



FOX CHAPEL BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING March 11, 2024 MINUTES

PRESENT: Austin P. Henry, Chairman; Nanette Bennett, Brenda McEver, Donald H. Newman, Members; Dan Moretti, Zoning Administrator; Joshua Callender, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant

VIA ZOOM: Thomas J. Murphy, Jay S. Troutman, Members

ALSO PRESENT: Jerry Nist, Chris Schmidt, Hampton Technical Associates Inc.; Douglas Tait, Tait Engineering, Inc.; Warren Maxwell; Stefano Falconi; Sarah Hanna, Borough Council Liaison; Michael Pohl

ABSENT: Peggy G. Jayme, Member

Mr. Henry called the meeting to order at 7:18 PM.

It was moved by Mr. Troutman and seconded by Mr. Murphy that the minutes from the meeting held on February 12, 2024, be approved as submitted. The motion passed unanimously.

NEW BUSINESS

EAC Application:
24-05 Karl A. Calandra and Stephanie Rizzo
112 Haverford Road (Parcel No. 437-R-10)
Submitted by Christopher Schmidt, *PE - Hampton Technical Associates Inc.*
Proposed Construction of Addition and Pool Area

Prior to the meeting, Mr. Moretti received a request from the applicant to continue the application to next month's meeting.

Mr. Moretti granted the applicant's request. Therefore, Environmental Disturbance Application 24-05 will not be considered tonight and will be continued to the April meeting.

EAC Application:
24-06 Christopher P. and Kristine E. McGinley
203 Fairview Road (Parcel No. 439-P-25)
Submitted by Christopher Schmidt, *PE - Hampton Technical Associates Inc.*
Proposed Construction of Pool Area and Sports Court

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Jerry Nist and Chris Schmidt from Hampton Technical Associates, Inc. were in attendance to answer questions relative to the installation of a pool, pool house, sports court, and stormwater management facilities at 203 Fairview Road. The applicant proposes to remove four trees over 6" DBH with the intent to replant at least four hardwoods at 1:1.

The applicant is seeking a waiver for the proposed use of a level spreader and a slope waiver for 41% disturbance of steep slopes with moderate risk.

There was discussion regarding the design and functionality, size, location, and maintenance of the proposed infiltration facility. Mr. Henry mentioned a tributary to Glade Run just off the southerly side of the property. Mr. Schmidt stated after meeting with Borough staff, it was determined that direct discharge to it was not preferable, thus relying on the level spreader for sheeting and infill. Additionally, the ordinance requires written acquiescence and/or permission from the downstream property owner below the level spreader if stormwater runoff cannot be discharged to a defined drainage course that has not yet been obtained.

Following review and discussion, Mr. Troutman moved that Environmental Disturbance Application No. 24-06 be recommended for approval by Borough Council as submitted contingent upon:

- The procurement of written permission from the downstream property owner as required by the ordinance.
- The submission of calculations that do not rely on the ratio as set forth in the LSSE letter dated March 8, 2024.
- A tree replanting plan that includes the replanting of at least 4 deciduous hardwood trees in the backyard of the property.
- Submission of the design detail for the two proposed retaining walls to the Borough Engineer for approval.
- The other standard contingencies set forth in the LSSE letter dated March 8, 2024.

And including the granting of:

- The requested waiver for the level spreader.
- The request for a waiver from the 25% limitation on disturbance of steep slopes with moderate risk up to 41%.

The motion was seconded by Mr. Murphy and passed by unanimous vote.

EAC Application:
24-07

Warren and Joan Maxwell
113 Tree Farm Road (Parcel No. 440-L-62)
Submitted by Douglas T. Tait, *PE - Tait Engineering, Inc.*
Proposed Additions

Douglas Tait from Tait Engineering, Inc. and Warren Maxwell were in attendance to present the application for the construction of residential additions, driveway paving, and associated stormwater

management facilities at 113 Tree Farm Road. The application also includes the proposal to remove five trees over 6" DBH.

The applicant is seeking a waiver for the requirement to provide a geotechnical report.

There was a brief discussion regarding the stormwater detention facility. Mr. Tait noted the inclusion of the existing house in the rock sump design resulting in a change in size. Revised drawings and calculations will be submitted to the Borough Engineer. The sump design, structure, and functionality remain identical; it is just a matter of sizing it up.

Regarding the tree replanting plan, Mr. Troutman requested the applicant replant a mixture of Maples and Oaks as opposed to a single species to alleviate the loss of all trees to potential disease or invasives and to be more in line with what the planting situation calls for.

Mr. Falconi of 111 Tree Farm Road was in attendance to inquire, for better understanding, how stormwater runoff would be directed as it relates to his and neighboring properties. Mr. Henry indicated the proposed plan would be a significant improvement and substantially reduce the amount of stormwater runoff today, as many of the homes in that area were built before the stormwater ordinance existed.

Following review and discussion, Mr. Troutman moved that Environmental Disturbance Application No. 24-07 be recommended for approval by Borough Council as submitted, including the tree replanting plan with a request that the applicant consider varying the species of trees and incorporating deciduous hardwoods. Also contingent upon:

- Allegheny County Conservation District (ACCD) approval of the submitted application.
- Submission for the resizing of the sump to adequately address the prospective increased flow of about 600 cubic feet to the Borough Engineer for approval of the upsizing.
- The other standard contingencies set forth in the LSSE letter dated February 27, 2024.

And including the granting of the waiver for the requirement of a geotechnical report.

The motion was seconded by Mr. Murphy and passed by unanimous vote.

There being no other business to come before the EAC, the meeting was adjourned at 8:15 PM.

KELSEY M. MERSING
Administrative Assistant