

# WAYNESBORO BOROUGH COUNCIL

## PUBLIC HEARING

MAY 11, 2005 – 7:00 P.M.

## HOLLENGREEN PLANNED RESIDENTIAL DEVELOPMENT

Those in attendance: Louis M. Barlup, Jr. – Mayor of the Borough of Waynesboro  
Charles McCammon - President of Borough Council  
Andrew Benchoff - Borough Council Member  
John Cook – Borough Council Member  
Richard George – Borough Council Member  
C. Harold Mumma - Borough Council Member  
Lorena Newcomer - Borough Council Member  
Lloyd R. Hamberger, II – Borough Manager  
Kevin Grubbs – Head of Engineering Services  
D. Lloyd Reichard, II – Borough Solicitor

Representatives of Nassaux-Hemsley, Inc.

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Charles McCammon, President of Waynesboro Borough Council, commenced the public hearing at 7:00 p.m., Wednesday, May 11, 2005, by stating that the Waynesboro Zoning Ordinance #937 requires that a public hearing be held for the proposed planned residential development of the former Hollengreen Farm. At this time testimony will be received from representatives of the developer and those wishing to ask questions will have an opportunity to do so. Mr. McCammon administered an oath to those wishing to speak during the public hearing.

Bob Plank of the engineering firm of Nassaux-Hemsley, Inc., presented the details of the tentative preliminary plan for the planned residential development which will be located in the southeast portion of the Borough, bisected by a tributary of the east branch of Antietam Creek, and will include 40 duplexes/triplexes, 347 townhouses, and 170 single-family homes. The Hollengreen Planned Residential Development has been designed in accordance with Article VIII of the Waynesboro Zoning Ordinance, Sections 46 through 49.

Mr. Plank stated that approval has been received for water management, highway occupancy, utility line crossings and temporary road crossings. Issues of community impact include: (1) 2.7 miles of public streets with 60' right-of-ways; (2) 1.1 miles of private streets; (3) estimated

160,000 gallons per day of water flow; (4) estimated cost of units ranging from \$190,000 for townhouses to maximum of \$285,000 for single-family homes with a total of \$118 million for the entire subdivision.

Kevin Grubbs, Head of Waynesboro Engineering Services, went through Sections 46-49 of Section VIII of the Zoning Ordinance item by item indicating that all requirements have been met. The main thing the Borough will be responsible for are the two bridges. Mr. Grubbs noted in reference to specific sections: (47-C) there will be no non-residential uses; (47-D-3) the plan contains 27.6% common open space; (48-A-1) the site analysis covers all natural features and meets all criteria; (48-A-2) community impact analysis is in compliance; (48-B-5) there will be two parking spaces per unit; (48-B-6) Nassaux-Hemsley is currently working with Allegheny Power on the lighting layout; (48-B-7) soil erosion control and storm drainage complies; (48-B-8) landscaping plans comply; (49-A) all utilities will be underground; (49-B) there will be no refuse stations.

James Griffin, 13670 Welty Road, noted that Welty Road is narrow and questioned who will maintain and widen this road. Kevin Grubbs responded that, according to a traffic study, Welty Road would be able to handle the additional traffic. The entrance and exit off State Hill Road will have most of the traffic, and any improvements needed to the roads will be made after the developers are done.

Responding to Mr. Griffin's question concerning the impact on the spring by his property on Welty Road, Mr. Plank stated that the spring will be protected during construction and will not be disturbed.

Stephen Rettig, 19088 Fish and Game Road, representing the Antietam Watershed Association, presented data from a three-year study to protect the 90-square-mile water shed area, and requested that planned growth and development work with this opportunity to protect the watershed area. He asked that a 100-foot forested buffer be maintained on each side of the creek as a public recreational site, and suggested that the runoff areas be as natural as possible to make the development more attractive. Mr. Rettig offered to assist with the planting and restoring of the natural buffer along the stream.

Patricia Griffin, 13670 Welty Road, asked who will pay for the additional police and fire services required, and how will this impact the schools. Kevin Grubbs said that in response to letters he sent, these service providers feel that current staff is more than adequate for this type of development. Bob Plank responded that a development of this type attracts senior citizens and would therefore not have much impact on the schools. With a total sale price of \$218 million, this development will generate tax revenues that should pay for itself.

George Buckey, 334 Clayton Avenue, asked: (1) how many people will live in these units (2) is there adequate space to carry water run-off from the school, and (3) will the existing hedgerow buffer remain. Mr. Plank responded that: (1) there will probably be three people per household, in many cases less, (2) he feels they have exceeded the minimum requirements for stream and buffer protection; and (3) the buffers adjacent to the school property will be maintained and enhanced with additional planting, and a sidewalk will be provided to the school site as requested by the school.

Jean Frantz, 13820 Welty Road, who gets her water from the stream, asked if this water will be protected and what archeological studies were conducted. Mr. Plank responded that the design meets all Department of Environmental Protection and Franklin County Soil Conservation requirements. The state approval process required that the site be referred to state and local archeological organizations, and they determined that the site has no archeological value.

Paul Gyuris, Waynesboro School District, said that he sent a letter to the Borough stating that the school wants to be actively involved in maintaining the buffer zone and determining the best locations for the sidewalk and lighting to school property.

Willard Rahn, 141 Snider Avenue, remarked that he cannot fathom 557 houses and wondered where 557 families will come from. Mr. Plank replied that this development will evolve gradually over a 12-year period and not just happen all at once.

Various voices responded simultaneously: “Baltimore” “Frederick” “Washington”.

Frank Bittner, 842 Anthony Avenue, requested the opportunity to view the preliminary plan, impact analysis, topographical map, etc. Mr. Hamberger referred him to Kevin Grubbs. Mr. Bittner questioned the estimated 160,000 gallons a day water usage. Jon Fleagle, Borough

Authority Chairman, said that the Borough water capacity is 1.6 million gallons a day and current usage is just slightly over 1 million gallons a day.

In response to Willard Rahn's questioning the closeness of the houses, Mr. Plank said this varies and is all laid out on the preliminary plan.

Lloyd Hamberger explained that the concept of a planned residential development is mixed usage to create an old-style neighborhood.

Mary Delaney, 10765 Old Forge Road, asked what the procedure would be if historical artifacts would be uncovered. Mr. Plank explained the process required by the state in the event anything historical is unearthed.

Pat Heefner, 10591 Buena Vista Drive, announced that on Thursday, May 19, 2005, at Mont Alto Campus, a public hearing will be held for the purpose of gathering input for the mandates of Act 220, state legislation of watershed areas. She then asked how this development will progress, and if it will be done in stages. Mr. Plank explained that once the main arteries and infrastructures are in place, it will develop as lots are sold.

Richard George, Council Member, requested that the preliminary plan and studies be on display in the boardroom for people to come in to look at. Mr. George asked if these plans have to be approved before Allegheny Power will approve their end of it. Kevin Grubbs explained that the street lighting layout must be completed before entering the final stage of the plan.

In response to John Cook, Council Member, questioning the life of the bridges, Kevin Grubbs stated they have a 75-year minimum service life.

John Cook urged the acceptance of Dr. Rettig's offer of assistance from Antietam Watershed Association.

Mr. Plank responded to the question of Louis M. Barlup, Jr., Mayor of Waynesboro, concerning fences around the retention ponds by explaining that the depth of over 6 feet requires chain link fencing, which will be maintained by the Homeowners' Association. Stephen Rettig suggested

that the retention ponds be redesigned to a shallower depth so that chain link fences are not necessary, and offered assistance with this.

Mr. Hamberger noted that the dead end of Creek Side Boulevard may cause maneuvering problems for snowplows, and asked that a turn-around be considered.

There being no further questions from the public, Lloyd R. Hamberger, II, Borough Manager, announced the conclusion of the Public Hearing for the Preliminary Plan for the Hollengreen Planned Residential Development and set Wednesday, May 18, 2005, for approval of the plan.