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June 9, 2023

VIA ELECTRONIC MAIL

Board of Supervisors
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Conditional Use Application of BSR Solar LLC for Proposed Solar Facility
at 975 Westtown Road; Westtown School
Recommendation of Westtown Township Planning Commission

Dear Board Members:

The Planning Commission met on June 7, 2023 and discussed the above-referenced conditional use application. Applicant, BSR Solar LLC (“Applicant”) seeks a conditional use pursuant to Section 170-501.C(3) of the Westtown Township zoning ordinance in order to install a solar energy system on Chester County Tax Parcel No. 67-5-27 which is part of the Westtown School property. The Planning Commission unanimously recommended that if the Board votes to approve the conditional use, it impose the following conditions:

1. Applicant shall address any outstanding conditions in the Township Engineer review letter dated June 2, 2023.
2. Applicant shall comply with the recommendations from Geo-Technology Associates, Inc. as stated in the letter dated May 23, 2023 relating to an emergency fire department access road.
3. Applicant shall address any outstanding conditions in Mila Carter’s letter dated April 11, 2023.
4. Applicant shall address any issues raised by the Township Fire Marshall in his letter dated April 16, 2023.
5. Applicant shall revise the conditional use plan to map secondary conservation easement areas as required by Sections 170-2009.B(7) and 170-1617 of the Ordinance.

6. Applicant shall coordinate and cooperate with Mr. Joe Burns who resides at 919 Shady Grove Lane to provide an appropriate buffer while maintaining as much of the existing viewshed and vista of the land as practicable.

If the Board has any questions on the Planning Commission's recommendation, please contact me.

Very truly yours,



Kristin S. Camp

KSC:jk

cc: Louis J. Colegreco, Jr., Esquire (*via email*)
Patrick McKenna, Esquire (*via email*)
Liudmila Carter, Director of Planning and Zoning (*via email*)