

East Coventry Township
855 Ellis Woods Road, Pottstown, PA 19465

Open Space Committee
Wednesday, March 7, 2012

MINUTES

Present: Marica Geho, Lance Parson, Melissa Albright, Michael Hott, Roland Kolb

Guests: Karen Nocella, Mike Moyer, Pam Brown

The meeting was called to order at 7:05pm. Everyone stood for the Pledge of Allegiance to the flag.

1. **Approval of Minutes.** The minutes from last meeting (February 1, 2012) were approved.
2. **Public Comments.** None
3. **Question and Answer with Pam Brown.** Pam Brown, Conservation Director, French and Pickering Creeks Conservation Trust, was in attendance for question and answer. She addressed the following:
 - A. **Conservation Easements.** Ms. Brown explained that in her experience conservation easements are the preferred vehicle, because easements remain in effect into perpetuity. Ms. Brown reiterated that TDRs are used in other local municipalities. However, East Coventry Township does not have the proper ordinances for TDRs, and conservation easements are logistically simpler.
 - B. **French and Pickering Creek Conservation Trust as Steward.** Ms. Brown explained that the French and Pickering Creek Conservation Trust can serve as steward. There is a \$5,000.00 Stewardship fee for up to 50 acres (\$10,000 of over 50 acres). In addition, there is a 0.5% transfer tax that is charged to any subsequent buyer(s). These fees go toward paying for monthly supervision of and reporting on the property. Ms. Brown agreed to assemble an information packet with services and fees for our reference.
 - C. **Choosing Parcels of Interest.** Ms. Brown discussed the common criteria for choosing parcels of interest. Ms. Brown suggested that each of the members make a list of parcels. The committee should then discuss the merits of each and make a committee list of parcels of interest.
 - D. **Common Concerns.** Ms. Brown shared that in her experience property owners who dislike the idea of a conservation easement do so because they think it will interfere with day-to-day activities.
4. **Review of Forms.** This was on the agenda, but was skipped due to lack of time.
5. **Review of Request to Purchase Property.** Karen Nocella presented the request of the property owners to purchase land on the corners of Fulmer and Maack Roads. The

committee is not yet sufficiently organized to choose parcels of interest, but this parcel does not seem likely to be of interest due to its size, layout and location.

6. **Review of Maps**. This was on the agenda, but was skipped due to lack of time.
7. **New Business** – None

Meeting Adjourned at 8:15pm.

4-4-12

Melissa S. Albright

Melissa S. Albright,
Secretary