

London Grove Township Open Space Committee
Meeting Notes: March 12, 2015

Attending: *Members* – Anne Hannum, Jock Hannum, Paddy Neilson, Lew Wilkinson
Staff – David Sweet

1. Misc. old/new business.
 - a. Status of Open Space Fund. Balance as of March 12: \$1,149,565.
 - b. Merner property. The initial appraisal was modified to approx. \$185,000. The Board may still seek a second appraisal.
 - c. Klotzbach property. The initial purchase price was rejected by the owners, and is in further negotiation. The future house site on the property was moved from Glen Willow Rd. to Woodview Rd.

2. Status of landowner contacts.
 - a. Perkowski. Erin McCormick will be sending a letter to Sandie Perkowski to gauge her continued interest.
 - b. Henshaw. John Goodall will make another contact.
 - c. Brosius. The landowner is working with the Brandywine Conservancy on the terms of a reforestation plan for the stream corridor; these will become part of the easement.
 - b. Boddorff. Erin reported that the Boddorffs have sent her a signed proposal and a check to initiate work on the easement. She also received conditional approval from the White Clay Management Committee for \$5,000 to be applied to these transaction costs. The Open Space Committee will continue to defer a recommendation to the Board of Supervisors, pending further progress.
 - c. Hutchison. Anne reported that the family does not anticipate any actions re: this property for perhaps 5 years. The concept is to create and sell 50-ac. parcels with the development rights already sold.
 - . Young. The Brandywine Conservancy is working on a conservation plan for this property.
 - . Sheppard. Paddy and Anne will present to Mr. Sheppard the terms of the Lofting easement in West Marlborough Twp. as an example of actions he might take.

3. Riparian buffer protection. After discussion, the Committee expressed support for the Township's pursuit of a three-faceted program to protect forested riparian buffers and enhance areas that are not now forested. In addition to regulatory protections of riparian corridors, the Township could encourage landowner participation in CREP (Conservation Reserve Enhancement Program), which provides funding for tree-planting and management in riparian areas. Using the Open Space Fund to purchase easements on forested buffer land could be an effective third element. A map of these areas will be sought, along with estimates of the price of such an easement.

4. Alternative approaches to small properties.

a. London Grove Township Land Trust. A summary of its previous status and potential structure and functions will be prepared.

b. Deed restriction. Natural Lands Trust does use a deed restriction, where appropriate, as an alternative to a conservation easement. These tend to be in situations where the complexity and/or cost of an IRS-qualifying donated easement is not warranted or would not be agreed to by the landowner. NLT still does some monitoring of such properties for compliance. An example of the deed restriction language will be sought.

Next meeting: Thurs., April 9, 5 p.m.