

Wellsboro Planning Commission Meeting March 28, 2012

Wellsboro Planning Commission met on March 28, 2012 in the Council meeting room, Planning Commission Chairperson Ron Comstock called the meeting to order at 7:00 p.m., and the Pledge of Allegiance was recited.

Attending were Ron Comstock, Richard Black, Lou Prevost, Sue Trescott, Kevin Connelly, Borough Manager Daniel K. Strausser, Borough Secretary/Treasurer Susan Keck and Engineer Scott Bray.

Visitors: Dennis Phelps and Steven Kirsch for the Trehab Greenwood Gardens Proposal, Mr. and Mrs. Czyzykowski, Don Smithgall.

The minutes of the February 22, 2012 were accepted with one change; add a recommendation to approve Diffenderfer subdivision by a motion from Kevin Connelly, seconded by Lou Prevost, carried unanimously.

Greenwood Gardens Land Development Plan: Dennis Phelps of Trehab presented the 40 unit family development request for townhouses in the Residential Town District. This was part of a long range strategic plan to add housing in 4 counties in response to the shortage of affordable housing caused by the Gas Well Industry influx of people to the area. Steven Kirsch added to the plan a drainage channel behind the building putting a trench drain. Water will be then stored in ponds to discharge to the stream along Greenwood. Landscape for the slopes will be a maintenance free seed mix for the wet areas. Before the trees are planted the group will meet with the shade tree commission and they will help place them. Fire hydrant detail includes the Storz Adapters, which the fire chief approved.

A note could be put on the plan that addresses the sidewalk issue ie. within 6 months of notice by the Borough, the applicant must put in a sidewalk.

Kevin Connelly made a motion to recommend approval of the Land Development Plan with the stipulation that the applicant meet with the Shade Tree Commission regarding appropriate plantings and placement, to put a note on the plan that says within 6 months of notice by the Borough, the applicant must put in a sidewalk up to the wetlands along Greenwood, and that all of the engineer stipulations be satisfied. Lou Prevost seconded the motion, and it passed 5-0.

Smithgall Two Lot Subdivision: This is a preliminary draft of a minor subdivision. An apartment fronts on Brewery Lane and a store fronts Queen Street. Lou Prevost recommended approval, asking Mr. Smithgall to present a formal subdivision map showing easements for the sewer and driveway. Dr. Black seconded the motion, and it passed 5-0.

Czyzykowski Subdivision: This plan is considered a sketch plan. The Czyzykowski's may come back with a formal plan at a later date.

Kelsey Creek Point: Two sections of this development were built last year, but they were not built according to the registered and recorded plan. The developer is going to attend the next meeting to address the Planning Commission and get advice on how to proceed.

ADJOURNED: 8:20 p.m.