

**Franklin Township Workshop Minutes  
Board of Supervisors  
July 12, 2006**

**Call to Order:**

Chairman Richard Whipple called the Franklin Township Board of Supervisors public meeting to order at 6:37 pm. Other members of the Board in attendance included Vice Chairman Teddy Price (who arrived at 6:38 pm), Norm Hughes, Juanita Bennett and Roger Wilson. Other officials in attendance included Vince Donohue, Solicitor; Stephen Ross, Interim Manager; Eric Brindle and Ralph Olivier, Planning Commission; Wendy Toman, Historical Commission; and Jeff Eastburn; Assistant Township Manager. There were approximately 10 members of the general public in attendance.

**Public Comment**

Nancy Chromney - seeking definition of open space and how it can be applied.  
Jeff Bennett - objects to the Board going into Executive Session and later voting on grant applications, as noted in the agenda.

**Approval of Minutes: June 14, 2006**

Mr. Whipple moved, seconded by Mrs. Price, to approve the minutes of June 14, 2006. Mrs. Bennett requested the Board consider making the following changes to the minutes: Page one, Public Comment, an addition to the comments from Mrs. Brown, by adding "regarding S. Guernsey Road"; and page four, Public Comment, a connection between the individual making the comment and the subject of discussion. Mr. Whipple moved to approve the amendments, seconded by Mr. Hughes, with the following change:

"Nancy Chromey - negotiation settlement and plan extension  
Jane Brown - volunteers for web page  
Earl Hatton - good job by Sandi Morgan  
Delores Hughes - good job by Sandi Morgan"

Motion carried by unanimous vote to include changes under the Public Comment section of the meeting.

**Curatorship Program**

Mr. Charlie Mazurek, Director of Curatorship Program for the State of Maryland, Natural Resource Department, was introduced by Wendy Toman, Chairman of the Historical Commission. Mr. Mazurek provided introductory comments explaining the program in Maryland, his years of service and how successful they have been. The purpose of the program is to secure private funding (and labor) for restoration and maintenance of historic properties owned by the Department. Through a selection process by the Department, interested persons submit proposal packages that are screened and approval provided. A curatorship proposal must represent at least \$150,000 worth of improvements, with completion over a seven-year period. The program is more specifically described in the meeting file. Mr. Mazurek provided a slide presentation that demonstrated adaptive reuse of a number of historic properties from the beginning to the present. The following points were raised by the public:

Jeff Bennett - program issues, past problems and tax exempt status

Dave Toman – liability insurance issues  
Earl Hatton – insurance requirement  
Juanita Bennett – long term use, accountability of user and liability insurance  
Roger Wilson – details of the program  
Ralph Olivier – experiences in State of Delaware  
Dick Whipple – non profits being considered in Delaware  
Norm Hughes – history on use of “out buildings”  
Wendy Toman – Mr.Mazurek assist the township  
Tom Webb – determination of structural soundness  
Nancy Chromey – public access to property liability  
Steve Ross – authority under the Township Code  
Wendy Toman – review by Historical Department of State, marketability of Ford Farm and treatment of detached structures  
Tina Chromey – liability insurance coverage  
Jim Morrison - descendant of the Ford Farm

Mrs. Bennett questioned Wendy Toman about the number of people expressing interest in the Ford Farm. Also, it was suggested that a committee to study alternatives for adaptive reuse of the Ford Farm, be considered.

### **162 Laurel Bridge Road/White Clay Knoll Open Space**

Mr. Ross provided background information based upon his memo to the Board dated July 6, 2006. Mr. Romanelli, Wilkinson Builders, explained that in December 2005; the Chester County Health Department requested that WB consider allowing the previous owner of 162 Laurel Bridge Road to place a septic system into the open space area of White Clay Knoll. In lieu of providing the property owner with an easement and use of the open space for a septic system, WB purchased the property. The most viable alternative to remedy a public health problem is to locate the septic system for 162 Laurel Bridge Road in the area designated as Open Space of the White Clay Knoll development. Teddy Price moved, seconded by Dick Whipple, to grant the request of Wilkinson Builders by allowing the location of the proposed septic system within the open space area of White Clay Knoll, subject to the following conditions:

1. The On-lot Sewage Management Agreement be signed and executed by the Township, Wilkinson Regal, L.L.C. and the White Clay Knoll HOA, following review by the Township Solicitor confirming the acceptability of the proposal with regard to the HOA documents.
2. The Townships acceptance of the on lot sewage system being located in the HOA open space area based upon the letter from Stan Corbett of URS dated July 6, 2006. Said letter confirms the notion that an off-site sewer service is required and the location of the off-site system and replacement area is as close to the dwelling as possible.
3. Wilkinson Regal, L.L.C. shall agree to provide money in escrow to reimburse the Township for all legal and engineering cost associated with this project.
4. Upon satisfactory review by the Township Solicitor and execution by all parties, the applicant shall be required to record the document with the Chester County Recorder of Deeds, along with the Septic System Easement Plan, before a permit can be issued by the Chester County Health Department.

Motion carried by a 4 to 1 vote with Roger Wilson voting no.

### **Grant Application Submission**

Mr. Phil Geoghean provided information on several grant applications:

1. The Township will receive a second appraisal early next week on the Howard Property.
2. The Township received approval from DCNR for a \$19,000 trail way grant. This is in addition to a previous grant of \$5,000 from PECO. This will be placed on the July 19 agenda for approval of retaining a consultant at an estimated cost of \$38,000 to prepare a study for identifying future trails within the Township.
3. Two applications for consideration at the July 19 meeting:
  - Second application to the County on the same property that was approved in April but filed with DCNR. This resolution is to authorize Jack Stefferud to file the application to Chester County under the Trails Full Fee Acquisition program in an amount of \$22,400. Also, there is a contract which states that Franklin Township understands that the grant is for the amount of \$112,000, which is 50 percent of the appraised amount.
  - The Challenge Grant, where the Township and County each place \$6,000 per acre toward the purchase of agricultural easements.

**Public Comment**

Jeff Bennett – use of grant funds for property acquisition and access

Earl Hatton – clarification of property to be purchased, public access, and consideration for preservation of an old grist mill on Hess Mill Road.

Nancy Chromey – disappointment in the BOS providing waiver at 162 Laurel Bridge Road

Ralph Olivier – use of open space for septic systems

**Adjourn:**

The meeting adjourned at 9:25 pm.

Respectfully submitted,

Stephen J. Ross  
Township Manager/Secretary