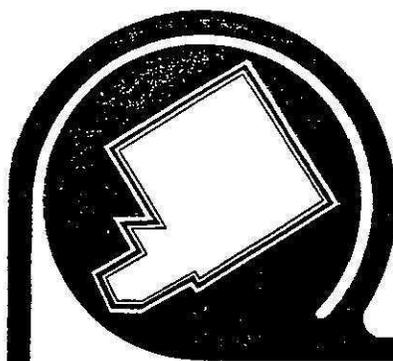


**Appendix D: Concord Township Newsletter, Fall 1999**

Concord Township Comprehensive Plan Update

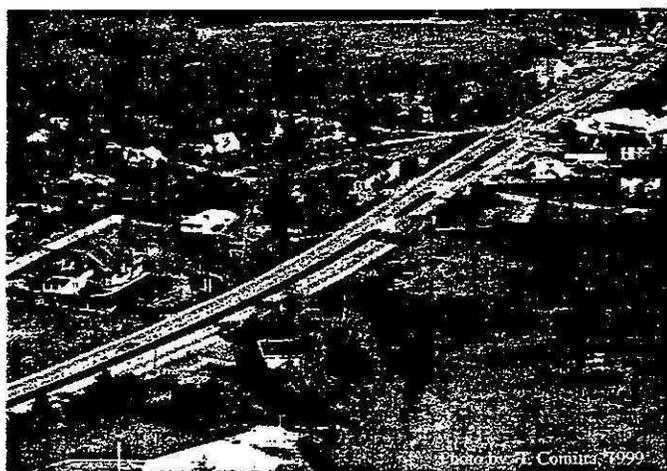
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# Your News Letter

## Township of Concord, Pennsylvania

### CONCORD TOWNSHIP IN 2010...A WORK IN PROGRESS



Route 202, North of the Delaware line, is a mixed-use corridor with retail, office, and residential development. In light of tax-free shopping in Delaware, a combination of residential development and smaller scale commercial development is proposed in the new Comprehensive Plan.

We are in the process of updating our Comprehensive Plan of 1988. Over the past 11 years the Township has changed dramatically. We moved our offices from the small Pierce-Willits house to the nearby new Township Building with Library (and adjoining Kid's Dream Playground). We grew in population from 6,800 to approximately 10,000. The total housing units have increased from approximately 2,000 in 1988, to approximately 3,500 in 1999. A significant amount of this growth has been serviced by the central sewage treatment facility (located near Route 322 and Station Road). The rural and agricultural character of the Township in 1988 has gradually been converted to new residential developments. Commercial activity has intensified along Routes 202 and 1. Traffic congestion is becoming a major concern.

A Comprehensive Plan Task Force has been working over the past year with our planning consultant, Thomas Comitta Associates, Inc. of West Chester. We are formulating a Plan to comply with the Pennsylvania Municipalities Planning Code (MPC). The Plan, which will be ready for public hearings in early 2000, will include: Statements of Community Development Objectives; A Plan for Land Use; A Housing Plan; A Circulation (Transportation) Plan; A Plan for Community facilities; A Plan for Utilities; and Implementation Strategies.

The overall challenge is how to gracefully accommodate approximately 2000 more people and 600 more homes by the year 2010. Another challenge is how to successfully expand the commercial and industrial tax base, without creating gridlock along Routes 202, 1 and 322.

The Task Force and Consultants have drafted updated Goals, Objectives & Strategies to address our growth management issues. Preliminary recommendations are being formulated. We know we have a formidable task ahead of us, but we are identifying realistic outcomes. We want to maintain the

attractive character of the rural landscape, and improve the quality of life in Concord. We want to protect historic resources and special places in the community. We want to establish "smart growth" policies. We would like to minimize traffic congestion, and increase our tax base. The challenges are great!

Over the next 10 to 15 years we believe that we need:

- to create a better balance between developed areas and open spaces (in other words, we need to control the sprawling effect of development);
- to maintain a healthy natural environment through the protection of woodlands and stream valleys;
- to increase the amount of open space and parkland for use by future generations;
- to create compact residential neighborhoods which offer opportunities for walking to civic amenities;
- to create a new commercial hub in the Concordville Area on the Korman tract, that features a "Village" center modeled after the feel of Concordville;
- to protect the historic sites and buildings of the Township, as well as the historic neighborhoods of Concordville, Elam and other heritage places;
- to create a viable business environment in light of the tax-free shopping opportunities in Delaware; and
- to promote a network system of through-streets to aid in traffic flow and minimize congestion;

Our Vision for the future will need to be supported by others. We will need the help and financial support from PennDOT. We will need to better coordinate planning activities with adjoining municipalities and the County. We will need to communicate with large property owners and developers in order to establish a shared vision for 2010.

*Continued on page 4*



Between 1988 and 1999, almost 1,200 acres of farmland and vacant land was converted to development. Approximately 640 acres of new single-family residential lots were developed.

Photo by: T. Comitta, 1999

## SENIOR CITIZENS CLUB



After a hot and dry summer we welcome fall. The Senior Citizen Club resumed their monthly meeting in September for the year 1999/2000 at the Willcox mansion located at the intersection of Polecat Road and Ivy Mill Road. The family is in the process of restoring the beautiful old house and property. Club members attending enjoyed their visit and listening to Mark Willcox, Jr. speak about his family history and the history of the property.

The Senior Citizens is looking forward to the coming year and some special events are being planned. Anyone interested in joining our group can call 610-459-4129 or 610-459-1409. We meet at the Concord Community Center, 817 Concord Road on the first Monday of each month.

## PARK & REC ACTIVITIES

Now that summer is over and the kids are back in school, we are marking up our calendars for future park and recreation activities. The next scheduled event is the Harvest Festival - October 16th from 2-4 p.m. (October 17th - raindate).

Our Harvest Festival is a fun time for all family members. There will be a moon bounce, pony rides, petting zoo, straw patch and hayrides. The Pierce-Willits house will be open for tours and entertainment by the 3 legged cats. Yes, we will also have pumpkin painting for a small fee.

Along with all that fun, we are looking for bakers to enter the 2nd Annual Baking Contest. Prizes will be given in two categories and two age groups as follows:

**Categories** ..... cakes and pies

..... breads, cookies & miscellaneous

**Age group** ..... 18 years and up

..... 17 years and under



All bake goods must be registered Saturday, October 16th between 10-11 a.m. at the Pierce-Willits house. Judging will take place after 11:00 a.m. Parking is provided at the Concord Township Building, Garnet Valley Middle School and the playground. Please don't park on the grass along the road. If you have any questions, please call the Township office at 610-459-8911 for more information.

### UPCOMING EVENTS LATER IN THE YEAR:

• December 7th-Tree Lighting-7:00 p.m.

• December 19th-Santa Claus comes to Concord-6:30-8:00 p.m.

Santa will be here for you to bring your children to have their photo taken with him. A small gift is given to each child. The line for Santa is not as long after 7:30 p.m.

• The Kids' Dream Playground will be closed for a few days in November for maintenance including sand and sealing. Dates of the closure will be posted on the board to the front of the township building. Thank you.

*continued from page 1 - "...A Work in Progress"*

Although there are many institutional and regional constraints to implementing our Comprehensive Plan, we can manage our destiny (in part) through Amendments to our ordinances. Although the Comprehensive Plan will not involve rewriting Ordinances, it will identify how the Ordinances can be strengthened. For example, we believe that we could improve the way cluster residential development takes form. We think that more open space could be designated and walkable communities could be designed. We see some new commercial and residential developments being more pedestrian friendly and charming. We think that certain areas of the Township could be protected (while oth-

## OUTDOOR BURNING REGULATIONS

Every fall, residents find it necessary to burn leaves, grass and tree clippings. Regulations covering open outdoor burning are covered in the Concord Township Fire Prevention Code and the Rules and Regulations of the Pennsylvania Department of Environmental Resources which include but are not limited to the following:

1. Residents may burn the normal accumulation of the above material generated from a one or two family dwelling;
2. Open burning is not permitted on the roadway;
3. Remember, you may be legally responsible for a fire that you start, gets out of control, and damages another property;
4. Keep the piles small and away from buildings;
5. Check for overhead exposures - electrical or telephone wires or tree limbs;
6. Provide a garden hose and a rake or shovel to control the fire. Have enough help available for assistance if needed;
7. Never burn on a windy day or during prolonged dry periods;
8. Never use gasoline or other flammable liquids to start a fire;
9. Do not leave a fire unattended;
10. If the fire accidentally gets out of control, don't hesitate to call the Concordville Fire Company at 911;
11. No fire is permitted to continue after dark. Plan ahead to allow enough time to complete burning before dusk;
12. Pennsylvania DEP regulations prohibit the burning of trash and debris from construction work;
13. Be considerate of your neighbors. Some of them may have a respiratory problem, allergy or asthma condition which can be aggravated by your smoke;
14. Many residents leave some of their windows open during the fall, spring or summer seasons, and smoke can damage draperies, rugs and furniture;
15. Do not burn leaves, tree limbs or other garden waste materials in the street. This practice damages the asphalt surface of the street;
16. Before burning outdoors in your neighborhood, be sure you take the necessary steps to be a good neighbor.

Call the Township Office at 610-459-8911 if you have any questions concerning outdoor burning regulations.

## FRIENDS OF THE PLAYGROUND COMMITTEE

Friends of the Playground Committee are looking for residents who enjoy taking their children to the playground to join the committee. Construction of the playground in 1992 was a community activity and people in the area got together in a collective effort to build the Kids' Dream Playground.

ers become intensified) through a Transfer of Development Rights program.

The Board of Supervisors and the Planning Commission will soon be seeking your comments on the Comprehensive Plan for 2010. The Comprehensive Plan Task Force will continue to meet the first Thursday of each month at 7pm until the Plan is adopted. Copies of the draft Plan will be sent in January 2000 to the adjoining municipalities, to the Garnet Valley School District, and to the Delaware County Planning Department. The draft Plan will also be available for your review at the Library in January. In the meantime, if there are any questions regarding the in-progress mapping and draft report, please call the Township at 610-459-8911.