



FOX CHAPEL BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING JUNE 10, 2024 MINUTES

PRESENT: Austin P. Henry, Chairman; Peggy G. Jayme, Thomas J. Murphy, Members; Dan Moretti, Zoning Administrator; John Heyl, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant

VIA ZOOM: Brenda McEver, Donald H. Newman, Jay S. Troutman, Members; one additional attendee

ALSO PRESENT: Brian Almeter, Fahringer, McCarty, Grey, Inc.; Troy Beaver; Fred Leech, Borough Council; Michael Pohl

ABSENT: Nanette Bennett, Member

Mr. Henry called the meeting to order at 7:00 PM.

It was moved by Ms. Jayme and seconded by Mr. Murphy that the minutes from the meeting held on April 8, 2024, be approved as submitted. The motion passed unanimously.

NEW BUSINESS

EAC Application: Troy and Jennine Beaver
24-13 Old Indian Trail Court (Parcel No. 621-P-12)
Submitted by Brian J. Almeter – *Fahringer, McCarty, Grey, Inc.*
Proposed Construction of Single-Family Dwelling

Brian Almeter from Fahringer, McCarty, Grey, Inc. was in attendance to answer questions relative to the construction of a single-family residence, driveway, and associated stormwater management facilities on the second vacant parcel of Old Indian Trail Court. The applicant proposes to remove 55 trees over 6" DBH, plus an additional 16 trees that appear to be dead or dying. The submitted tree replacement plan proposes planting 26 trees around the property's perimeter.

The applicant is seeking a waiver for disturbances of very steep slopes with moderate and low risk. The plan indicates proposed disturbances of 690 square feet (52.2%) of very steep slopes with moderate risk and 5,005 square feet (50.0%) of very steep slopes with low risk.

There was in-depth discussion regarding the grading of the property. The front of the property, though outside the limit of disturbance, is very steep. Mr. Henry addressed concerns relative to the stabilization of the slope, given the state of the vegetation and trees. He also noted concern about stormwater runoff from the driveway. He indicated the Borough previously put in an underdrain behind

the curb due to icing which has been effective. The underdrain connects to the same storm drain as the proposed connection. To alleviate icing and drainage problems from stormwater runoff from the driveway, Mr. Henry asked if something, like a trench drain of some sort, could be put in. The Borough Engineer, John Heyl, added the biggest concern of LSSE is the downstream analysis. The Borough requires every developer connecting to a public storm sewer to analyze the storm sewer to its outfall to ensure when all flows hit, there is not a surprise surcharge in the inlet somewhere. Mr. Henry recalls this analysis as being part of an existing agreement with the original contractor for the development. In the event that the agreement does not cover it, the Engineer for the project agrees to provide the calculation.

Regarding the tree replanting, Mr. Troutman suggested the applicant add an additional 4 hardwoods to the proposed plan for a total of 15 hardwoods, 12 evergreens, and 3 ornamentals. This would improve the forest and help with long-term stormwater management. Exact species and locations can be finalized after construction and submitted to the EAC for review.

Following review and discussion, Mr. Murphy moved that Environmental Disturbance Application No. 24-13 for Old Indian Trail Court be recommended for approval by Borough Council as submitted, contingent upon:

- Satisfaction of the standard requirements including the items listed under 'General' in the LSSE letter dated May 31, 2024.
- Installation of a drain before the driveway terminus on Old Indian Trail Court to prevent stormwater runoff onto the roadway.
- Submission of a revised replanting plan to be approved by the EAC at a later date, which includes at least 15 hardwood trees, 12 evergreen trees, and 3 ornamental trees.
- Submission of the downstream public main capacity calculation previously discussed unless the prior agreement relative to the development already permits the connection given the capacity of the system as originally constructed.

And including the granting of:

- The two waiver requests from the 15% limitation on disturbance of very steep slopes with moderate risk up to 52% and very steep slopes with low risk up to 50%.

The motion was seconded by Ms. Jayme and passed by unanimous vote.

OTHER BUSINESS

In March, Borough Council adopted guidelines that outline resident participation in public meetings. Mr. Henry stated the guidelines, as passed by Borough Council, would need to be tailored to the EAC. He requested that the EAC members review the guidelines and email input before the next meeting.

Since the Tree Committee is part of the EAC, Ms. Jayme is looking for input from members on the application for tree removals. The current application asks applicants for a yes or no response to

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replanting. She would like to see the question reworded to request more detail from the applicant on replanting plans, if any, and marked as a required field. Ms. Jayme will draft a proposed change to the application for discussion and/or approval at the next EAC meeting.

There being no other business to come before the EAC, the meeting was adjourned at 7:50 PM.

KELSEY M. MERSING
Administrative Assistant