



FOX CHAPEL
BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING
DECEMBER 9, 2024
MINUTES

PRESENT: Austin P. Henry, Chairman; Nanette Bennett, Thomas J. Murphy, Donald H. Newman, Jay S. Troutman, Members; Dan Moretti, Zoning Administrator; Joshua Callender, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant

VIA ZOOM: Peggy G. Jayme, Member; Leonard White, KU Resources Inc.; two additional attendees

ALSO PRESENT: Michael Pohl

ABSENT: Brenda McEver, Member

Mr. Henry called the meeting to order at 7:03 PM.

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

OLD BUSINESS

EAC Application: Anna Regoli
24-04 Lot 313-R Old Indian Trail (Parcel No. 621-P-11)
Submitted by Leonard White, *PE-KU Resources, Inc.*
Proposed Construction of Single-Family Dwelling

Leonard White from KU Resources, Inc. was in attendance to answer questions on the updated information relative to the application for the construction of a single-family residence, driveway, and stormwater management facilities at an existing vacant lot located northeast of the Fox Chapel Road/Old Indian Trail Court intersection. The applicant proposes removing 94 trees over 6" DBH, five of which are deemed dead.

The applicant is requesting a modification to permit disturbance of more than 25% of steep slopes with moderate landslide-prone risk up to 61%, and a modification to permit disturbance of more than 15% of very steep slopes with moderate landslide-prone risk up to 35% and 53.5% of very steep slopes with low risk. The applicant is also requesting a waiver from the limitation on the height of the retaining wall from six feet to nine feet.

The applicant submitted a new stormwater report containing calculations requested by LSSE in the review letter dated November 26, 2024, a letter supplement to the geotechnical report signed and sealed by Harold McCutcheon, and a tree replanting plan for replanting 21 trees.

Based on the discussion at the last meeting, Mr. Newman pointed out that the geotechnical letter supplement should include an opinion on the area under or around the bio-detention facility post-construction to ensure safety against sliding or any other movement due to the redbed mapped underneath. Mr. Callender, Borough Engineer, agreed it would be worth obtaining the certification. Additionally, Mr. Newman mentioned that manhole CB6, as shown on the plans, is below grade and would require adjustment.

The submitted tree replanting plan was discussed. Considering the impervious surface, Mr. Troutman calculated that approximately 25 additional trees would better satisfy the policy of replanting at 1:1 while maintaining the tree canopy. He also commented on the good selection of trees included in the plan. Ms. Jayme suggested planting a few trees near the border of the neighboring property, where the very steep slopes are located, to help slow down water and stabilize the hillside. Mr. White will consult with the landscape architect for the project to see how many more trees can be reasonably placed on the site.

Following review and discussion, Mr. Troutman moved that Environmental Disturbance Application No. 24-04 be recommended for approval by Borough Council as submitted, contingent upon:

- The submission of a brief supplement to the geotechnical report that opines on the post-construction stability of the detention facility given the redbed indicated beneath it.
- Bringing manhole CB6 up to grade.
- Adding 25 trees to the replanting plan including outside the limit of disturbance. If the additional trees are determined to be too many for the site by the landscape architect, the applicant should return with a modification to the plan towards the end of construction.

And including the granting of:

- The implicit request for a waiver from the section of the ordinance prohibiting clear-cutting.

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

Mr. Henry suggested that Mr. White obtain the brief letter supplement on the geotech relative to the stability of the detention facility within the week.

NEW BUSINESS

With her term expiring at the end of the year, Ms. Bennett has decided not to renew her position on the EAC for a new term. Mr. Henry thanked Ms. Bennett on behalf of the EAC and the community for her wonderful work and the years she served on the Council.

EXECUTIVE SESSION

At 7:47 PM, the EAC adjourned into Executive Session to discuss applicants for the vacant EAC position. At 8:05 PM, the meeting was reconvened.

Following the Executive Session discussion, Mr. Murphy moved to recommend to Borough Council the appointment of Ronald Morosky to the Environmental Advisory Council seat being vacated by Ms. Bennett. The motion was seconded by Ms. Bennett and passed unanimously.

There being no other business to come before the EAC, the meeting was adjourned at 8:10 PM.

KELSEY M. MERSING
Administrative Assistant