

May 18, 2021
Upper Salford, Pennsylvania

Planning Commission Meeting Minutes

The regular meeting of the Upper Salford Township Planning Commission was brought to order by Mr. Giannini at 7:30 p.m. Messrs. Raisner, Larson, McMaster and Nase were present, as was Township solicitor Stephen P. Imms, Jr. and Township Engineer Mike Reinert. Supervisors in attendance were Messrs. O'Donnell and Poatsy, Jr. Mr. Sacks was absent.

With this being the first meeting in 2021, Mr. Giannini called for the **Reorganization** of the Planning Commission. **On a motion**, Mr. Raisner nominated Mr. Giannini as Chairperson, seconded by Mr. Larson. Motion carried. **On a motion**, Mr. Giannini nominated Mr. Raisner as Vice Chair, seconded by Mr. McMaster. Motion carried.

Appearing before the Planning Commission was Robert Irick of Irick, Eberhardt, and Mientus, Inc. presenting the **Spring Run Farm-Final Plan**, Moyer Road Development for review. Preliminary approval was granted by the Board of Supervisors in 2018. Mr. Reinert went over his review letter, dated May 14, 2021. Comments from the Planning Commission included: discussion about how to insure that the identified open space will not be developed at a later date. Changes made to the Preliminary Plan for the Final Plan were discussed. The question was presented, will the test wells be closed or used on the proposed lots. The invasive plants listed on the plan need to be replaced with non-invasive plants. The maintenance agreement should be more definitive. The existing pond is a concern. There was discussion about Phase II of the Water Resource Impact Study conducted by Ebert Engineering. Also discussed were findings in Phase I of the Water Resource Impact Study, including the concern of possibility of TCE in the local ground water supplies. The results from the testing noted in Phase II should be a condition of final plan approval and testing of each well at time of applying for building permits. Thanks was given for the consideration of lot placement with regards to the neighboring properties. Mr. Giannini noted for the record, a letter was received from Jeffrey and Debbie Givens and an email was received from Deb Connor. Mr. Irick requested that only the sheets of the plan with needed corrections/revisions be resubmitted for the next review.

During **Public Comment**, Steve Petry of 3037 Thompson Road questioned if additional TCE could be released during drilling, possibly hidden in the aquafer, causing further contamination.

On a motion, made by Gary Raisner, Seconded by Scott McMaster, minutes of the December 15, 2020 meeting were approved as amended.

On a motion made by John Giannini, seconded by Scott McMaster, the meeting was adjourned at 8:14 p.m.

Respectfully Submitted,

Lori F. Smith
Assistant Secretary