

West Brandywine Township
Open Space Review Board
Meeting Minutes of November 25, 2008

7:05 pm John Cassels called the meeting to order.

In Attendance:

John Cassels	John Conti	Chuck Dobson
Anita Ferenz	Kim Hoopes	Steve Jakatt
Bob Schini		

Absent:

Jeff Chalfant

Public Present:

Action on Minutes of Previous Meeting(s):

October 23, 2008 – Steve Jakatt motioned to accept the minutes of October 23, 2008. Anita Ferenz seconded the motion. All members in attendance at the October meeting voted in favor of the motion to accept the minutes.

Old Business:

- 1) Siouasca: This may be off the table.
- 2) Icedale: John Cassels talked to Bernie Kiesnoski. Everything has been approved by the state commissioners at their quarterly meeting. We are waiting on a final document from his office. They have received comments from Ron and our solicitor. Have adopted and incorporated those comments – waiting for a copy for the Township to sign. Steve Jakatt motioned to recommend approval of the Icedale Meadows lease and that the BoS sign the lease. Kim Hoopes seconded the motion. All members in attendance voted aye.
- 3) Thornbury Tract: Received an email from Kevin Anderson of the Brandywine Conservancy that the Thornburys had a couple little items to change on the agreement. There are six minor changes. Brandywine Conservancy has no problems with the changes and are agreeable. The agreement can be signed and a closing date for the sale of the easement can be scheduled.
- 4) Chase Tract: The appraisal neglected to carve out a development lot or a future buildable lot. Waiting to see what that would mean. It was supposed to go back to Mrs. Chase and her representative. The appraiser looked at the land as a whole. Table until next meeting.
- 5) Baldwin: Waiting for appraisal.
- 6) Marie Property: Table until we find out if Natural Lands Trust was successful in coming up with some grant money from the county. We would then make a recommendation.
- 7) Lindborg: Kim Hoopes motioned to table. Steve Jakatt seconded the motion. All members in attendance voted aye.

New Business

1. Dr. Eck Property: The ground is under agreement with George Harlan. Dr Eck's situation is that he needs to get money out of the property. It is somewhere in the range of 38

acres. Dr. Eck's intent is to retain 15 acres and about 3 to 6 of those he plans to keep and the others is going to donate to NALT. Harlan is developing about 25 acres and putting 9 lots on there. Steve Jakatt asked how many acres he would be looking at the Township to purchase? Dr. Eck responded roughly 30+ acres (the developer rights). John Cassels asked what Dr. Eck's feeling were about preserving or conserving the property? Dr. Eck stated it has always been his desire not to have anyone buy the property. He has thought about giving a couple of the lots to his children. It is a financial decision being made now to deal with Mr. Harlan. He cannot give that ground to NALT for the tax benefits. He needs to get something in return. My desire would be to keep it as open space. John Cassels asked Dr. Eck's feelings on community access to the property? Would you like the public on the property? Dr. Eck's response was that he would like to have some control. People who come to use the property like the country setting. Chuck Dobson asked if John's thoughts were to integrate the trail network into the property. John Cassels stated there are three goals, priorities. They are farmland preservation, natural resources and trails and greenways. We are trying to build a trail network throughout the community. We are always looking for scenic property. These trails are walking trails. It was agreed that the OSRB is interested, will keep it on the agenda and will continue discussions. Dr. Eck asked for a timeline. John Cassels responded that the OSRB needs to hear from Dr. Eck about the project with George Harlan. Steve Jakatt responded it could be 4 to 6 months. A recommendation is made to the BoS. The BoS will approve or disapprove for an appraisal. The Township then decides developer rights are worth this much. Dr. Eck understood and stated that settlement would not be an issue, it is just knowing which way I am going.

Next meeting – Tuesday, December 23, 2008

Steve Jakatt motioned to adjourn the meeting. Kim Hoopes seconded the motion. Meeting adjourned at 7:43 pm.