

LOUIS J. COLAGRECO, JR.  
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Extension 203



December 14, 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](mailto:mdobbs@westtown.org)

Re: Westtown School – 975 Westtown Road  
Preliminary/Final Land Development Application – Center for the Living Arts

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 235 Friends Meeting Lane, known as the Center for the Living Arts. The proposed development includes an approximately 4,534 square foot footprint building addition to the Center for the Living Arts, which encompasses a lower level floor area addition of approximately 3,420 square feet, a main level floor area addition of approximately 3,554 square feet and infill floor area additions of approximately 1,297 square feet, 240 square feet and 180 square feet at the lobby level. Applicant is also proposing to demolish and replace some of the existing surrounding walkways, demolish some of the existing retaining walls, and add some additional landscaping to create a courtyard area in front of the Center for the Living Arts. The Center for the Living Arts will continue to be used by the students and faculty as it is currently used, 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 November 11, 2022;
7. Sixteen (16) copies of a Westtown School – Art School Center Preliminary/Final Land Development Plans, prepared by Apex Design and Engineering Group, dated November 15, 2022 and Landscape Plan prepared by Studio Edition, dated November 15, 2022;
8. A check in the amount of \$125.00 made payable to Westtown Township for the Application filing fee;
9. A check in the amount of \$2,500.00 made payable to Westtown Township for the Application escrow fee; and
10. A check in the amount of \$951.00 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 requests a waiver from Section 149-700.A. to permit a combined Preliminary and Final Land Development Application review and approval due to the limited nature of the proposed improvements.

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 Donnelly (via email, w/encl.)  
Michael Bowker, P.E. (via email, w/encl.)  
Matthew Claus, RA (via email, w/encl.)  
Carolyn Hapeman (via email, w/encl.)  
Gina M. Gerber, Esq. (via email, w/ encl.)