



Summer 2015

CHARLESTOWN TOWNSHIP NEWSLETTER

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Managing Growth Creatively: Traditional Neighborhood Development in Devault

- by Michael Allen, Design Review Committee Chairman and Planning Commission member

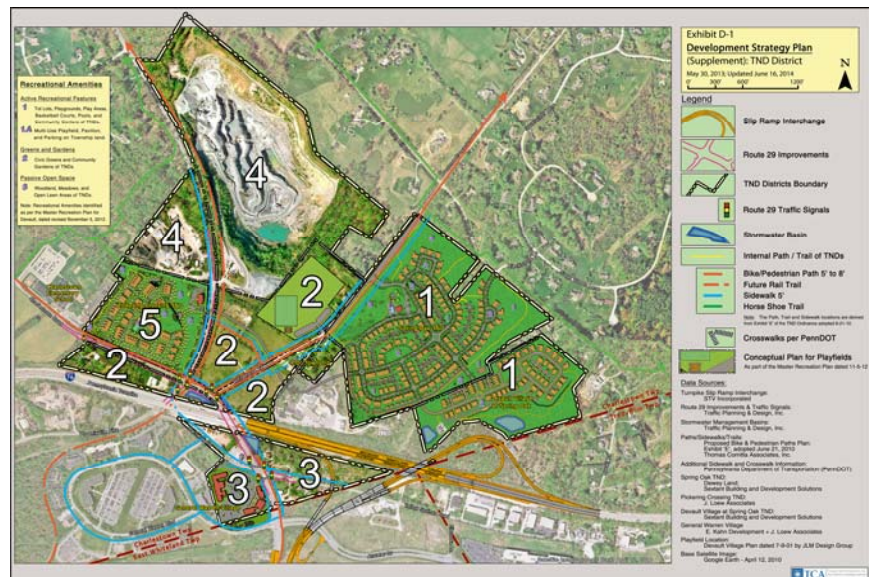
As you have probably noticed, there is a lot of construction activity in the Devault area. This is the culmination of a proactive effort by the Township to control the development in this area. The Township recognized back when the Slip Ramp was proposed in East Whiteland Township that we needed to be in front of the wave of development that was predicted. While open space preservation has been a high priority for the Township, it has also been our objective to concentrate development where there are major roads as well as public water and sewer in an attempt to contain suburban sprawl.

This work started 15 years ago when the Comprehensive Plan was updated, and resulted in the area being rezoned in 2010 to the Traditional Neighborhood Development Area (TND Area) that now exists.

The TND Area, as it commonly referred to, is allowed by the Commonwealth of Pennsylvania's Municipal Planning Code to encourage the creation of compact, mixed use walkable places. There is significant control granted to the Township in the design and control of all aspects of development in these areas.

The map at right shows the extent of the TND Area. This area was previously zoned for Industrial and Business uses. The TND Area is divided into 5 districts; TND 1 and 5, which are primarily residential, will have single, twin and townhouse homes. TND 5 will also have a small retail component along Phoenixville Pike.

The Spring Oak development was approved in 2010 for 184 mixed residential units and is currently under construction on the large TND 1 parcel fronting Whitehorse Road.



An application is currently under review for the smaller TND 1 parcel behind Spring Oak for 72 homes presently referred to as Devault Village at Spring Oak. The 76 unit Pickering Crossing townhouse community is under construction at TND 5 along with a commercial office building.

- continued on page 5

Dear Friends and Neighbors,

We hope everyone enjoyed a fun-filled summer, relaxing with family and friends! As fall approaches, plans are gearing up for **Charlestown Day 2015**. The event will be held on **Saturday, October 3rd at Charlestown Park**. This day is a special day for our community, bringing us all together for a day of wellness, and community spirit, and to enjoy the beauty of our townships and the company of our neighbors.



This year's event benefits Great Valley Nature Center. Located in the heart of Charlestown, GVNC has provided environmental education programs, outdoor adventure and recreational experiences and summer camps to our area schools and community groups for over 41 years. Visit www.gvnc.org to learn more. Charlestown Day kicks off with our **5K Run** through beautiful Charlestown Township!

Or, choose to participate in the **1 Mile Family fun Run/Walk** which takes place within Charlestown Park on our paved trail. Kids 6 years and younger can participate in our **Kids' Dash!** Register at www.charlestownday.org.








Charlestown Day activities will be held from 10:00AM to 2:00PM at Charlestown Park where everyone can enjoy music, food, vendor displays, merchants, demonstrations, and a Kids' Zone!

Charlestown Day Schedule of Events:

5K Check In & Registration	7:30AM-8:45AM
5K Run START	9:00AM
1 Mile Fun Run/Walk START	9:15AM
Kids' Dash START	10:00AM
Charlestown Day Activities OPEN	10:00AM-2:00PM
5K Race Awards Ceremony	10:15 AM

Help out with Charlestown Day! We need help with the following:

Volunteers Needed!

-  Race bib & bag handout on October 3rd at TCHS
-  SET-UP on morning of event
-  Racer Registration table on morning of event
-  Racer Water table volunteers
-  Race Course Marshalls
-  Welcome Table for Charlestown Day
-  Event Support- Volunteers to provide assistance for vendor, stage, food, kid zone & parking.



Follow



www.facebook.com/CharlestownDay

Demonstrations Needed! Local schools, clubs, teams, organizations-show off your talented students!

Sponsors Needed! We need local residents and businesses to sponsor the races and the kids' Zone! A number of sponsorships are available all with benefits.

Visit www.charlestownday.org for sponsor packets, runner registration, event updates, and to become a volunteer.

Outdoor Recreation in Pennsylvania

- by Chris Lawrence, Chairman of Parks & Recreation Board

Every 5 years, each state in the U.S. is required to produce an outdoor recreation plan to be eligible to receive federal Land and Water Conservation funds. These state recreation plans summarize current parks and trails use, and help the state and local groups target their park planning to best fit the needs of the people who will be using them. Since the program's inception in 1965, Pennsylvania has received nearly \$165 million to help fund the state's 1,500 state and local parks.



At left: A Veery (a type of Small Forest Thrush) along the Pickering Trail

- Photographed by Bob Pierce

Pennsylvania's 2009 State Comprehensive Outdoor Recreation Plan was recognized as the best out of all the 50 states', so there is a lot to live up to this time around. PA's Department of Conservation and Natural Resources has recently finished going through the public review process for the 2014-2019 plan, pulling together input from over 10,000 people during the 18 month process. In those survey results, some outdoor activities stood out as favorites: walking is still the most popular activity, with picnicking, visiting historic places, swimming and wildlife viewing all a close second. Bicycling paths and lanes were flagged as something the state needs to improve, which mirrors Charlestown's own surveys. One thing that did change is that maintaining park facilities is now the top priority, followed by a variety of conservation goals such as preserving open space and wildlife habitat.

The link between health and available outdoor recreation is well established, and the report keeps Health and Wellness as a key goal for 2019.

However, the report notes that the connection between recreation coordinators and health care providers needs to improve. Programs like Washington DC's Park Prescription programs are great templates to get the medical community involved in using park space and active recreation to achieve health goals.

The report also includes a focus on local parks, financial sustainability (see DCNR's Green and Sustainable Parks Initiative), natural resource stewardship, and better understanding the local economic benefits from getting people outside (Penn State estimates \$12.41 of local economic output for every dollar spent on park or trail infrastructure).

Improving bikeability and walkability of communities through coordinated planning is one way to make all of these facilities more available to users-a majority of those asked said they would use parks and trails more if they could be walked to. PennDOT now has dedicated funding to develop multi-modal transportation routes such as bike lanes and walking paths between work, school, and shopping. Programs such as Safe Routes to School are working to identify new non-motorized ways to get safely from place to place around the state and the region.

In order to further connect with our local open spaces and parks, Charlestown Township has upcoming scheduled activities such as bird walks on our trails, volunteer programs like the Earth Day tree planting events and trail cleanups, and will again be working with local businesses during Charlestown Day this fall. We have ongoing organized youth sports at Charlestown Park with the Phoenixville Soccer Club and PMYC, and community gardening at Brightside Farm.

To find outdoor activities in PA, go to:

<http://ExplorePATrails.com> or <http://getoutdoorspa.org/>
or visit one of Charlestown's parks or trails!

Invasive Mile a Minute (MAM) Vines

- by Sue Staas, Trails Committee Chair



This vine is invasive and unbelievably aggressive, covering parts of the new Pickering Dam Trail and hedgerows at Brightside. The Trail Committee has spoken with Donna Delaney, Stewardship Advisor for French & Pickering Creek Trust, and Mike Bullard, Science Coordinator for Green Valleys Association and will be following up with both of them for more advice. Thank you to our volunteers who have made an impact at Brightside and the original Pickering Dam Creek. Once again we need more volunteers to pull vines during early July, before the vines set seed, and find more ways to eliminate the vines that do not adversely impact our trails and parks.

Apparently a weevil that eats MAM and only MAM has been released at French Creek State Park, and is heading our way. Hopefully, that is good news. In the meantime, check the sunny spots and roadside hedges on your property. If you see the vine, put on your long sleeves and gloves, pull and put the vines in the trash.

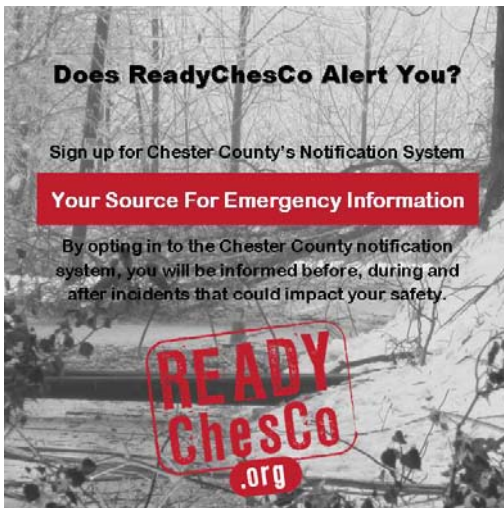
New East Whiteland Sta5tion Open House

We are pleased to present our new home. Charlestown residents are invited to join us in the festivities and tour the beautiful new firehouse. Bring the family on October 17, 2015 from 1pm to 4pm and take part in this once-in-a-lifetime event as we 'House' the apparatus and honor the members for their hard work and dedication to our community. We would love to see you there. Refreshments. Gifts for the kids!



Located at 205 Conestoga Road (Route 401 just east of Route 202)

How to Register for Chester County's New Emergency Information Alert System



ReadyChesCo is used to notify you during a major crisis or emergency, and delivers important emergency alerts; such as weather, road closures, health, or community alerts. You can choose to sign up by county, municipality, or by topic.

Notifications and updates to you can be set up on any or all your devices:

- email account (work, home, other)
- cell phone (via SMS)
- pager

Registration takes only a few minutes! You can register by visiting www.readychesco.org

It's free to sign up for ReadyChesCo, and you can choose the type of alerts that you get. Your wireless carrier may charge you to get messages on your device, so check your plan to see what is covered. You can choose to stop getting these messages at any time.

What to Do With Leftover Paint

REDUCE: Return unopened cans. If you need only a small amount to finish a job, exchange the unopened can for a quart.

DONATE: Donate left-overs to a community group.

RECYCLE: Paints can be blended together to produce beige or grey, but do not mix latex and oil-based paint. Use for basements, closets, sheds, etc.



DISPOSE OF SAFELY:

Oil-Based Paint is hazardous waste. Bring it to one of the Household Hazardous Waste events.

Latex Paint is **NOT** hazardous waste! It may be allowed to harden and then placed in the trash.

Community Survey - Planning Charlestown's Future



The Planning Commission is engaged in the lengthy process of updating the Township's Comprehensive Plan. As part of this process, our intention is to gather input from the whole community by inviting your opinions and comments.

The Comprehensive Plan serves to bridge the gap between planning and action-oriented implementation strategies. The philosophy is simple: we want not only to focus on identifying solutions to existing and future problems but to find ways to enhance our everyday lives.

Enter to win a \$150.00 gift certificate for The Office Bar & Grille by completing and returning the survey inserted into this newsletter. Mail, fax, email or hand deliver it to the Township Office.

Through this survey, we're asking that you tell us what qualities of Charlestown Township are important to you. Your responses will help us create a plan that guides future development and responds to our residents' needs!

Please fill out this survey and return it to us by Wednesday, September 30, 2015.

Continued from Page 1 – TND Development in Devault

TND 2 will be primarily retail and office with a small number of apartments over the retail and a few live-work units. The latter is to provide small business owners the opportunity to live above their businesses.

Although there has been some interest expressed in developing this area, as of this writing there are no plans to develop TND 2. TND 3 is primarily restaurant/retail/commercial. The largest component of this TND area is located at the intersection of Yellow Springs/Warner Roads and Morehall Road (Route 29). Currently, the Marriott Extended Stay Hotel is being constructed toward the back of the lot, and retail space and a restaurant are being planned for the front of the site. The addition of a hotel was added at the request of the property owner as a viable and useful addition to the Township for this area. The hotel is intended to accommodate travelers for extended stay periods and will not have a public restaurant. TND 4 is the presently operating quarry and asphalt plant. This area is zoned primarily for a conference center and/or a Continuing Care Retirement Community. Currently there is no proposal in front of the Township for this location.

Interested in our planning efforts? The Planning Commission meets the 2nd Tuesday of each month at the Great Valley Middle School, Room 154 at 7:30 p.m. Check our website for agendas and meeting schedule updates.



Enhanced Streetscaping in Devault's TND District

The DRC oversaw the installation of upgraded fixtures that were part of PennDOT's Route 29 Improvement project. Enhanced materials were used for traffic signal masts, street light posts and luminaires, and street sign posts. A portion of the costs for these upgrades were reimbursed by several developers who have projects underway in the TND District.

Free Training Classes

Chester County Department of Emergency Services is offering a FREE class for anyone who wants to be better prepared for various types of emergency situations. The CERT (Community Emergency Response Team Training) is designed to help prepare you to help yourself and others around you in the event of a catastrophic disaster. The class runs seven Thursday nights and one Saturday between September 24th and November 7th. You even get a free backpack filled with emergency related supplies! Find out more by contacting Chester County DES Training and Exercise Coordinator Heather Morgan at hmorgan@chesco.org or 610-344-5540

Rabies Prevention

Each summer there are instances of Chester County residents who are exposed to sick or injured animals that show symptoms of rabies. In July a rabid cat was contained in the Howell Road area after biting a resident who then required treatment. Here's what to do in these situations:

Protecting Yourself and Others

1. The best protection against rabies is to get your pets vaccinated. PA Law requires that all dogs and non-feral cats 16 weeks of age and older be vaccinated and boosters administered as proscribed.
2. Avoid wild animals with symptoms of rabies. Do not approach or touch unfamiliar animals.
3. Block any openings into your house that an animal may get in through.
4. Keep tamper-proof lids on outside garbage cans so animals are not attracted to your property.

If you have been Bitten or Scratched by an Animal

1. Wash the wound thoroughly with soap and water.
2. Call your doctor immediately for treatment.
3. Contact the Chester County Health Department Division of Communicable Diseases at 610-344-6452.

If you have Concerns about an Animal being Exposed to Rabies

If the animal is wild:

- Keep an eye on the animal so that it can be captured. Call the Township's Animal Control Officer: Mark Cabot at (610) 909-6403 (cell)
- If the animal was not captured, it is assumed that the animal was rabid and you will need to be vaccinated as soon as possible if you were bitten or scratched.

If the animal is domestic (Pet or livestock):

- Contact the PA Dept of Agriculture at 717-443-1199 or by email asimeone@pa.gov
- If you know the owner, determine if the animal is currently vaccinated.
- If the animal shows signs of rabies, it will be euthanized and you need to be vaccinated as soon as possible if you were bitten or scratched.

Historical Commission

The re-installation of the surviving equipment at the **Charlestown Mill** is concluding. The belts are now connected and the electric motor is operational, so the mill can turn again for the first time in over a half century. An open house will be scheduled later this year, so stay tuned!

Roads

Resurfacing of Buckwalter Road, Mary Hill Road, Pine Drive, Crestview Road and Howell Road is taking place this summer.

***Reminder:** About half of the roads in Charlestown are state roads maintained by PennDOT. We frequently receive calls about the condition of state roads and forward these reports to PennDOT for their follow-up. The Township cannot perform any maintenance on state owned roads.*

Devault Area Gateway Improvements

Approval was granted by PennDOT for an **Adopt & Beautify Project in Devault** along the Route 29 and Phoenixville Pike corridors. New landscaping will include the planting of street trees, buffer trees, shrubs and vines this fall. A second phase will take place in Spring 2016 to include basin seeding and establishment of meadows.



Dog Reminders

Please observe our **dog ordinance** when you visit our parks and open spaces. Dogs are required to be on a leash no more than 8 feet in length. Pet owners must pick up waste. Dog waste stations are positioned along the trail at Charlestown Park for your convenience.

At Brightside Farm Park, dogs are not permitted in any cultivated area.

Recycling – Household Hazardous Materials

Downsizing or cleaning out your garage or shed? It’s not too soon to plan to **drop off hazardous materials** at one of the two fall events listed below.

Saturday, Sept. 12, 2015	Saturday, October 10, 2015
New Garden Township	Government Services Center
8934 Gap Newport Road	601 Westtown Road
Landenberg, PA 19350	West Chester, PA 19380

Shredding Event – Protect your Privacy

Once again Charlestown will participate in the **multi-municipal shredding event** with services provided by ProShred. Bring your papers on **Saturday, October 3rd** between 8:00 a.m. – noon to the CCIU Technical College High School Campus (formerly CAT Pickering Vo-Tech Campus) at 1580 Charlestown Road, Phoenixville, PA.

Planning Commission

We welcome your input on the **questionnaire** included in this newsletter! Please take a few moments to give us your comments and feedback.

Parks & Recreation Board

Sunday, September 13th is Opening Day for the **Phoenixville Marion Youth Club (PMYC)** at Charlestown Park from 12:00 to 3:00 p.m. and will also be a celebration of their 60th Anniversary. Watch the Township website www.charlestown.pa.us for details.

Exciting changes underway at Charlestown Park: Beginning this fall/winter work will begin on new pavilions, restrooms and play areas at this local gem.

Website - www.charlestown.pa.us

Check out our **“Other Useful Links”** Section on the right hand side of the Home Page. Links are arranged by category for convenient browsing.

Property Preserved along Hollow Road for Open Space

Charlestown continues to move forward with its open space preservation efforts. This June, the 58 acre Auchincloss property along Hollow Road was purchased by the Township. The house on this property is listed on the township's Historic Resources map and is described as a Pennsylvania accumulated house representing additions made by successive owners. The property had been owned by the Auchinclosses since 1937. Plans are to place the two parcels comprising this property under conservation easement with only one additional home to be permitted, and then offering them for sale. This property has very few natural constraints on it, being largely out of steep and very steep slopes, and would have been relatively easy to subdivide and develop.

This is a gorgeous property across from Brightside Farm. The Horseshoe trail goes through the back of the property.

With this latest acquisition, over 34% of the acreage in the Township has now been permanently preserved, the majority of it within the past fifteen years.

**Charlestown Township
P.O. Box 507
Devault, PA 19432**