

West Brandywine Township
Open Space Review Board
Meeting Minutes of May 28, 2009

6:53 pm John Cassels called the meeting to order.

In Attendance:

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| John Cassels | Jeff Chalfant | Chuck Dobson |
| Steven Jakatt | Joseph Arvay | Bob Schini |

Absent:

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| John Conti | Kim Hoopes | Anita Ferenz |
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John Conti arrived before the meeting was adjourned.

Public Present:

Action on Minutes of Previous Meeting(s):

April 23, 2009 – Steve Jakatt motioned to accept the minutes of April 23, 2009. Jeff Chalfant seconded the motion. All members in attendance at the April meeting voted in favor of the motion to accept the minutes.

Old Business:

- 1) Icedale Meadows: Have not received the signed lease.
- 2) Chase Tract: Under negotiation
- 3) Baldwin: Under negotiation
- 4) Marie Property: Erin Lee, Natural Lands Trust, Inc and Mae Marie, owner of the property were in attendance. This project is for an easement on the Marie property with 15.5 acres. The property is part wooded and part meadows with a small tributary of the Indian Run that cuts across to the western corner of the property. There is a draft conservation easement plan for what is proposed the property would actually look like with restrictions. The two meadow areas would be standard protection areas. The forest and wooded areas would stay as they are and it has been allowed for about a 1 ½ acre building lot, which will allow a modest home and farm. This is the most viable way of making the property marketable in the future to preserve a single building lot. Mae Marie is donating the value of the easement, which the appraisal values at \$225,000, to NLT. NLT has received County funding in the amount of \$21,000. In order to complete the transaction, assistance is needed. They are asking the OSRB to consider recommending funding the balance of the costs at approximately \$22,100. Steve Jakatt motioned to recommend to the BoS to provide the cost of \$22,100.00 needed to secure the Marie property. Jeff Chalfant seconded the motion. All members in attendance voted aye.
- 5) Lindborg: Sue Lindborg was in attendance. A letter was sent to the Lindborgs dated April 18, 2009. The letter stated what was discussed at the last meeting. The property was re-evaluated as a whole. The previous rating of the 5 parcels rated individually, was an average of 46.4. As a contiguous 22-acre lot tract, the score is 61. In light of the alternative score and for the reasons outlined in the Lindborg letter and the value to the community, we thought we might consider recommendation to the BoS to seek an appraisal for the property. It is understood from the Lindborgs that it is their desire to keep the farm as it is today forever. Sue Lindborg requested

that the lot across the road from the property be included with the other 4 lots as part of the 22 acres. Everyone was in agreement that the 4 lots are to be considered as 1 tract. Sue noted that she does not want to restrict the people buying the property. As an example, if they want to add an addition to the house or add something to the barn it would be acceptable. They basically do not want to have the view changed. Chuck Dobson motioned to recommend to the BoS that they authorize the Township Manager to seek an appraisal for the Lindborg property as combined 4 parcels (as one tract) on the western side of Baker Road. Steve Jakatt seconded the motion. All members in attendance voted aye.

- 6) Eck Property: There has been no response from Dr. Eck.

New Business

General Discussion by OSRB (as needed):

There was a meeting with the director of Chester County Park & Rec with regards to county owned properties, specifically the railroad bed coming out of the park.

Next meeting – Thursday, June 25, 2009 @ 6:45 pm.

Chuck Dobson motioned to adjourn the meeting. Steven Jakatt seconded the motion. Meeting adjourned at 7:33 pm.