

Wellsboro Planning Commission Meeting May 3, 2012

Wellsboro Planning Commission met on May 3, 2012 in the Council meeting room, Planning Commission Chairperson Ron Comstock called the meeting to order at 5:00 p.m., and the Pledge of Allegiance was recited.

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

Visitors: Steven Kirsch for Greenwood Gardens, Richard Strauch and Dan Kaufman for Kelsey Creek Pointe, Vicki Costanzo for Mountain Valley Realty, Verla Bryant, Mr. Vanderhoof

The minutes of the March 28, 2012 meeting were accepted by motion from Lou Prevost, seconded by Kevin Connelly, carried unanimously.

McNett Minor Subdivision Plan: This minor subdivision removes a 14.7' x 181.83' strip from lands of Kay McNett and adjoins it to the lands of Kevin McNett. Recommended for approval by Lou Prevost, seconded by Gus Vargas, and carried unanimously.

Niles Minor Subdivision Plan: Steve Kirsch presented this 13.7 acre lot subdivision to separate off the Greenwood Development 16 acre subdivision piece. The commission had concerns about the possibilities for another development on the remaining acres. There would be one single 13.7 acre lot left with a right-of-way access from Greenwood Street, that is a steep, wooded and wet area. The motion from Kevin Connelly was to recommend approval of the subdivision with the proviso that if further development would occur in the future the applicant must use the then-current subdivision ordinance as a guide. This was seconded by Lou Prevost, split vote of 3-3.

Kelsey Creek Pointe Plan Revision: Dan Kaufman and Richard Strauch explained the new pavilion location, the removal of the mulch path and the changes between the old plan and new proposal. The proposal making units into duplexes instead of townhouse units changes the footprint, but not the number of units. The pavilion would be placed in the common area along with picnic tables. Kevin Connelly made a motion to recommend approval of the modified site plans, seconded by Bill Yaccovissi, and it passed 6-0. Mr. Strauch will pay the Borough for 4 hook-ups.

Vicki Costanzo: Has 93 acres in one lot and 30 acres in an adjoining lot for a proposed senior living hilltop village, a residential senior housing complex in a high-end style. Her concerns were about water and sewer availability. A pump station would be needed for water as it is above the gravity fed system. Sewer capacity is available. There is the main 12" water line through the property. She will go back to her developers and advise of this.

ADJOURNED: 6:20 p.m.

Respectfully submitted by


Susan Keck