

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: 762 W. Lancaster Avenue, Aqua America

Prepared By: Robert Duncan, Assistant Township Manager

Date: June 15, 2017

I. Action To Be Considered By The Board:

Consider for recommendation to the Board of Commissioners a Waiver of Land Development Plan showing the installation of a 225-sq. ft. utility building and a twelve-foot (12') high wall. The plan also shows installation of three transformers to be located behind the proposed screening wall and a 15-foot-wide buffer surrounding the proposed improvements.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners is required to render decisions on all Waiver of Land Development applications.

III. Current Policy Or Practice (If Applicable):

The Board of Commissioners reviews and approves subdivision and land development applications on a case by case basis.

IV. Other Relevant Background Information:

The Planning Commission reviewed this application on June 5, 2017 and recommended approval subject to the conditions in the agenda. The Building and Planning Committee reviewed the application on June 14, 2017 and tabled making a recommendation until June 21, 2017. The purpose of the delay was to allow staff to develop additional conditions of approval to mitigate the impact of noise associated with these utilities. Staff recommends the additional conditions below be considered and will be meeting with the applicant prior to the June 21st Board of Commissioners meeting to discuss these conditions.

Impact On Township Finances:

There will be no impact on Township finances.

V. Staff Recommendation:

Staff recommends the Board include the following additional conditions should they choose to approve this application:

- The sound levels shall comply with Township noise regulations measured five feet above grade at the property line and at the property line at the elevation of the second and third floor window elevations of the adjacent homes.
- The applicant shall demonstrate the feasibility of creating additional sound attenuation measures including construction of a roof or other cover over the proposed transformers and equipment.
- The applicant shall work with Township staff to prepare a Master Plan for future modernization of the Bryn Mawr campus. A Master Plan shall be submitted to the Township prior to any future exterior improvements requiring a permit.