

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
MARCH 1, 2010

The regular monthly meeting of the Hampton Township Environmental Advisory Council was held Monday, March 1, 2010 at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. Ms. Spence called the meeting to order at 7:00 p.m. Present at roll call were Ms. Spence, Mr. Meneilly, Mr. Bondi and Mr. Litwiler. Mr. Stark and Mr. Heggstad were absent. Joanne Gaus, Land Use Assistant, was also present.

CHAIRPERSON ANNOUNCEMENTS

NONE

ADMINISTRATION

NONE

PLAN REVIEWS

10-03 BARES/WATENPOOL SIMPLE SUBDIVISION/LOT CONSOLIDATION

The applicants are seeking approval to subdivide and consolidate portions of three existing lots into two new lots off of Hardt Road in a RA zoning district. The proposed changes will decrease the non-conformity of an existing structure and also allow for a proposed driveway to be located away from existing steep slopes.

Mrs. Lee Bares and Ms. Dorothy Watenpool were present.

Mrs. Bares stated that she and her husband purchased the property on Montour & Hardt Rd. in October and they wish to combine the two lots in order to build a single family dwelling on the larger of the two pieces.

In order to get to the site they are going to run a driveway across the smaller lot and to avoid some of the steep slope areas they negotiated with the neighbor, Dorothy Watenpool, to swap some property.

Ms. Watenpool's property extends down into the area where the Bares' would like to run their driveway and are proposing to swap some of the property in the back of her lot for some of their side lot to make their driveway away from the truly steep areas.

Mrs. Bares stated that Gateway sent a letter raising concerns regarding the presentation of the plans and requested that the Watenpool property be identified clearly as non-conforming because it is under an acre of property.

Hampton Technical resubmitted a new set of drawings and Gateway was satisfied with the changes that were made.

Jim Degnan, Hampton Township Environmental Services, made it known to the applicants in his review letter that a pumped sewer system would need to be installed because they are building below grade.

Mrs. Bares acknowledged the fact that a pumped sewer system would need to be installed.

Jim Cannon, Building Inspector/Fire Marshal, mentioned in his review letter that the driveway would need to be able to accommodate a fire apparatus.

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Mrs. Bares stated they are aware that the driveway must be able to accommodate a fire apparatus.

Ms. Spence made some recommendations on the types of plants to be used for landscaping and barriers.

Mrs. Bares stated that fill would be used to cover the culvert in order to make their driveway.

Mrs. Bares stated that the wetlands will not be affected by the construction and the area is stable with no erosion.

MR. LITWILER MADE A MOTION TO RECOMMEND APPROVAL; 10-03 BARES/WATENPOOL SIMPLE SUBDIVISION/LOT CONSOLIDATION. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. LITWILER MADE A MOTION TO APPROVE THE JANUARY 5, 2010 EAC MEETING MINUTES. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

MR. LITWILER MADE A MOTION TO APPROVE THE JANUARY 5, 2010 REORGANIZATIONAL MEETING MINUTES. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

NEW BUSINESS

There was a discussion regarding the role of the Environmental Advisory Council, which is to review land development applications to ensure compliance with environmental protection regulations. In addition, issues relative to the protection, conservation, management, promotion and use of natural resources, including air, land and water resources are also within their review.

The Environmental Advisory Board feels that they should be more involved in the decision-making process regarding lighting, signage and oil shale development now under consideration as proposed amendments to Township zoning ordinances.

The Environmental Advisory Council requested that there be time allotted for open discussion regarding issues of concern at each of their meetings.

Ms. Spence has a letter to send to The Planning Commission, as a Township citizen regarding her personal concerns with the zoning amendments and particularly the gas drilling.

MR. LITWILER MADE A MOTION TO ADJOURN THE MEETING. MR. BONDI SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

The meeting adjourned at 7:50 P.M.

Respectfully submitted,

Pauline A. Williams,
Recording Secretary

Ms. Elizabeth Spence,
Chairperson