

July 14, 2023
VIA FedEx and Newforma

Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Attention: Mila Carter, Director of Planning & Zoning

Re: Proposed Solar Field
Westtown School
975 Westtown Road
Westtown Township
Chester County, PA
PAA220507.00

Dear Mila:

Regarding the above referenced project, please find enclosed:

- Eight (8) copies of the Landscape Buffer E-mail Correspondence between Andy Stancati, BioStar, & Joe Burns, Falasca Mechanical, with two (2) renderings
- Eight (8) copies of the Conditional Use/Grading Permit Plan Set prepared by Bohler, dated 04/03/2023 last revised 07/13/2023.
- Eight (8) copies of the Easement and License Use Agreement Exhibits will be provided under separate cover

Our office is in receipt of the following review letters:

- Westtown School Solar Farm Conditional Use Review dated 06/02/2023, prepared by Robert E. Flinchbaugh, P.E., Municipal Team Lead, Cedarville Engineering Group, LLC
- Conditional Use Application Review dated 05/26/2023, prepared by Gerald DiNunzio Jr, Township Fire Marshal
- Recommendation of Westtown Township Planning Commission dated 06/09/2023, prepared by Kristin S. Camp

In response to the Planning Commission Conditions set forth in the Recommendation Letter dated 06/09/2023, the Existing Resources and Site Analysis Plans have been revised to include secondary conservation areas. Refer to Sheets C-201 through C-211. The plans are also revised to provide landscaping to the satisfaction of Joe Burn's request. Refer to Sheets C-701 through C-705 and the enclosed Landscape Buffer Correspondence.

Please find our responses below in **bold**.

975 Westtown Road Conditional Use Application Review dated 06/02/2023

1. *This comment may be considered satisfactorily addressed, subject to confirmation from the Township Zoning Officer and Fire Marshal as referenced above.*
2. *This comment has been satisfactorily addressed.*
3. Based upon site topography, existing vegetation, and the glare profiles provided, an area of insufficient vegetative buffering exists along the north side of Street Road (SR 926), immediately

west of the intersection with Cheyney Thornton Road. Additional proposed buffering shall be provided in this area, or supporting information shall be provided (glare profile) that glare is adequately obscured in this area due to site topography.

Response: A glare profile is added to the plan from the solar panels to west of Cheyney Thornton Road, Glare Profile 8. Additional buffering is added to this area. Refer to Sheets C-701 and C-702. The profile indicates that existing topography will adequately obscure glare produced by the solar panels. Refer to Sheets C-801 and C-804.

4. *This comment may be considered adequately addressed, subject to confirmation from the Township Zoning Officer.*
5. The applicant has provided a draft of the Form Solar Easement and License Agreement. The following shall be addressed:
 - Copies of Exhibits A and B, as referenced in the agreement, shall be provided to demonstrate compliance with the above comment.
 - The agreement as provided shall be subject to review by the Township Solicitor. The Township shall be provided with a copy of the approved, executed agreement prior to consideration of approval of the Stormwater, Erosion Control, and Grading Permit.

Response: Exhibits A and B will be provided under separate cover.

6. This comment shall be considered satisfactorily addressed, subject to the following:
 - The applicant shall be required to apply for and acquire a Stormwater, Erosion Control, and Grading Permit, upon receipt of Conditional Use approval. A detailed review of stormwater management, erosion and sedimentation control, and grading shall be conducted at the time of the referenced application submission.

Response: Acknowledged.

- The application shall be required to post financial security and execute a Financial Security Agreement, subject to the approval of the Township Solicitor, prior to consideration of approval of the Stormwater, Erosion Control, and Grading Permit.

Response: Acknowledged.

- The applicant shall be required to execute a Stormwater Management Operation & Maintenance Agreement for proposed Stormwater Management Best Management Practices (BMP), to include Meadow Restoration associated with vegetative areas within the disturbance limits associated with the solar panel arrays.

Response: Acknowledged.

Fire Marshal Conditional Use Application Review dated 05/26/2023

Water supply and Access issues: The closest fire hydrant is on Shady Grove Way at Thrush Lane, but access to that hydrant is not possible from the facility unless there is an additional access road created across from Thrush Lane that links up with the proposed gravel pathway around the array. If the fire department uses the hydrant on Friends Meeting Lane, it will take a considerable amount of hose to reach the facility. It appears from the proposal the only access is via the parking lot by Oak Lane; I strongly recommend a second access point closer to Shady Grove Way; the second access point serves as the primary access for the fire department and will use considerably less hose in the event of a fire.

Response: An extension of the existing fire service line on E. School Lane to the southeast parking lot to a new fire hydrant is proposed. Refer to Sheets C-301, C-304, and C-902.

Should you have any questions or require additional information, please contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Chris Puzinas, P.E.
Project Manager

cc:

Jonathan Altshul, Township Manager (via *Newforma*)
Andy Stancati, BSR Solar, LLC (via *Newforma*)
Erin Lalli, E.I.T., Bohler Engineering (via *Newforma*)
Gina M. Gerber, Esq., RRHC (via *Newforma*)
Ryan M. Furlong, Esq., RRHC (via *Newforma*)
Kate Donnelly, Westtown School (via *Newforma*)
Louis Colagreco, RRHC (via *Newforma*)
Michael Eckerd, BSR Solar, LLC (via *Newforma*)
David Smart, BSR Solar, LLC (via *Newforma*)
Bob Flinchbaugh, Cedarville Engineering, (via *Newforma*)

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