

Planning Commission
Meeting Minutes
August 16, 2016

The monthly meeting of the New Britain Planning Commission was called to order by Chairman Michael Stanislav at 7:30 PM. Planning Commission members present were Mr. Bob Binkley, Ms. Loren Frasco, Mr. Richard Moxey, Mr. Rick Eggleston, Mr. David Holewinski and Ms. Margaret Remyey. Not present were Dr. Michael Parke and Mr. Karl Dieterichs. Also present were Mr. Tom Yatsky, Mr. Mark Hintenlang, Mr. Sam Bryant, Ms. Lynn Bush and Mr. Matt Walters.

Minutes of July 19, 2016: Mr. Holewinski made a motion to approve the minutes of July 19, 2016. The motion was seconded by Mr. Eggleston and was unanimously approved.

Old Business:

Land Development Application – Bank of America ATM Kiosk: Mr. Yatsky stated the Zoning Hearing Board approved the kiosk on July 21, 2016. Mr. Hintenlang discussed variances which were granted and his recommendations. Regarding waivers for land development, Mr. Hintenlang suggested requiring the applicant to contribute towards curb improvements, street trees, buffers and street lights. The plans currently have gore striping and he believes a better option would be curbing with a planted area. Ms. Remyey suggested using native plants as opposed to the non-native shrubbery choices included in the plans. Ms. Frasco asked about the red color. Can it be toned down? Mr. Hintenlang stated since this is not a conditional use application there is no requirement regarding color. He also stated they will need to submit another set of plans. Mr. Holewinski suggested some give and take regarding color considering all of the waivers the applicant is asking for. Mr. Hintenlang stated he will make a recommendation to tone down the color. Mr. Halsey White stated these are the corporate colors they may not want to change, but perhaps we could ask them to minimize the red. Ms. Remyey suggested having them come up with ideas. Mr. Hintenlang stated the Planning Commission should hold off on the waiver decisions until the applicant comes back with their ideas. Mr. Bryant stated he will send these concerns to the applicant and they will have to come back to the Planning Commission.

Land Development Application – New Britain Inn: Mr. Bryant stated the business owner, Mr. Michael Carey, and engineer, Mr. Jason Smeland, were not able to attend this meeting. Mr. Eric Garton of Gilmore and Associates is currently reviewing the plans. Mr. Bryant stated Mr. Carey provided the same waiver requests as before except sidewalk. There was a discussion regarding stormwater management, parking space requirements, possibly improving the parking lot with islands of trees and sidewalks. Mr. Peter LaMontagne suggested asking Mr. Garton from Gilmore and Associates to make suggestions regarding landscaping along the sidewalk, to be in keeping with the Main Street Plan.

Mr. Hintenlang stated it is legally required to have stormwater management and with a large impervious surface there is currently no stormwater management on site and there is flooding downstream. Ms. Bush stated municipalities are more and more responsible for stormwater runoff. It is important to require them to provide stormwater management otherwise if there was

a problem it would come back to the Borough. Mr. Bryant stated at the next Planning Commission meeting there will be a plan review from Gilmore and Associates. He also stated he will let the applicant know the Commission would like sidewalks and street landscaping.

TCDI Draft Plan Review and Architectural Design Guide: Mr. Walters provided copies of the design guidelines to Planning Commission members. This is to be included in the Main Street Plan and covers architectural and site layout. It includes photographs of examples of architectural designs and elements from New Britain Borough to be used as models for future developers. Ms. Bush stated this can be part of land development and subdivision. She stated it gives framework for color and design and will be a valuable tool for mixed use development and it should be formally adopted as a document for New Britain Borough. Ms. Bush also stated the Planning Commission should consider recommending the Butler Avenue Study be approved by Borough Council. Mr. Bryant stated he, Mr. Stephen Barth and Delaware Valley University officials are currently reviewing and making changes to the study. Mr. Bryant asked Planning Commission members to submit their comments by September 12th, so the revised copy will be included in the September 20th meeting packet. Mr. Bryant stated the changes will be made and the Butler Avenue Study will be formally submitted to Borough Council in October.

2017 Comprehensive Plan: Mr. Stanislaw stated the 2017 Comprehensive Plan is due by the end of 2017. The Butler Avenue Study is to be incorporated into it. Mr. Bryant stated the Planning Commission will need to hold a special work session for the comprehensive plan. It was decided this will take place on November 1st at 7:00 pm.

Invasive Plant Discussion: Mr. Bryant stated what is being presented as an ordinance is the Upper Makefield's Invasive Plant Ordinance revised according to the Planning Commission's recommendations. There was a discussion about how to restrict bamboo. Mr. Bryant suggested penalties of \$100 for the 1st offense, \$300 for the second offense, and \$600 for the third offense. Penalties will be necessary for enforcement. Mr. Moxey suggested to change the wording of "shall remove" (since it is nearly impossible to remove bamboo) to "shall not plant and/or propagate." Mr. Yatsky stated the resident should be given 30 days to remediate the problem. Subsequent violations will be issued in 30 day increments. Mr. Bryant stated he will submit this ordinance to Mr. Savona for review.

New Business:

Nature Preserve Signage: Mr. Bryant stated the Nature Preserve Committee has been discussing installing two signs, one on Butler Avenue and one on Tamenend Avenue. Considering the Butler Avenue Study the Planning Commission will need to discuss location and wording on signage. As dictated by the state, the signs must be at least 200 ft. from the traffic light, will be 24" x 48" and blue with white letters.

Ms. Frasco made a motion for adjournment, the motion was seconded by Mr. Binkley and the meeting adjourned at 9:04 pm.

Respectfully submitted,

Carrie Gamble