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RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

June 20, 2022

via Hand-Delivery and Email

Maggie Dobbs
Director of Planning and Zoning/Assistant Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382
mdobbs@westtown.org

Re: Westtown School – 975 Westtown Road
Preliminary/Final Land Development Application

Dear Maggie:

As you know, this firm represents Westtown School (“Applicant”), the owner of approximately 466.06 acres of land located at 975 Westtown Road in Westtown Township, within the A/C Agricultural Cluster Residential District, which is further identified as UPI Nos. 67-2-19, 67-2-24, 67-2-24.2, 67-2-25, 67-2-25.1, 67-2-25.2, 67-2-25.3 and 67-5-27 (“Property”).

Applicant is proposing a building addition and attendant improvements to an existing building on the Property located at 110 East School Lane, known as the Lane House. The proposed development includes an approximately 2,362 square foot, 3-story (2 above-ground floors and a basement) building addition to the Lane House, along with a rear patio and retaining walls. Applicant is proposing to demolish and replace the existing side porch and stairs, the front walk and the back deck. The Lane House will continue to be used for school administration support, thus generating no addition traffic or increased impact in this area of campus. In light of the limited nature of the development, many of the reports, plans and analyses are inapplicable.

Enclosed in connection with the Preliminary/Final Land Development Application are the following materials:

1. One (1) Westtown Township Application for Approval of Preliminary/Final Plan signed by Applicant/Owner;
2. One (1) Westtown Township Subdivision and Land Development Information Sheet;
3. One (1) Review Fee Agreement signed by Applicant;
4. One (1) County of Chester Subdivision/Land Development Information Form;
5. One (1) Chester County Act 247 Referral form;
6. Two (2) copies of a Post Construction Stormwater Management Report for Westtown School prepared by Apex Design and Engineering Group, dated June 9, 2022;

7. Sixteen (16) copies of a Westtown School – Lane House Preliminary/Final Land Development Plans, prepared by Apex Design and Engineering Group, dated June 9, 2022;
8. Check in the amount of \$125.00 made payable to Westtown Township for the Application filing fee;
9. Check in the amount of \$2,500.00 made payable to Westtown Township for the Application escrow fee; and
10. Check in the amount of \$626.00 made payable to the County of Chester for the Act 247 fee.

Electronic copies of the Application materials will be delivered via email. The Applicant requests that the combined Subdivision and Preliminary/Final Land Development Application be reviewed for final approval by the Board of Supervisors in accordance with § 149-600.C.

Applicant grants permission to the Township, its officials, staff and designated agents to access the Property for the purpose of conducting an on-site walk of the Property provided that Applicant is given at least 72 hours advance notice of any request for access.

Please forward the Application and enclosed documents for review by the Township consultants, Planning Commission, Board of Supervisors and County Planning Commission. Kindly advise as to when this matter will be reviewed by the Township Planning Commission. It is my understanding that the Township handles all applicable notice requirements. If that is not the case, please let us know and we will make appropriate arrangements.

As always, please feel free to contact us with questions. Thank you for your attention to this matter.

Very truly yours,

/s/ Louis J. Colagreco, Jr.

LOUIS J. COLAGRECO, JR.

LJC, Jr./GMG
Enclosures

cc: Kate Donnelley (via email, w/encl.)
Michael Rufo (via email, w/encl.)
Michael Bowker, P.E. (via email, w/encl.)
Alex Meitzler (via email, w/encl.)
Maarten Pesch (via email, w/encl.)
Carolyn Hapeman (via email, w/encl.)
Gina M. Gerber, Esq. (via email, w/ encl.)