

**LONDONDERRY TOWNSHIP (LDT)  
BOARD OF SUPERVISORS' (BOS) II MEETING  
MONDAY, JULY 23, 2018**

**CALL TO ORDER:** Supervisors Lou Simone and Richard Brown were in attendance at the LDT Municipal Building. Supervisor Chairman Lou Simone opened the BOS II Meeting at 7:32 PM. Also in attendance were Alison Emmons, Treasurer, Rich Henryson, Planning Commission Chairman and Darryl King, Roadmaster.

**PUBLIC COMMENTS:** Darryl King described an issue with water on a section of Fernwood Road. Following some discussion it was decided that Richard Brown and Darryl King will meet at the site to discuss possibly installing curbing to assist with water diversion. Mr. King also discussed tree trimming requested by Mr. Hilton on Old Hilton Road. Richard Brown will view the situation and provide direction for Mr. King.

**BOS I MEETING MINUTES – TUESDAY, JULY 10, 2018:** This topic was tabled as Gene Wier was not in attendance at this meeting and Richard Brown was not in attendance at the July 10<sup>th</sup> meeting. Therefore the July 10<sup>th</sup> BOS I Minutes will be discussed and approved at the August 14<sup>th</sup> BOS I Meeting.

**TREASURER:** Alison Emmons had received a request from the Bank of Malvern requesting Lou Simone's signature on the letter sent by Secretary Hearne in which the BOS declined to renew two (2) CDs (#7839 for \$207,220.31 and #7840 for \$103,610.15). Secretary Hearne made a copy of the July 11, 2018 letter and Lou Simone signed as BOS Chairman. Mrs. Emmons will fax this letter to Terry Weber at Malvern Bank tomorrow.

**BILLS WERE REVIEWED** and signed in the usual manner.

**BUSINESS BEFORE THE BOARD:**

**OLD BUSINESS:**

- A. WINDURRA USA – Former George Fox School Proposed Plan:** Contractor Bob McComsey displayed the plot plan and explained the proposal. There are to be additional horse and tack areas constructed on one end of the building with a fire wall to the roof line separating the other half of the building to include a two (2) bedroom apartment plus six (6) dormitory bedrooms with common living spaces, bathrooms and laundry facilities. There will also be a screened porch for the apartment and a deck off the dormitory area. All bedrooms will have window egress for safety. The living quarters half of the building will be fire code compliant with fire alarms, smoke detectors and a sprinkler system. Occupants of the 2 bedroom apartment will be trainers who are employed by Windurra for 1-4 years and dormitory occupants will be riders, helpers and students who will be more short term – likely from a few weeks to under a year.

The BOS asked about water and sewer. Mr. McComsey responded at present they are anticipating utilizing the on-lot water and sewer systems which will be

evaluated to be certain they will be adequate. The BOS explained the development of Honeycroft across Rt. 41 has public water and sewer and that Windurra likely could tie in. Richard Brown noted that a water tank for the sprinkler system might not have the amount of water pressure required, thus necessitating the need for public water. Mr. McComsey indicated he would check with his sprinkler system vendors to determine the best course of action. Following additional discussion Lou Simone made a **MOTION** that the BOS will recommend to the Zoning Hearing Board their approval with the following conditions: #1) Smoke detectors, fire alarms and a sprinkler system with adequate water pressure must be installed and #2) All occupants of the apartments and dorms must be employees, interns, trainees, or students of Windurra. Richard Brown seconded the motion and the vote was 2-0 in favor. The BOS will write a letter with their recommendation(s) to the ZHB. Boyd Martin asked if he needed to have his attorney at the ZHB Hearing. The BOS suggested he might want to talk over the ordinance issues from which he is seeking relief with Kristin Camp, his attorney. It would be his option to have Mrs. Camp attend the ZHB.

The ZHB attorney, Amanda Sundquist, had previously reached out to the ZHB members and set a TENTATIVE Hearing date of August 16<sup>th</sup>. Upon review of his calendar, Boyd Martin noted he would be competing in Canada on August 16<sup>th</sup> and suggested alternate dates of August 20<sup>th</sup> and August 23<sup>rd</sup>. Secretary Hearne will contact Amanda Sundquist with these dates to determine if they are compatible with the ZHB members.

**B. LIABILITY INSURANCE COVERAGE FOR GaGa PIT:** Secretary Hearne had previously reached out to HA Thompson regarding liability coverage for the GaGa Pit. The HA Thompson response was that existing coverage would also include the GaGa Pit. The BOS discussed various locations and decided to give Gene Wier the honor of selecting the location on the LDT property.

**C. ESNG- Faggs Manor & Baker Road Condition:** Lou Simone will contact Spence Address for his assessment.

#### **NEW BUSINESS:**

**A. PennDOT / FAGGS MANOR ROAD PAVING PROJECT:** This project is now finished. Roadmaster King wondered if PennDOT would paint lines.

**B. THURSDAY, SEPTEMBER 13, 2018:** Secretary Hearne will be out of town on this date and Alison Emmons will man the office.

**C. SULLIVAN FOOR TRUCK:** Rich Henryson reported he had talked with Darlene Sullivan and her husband regarding a new state-of-the-art BBQ food truck they propose to install at Rt. 41 and Rt. 10. They have secured a contract for one (1) year only. The following year they are exploring the possibility of possibly moving the food truck to the Artinian site on Rt. 41. They will need to apply for a permit from Bill Beers and comply with zoning requirements.

**ANNOUNCEMENTS:**

- A. PROFESSIONAL MEETING, Tuesday, July 24, 2018, 8:30 – 12:00 Noon:
- B. HISTORICAL COMMITTEE MEETING: Tuesday, July 24, 2018 at 7:00 PM.
- C. NEXT BOS I MEETING: Tuesday, August 14, 2018 at 7:30 PM.
- D. WINDURRA / Former George Fox School ZHB MEETING: TO BE DETERMINED.
- E. NEXT PC MEETING: Tuesday, August 21, 2018 at 7:30 PM.
- F. TASK FORCE MEETING: Immediately following PC Meeting
- G. OPEN SPACE COMMITTEE MEETING: No OS Meeting in August
- H. BOS II MEETING: Monday, August 27, 2018 at 7:30 PM.
- I. HISTORICAL COMMITTEE MEETING: Tuesday, August 28, 2018 at 7:00 PM.

**ADJOURNMENT:** As there was no further business before the BOS, Lou Simone made a **MOTION** to adjourn the meeting. Richard Brown seconded the motion and the vote was 2-0 in favor. The meeting was adjourned at 8:20 PM.

Respectfully submitted,

Janice H. Hearne  
Administrative Secretary