

MEETING MINUTES
January 25, 2011

A Meeting of the New Britain Township Planning Commission was held on January 25, 2011, at the Township Administration Building, 207 Park Avenue, New Britain Township, Pa., beginning at 7:00 p.m. In attendance were: Greg Hood, Deborah Rendon, William Jones, Teresa Rizzo Grimes, Alfred Tocci, Marco Tustanowsky and Jeff L'Amoreaux. Also, in attendance were Jo Ann Lapp, Zoning Officer and Craig Kennard, Township Engineer.

Reorganization:

MOTION: Upon motion by Mrs. Rendon, seconded by Mr. Hood and carried, Mr. Jones was named Temporary Chair.

MOTION: Upon motion by Mrs. Rendon, seconded by Mr. L'Amoreaux and carried, Mr. Hood was appointed Chair.

MOTION: Upon motion by Mr. Hood, seconded by Mr. L'Amoreaux and carried, Mrs. Rendon was appointed Vice-Chair.

MOTION: Upon motion by Mrs. Rendon, seconded by Mr. Hood and carried, Mrs. Grimes was appointed Secretary.

1. Approval of Minutes of December 7, 2010: Upon motion by Mrs. Rendon, seconded by Mr. L'Amoreaux and carried, the December 7, 2010 minutes were approved as written.

2. Outdoor Wood Burning Stoves: Mr. Hood started the discussion with the regulations that were recently adopted by DEP regarding outdoor wood burning stoves. A copy of the regulations were distributed to the Commissioners. The discussion included minimum lot size, size of stoves, setbacks and emissions.

MOTION: Upon motion from Mrs. Rendon, seconded by Mr. L'Amoreaux and carried, the Planning Commissioners recommendation to adopt an Outdoor Wood Burning Stove Ordinance with the following conditions:

1. All regulations as adopted by the Department of Environmental Protection, 25 Pa. Code Chapter 121 and Chapter 123.
2. A zoning permit with a site plan shall be required to locate and construct an outdoor wood burning stove.
3. Outdoor wood burning stoves shall not be permitted in a front yard.
4. An outdoor wood burning stove shall be located no closer to a side or rear yard property line than the minimum side or rear yard requirements of the zoning district or fifty (50) feet, whichever is greater.

5. Minimum lot size for an outdoor wood burning stove shall be two (2) acres.

3. Barn Again: Mrs. Rendon told the Commissioners that this idea was started by a federal program for the National Historic Trust. This program is to protect not only barns, but all historic structures. Mr. Jones agrees that whatever we can do to help residents keep their barns is beneficial to the community. Mr. Hood said a source of income would provide for the ability to upkeep barns. But, he added, there is a concern for safety as far as the building code is concerned. Mrs. Lapp told the Commissioners that the building code will have to be followed including sprinklers and ADA regulations. She will ask the code enforcement officer if there are any exceptions for historic buildings.

Discussion followed regarding uses and how old should a structure be to be called historic. The Planning Commissioners will look at existing barns throughout the Township. This agenda item was tabled until the next meeting.

4. Wind Turbines: Proposed changes to the existing wind turbine ordinance were distributed. The Commissioners discussed the proposed ordinance and recommended the following changes:

H7. Wind Energy Systems:

1. Change b.7. to allow one (1) wind turbine per one (1) acre of property.
2. Allow by right in all zoning districts.
3. Minimum lot size of one (1) acre.

L6. Wind Energy Conversion System (WECS):

1. Remove b.2.(b) Maximum blade diameter: 80 feet.
2. Allow in all zoning districts by right.
3. Allow one (1) per one half (½) acre, higher densities by Special Exception.

Staff will incorporate the proposed changes into the ordinance and distribute for the next meeting. This agenda item was tabled.

5. Other Business: Mrs. Rendon told the Commissioners that she attended a North Branch Watershed meeting. A report was discussed on the cleanup of Lake Galena. She will obtain a copy of the report and talk about it at a future meeting.

6. Public Comment: None.

7. Adjournment:

MOTION: A motion was made by Mr. Jones, seconded by Mr. Tustanowsky, and unanimously carried, to adjourn the meeting at 8:45 PM.

Respectfully Submitted,

Greg Hood, Chair

Jo Ann Lapp, Zoning Officer