

RAY OTT & ASSOCIATES

TOWN AND LAND PLANNING

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WEST CALN TOWNSHIP COMPREHENSIVE PLANNING PROJECT

Task Force

Omar Esh <i>Resident</i>	Chip Breuninger <i>Resident</i>	Paul E. Pfitzenmeyer <i>Emergency M. Coordinator</i>	Steven M. Brown <i>Historical Commission</i>
Leroy Stoltzfus <i>Resident</i>	Stan Sarmento <i>Resident</i>	Alfred L. Brown <i>Historical Commission</i>	
David Van Vliet <i>Planning Commission</i>	Bill Terry <i>Zoning Hearing Board</i>	Curt A. Martinez <i>Police Chief</i>	

Staff/Consultants

Thomas Siedenbuehl <i>Township Manager</i>	Ray Ott, AICP <i>Project Manager</i>	Nanci Sarcinello, AICP <i>Sarcinello Planning & GIS Services</i>	Kate Clark <i>Chester Co. Planning Commission</i>
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Task Force Meeting #3

TOWNSHIP BUILDING
Monday, June 17, 2019, 7:00 PM

Agenda

1. Review items discussed at last meeting (May 20th)
 - a) Maps
 - i) Existing Land Use
 - ii) Agricultural Soils
 - iii) Natural Resources
 - iv) Protected Lands
 - v) Sewer Service Areas
 - vi) Stream Quality & Watersheds
 - vii) Superfund Sites
 - viii) Zoning Map
 - b) County lands
 - c) Agricultural preservation vs conservation easements
 - d) Super fund sites – need updated information
 - e) Pipelines in township
 - f) West Caln Historic Atlas (Chester County PC)
 - g) Airport Road interchange project
2. Review draft community survey document and mailing/distribution (attached)
3. Adjourn.

Next meeting: Monday, July 15, 2017 @ 7:00 PM

DRAFT

West Caln Township Comprehensive Plan Project Community Questionnaire

DRAFT

Please take a few minutes to complete this questionnaire. West Caln Township is updating its Comprehensive Plan. The Comprehensive Plan will establish land use planning, zoning and public services/facilities policies to direct and guide future development in the township. Your responses will assist us in developing the goals and objectives for this planning effort.

MUST BE SUBMITTED NO LATER THAN MONTH/DAY, 2019 - TAKE ONLINE AT www.westcaln.org

I. Name / street where you live:

name (optional)

street address

II. Number of people in your household by age group: ___ 0-9 ___ 10-19 ___ 20-29 ___ 30-49 ___ 50-64 ___ 65+

III. How long have you lived in West Caln Township? ___ 0-3 yrs. ___ 4-10 yrs. ___ 11-20 yrs. ___ 20+ yrs.

Please rank the following items by circling the appropriate number.

IV. Significant Features

What you like most about living in West Caln Township.

1. Township services	Rate				
	Low				High
a) Police	1	2	3	4	5
b) Road Maintenance	1	2	3	4	5
c) Recreation & Parks	1	2	3	4	5
d) Township administrative services	1	2	3	4	5
e) Open space preservation	1	2	3	4	5

2. Community features	Rate				
	Low				High
a) Neighborhood / community life	1	2	3	4	5
b) Variety of housing types	1	2	3	4	5
c) Retail services	1	2	3	4	5
d) Seclusion / privacy	1	2	3	4	5
e) Access to nearby urban centers	1	2	3	4	5
f) Rural character / life style	1	2	3	4	5

3. Recreation opportunities	Rate				
	Low				High
a) Parks & playgrounds	1	2	3	4	5
b) Youth athletic programs	1	2	3	4	5
c) Events & programs	1	2	3	4	5
d) Trails/paths	1	2	3	4	5
e) Bicycling	1	2	3	4	5

4. Natural/cultural features	Rate				
	Low				High
a) Scenic landscapes & roads	1	2	3	4	5
b) Historic architecture / settings	1	2	3	4	5
c) Farmlands	1	2	3	4	5
d) Stream/ground water quality	1	2	3	4	5
e) Wildlife	1	2	3	4	5

V. Improvement Needs

Actions needed improve the quality of living in West Caln Township.

1. Transportation	Importance				
	Low				High
a) Better access to public transportation	1	2	3	4	5
b) Road maintenance and snow removal services	1	2	3	4	5
c) Control speeding	1	2	3	4	5
d) Address traffic congestion / road improvements	1	2	3	4	5

2. Resource preservation	Importance				
	Low				High
a) Open Space	1	2	3	4	5
b) Agricultural	1	2	3	4	5
c) Historic buildings and structures	1	2	3	4	5
d) Surface & ground water quality	1	2	3	4	5

3. Housing opportunities:	Importance				
	Low				High
a) More affordable housing	1	2	3	4	5
b) Better variety of housing types	1	2	3	4	5
c) Need to address zoning restrictions	1	2	3	4	5

4. Business / Commercial Services	Importance				
	Low				High
a) More retail services	1	2	3	4	5
b) More business/employment opportunities	1	2	3	4	5
c) Better access to medical services	1	2	3	4	5

5. Better public, health, safety & recreation services	Importance				
	Low				High
a) More police protection	1	2	3	4	5
b) Better access to township services	1	2	3	4	5
c) More public parks / recreation opportunities	1	2	3	4	5
d) More opportunities for safe walking & biking	1	2	3	4	5
e) Expanded access to public sewer service	1	2	3	4	5
f) Expanded access to public water service	1	2	3	4	5
g) Trash Collection	1	2	3	4	5

Additional questions (optional)

A. What do you like most about living in West Caln Township?

B. What do you like least about living in West Caln Township?

C. What do you think will be the most significant problem(s) West Caln Township will face in the next five years?

D. Other observations?

**RETURN / MAIL TO TOWNSHIP BUILDING: WEST CALN TOWNSHIP, 721 W KING HIGHWAY/PO BOX 175, WAGONTOWN, PA 19376
YOU CAN TAKE THIS SURVEY ON-LINE: www.westcaln.org & click on "Comprehensive Plan Survey" **Submit by DATE?.****

West Caln Township Superfund Sites

BLOSENSKI LANDFILL

The following is sourced from the EPA website:

<https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.schedule&id=0301376>

Background

The 13.5-acre Blosenski Landfill site is located in West Caln Township, Pennsylvania. Disposal of municipal and industrial wastes at the unlined landfill took place at the site from the 1940s until 1971. Wastes disposed of at the landfill included solvents, paints, leaking drums and tank truck contents. These activities contaminated soil, surface and groundwater with hazardous chemicals. Following cleanup, operation and maintenance activities are ongoing.

What Has Been Done to Clean Up the Site?

The site is being addressed through Potentially Responsible Party (PRP) actions. The cleanup of the Blosenski Landfill was done in four phases:

1. In 1990, the public water system was extended to 75 residents so they would not have to rely on contaminated well water;
2. About 1,300 buried drums were excavated in 1992 and 1995, containing hazardous solids and liquids, and about 350 cubic yards of waste and soils were shipped off-site for proper disposal;
3. Groundwater monitoring wells were installed from 1990 to 1996 to characterize groundwater contamination, and in 1998, a groundwater treatment system was completed to remove contamination from the area's aquifer. Periodic groundwater monitoring is conducted and discharge from the treatment system is monitored to ensure that it meets federal standards; and
4. A landfill cap was completed in 1995 to prevent rainwater from coming in contact with the landfill's materials, and leaching contamination into the soil and groundwater.

EPA performed a vapor intrusion investigation in April and June of 2016. Vapor intrusion is a process that occurs when organic vapors from contaminated groundwater or soil move upwards through the ground into nearby buildings. Indoor vapor intrusion testing was conducted in many homes to the east and west of the Site. EPA sampled from the sub-slab of these homes and also sampled outdoor ambient air and monitoring wells to the north and west of the Site. The vapor-intrusion investigation did not identify any levels that would pose a health concern and no further action is necessary in homes at this time.

ICs are administrative controls that help to minimize the potential for exposure to contamination and protect the integrity of a response action. ICs typically work by limiting land and/or resource use by providing information that helps modify or guide human behavior at a Site. A Notice of Contamination (NOC) was filed at the Chester County Recorder of Deeds on September 21, 2017. This notice will inform the public on the contaminants of concern at the Site as well restrictions on the use of the Site. EPA continues to pursue a more formalized Environmental Covenant for additional site protection.

What Is the Current Site Status?

In 2013, EPA prepared an Explanation of Significant Difference (ESD) that modified the remedy selected in the 1986 Record of Decision (ROD) to describe the institutional controls required for the site; revise the list of groundwater contaminants of concern; and formally set the groundwater performance standard. EPA also began the preparation of an environmental covenant that lists the activity and land-use restrictions required for the site property to ensure that the remedy remains protective.

In October 2012, the groundwater pump and treat system was shut down so that the Potentially Responsible Party (PRP) can study the aquifer and propose another method of groundwater remediation. The 2013 Five Year Review

determined that the remedies for Operable Units (OUs) 1, 2, and 4 are protective of human health and the environment, but a determination of protectiveness for OU3 was delayed pending additional steps, including completing a review of the effect of turning off the pump and treat system, revising the list of contaminants of concern, and developing and implementing institutional controls.

In July 2015, a pilot study to determine the effectiveness of in-situ groundwater treatment was started. Results of the July 2015 study were reviewed by EPA and the PRP's contractor. EPA provided recommendations and comments on the bioremediation process.

EPA performed a vapor intrusion investigation in 2016 and determined that vapor intrusion is not an issue for this Site.

The PRP's contractor submitted an addendum to the groundwater bioremediation study in July 2017, which addressed EPA's comments and recommendations. The second phase of the bioremediation study will begin with additional on-site treatment in January 2018 with monitoring that followed in March, June, September, and planned for December of 2018.

EPA has conducted several five-year reviews of the Site's remedy. These reviews ensure that the remedies put in place protect public health and the environment, and function as intended by Site decision documents. The most recent, [2018 Five-Year Review \(PDF\)](#), concluded that the remedy continues to be protective of human health and the environment. The next five-year review is scheduled for 2023.

Activity and Use Limitations

At this site, activity and use limitations that EPA calls institutional controls are in place. Institutional controls play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use. They also guide human behavior. For instance, zoning restrictions prevent land uses – such as residential uses – that are not consistent with the level of cleanup.

ICs are in place to prevent residential use of the site, disturbance of the landfill cap, prohibit groundwater use and require any new construction at the site to be equipped with a vapor barrier to prevent vapor intrusion. Additional information about the ICs is available in the [2018 Five-Year Review \(PDF\)](#) (page 8).

Site Milestones

Milestone	Date(s)
Initial Assessment Completed	03/01/1982
Proposed to the National Priorities List	12/30/1982
Finalized on the National Priorities List	09/08/1983
Remedial Investigation Started	09/27/1983
Final Remedy Selected	09/29/1986
Remedial Action Started	03/24/1987

Milestone	Date(s)
Final Remedial Action Started	06/26/1998
Construction Completed	09/18/1998
Deleted from National Priorities List	Not Yet Achieved
Most Recent Five-Year Review	09/19/2018
Site Ready for Reuse and Redevelopment	09/26/2017

OLD WILMINGTON ROAD GW CONTAMINATION

The following is sourced from the EPA website: <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0302420>

Background

The Old Wilmington Road Groundwater Contamination site is located in West Caln Township in Chester County, Pennsylvania. EPA discovered the groundwater contamination during a site inspection for the nearby Perry Phillips Landfill Site. Residential wells were found to be contaminated with volatile organic compounds (VOCs) and manganese. VOCs are chemicals that have the ability to turn into vapors or gases, potentially affecting human health and the environment.

A well that provided water to about 60 residents of a private mobile home park was found to be contaminated with elevated levels of trichloroethane (TCE), a type of VOC. A system was placed on the well to treat and the contamination. To date, EPA and the Pennsylvania Department of Environmental Protection (PADEP) frequently monitor and test the system to ensure it is working correctly. The Remedial Investigation and Feasibility Study at the site is ongoing.

What Is the Current Site Status?

- EPA is currently conducting a remedial investigation and feasibility study (RI/FS) to determine the nature and extent of contamination and evaluate alternatives to clean up the site
- To date, the RI/FS has consisted of sampling current monitoring wells, installing and sampling new monitoring wells, and residential well monitoring.
- EPA is currently evaluating the results of residential well monitoring performed in late 2017 to determine if additional residential well treatment systems are necessary.
- The RI field work began in 2015 and is expected to be completed in 2018.
- EPA has coordinated closely with West Caln Township, Chester County Healthy Department, and the Pennsylvania Department of Environmental Protection (PADEP) throughout the RI/FS.

Site Milestones

Milestone	Date(s)
Initial Assessment Completed	05/22/1987

Milestone	Date(s)
Proposed to the National Priorities List	07/22/1999
Finalized on the National Priorities List	02/04/2000
Remedial Investigation Started	09/13/2000
Remedy Selected	Estimated Sep - Nov 2019
Final Remedial Action Started	Estimated Aug - Oct 2020
Construction Completed	Estimated Jul - Sep 2020
Deleted from National Priorities List	Not Yet Achieved
Most Recent Five-Year Review	Not Yet Achieved
Site Ready for Reuse and Redevelopment	Not Yet Achieved

WILLIAM DICK LAGOONS

The following is sourced from the EPA website: <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0301252>

Background

The 4.5-acre William Dick Lagoons site is located in West Caln Township, Pennsylvania. From the late 1950s to 1970, Chemical Leaman Tank Lines, Inc. cleaned petroleum products, latexes and resins from its tank trailers and dumped rinse water and residues into three unlined lagoons at the site. Waste disposal activities contaminated soil and groundwater. Treatment of groundwater, soil cleanup and a vapor intrusion evaluation are ongoing.

What Is the Current Site Status?

The site's long-term remedy, selected in 1991 and 1993 and updated in 1999, included extension of the public water supply, a hydrogeological study, implementation of an interim groundwater treatment system, and excavation and treatment of contaminated soil. The hydrogeological study took place between 1997 and 1999. Construction of the water line for the public water supply took place in 1998 and 1999. Operation of the groundwater treatment system began in 2008 and is ongoing. Soil cleanup activities began in 2003. Soil cleanup and a vapor intrusion evaluation are ongoing.

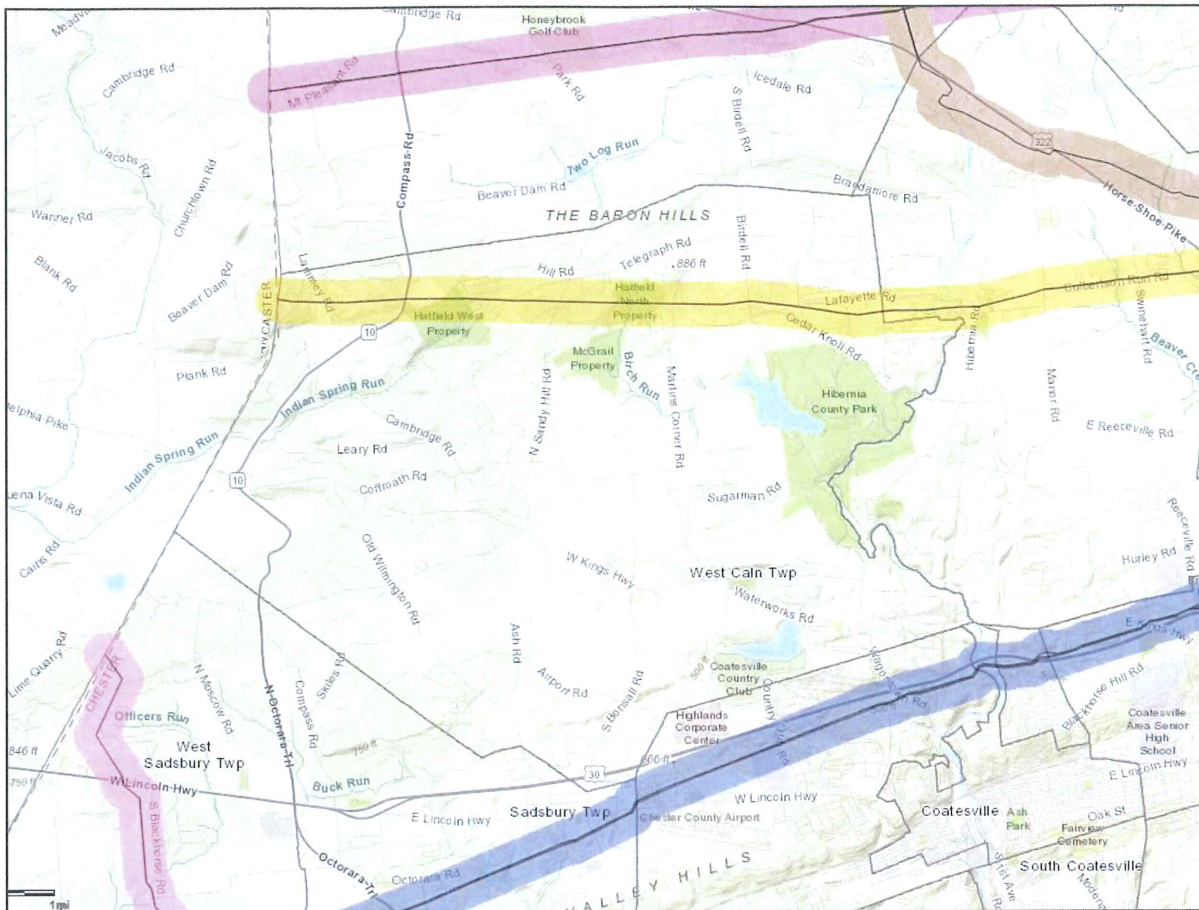
Activity and Use Limitations

At this site, activity and use limitations that EPA calls institutional controls are in place. Institutional controls play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use. They also guide human behavior. For instance, zoning restrictions prevent land uses – such as residential uses – that are not consistent with the level of cleanup.

Site Milestones

Milestone	Date(s)
Initial Assessment Completed	09/01/1984
Proposed to the National Priorities List	01/22/1987
Finalized on the National Priorities List	07/22/1987
Remedial Investigation Started	09/14/1988
Remedy Selected	06/28/1991
Final Remedy Selected	Estimated Jun - Aug 2020
Remedial Action Started	03/24/1997
Final Remedial Action Started	Estimated Sep - Nov 2021
Construction Completed	Estimated May - Jul 2021
Deleted from National Priorities List	Not Yet Achieved
Most Recent Five-Year Review	Not Yet Achieved
Site Ready for Reuse and Redevelopment	Not Yet Achieved

Pipelines in/near West Cain Township



Consultation Zones

- Natural Gas (Enbridge)
- Hazardous Liquid (Sunoco Pipeline / Energy Transfer)
- Hazardous Liquid (Laurel Pipeline Company / Buckeye Partners)
- Natural Gas (Williams Gas Pipeline / Transco)
- Natural Gas (Eastern Shore Natural Gas Co.)

***Consultation Zones** - The pipeline corridors are depicted as consultation zones which represent a distance of 1000 feet on each side of the approximate pipeline centerline. If property development is planned within this zone, it is recommended that the property owner or developer initiate a dialogue with the transmission pipeline operator to determine if their proposed development will impact the integrity of the pipeline. (Note: 811 should always be called prior to any digging job regardless of the location.)

(*Neither the United States Government nor any party involved in the creation and compilation of NPMS data and maps guarantees the accuracy or completeness of the products. NPMS data should be considered no more accurate than +/- 500 feet and must never be used as a substitute for contacting the appropriate local one-call center prior to digging.*)

Source: Chester County Pipeline Information Center, June 2019

West Caln Township Transportation Improvement Projects

2019 DVRPC Transportation Improvements Program

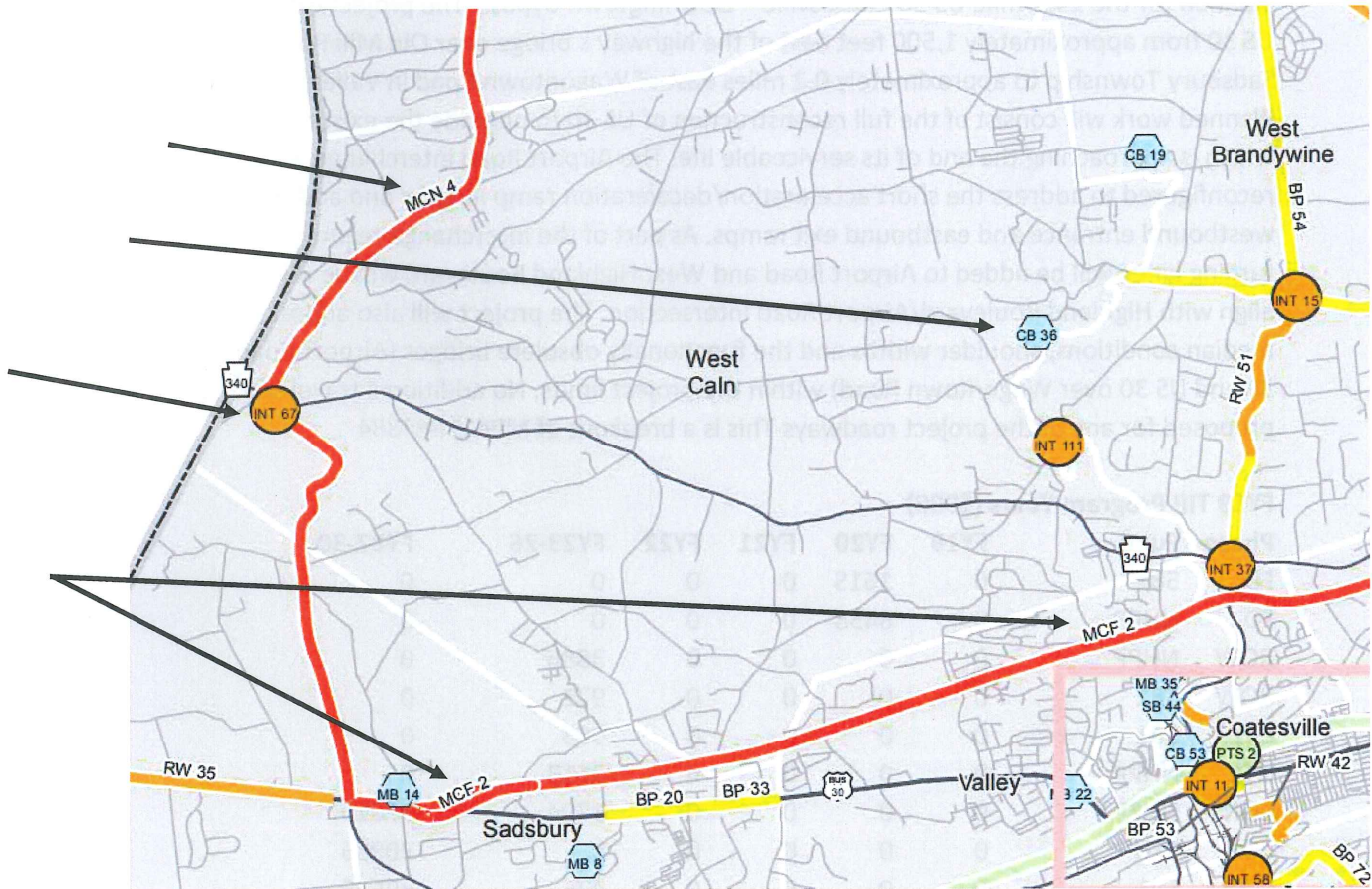
- SR30 & Airport Rd Interchange Improvement:** The planned Airport Road Interchange project (US 30, Section AIR) is being undertaken in conjunction with corridor wide improvements planned for the 14.5-mile US 30 Coatesville – Downingtown Bypass. The project extends along US 30 from approximately 1,500 feet east of the highway’s bridge over Old Mill Road in Sadsbury Township to approximately 0.2 miles east of Wagontown Road in Valley Township. Planned work will consist of the full reconstruction of US 30 to upgrade the existing roadway which is approaching the end of its serviceable life. The Airport Road interchange will be reconfigured to address the short acceleration/deceleration ramp lengths and add the missing westbound entrance and eastbound exit ramps. As part of the interchange reconfiguration turning lanes will be added to Airport Road and West Highland Boulevard will be relocated to align with Highland Boulevard/Airport Road intersection. The project will also address deficient median conditions, shoulder widths and the functionally obsolete bridges (Airport Road over US 30 and US 30 over Wagontown Road) within the project limits. No additional travel lanes are proposed for any of the project roadways This is a breakout of MPMS #84884

FY19 TIP Program Years (\$000)

Phase	Fund	FY19	FY20	FY21	FY22	FY23-26	FY27-30
FD	581	0	1615	0	0	0	0
FD	NHPP	0	6458	0	0	0	0
ROW	NHPP	0	0	0	0	3886	0
ROW	581	0	0	0	0	972	0
UTL	581	0	0	0	0	903	0
UTL	NHPP	0	0	0	0	3613	0
CON	NHPP	0	0	0	0	1704	97015
CON	STU	0	0	0	0	0	30985
CON	581	0	0	0	0	426	39500
CON	SPK-NHPP	0	0	0	0	0	30000
Program Year Totals		0	8,073	0	0		
		(\$000)					
Total FY19-22 Cost:			8,073	Total FY219-30 Cost:		\$217,077	

2017 Chester County Transportation Improvements Inventory

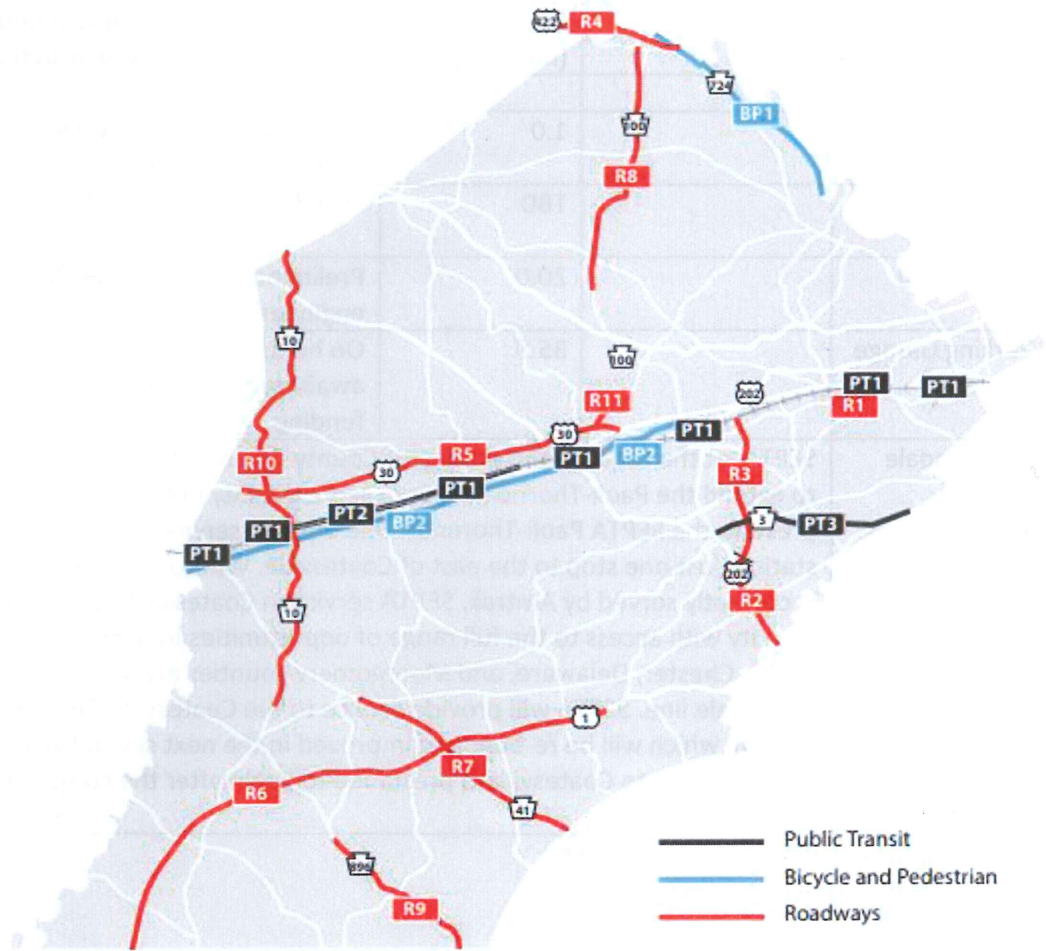
- MCF 2 - US 30 BYPASS: PA 10 TO REECEVILLE RD RECONSTRUCTION, RAMPS
- MCN 4 - PA 10: HONEY BROOK TWP TO SADSBUY TWP SAFETY IMPROVEMENTS
- CB 36 - LION'S HEAD ROAD OVER BIRCH RUN CREEK REPLACE OR REHAB
- INT 67 - PA 340 @ PA 10 (SIGNALIZED INT) WIDENING & DRAINAGE



2017 Chester County Transportation Priority Projects

See map on next page

- PT1 - Keystone Corridor/Paoli-Thorndale Rail Stations: Engineering and construction Atglen, Parkesburg, Coatesville, Downingtown, Exton, Paoli, Devon
- PT2 - SEPTA Paoli-Thorndale Extension: To Coatesville and Parkesburg
- BP2 - Chester Valley Trail Exton to Atglen: Feasibility and engineering
- R5 - US 30 Bypass Reconstruction and Widening: Preliminary engineering and final design
- R10 - PA 10 Corridor Safety Improvements: Preliminary engineering



Chester County Transportation Priority Projects Status as of February 2019

Project	Scope	Cost (millions)	Status	Anticipated Construction
US 30 Coatesville/Downingtown Bypass	ITS improvements; Capacity adding (east of Reeceville); Reconstruction only (west of Reeceville); Completing Airport Rd and PA 113 interchanges	958.5	Preliminary Engineering	2020-2028
PA 10 Safety Improvements	Corridor safety improvements	TBD	Preliminary Engineering (beginning October 2019)	TBD

Project	Scope	Cost (millions)	Status	Anticipated Construction
Coatesville Station				
Phase 1 – Third Ave. Streetscape		1.0	Construction	Complete 2018
Phase 2 – 4th Avenue Streetscaping		TBD	Final Design	2019
Phase 3 – Station and Platforms		20.0	Preliminary engineering	2019-2020
Phase 4 – Parking Garage and Office Building		35.0	On hold; awaiting funding	TBD
SEPTA Paoli-Thorndale Line Extension to Coatesville	SEPTA, at the request of the Chester County Commissioners, has agreed to extend the Paoli-Thorndale line to serve the City of Coatesville. At present, the SEPTA Paoli-Thorndale line ends its service at Thorndale station, just one stop to the east of Coatesville. While Coatesville station is currently served by Amtrak, SEPTA service in Coatesville will provide the city with access to the full range of opportunities in communities across Chester, Delaware, and Montgomery counties along the Paoli-Thorndale line. SEPTA will provide service to the Coatesville Amtrak station, which will be re-built and improved in the next several years. SEPTA service to Coatesville is presumed to begin after the completion of the new station			

Pipelines in Chester County

Pipeline Operators



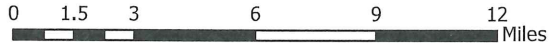
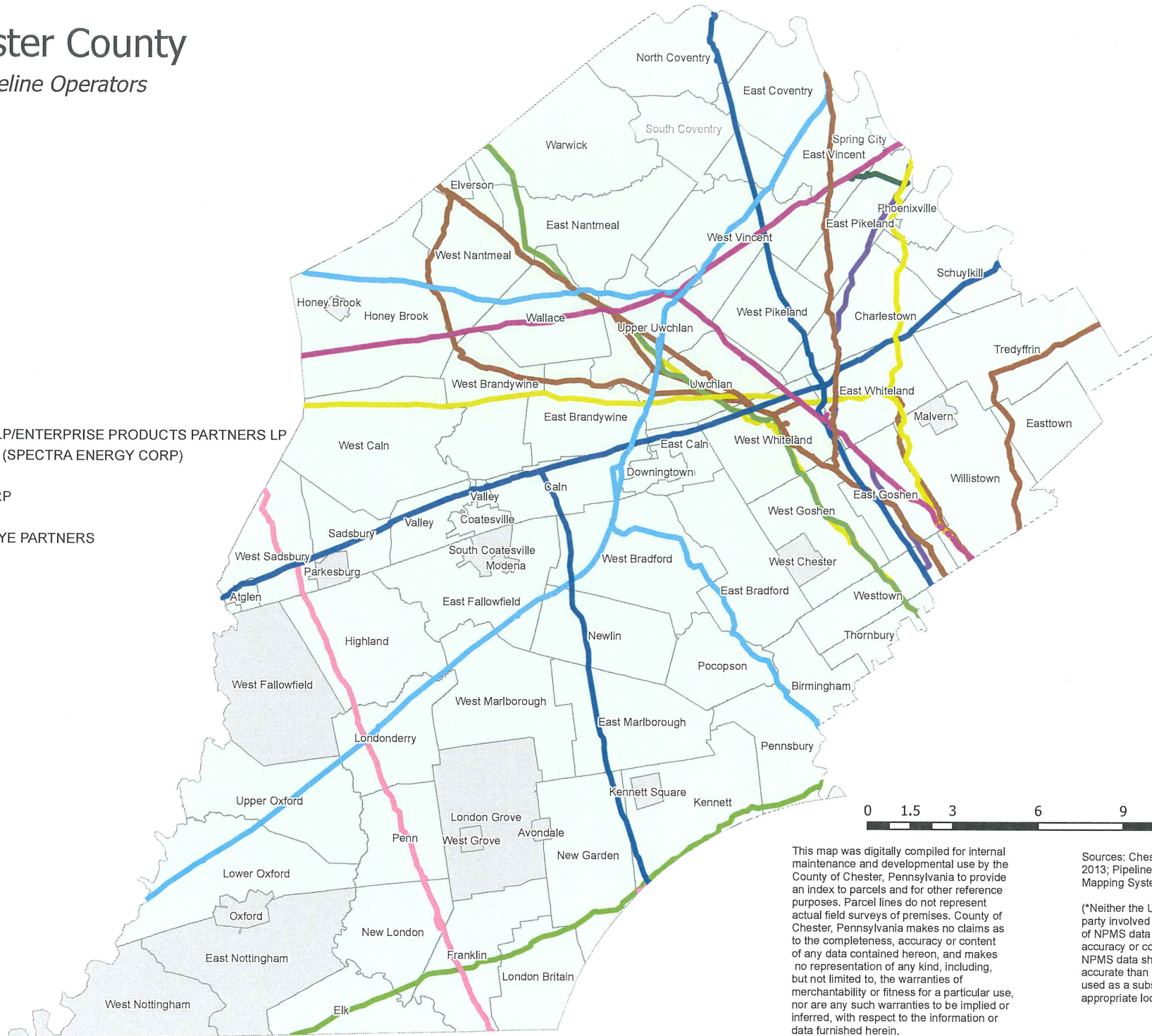
Map Features

Municipalities

- Intersected by Pipeline
- Not Intersected by Pipeline

Pipeline Operators

- TE PRODUCTS PIPELINE COMPANY, LP/ENTERPRISE PRODUCTS PARTNERS LP
- TEXAS EASTERN TRANSMISSION LP (SPECTRA ENERGY CORP)
- COLONIAL PIPELINE CO
- COLUMBIA GAS TRANSMISSION CORP
- EASTERN SHORE NATURAL GAS CO
- LAUREL PIPELINE COMPANY/BUCKEYE PARTNERS
- PECO ENERGY CO
- INTERSTATE ENERGY COMPANY
- SUNOCO PIPELINE L.P.
- WILLIAMS GAS PIPELINE - TRANSCO



This map was digitally compiled for internal maintenance and developmental use by the County of Chester, Pennsylvania to provide an index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Chester, Pennsylvania makes no claims as to the completeness, accuracy or content of any data contained hereon, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred, with respect to the information or data furnished herein.

Sources: Chester County Planning Commission, 2013; Pipeline Locations - National Pipeline Mapping System, 2013.

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