

I'll quote verbatim from the Toll Brothers website: "When we build a new community, we believe in adding something vital to the area, something that measurably contributes to the lives within the community in a positive and dynamic way. We take our social responsibility to heart, and we believe in corporate community responsibility". Adding something. Measurably contributes. Social Responsibility.

We have seen the Toll Brothers plan for Crebilly Farm: In that plan, what is the "something vital" added to our area? What "measurably contributes" to the lives of our community? Nothing whatsoever. So then what is the net change? Taking away, forever, what this community loves.

I will not go into the details of traffic problems, etc. Others have clarified and will further clarify what a nightmare this development would generate. Instead, I will concentrate on the fact that this proposed development is totally inconsistent with the needs of this community.

Over the past thirty-five years I have been a consultant, assessing the potential impact of blast vibrations on surrounding structures. I have testified, under oath, as a blasting expert in court and at many meetings such as this one. In many instances there was a dispute between a quarry and neighboring houses. In these disagreements, both sides were often right. The quarry had been there long before the neighborhood arrived, but, still, blasting at the quarry severely annoyed the neighbors. Who was really wrong? The quarry? The neighbors? No. The residential developers, now long gone. They built houses where it was obvious that there would be problems like these in the future.

Now here, we see Toll Brothers trying to jam pack houses, inconsistent with the adjoining neighborhood, into a historic heritage landscape that is a veritable island of beauty, in an area where tract houses just don't belong.

The vast majority of Westtown Township houses in the area around Crebilly Farm (west of 202) have lot sizes between one and two acres. This is a distinguishing characteristic, very much Westtown, and so much different than what Toll is proposing. On their plans (Exhibit A, page 3), Toll Brothers "executive" lots are one-quarter acre. The "estate" lots are one-third acre. At their Liseter there is a \$1.3M estate that is on all of one-third of an acre. We can see from their posts, and the Flyover John Snook showed, that these McMansions would be clearly

visible, obliterating the landscape we have treasured. Perhaps a “concession” they might offer is a berm or trees along the roadside, blocking the view we once had? This is truly a lose-lose situation.

To those of us who actually LIVE here, and in fact to many who just pass by, Crebilly Farm holds an almost sacred place in our hearts. We don’t own Crebilly, but the glorious landscape evokes intense feelings. As Chairman Pomerantz has said, “Crebilly is magnificent”.

The Robinson family has tended diligently to Crebilly Farm over many years. They should be properly compensated as new stewards are found to preserve and protect this historic, heritage landscape. Toll Brothers are clearly not stewards – stewardship is defined as “the careful and responsible management of something entrusted to one's care.” They apparently have no concept of history, nor of beauty, but only of return on investment.

I will repeat: I know how many developers work. They view us, the neighbors, as Nimbies (Not In My Back Yard). Using outmoded “as-of-right” thinking, they conclude that if they just follow the rules that township authorities have set forth, they are free and clear. They think that with copious legal support and the ability to throw technical justifications like flak, we, the neighbors, can be pressured into submission. Understand: We are not fools, and we are not sheep. Think of what recently happened at the Dakota Pipeline.

Once again, Toll Brothers’ words: “When we build a new community, we believe in adding something vital to the area, something that measurably contributes to the lives within the community in a positive and dynamic way” What we see instead is that Toll Brothers would smash the Hope Diamond into little pieces and mount those pieces in costume jewelry.

You on the Planning Commission have duties you are mandated to execute. Many of those are focused on details of an application, and we hope that you are able to give weight to the overall fitness of a project to the future of Westtown.

In conclusion, I would like to emphasize that we, meaning our community, will continue to do our best to resist this development. We will do our best to delay and obstruct this development. Roadways around here littered with signs for other Toll Brothers developments: In turn, expect to see signs saying “No Toll

Brothers” and “Save Crebilly”. Expect bumper stickers, attention from the press, and other negative publicity.

And to Toll Brothers: The negative publicity, already spreading, should dissuade you from continuing. Wake up and realize that your brand is more important than any individual development. In the event that you should prevail here, your victory will surely be Pyrrhic.

What you have proposed does not respect Westtown, does not respect the residents, does not respect history, does not respect the patriots who fought and died here in 1776. What you have proposed does not respect Crebilly Farm. You are not welcome here. Pack up your portfolios. Go home.