entrance in the field stone wall and fence and restore the wall;
- Rehabilitate the barn, wagon shed, and stable yard so they retain as much of their architectural and setting integrity as possible; and
- Retain the existing vegetation, to the extent possible, and install new landscaping, where it will aid in preserving the site's historic setting by screening the proposed new dwellings, access drive, and cul-de-sac from the existing dwelling and barn.

Page: 4
Re: Preliminary Subdivision -- Timbermill, LLC
East Goshen Township – SD-10-23-17890

The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan. Additionally, the applicant and Township should work to mitigate any negative impacts on the integrity of these historic resources. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

Natural Features Protection:

4. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area (the site plan indicates that a 50 foot wetland buffer is provided), the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
5. The plan and 2023 aerial photography indicate that a portion of the site is wooded, and we note that two of the requested waivers identified on Sheet 1 pertain to waivers from Section 205-61.D – Existing Trees of the Township Subdivision and Land Development Ordinance (this issue is further discussed in comment #8).

Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Overall Site Design:

6. While we acknowledge that the project site is under the Township’s 20 acre minimum tract area requirement for single-family cluster developments, as set forth in Section 240-28.C of the Township Zoning Ordinance, we suggest that the applicant and Township consider a cluster subdivision for this site. A cluster subdivision for this site would allow common open space for recreation and greater preservation of existing natural features.

ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 5
Re: Preliminary Subdivision – Timbermill, LLC
East Goshen Township – SD-10-23-17890

8. According to the Potential Waiver Requests table on Sheet 1, the applicant is requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with one waiver from Chapter 195-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
9. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Michael Zappitelli
Commonwealth Engineers, Inc.
Chester County Conservation District

Duane Brady

From: Sandy Snyder <ssnyder7385@gmail.com>
Sent: Friday, November 17, 2023 9:41 AM
To: Duane Brady
Subject: 301 Reservoir Road - CB comments on initial plan proposal

Follow Up Flag: Follow up
Flag Status: Completed

Conservancy Board.

Duane,

Thank you for the plans, and the large scale copies, which greatly assisted our ability to review the documents thoroughly.

We have the following comments for the Zoning Officer with regards to the **CU application** for the above referenced property.

After a thorough review of the plans and Rockwell Associates Tree Report we have the following comments for the Zoning Officer:

1. We think an additional Rain Garden or rock drainage area will be needed along the entrance way on BOTH sides to combat the large hill on the property that will cause massive runoff directly onto Reservoir Road if there is a large rain event.
2. We are concerned about the Soil stabilization for the entire plot plan area and would like an engineer (either the one that drafted the plan or the township engineer) to come to one of our meetings prior to the final plan approval and explain to us the methods that will be used with this particular property and the huge slopes that are on that site and how the soil will be stabilized once all of those huge trees are removed.
3. We are recommending that possible Pervious pavement would be used for the main entrance driveway - however we understand that this then provides an issue with who will be responsible for maintaining that into perpetuity (clearly the township does not want to be on the hook for that - and we are unsure if the developer will be establishing an HOA with only 5 properties). However, something on that entrance roadway needs to be done to prevent a huge runoff onto Reservoir Road during significant rain events. This could even cause huge concerns of property owners down hill from this site, as well as drivers on Reservoir Road. We are open to suggestions - but recognize the concern that with that sloping property something on the entrance way pavement needs to be implemented to lessen the runoff.
4. We would recommend that along with the suggestion above of a rain garden or rock drainage system near the entranceway/and between properties and Reservoir Road - we are also suggesting they increase the plantings there. We would like to see some shrubs and understory plantings, along with some trees to stabilize the soil, and absorb the runoff that will come from a site with that many properties on such a sloping grade. We would like to see those all along Reservoir Road and the property (labeled as property 1&2) that is suggested to abut the main roadway.
5. We are also concerned about the noted Wetland on the plan and want confirmation that DEP was notified and the proper wetland precautions will be taking place when and if the property is developed.
6. We are very concerned as mentioned throughout of the potential impact and runoff to Ridley Creek which is already a compromised waterway at that section in our township. We would like to see the plan encompass more plantings for the properties where the engineer can clearly see that runoff will trickle down towards the creek.

Thank you.
Sandra Snyder
East Goshen Township
Conservancy Board Chairman

The Law Office of Sandra A. Snyder, LLC.
Sandra A. Snyder, Esquire
117 W. Gay Street, Suite 112
Mailbox 124
West Chester, PA 19380
(P&F) 610-355-4412
Email: sandra@sandrasnyderlaw.com
website: www.sandrasnyderlaw.com



Historic Resource Impact Study 301 Reservoir Road Property

East Goshen Township
Chester County, PA

Prepared for:
Commonwealth Engineers, Inc.
114 Lancaster Ave, 2nd Floor
Downingtown PA 19335
610-518-9003

Prepared by:
Jane E. Dorchester
Architectural Historian
Historic Preservation Consultant
1412 Valley Drive
West Chester, Pa. 19382
610-431-3737

in association with:
Nanci Sarcinello, AICP
Sarcinello Planning & GIS Services
P. O. Box 351
Swarthmore, Pa. 19081
610-505-9583

July 21, 2023

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Appendices

- I. Subdivision and Land Development Plans
 - Sheet 2: Existing Conditions Plan
 - Sheet 6: PCSM Grading Plan
- II. Ownership Timeline
- III. Photographs
- IV. Bibliography
- V. Resumes

Introduction

This historic resource impact study (HRIS) accompanies the preliminary subdivision and land development plan for 301 Reservoir Road and addresses the requirements of §240-38.10 of the East Goshen Township Zoning Ordinance. It is formatted to follow the organization of the HRIS ordinance. The ordinance language is shown verbatim in italics and is followed by the consultants' response.

The proposed plan is for a five-lot residential subdivision on a parcel that contains an existing dwelling and several outbuildings (described in more detail below). The entire site is classified as a Class II Property of Local Historical Significance on the Historic Resources Map contained in the 2015 East Goshen Township Comprehensive Plan. Lots 1 and 4 will each contain a new dwelling. Lot 2 will contain the existing barn, a shed, stone retaining walls, and stone barn walls. Lot 3 will contain the existing dwelling, which is listed as a Class II resource on the 2003 Historic Resource Inventory, guest house, three sheds, and several stone retaining walls. Lot 5 will contain the existing springhouse foundation and a new dwelling.

A. *Applicability.* *An historic resource impact study (HRIS), prepared by a registered architect specializing in historic preservation and adaptive reuse of historic buildings and structures, in the following situations:*

- (1) As part of a preliminary plan submission for any subdivision or land development application which proposes new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance within 250 feet of the exterior walls of any Class I or II historic resource.*
- (2) As part of a tentative plan submission for any application for a planned residential development (PRD) which proposes new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance within 250 feet of the exterior walls of any Class I or II historic resource.*
- (3) As part of a demolition permit application.*
- (4) As part of a conditional use application.*

This HRIS has been prepared by Jane E. Dorchester, Architectural Historian, and Nanci Sarcinello, AICP. Ms. Dorchester has 39 years of experience as an architectural historian and historic preservation consultant. Ms. Sarcinello is a certified planner with 25 years of experience as a municipal planner and GIS consultant. Please see Appendix V: Resumes for Ms. Dorchester's and Ms. Sarcinello's resumes.

The proposed 301 Reservoir Road subdivision plan meets criteria 1 and 4. The proposed development will occur within 250 feet of a Class II historic resource that is located on the same property, and a Conditional Use approval is required. No demolition is being proposed.

B. Contents.

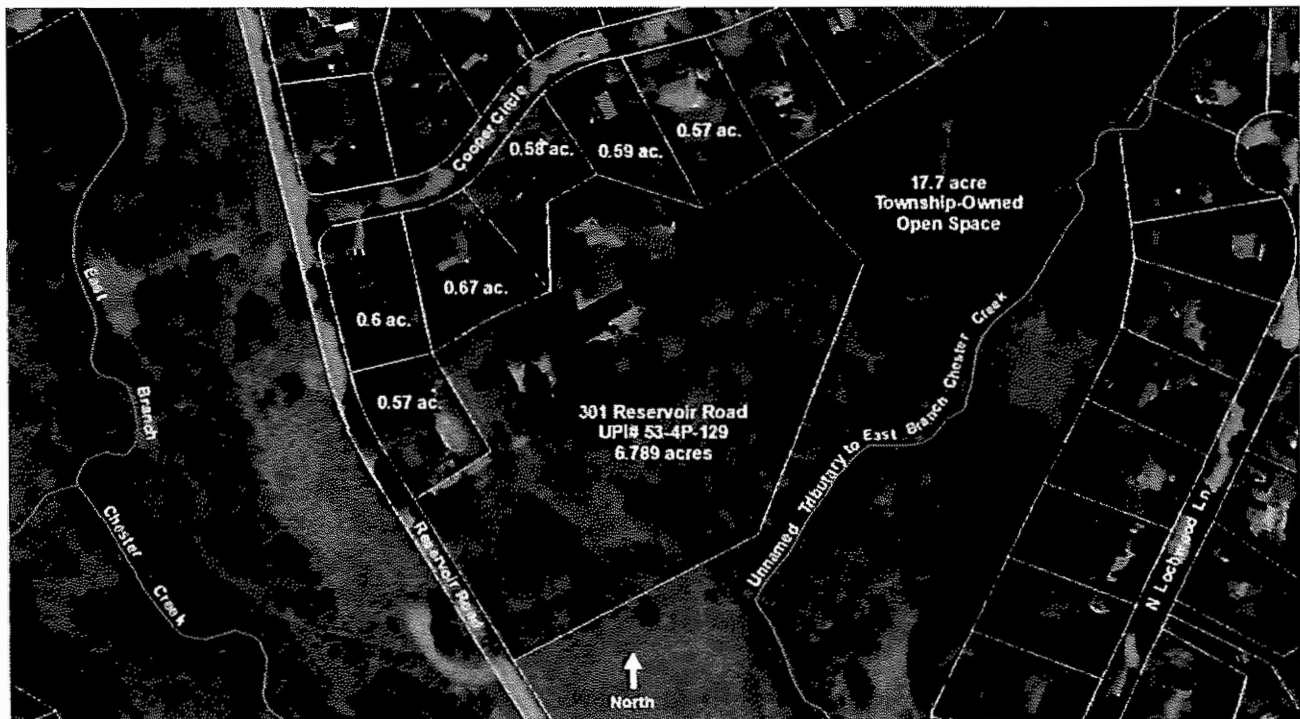
(1) Background Information:

- (a) If not otherwise provided by the applicant, a general description of the site subject to the application, including topography, watercourses, vegetation, landscaping, existing drives, etc.*

Figure 1 below and Sheet 2, Existing Conditions Plan (from the preliminary subdivision plan) contained in Appendix I, illustrate the site features described below.

The site is a 6.789 acre property (UPI # 53-4P-129) located along Reservoir Road (T-470), which forms the site's west-southwestern boundary. It adjoins a 17.7 acre tract of Township-owned open space on its southern and eastern boundaries, and six residential lots, each approximately one-half acre in size, on its north-northwestern boundary (See Figure 1). The entire site is located within the watershed of the East Branch of Chester Creek and is in close proximity to the Creek and an unnamed tributary, both on neighboring properties.

Figure 1. Aerial View of 301 Reservoir Road Site



Source: Aerial Photo, ESRI. Tax Parcels, Chester County GIS.

The site, classified as a Class II Property of Historical Significance on the Historic Resources Map contained in the 2015 East Goshen Township Comprehensive Plan, contains a dwelling, guest house, barn, four sheds, and several stone walls, all located in the north-northwestern section of the property (See Appendix I, Sheet 2).

This part of the site is accessed from Reservoir Road by an existing asphalt drive that extends approximately 430 feet to the rear of the existing dwelling, then becomes a stone drive that loops around to the front of the existing guest house. The existing dwelling, barn, guest house, and sheds sit atop a hill overlooking the property.

The remainder of the site – its undeveloped southern and eastern portion – is covered by a mix of heavy vegetation and shrubs with stands of hardwood trees that include several specimen trees. An area of steep slopes extends through roughly the middle of the site, where the land slopes downward from the existing dwelling and barn toward the creek and its tributary. A springhouse foundation is located at the southern property line at the bottom of the hill. A small creek drains from the springhouse foundation where there is a very small area of 100-year floodplain and wetlands (See Appendix I, Sheet 2).

The view from the front of the existing dwelling is of the surrounding woodlands and barn. Existing development to the rear of the dwelling is partially screened by the perimeter evergreen buffer.

(b) *A general description and classification of the historic resources located within 250 feet of any proposed land development or land disturbance.*

There are five historic¹ resources located on the 301 Reservoir Road property, a main house (c. 1795/c. 1840/c. 1930/c. 1975), a tenant house (c. 1920-c. 1940), a barn (c. 1795/c. 1990), the ruins of a spring house (c. 1795), and a complex of farm stone walls (date unknown) and lawn retaining stone walls with stone steps (c. 1930). In addition, there are four portable sheds which, because of their temporary nature, are not included in this HRIS.

While this site is listed as a Class II Property of Historical Significance on the Historic Resources Map contained in the 2015 East Goshen Township Comprehensive Plan, the 2003 Historic Resource Inventory lists only the main house as a Class II resource with the barn and tenant house listed as associate resources. The tenant house is listed as being a "catalogue house".

(c) *A physical description of the interior and exterior of the historic resource(s), including an interior floor plan.*

It should be noted that the consultants were not able to view the interiors of any of the historic resources because of their poor condition; therefore, we are not able to describe them nor are we able to produce floor plans. In addition, because of the lack of access, the given construction dates are educated guestimates.

Individual descriptions are given in the below chart, photographs of each resource can be found in Appendix III: Photographs. Each resource's condition and architectural integrity are noted at the end of each description.

¹The term "historic" is being used in the preservation sense meaning a resource that is over 50 years old.

Photo #	HR #	Resource	Date(s)	Description	Condition	Integrity
1, 2, 3, 6	75 ²	Main House, First Phase	c. 1796	2½-story, 5-bay vernacular residence. Stone walls, metal shingled side-gable roof.	Good	High
2, 3, 6	75	Main House, Second Phase	c. 1840	2½-story, 3-bay vernacular east addition. Stone walls, metal shingled side-gable roof.	Good	High
3, 4, 5, 6	75	Main House, Fifth Phase	c. 1975	1½-story, 3-bay vernacular garage. Stuccoed walls, metal shingled side-gable roof.	Good	N/A
6	75	Main House, Fourth Phase	c. 1930	1-story, 1-bay vernacular enclosed entryway. Stuccoed walls, metal shingled front-gable roof.	Good	Medium
6, 7	75	Main House, Third Phase	c. 1840	1-story, 2-bay vernacular west addition. Stone walls, metal shingled shed roof.	Good	High
1, 7	75	Main House, Fourth Phase	c. 1930; Remodeled c. 1975	1-story, 2-bay vernacular enclosed porch. Concrete foundation, glass walls, metal shingled shed roof.	Good	Medium
8, 9, 10, 11, 12	75	Retaining Walls with Steps	c. 1930	Stone retaining walls for terraced lawns & (probably) gardens; includes 2 sets of stone steps from terrace to middle terrace & 1 set of stone steps from middle to lower terrace	Fair	High
13, 16, 22, 24, 25	75	Barn	c. 1796; Remodeled c. 1990	2-level, 3-bay vernacular barn. Stone, wood, and concrete block walls, wood shingled side-gable roof.	Good	Medium
22, 23	75	Barn Ramp	c. 1796; Remodeled c. 1990	Stone walled ramp to barn's second level.	Good	Medium

²The Historic Resource number is being applied to all of the historic resources located on the subject property in accordance with the Historic Resources Map contained in the 2015 East Goshen Township Comprehensive Plan.

Photo #	HR #	Resource	Date(s)	Description	Condition	Integrity
15, 16	75	Barn, Attached Wagon Shed	c. 1796; Remodeled c. 1990	1-story, 5-bay vernacular wagon shed attached to south gable of barn. Stone and wood walls, wood shingled side-gable roof supported by stone conical pillars	Good	Medium
16, 17, 18, 19, 20, 21	75	Stable Yard	c. 1795, Remodeled c. 1990	Stone walls enclosing grassy area	Good	Medium
26, 27, 28, 29, 30	75	Tenant House	c. 1920-c. 1940	1½-story, 3-bay "shot-gun" tenant house. Concrete block and asbestos shingled walls, asphalt-shingled front-gable roof.	Good	High
N/A	75	Spring House ruin	c. 1795	Stone walled ruin	Medium	Fair

- (d) *A narrative description of the historical significance of the historic resource, relative to both the Township and to the region in general, including the names of past owners and their significance to the Township, region or nation.*

The property located at 301 Reservoir Road is significant to East Goshen Township and the region for two reasons. First, it was built for and lived in by Enos Thomas, the son of Isaac Thomas of Willistown, a well-known and prolific joiner (cabinetmaker), and watch and clockmaker. Enos also was a joiner and he was just as prolific as his father, producing over 200 pieces of furniture in the last fifteen years of his life, from 1791 to 1805 (inclusive). It is unknown how many pieces of furniture he produced in his early years. Enos lived and worked on the property from at least 1783, but possibly even earlier than that, until his death in 1805. At his death, his sons Eli and Enos inherited the property. Eli was also a joiner who lived and worked on the property until 1812, when he sold his half-interest in the property to his brothers Isaac and Enos.

Second, until at least the late 19th Century, the property was part of a larger tract which housed the Thomas sawmill. This sawmill stayed in the Thomas family for 60 years. The Thomases, besides being prolific and well-known clockmakers and joiners, were also well-known millers, providing milled lumber to their neighbors, as well as for their own use. Isaac Thomas established one of the earliest mills in the County which was (and still is) located in Willistown Township. The Thomas Mill in

Goshen (now East Goshen) was operated first by two generations of Thomases and then continued operations through at least two more owners. It is not known at this time when it ceased operations, but it appears to have ceased by the end of the 19th Century. For more information about the ownership of the property, please see Appendix II: Ownership Timeline.

Despite changes made to the house, barn, and property over the years, collectively they are still able to bespeak the early history of East Goshen Township and the tenure of the Thomas family on the property.

- (e) *A sufficient number of four-inch-by-six-inch photographs to show the exterior of the historic resource in its setting and, if the applicant is the owner, then photographs of the interior.*

Please see Appendix III: Photographs.

- (2) *An assessment of potential impacts to the historic resources.*

- (a) *A description of potential impact(s) to each historic resource with regard to architectural integrity, historic setting, and future use.*

Sheet 6 (PCSM Grading Plan) of the preliminary subdivision plan, contained in the Appendix, shows proposed changes to the site and potential impacts to the historic resources, as described below.

The proposed plan is for a five-lot residential subdivision with lots ranging in size from 1.13 to 1.5 acres. The access drive from Reservoir Road would be relocated to the southern property line of Lot 1. Driveways to the five new lots will extend from a cul-de-sac at the terminus of the new access road. The existing driveway will be removed. The cul-de-sac will be located in front of the existing dwelling, slightly downslope from the dwelling, and at the base of two existing parallel stone walls. Portions of these stone walls will be removed to accommodate the cul-de-sac and new driveways to the existing dwelling and barn. The cul-de-sac will likely be visible from the existing dwelling and barn unless it is sufficiently screened.

The existing dwelling, guest house, three sheds, and portions of four stone walls are located on Lot 3. These structures are proposed to remain. The proposed new driveway to the existing dwelling from the cul-de-sac will pass along the front and east side of the dwelling and end at a parking pad at the rear of the dwelling. Grading for the driveway will result in removal of part of two existing stone walls at the base of the driveway in front of the house (as noted in the previous paragraph). The new driveway will not adversely impact the dwelling's architectural integrity; however, the removal of part of the stone wall would potentially have a negative impact on the house's historic setting.

The existing barn with attached wagon shed, stable yard, stone wall, and ramp retaining walls, and one shed are located on Lot 2. Sheet 6 shows that the barn with its attachments will remain. If it is adapted for another use, then its architectural

integrity and the integrity of the house's setting could potentially be negatively impacted depending on how the barn will be rehabilitated. As previously noted, a portion of the existing stone wall that extends along the existing driveway will be removed to accommodate the new driveway to the barn. Removal of this part of the wall could have a negative impact on both the barn's and house's historic setting.

The springhouse foundation is located on Lot 5 approximately 60 feet from the new access drive and 120 feet from the proposed dwelling. The springhouse foundation is proposed to remain undisturbed.

Overall, the site's historic setting will be impacted by the addition of three new dwelling units and a new access road. The proposed dwelling on Lot 1 is at a slightly lower elevation than the existing structures and will be visible from these structures unless sufficiently screened. The proposed dwellings on Lots 4 and 5 are located at the base of the steep slope areas, which will partially screen them from view from the existing structures. The proposed access drive will be visible from the existing dwelling and barn unless sufficiently screened.

- (3) *Mitigation measures: suggested approaches to mitigate potentially negative impacts to historic resources, including design alternatives, buffering, landscaping, conservation of existing vegetation, and any other appropriate measures permitted under the terms of this chapter and other Township ordinances.*

Recommended mitigation measures include:

- Rebuild or restore the existing stone walls that will be negatively effected by the construction of the cul-de-sac.
- Redesign the driveway to the existing dwelling on Lot 3 to enable the two existing stone walls to remain undisturbed.
- Redesign the driveway to the barn on Lot 2 to use the existing entrance in the field stone wall and fence and restore the wall.
- Rehabilitate the barn, wagon shed, and stable yard so they retain as much of their architectural and setting integrity as possible.

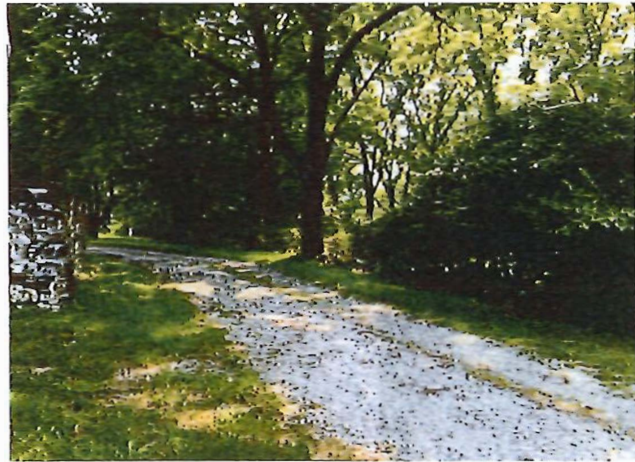


Existing entrance (center) in the field stone wall (left) and fence (left and right).

- To the extent possible, retain the existing vegetation where it will aid in preserving the site's historic setting by screening the proposed new dwellings, access drive and cul-de-sac from the existing dwelling and barn. This applies in particular to the existing line of vegetation along the front and side of the existing dwelling and along the existing driveway (See images below).
- Install new landscaping where it will aid in preserving the site's historic setting by screening the proposed new dwellings, access drive, and cul-de-sac basin from the existing dwelling and barn.



Line of vegetation in front of existing dwelling.



Vegetation along the existing driveway.

APPENDICES

I. Subdivision and Land Development Plans

Sheet 2: Existing Conditions Plan, dated
February 24, 2023

Sheet 6: PCSM Grading Plan, dated
February 24, 2023

II. Ownership Timeline

III. Photographs

IV. Bibliography

V. Resumes

Appendix I: Subdivision and Land Development
Plans

Sheet 2: Existing Conditions Plan, dated
February 24, 2023

Sheet 6: PCSM Grading Plan, dated
February 24, 2023

Appendix II: Ownership Timeline

July 7, 2023
Jane E. Dorchester

TIMELINE
Historic Resource #75, c. 1795
301 Reservoir Road
West Chester, Pa.

East Goshen Township
Chester County
Tax Parcel #53-4P-129

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1766	December 10, 1766 From: S2, vol. 42, p. 380	Thomas & Ann Goodwin, of Goshen to Isaac Thomas [I], clockmaker, of Willistown	Goshen 100¾ acres Land only
1798	May 12, 1798 S2, vol. 42, p. 380 Recorded: November 18. 1800 Xeroxed	Isaac [I] & Mary Thomas, clockmaker, of Willistown to Enos Thomas [I] of Goshen, son	100¾ acres Land only
1805	1805 Wills & Admin. Papers #5184 From: G3, vol. 55, p. 179	Enos Thomas [I]'s Will Dated January 19, 1805 to Eli & Enos [II] Thomas, sons	62¾ acres Houses, barns, sawmill & other buildings
1812	June 13, 1812 G3, vol. 55, p. 179 Xeroxed	Eli & Lydia Thomas of Willistown to Isaac [II] & Enos [II] Thomas of Goshen	62¾ acres All that full ½ equal part in that messuage, sawmill
1813	April 1, 1813 H3, vol. 56, p. 90 Xeroxed	Isaac [II] & Alice Thomas of Goshen to Enos Thomas [II] of Goshen	62¾ acres All that right, title, interest in that messuage, sawmill
1856	March 27, 1856 A6, vol. 123, p. 290 Xeroxed	Enos [II] & Hannah Thomas of East Goshen to Joseph Cooper of East Goshen	East Goshen 97 acres, 2 roods, 12 perches (comprised of 62¾ acre tract + 34 acre, 7 perches tract) Messuage, sawmill

July 7, 2023
Jane E. Dorchester

TIMELINE, Continued
Historic Resource #75, c. 1795
301 Reservoir Road

East Goshen Township
Tax Parcel #53-4P-129
Page 2

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1874	January 29, 1874 Sheriff's Deed Docket 7, p. 258 Xeroxed	Davis Gill, High Sheriff of Chester County to John M. George	97 acres, 2 roods, 12 perches Messuage, sawmill
1874	April 4, 1874 L8, vol. 183, p. 312 Xeroxed	John M. George of Phila, Pa. to Esther G. McCullough of West Goshen	East Goshen 97 acres, 2 roods, 12 perches Messuage, sawmill
1875	June 9, 1875 T8, vol. 199, p. 1 Xeroxed	Esther G. McCullough of East Goshen to Lewis G. Harper of Westtown	97 acres, 2 roods, 12 perches Sawmill, messuage
1909	April 26, 1909 Q13, vol. 313, p. 450 Xeroxed	Lewis G. & Elizabeth R. Harper of East Goshen to Charles S. Harper of East Goshen	90 acres, 44 perches Messuage, sawmill
1909	April 27, 1909 Q13, vol. 313, p. 453 Xeroxed	Charles S. Harper of East Goshen to Elizabeth R. Harper of East Goshen	90 acres, 44 perches Messuage, sawmill
1923	August 7, 1923 F16, vol. 378, p. 391 Xeroxed	Lewis G. & Elizabeth R. Harper of East Goshen to Ralph W. French of Lansdowne	90 acres, 44 perches, minus 4 633/1000 acres Buildings & improvements
1923	August 8, 1923 F16, vol. 378, p. 396 Xeroxed	Ralph W. & Margaret M. French to Benjamin B. & Dorothy Johnstone Baseler	90 acres, 44 perches, minus 4 633/1000 acres Buildings & improvements
1926	March 31, 1926 E17, p. 16 Xeroxed	Benjamin B. & Dorothy Johnstone Baseler to Len Zengel	90 acres, 44 perches, minus 4 633/1000 acres Buildings & improvements

July 7, 2023
Jane E. Dorchester

TIMELINE, Continued
Historic Resource #75, c. 1795
301 Reservoir Road

East Goshen Township
Tax Parcel #53-4P-129
Page 3

YEAR	DATE AND BOOK	PERSONS	ACREAGE
1963	October 2, 1963 Will Book 88, p. 286 From: X35, p. 720	Len Zengel's Will aka Leonard J. Zengel, aka Leonard Zengel to Betty Zengel Johnson & Bryn Mawr Trust Co., Execs.	Not available
1964	August 6, 1964 X35, p. 720 Xeroxed	Betty Zengel Johnson & Bryn Mawr Trust Co., Execs. of LW&T of Len Zengel, dec'd., aka Leonard J. Zengel, aka Leonard Zengel to J. Brooks & Joan S. Semple	East Goshen 77 529/1000 acres Buildings & improvements
1973	August 8, 1973 R14, p. 338 Xeroxed	J. Brooks & Joan S. Semple to Norriton Woods, Inc.	77 529/1000 acres Buildings & improvements
1975	February 28, 1975 D45, p. 108 Xeroxed	Gambone Bros. Development Co., aka Norriton Woods, Inc., aka Whitpain Woods, Inc. to Rudolph Franklin & Joan Diane Papa	6.878 acres Buildings & improvements
1991	June 10, 1991 2497, p. 84	Rudolph Franklin & Joan Diane Papa to Joan Diane Papa	Not available
2001	September 12, 2001 Wills File #1501-1265 From: 5088, p. 873	Joan Diane Papa's Estate	Not available
2001	September 27, 2001 5088, p. 873 Xeroxed	Estate of Joan Diane Papa, dec'd, Rudolph F. Papa, Admin. to Rudolph F. Papa	6.878 acres Buildings & improvements

July 7, 2023
Jane E. Dorchester

TIMELINE, Continued
Historic Resource #75, c. 1795
301 Reservoir Road

East Goshen Township
Tax Parcel #53-4P-129
Page 4

YEAR	DATE AND BOOK	PERSONS	ACREAGE
2021	November 30, 2021 Wills File #1521-2734 From: 5088, p. 873	Rudolph F. Papa's Estate	Not available
2022	December 27, 2022 10994, p. 1859 Xeroxed	Cundy Brillman, Exec. of Estate of Rudolph F. Papa, dec'd. to 301 RRP LLC	6.878 acres Buildings & improvements

Appendix III: Photographs

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 1

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023 & July 7, 2023



Photograph 01 of 30: Historic Resource #75 – House, showing South (front) and West elevations of First Phase (center), West and South Elevations of Fourth Phase enclosed porch (left), and West Elevation of Third Phase (background), looking Northeast.



Photograph 02 of 30: Historic Resource #75 – House, showing part of East side of South (front) of First Phase (left), South (front) elevation of Second Phase (right), and part of West side of South (back) elevation of Fifth Phase Garage, looking North.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 2

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 03 of 30: Historic Resource #75 – House, showing South (front) and East elevations of First Phase (left), South (front) elevation of Second Phase (center), and South (rear) elevation of Fifth Phase garage (right), looking Northwest.



Photograph 04 of 30: Historic Resource #75 – House, showing East elevation of First Phase (background) and South (rear) and East elevations of Fifth Phase garage (foreground), looking Northwest.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 3

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 05 of 30: Historic Resource #75 – House, showing North (front) elevation of Fifth Phase garage (left foreground), North (rear) elevations of Second Phase (center) and East and North (front) elevations of First and Fourth Phases (right background), and West elevation of Third Phase (far right background), looking Southwest.



Photograph 06 of 30: Historic Resource #75 – House, showing North (front) elevation of Fifth Phase garage (left background), North (rear) elevation of Second Phase (center left), North (rear) elevation of First and North (front) elevation of Fourth Phase, (center right), and North elevation of Third Phase (right), looking Southeast.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 4

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 07 of 30: Historic Resource #75 – House, showing East elevations of Third Phase (left), Fourth Phase porch (foreground), and First Phase (background), looking Southeast.



Photograph 08 of 30: Historic Resource #75, Remains of Terraced Lawns/Gardens showing South (front) elevation of First Phase (center background) and South (rear) elevation of Fifth (garage) Phase (left background) with the remains of upper (middle ground) and middle (foreground) garden/lawn retaining walls and stone steps located South of house, looking Northeast.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 5

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 09 of 30: Historic Resource #75, Remains of Terraced Lawns/Gardens showing South (front) elevation of First Phase (background) with the remains of the upper garden/lawn retaining wall and two sets of stone steps (left and right of tree, middle ground) located South of house, looking North.



Photograph 10 of 30: Historic Resource #75, Remains of Terraced Lawns/Gardens showing South elevations of Fourth (porch) and First Phases (background) with the remains of the West side of lower garden/lawn retaining wall and stone steps located South of house, looking Northeast.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 6

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 11 of 30: Historic Resource #75, Remains of Terraced Lawns/Gardens, Close-up showing the remains of the West side of lower garden/lawn retaining wall (center foreground) and stone steps with pillars (left of center middle ground) located South of house, looking North.



Photograph 12 of 30: Historic Resource #75, Remains of Terraced Lawns/Gardens showing the remains of the East side of lower garden/lawn retaining wall (center middle ground) located South of house, looking Northeast.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 7

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023 & July 7, 2023



Photograph 13 of 30: Historic Resource #75 - Barn, showing West (rear) and South elevations of Barn (left background) and Wagon Shed (right foreground), looking Northeast.



Photograph 14 of 30: Historic Resource #75 - Barn, entrance to Stable Yard, showing part of South and East elevations of Wagon Shed (left) and South Stable Yard entrance (center) with South Stable Yard wall (right), looking Northwest.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 8

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 15 of 30: Historic Resource #75 - Barn, showing East (front) elevation of Wagon Shed, note conical pillars (left middle ground), and South elevation of Barn (right background), looking Northwest through South Stable Yard entrance.



Photograph 16 of 30: Historic Resource #75 - Barn, showing East (front) elevation of Wagon Shed and South elevation of Barn (center background) with concrete South Barn ramp wall (right background), looking North into Stable Yard from South entrance.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 9

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 17 of 30: Historic Resource #75 - Barn, showing concrete South Barn ramp wall (far left background), interior East Stable Yard wall (center and right background), note East entrance to Stable Yard (left of tree) and curved wall (right of tree), looking Northeast into Stable Yard from South entrance.



Photograph 18 of 30: Historic Resource #75 - Barn, showing interior East and South Stable Yard walls from East entrance (left) to South entrance (far right), note curved wall (right center), looking Southeast from Wagon Shed.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 10

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 19 of 30: Historic Resource #75 - Barn, showing exterior Stable Yard wall, note curved wall (center), and stone South Barn ramp wall (right background) looking Northwest.



Photograph 20 of 30: Historic Resource #75 - Barn, Close-up showing exterior Stable Yard wall from curved wall (left) to stone South Barn ramp wall (background), looking North.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 11

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 21 of 30: Historic Resource #75 - Barn, Close-up showing exterior Stable Yard wall with East entrance to Stable Yard (left) and juncture with stone South Barn ramp wall (center and right), looking West.



Photograph 22 of 30: Historic Resource #75 - Barn, showing East (rear) elevation of Barn (right) with Wagon Shed roof (left background) and South Barn ramp wall just visible to left of Barn, looking West.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 12

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 23 of 30: Historic Resource #75 - Barn, showing North Barn ramp wall (center, right of portable shed), looking Southwest.



Photograph 24 of 30: Historic Resource #75 - Barn, showing North elevation of Barn (center) with remains of what might have been the West Barnyard wall (right), looking Southwest.

301 RESERVOIR ROAD HISTORIC RESOURCE IMPACT STUDY
PHOTOGRAPH SHEET / Page 13

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester & Nanci Sarcinello	Date	June 30, 2023



Photograph 25 of 30: Historic Resource #75 - Barn, showing North elevation of Barn (center), note double doors (left), and Close-up of what might have been South entrance to Barnyard (North end of West stone wall on right), looking South.



Photograph 26 of 30: Historic Resource #75 - Tenant House, showing South elevation of Tenant House, looking North.

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PHOTOGRAPH SHEET / Page 14

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Nanci Sarcinello	Date	June 30, 2023



Photograph 27 of 30: Historic Resource #75 - Tenant House, showing East (rear) and North elevations of Tenant House, looking Southwest.



Photograph 28 of 30: Historic Resource #75 - Tenant House, showing North elevation of Tenant House, looking Southeast.

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PHOTOGRAPH SHEET / Page 15

Historic / Other Name	Historic Resource #75	County/State	Chester County, Pa
Photographer	Jane E. Dorchester	Date	June 30, 2023



Photograph 29 of 30: Historic Resource #75 - Tenant House, showing West (front) elevation of Tenant House, looking Northeast.



Photograph 30 of 30: Historic Resource #75 - Tenant House, showing West (front) and South elevations of Tenant House, looking Northeast.

Appendix IV: Bibliography

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JANE E. DORCHESTER, ARCHITECTURAL HISTORIAN

HISTORIC PRESERVATION CONSULTING

EDUCATION	University of Pennsylvania, School of Design, Philadelphia, Pa. Master of Science, Historic Preservation, 2001; Thesis: <i>The Evolution of Serpentine Stone as a Building Material in Southeastern Pennsylvania: 1727-1931.</i> West Chester University, West Chester, Pa. Bachelor of Arts, Theatre Arts, Cum Laude, 1978
AWARDS / RECOGNITIONS / ACHIEVEMENTS	America250Pa. Chester County Commission, Member, 2022-2023 Landscapes3 - Chester County Comprehensive Plan, Preservation Stakeholder, 2016-2017 Chester County Planners' Forum, Participant, 2016-2019 West Chester Downtown Foundation (WCDF) – Special Recognition Award for Establishing the WCDF's Historic Preservation Award Program, 2014 West Chester Downtown Foundation – Preservation Service Award for the West Chester Borough Comprehensive Historic Preservation Plan, 2011 Southeastern Pennsylvania District History Day, Junior & Senior Judge & Volunteer, 1998-2023; History Day Fair Co-Coordinator, 2007-2010, Judge Trainer, Exhibits, 2018-2019 Commonwealth Historic Preservation Plan Convocation, Participant, 1999 Chester County Comprehensive Plan (<i>Landscapes</i>) & Community Planning Handbook (<i>Preserving Our Places</i>), Reviewer, 1996-1997 Pennsylvania Historical & Museum Commission's National Register Consultants List, Consultant, 1993 to 2009; Certified Consultant, 2009-2023
REGISTRATION / MEMBERSHIP	The Athenaeum of Philadelphia Chester County Historical Society Jefferson County (Pa.) Historical Society Museum of the American Revolution, Founding Member National Trust For Historic Preservation Preservation Alliance For Greater Philadelphia Preservation Pennsylvania Society of Architectural Historians, Philadelphia Chapter Former member of: Chester County Historic Preservation Network; Editor & Board Member, 2016-2021; West Chester Downtown Foundation, Board Member 2006-2013; Chairman, Historic Preservation Awards Committee, 2008-2013; Chester County Historic Preservation Network, Member, Steering Committee Member, 1997-2000; West Chester Borough Historical and Architectural Review Board, Member, Archivist, & Secretary, 1997-1999
PROFESSIONAL EXPERIENCE	Jane E. Dorchester, Architectural Historian, Historic Preservation Consultant West Chester, Pa. Principal, January 2003 to Present Cultural Resource Consulting Group (CRCG), Highland Park, New Jersey & Philadelphia, Pa. Principal Investigator & Project Manager, September 2001 to July 2003 Jane E. Dorchester, Historic Research West Chester, Pa. Principal, October 1983 to November 2001
KEY PROJECTS	Cultural & Historic Site/Resource Inventories and Surveys: Marcus Hook Plank House Property Search, Marcus Hook Borough, Delaware County, Pa., for Marcus Hook Preservation Society, 2020-2022 Pennsbury Township Historic Resource Inventory Update, Chester County, Pa. for Township of Pennsbury, 2018-2022 Charlestown Township Historic Resource Inventory Update, Chester County, Pa., for Township of Charlestown, 2018-2022 Chandler Mill and Bucktoe Nature Preserves Historic Resource Inventory and Survey, Kennett and New Garden Townships, Chester County, Pa., for The Land Conservancy for Southern Chester County, 2016-2018 Westtown Township Historic Resource Inventory Review, Chester County, Pa., for Township of Westtown, 2015

JANE E. DORCHESTER, ARCHITECTURAL HISTORIAN HISTORIC PRESERVATION CONSULTING

KEY PROJECTS, Continued

Cultural & Historic Site/Resource Inventories and Surveys, Continued:

Princeton Local Historic District Historic Resource Survey, Mercer County, NJ, with Wise Preservation Planning, 2015
Haddon Heights Borough Historic Resource Survey, Camden County, NJ, with Wise Preservation Planning, 2012-2013
Lower Red Clay Creek Historic District Historic Resource Inventory and Survey for Local Designation, Kennett Township, Chester County, Pa., for Township of Kennett, 2011-2017; Designated by County of Chester, 2017
Red Rose Inn Historic Resource Survey, Penn Township, Chester County, Pa., for Township of Penn, 2011-2012
Thornbury Township Historic Resource Inventory, Survey, & Comprehensive Plan Update, for Township of Thornbury, Chester County, Pa., with Ray Ott & Associates, Land Planners, (VPP Grant Project & Chester County Historic Resource Atlas Program), 2008-2010
West Chester Certified Local Historic District Historic Resource Inventory Update, Chester County, Pa., for Borough of West Chester (Chester County Historic Resource Atlas Program), 2007-2008
East Fallowfield Historic Resource Inventory Update, Chester County, Pa., for Township of East Fallowfield, (Chester County Historic Resource Atlas Program), 2006-2009
West Chester Historic District Boundary Increase Historic Resource Inventory, Chester County, Pa., for Cultural Resource Consulting Group (CRCG), 2002-2003
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The Beehive Historic Resource Survey, Thornbury Township, Chester County, Pa., for the owners, 1999-2000; Designated by County of Chester, 2008
Lebanon City Comprehensive Historic Site Survey, Lebanon County, Pa., with Ray Ott, Planner, 1990
Middletown Borough Comprehensive Historic Site Survey, Dauphin County, Pa., with Ray Ott, Planner, 1989

Historic Preservation Ordinances and Plans:

Township of Pennsbury, Chester County, Pa. Route #1 (Baltimore Pike) Protection and Preservation Project, 2018
Borough of Kennett Square, Chester County, Pa. Act 167 Historic District Ordinance, with Ray Ott & Associates, Land Planners, 2013-2015, Adopted, 2015
Borough of West Chester, Chester County, Pa. Comprehensive Historic Preservation Plan, with Ray Ott & Associates, Land Planners, 2010-2011, Adopted, 2011
Borough of West Chester, Chester County, Pa. Height Overlay District Ordinance, Standards and Criteria, Co-Chair, Height Overlay District Ordinance Standards and Criteria Ad Hoc Committee, 2006-2007; Adopted, 2007
Sts. Philip and James Rectory, West Whiteland Township, Chester County, Pa. Historic Structure Preservation Plan, for CRGC, 2002
Open Space, Recreation & Environmental Resources Plans: London Britain, Westtown, & Valley Townships; & West Grove & Parkesburg Boroughs, with Ray Ott and Associates, Land Planners, 1991-1993
Borough of West Chester, Chester County, Pa. Marshall Square Park Master Plan with Ray Ott and Associates, Land Planners, 1989, Adopted, 1989

Historic Research and Preservation Consultant:

Historic Preservation Consultant, Friends of Painter's Folly, 2019-2023
Historian/Historic Preservation Consultant, The Land Conservancy for Southern Chester County, Pa., 2011-2022
Historic Research Consultant, Charlestown Township, Chester County, Pa., 1994-2023
Historic Research Consultant, East Brandywine Township Historical Commission, Chester County, Pa., 1994-1995
Historic Research Consultant, Willistown Township Historical Commission, Chester County, Pa., 1991-2020

Nanci Sarcinello has 25 years of professional experience as a municipal planner and GIS consultant. Her work focuses on municipal planning and GIS mapping and analysis, including comprehensive plans, ordinance preparation, open space and recreation plans, historic preservation, market analysis, crime mapping and analysis, and GIS consultation and training.

In addition to her consulting work, Nanci served as an adjunct professor at West Chester University where she taught Environmental Planning, Business Geographics, GIS Business Applications, and Crime Mapping and Analysis.

Nanci brings a strong and unique set of skills to her clients, combining her GIS capabilities with her knowledge of the planning, business and marketing, and criminal justice fields. She is committed to assisting local governments with their efforts to manage growth and strengthen the social, cultural, and economic vitality of their communities.

Professional Planning Experience

Sarcinello Planning & GIS Services (2004-Present)
Swarthmore, Pennsylvania
Principal

West Chester University (2001-2015)
Department of Geography & Planning
West Chester, Pennsylvania
Adjunct Professor

Thomas Comitta Associates, Inc. (1998-2004)
West Chester, Pennsylvania
GIS Manager & Municipal Planner

Education

MA, Geography & Planning (2001)
West Chester University of Pennsylvania
West Chester, Pennsylvania

BA, International Relations (1989)
Ursinus College
Collegeville, Pennsylvania

Professional Presentations & Publications

United Nations, New York, NY (2003)
NGO Briefing on Health Communication
"GIS: Current Applications for Global Health Analysis & Communication"

"GIS for Water Resource Management"
World Ecology Report, Vol. XV, No. 1,
Spring 2003

Association of American Geographers 96th Annual Meeting, Pittsburgh, PA (2000)
"A Quantitative GIS Approach for Analyzing Environmental Equity"

Professional Affiliations

American Institute of Certified Planners (AICP)

America Planning Association (APA)

Pennsylvania Planning Association (PPA)

Association of American Geographers (AAG)

Comprehensive Plans

Delaware Township Comprehensive Plan Update (in-progress), Pike County, PA

West Caln Township Comprehensive Plan, (2020), Chester County, PA

Avondale Borough Comprehensive Plan (2019), Chester County, PA

West Goshen Township Comprehensive Plan (2018), Chester County, PA

Williams Township Comprehensive Plan (2018), Northampton County, PA

East Vincent Township Comprehensive Plan (2018), Chester County, PA

Newtown Township Comprehensive Plan (2016), Delaware County, PA

East Fallowfield Township Comprehensive Plan (2015), Chester County, PA

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East Hanover Township Comprehensive Plan Update (2011), Dauphin County, PA

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Matamoras Borough & Westfall Township Multi-Municipal Comprehensive Plan and Regional Open Space, Greenways and Recreation Plan (2011), Pike County, PA

West Pikeland Township Comprehensive Plan (2010), Chester County, PA

Planning Our Future: Delaware Township Comprehensive Plan (2006), Pike County, PA

Choices: Lancaster County Comprehensive Plan 2030 - Housing Plan Update (2006), Lancaster County, PA

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Comprehensive Plan Update: A Plan for Conservation & Growth Management (2001), Charlestown Township, Chester County, PA

Middletown 2020: A Smart Growth Initiative (2001), Middletown Township, Delaware County, PA

Municipal Ordinances

West Caln Township Zoning Ordinance Update (in-progress), Chester County, PA

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Active Transportation Plan (2021), Quakertown Borough, Bucks County, PA

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Plan for Open Space and Economic Development: A Supplement to the East Pikeland Township Comprehensive Plan (2013), East Pikeland Township, Chester County, PA

French Creek Trail Feasibility Study (2013), East Pikeland Township, Chester County, PA

Municipal Trail Plan for East Pikeland Township (2013), East Pikeland Township, Chester County, PA

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Concord Township Recreation & Open Space Plan Update (2008), Concord Township, Delaware County, PA

Market Analysis, Economic Development, Corridor Studies

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Suitability Analysis of Vacant and Underutilized Parcels (2015), Economic Development Company of Lancaster County, PA

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Historic Preservation

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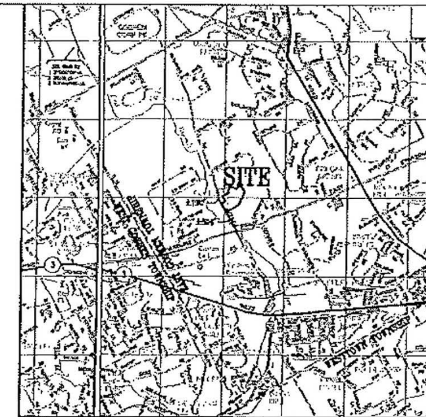
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Municipal GIS Consultation and Training

GIS consultation and training for municipalities, including Bedminster Township, Charlestown Township, Tredyffrin Township, Concord Township

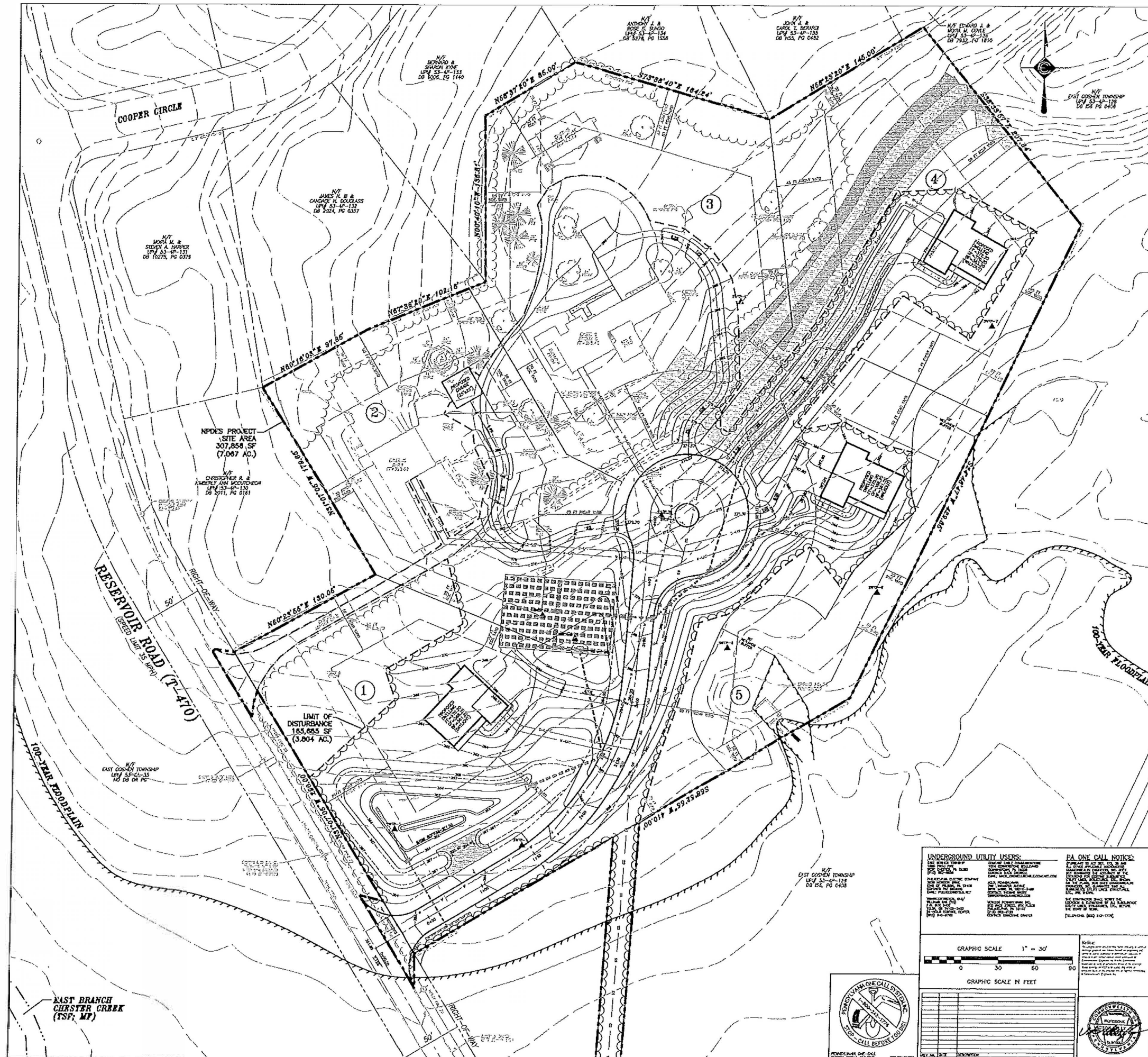
Middletown Township - Municipal GIS Implementation & Training (2006)
Middletown Township, Delaware County, PA



ZONING: R2 - LOW DENSITY RESIDENTIAL DISTRICT

MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
1.00 AC	30.00 FT	100.00 FT	1.00 AC	30.00 FT	100.00 FT
2.00 AC	40.00 FT	130.00 FT	2.00 AC	40.00 FT	130.00 FT
3.00 AC	50.00 FT	160.00 FT	3.00 AC	50.00 FT	160.00 FT
4.00 AC	60.00 FT	190.00 FT	4.00 AC	60.00 FT	190.00 FT
5.00 AC	70.00 FT	220.00 FT	5.00 AC	70.00 FT	220.00 FT
6.00 AC	80.00 FT	250.00 FT	6.00 AC	80.00 FT	250.00 FT
7.00 AC	90.00 FT	280.00 FT	7.00 AC	90.00 FT	280.00 FT
8.00 AC	100.00 FT	310.00 FT	8.00 AC	100.00 FT	310.00 FT
9.00 AC	110.00 FT	340.00 FT	9.00 AC	110.00 FT	340.00 FT
10.00 AC	120.00 FT	370.00 FT	10.00 AC	120.00 FT	370.00 FT

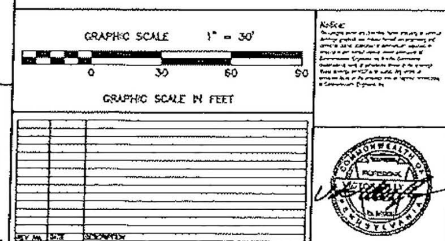
- GENERAL NOTES:**
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

ALL UTILITIES SHOULD BE LOCATED AND MARKED PRIOR TO CONSTRUCTION. CALL 811 FOR A FREE LIST OF UTILITIES IN THE AREA.



PCSM GRADING PLAN

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS

FOR

TIMBERMILL, LLC

EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.

114 EAST LANCASTER AVENUE - SECOND FLOOR
DOWNTOWN, PA 19333
TELEPHONE: (610) 518-9003 - FAX: (610) 518-9004
COMMENCED: 1/2024

5

DATE: SEPTEMBER 24, 2024
SCALE: AS SHOWN
SURVEY: CD
OWNER: MOC
CHECKER: VC
DRAWING NO.: 2024-02-1
OR: 13