

May 19, 2017

To: Westtown Township Supervisors

Mr. DiDomenico, Mr. Yaws and Mrs. De Wolf,

I have attended most of the meetings for the proposed Toll Bros development for Crebilly and previously, the Bozzutto plans for the same property. I am a long-time resident of adjacent Thornbury Township, residing at my current address for over 25 years.

I am currently participating as an active member of the task force developing the Comprehensive plan for Thornbury Township. For the past year, we have met to study and discuss the issues, various topics and debate the overall direction and vision we have for our community and township. What has become very obvious to everyone is that in developing a comprehensive vision and plan for your home township, you must also look at what is happening in adjacent communities which leads me to Westtown and the proposed Crebilly development.

I will be totally transparent and truthful and state my major and primary concern is the impact this proposed development will have on traffic and transportation in and around our township, your township and adjacent townships of Birmingham, Concord, West Chester et al. This issue cannot and must not be understated. I will not spend words pointing out the obvious, that traffic on RT202, most days, is overly congested and at rush hours, simply ridiculous. Traffic backs up to the intersection at Matlack and 202 and now a more common occurrence, the back-ups and slow-downs extend to the exits for Westtown Rd. I am sure you all know this.

Route 926 in both directions is also a problem. Again, I am sure you are aware of the issues and have heard the complaints.

It is not that this proposed development in and of itself will exacerbate all of the traffic issues cited by the previously issued PennDOT studies. It is simply that this, along with all of the other developments that have occurred in the area has caused us to reach a tipping point for traffic issues and it's impact on your residents who live and commute on these roads. South Concord Rd has now become the primary alternative to Rt 202. I am sure the residents living on this local artery are not happy with what they have witnessed over the past 5 years. The new High School and adjacent developments have also contributed to the traffic issues as well.

I do not want to go on and on but there simply aren't any viable solutions to this problem despite what PennDOT proposes for intersection improvements at 926 and 202. It does not take a rocket science or a traffic engineer to see this as well.

This proposal cannot go forward as planned. It must be significantly modified to reflect what your constituents and the people who elected you to office want for their community. I know the zoning allows for this type of development which is another topic altogether. I have commented frequently in our Thornbury TWP Comprehensive Plan meetings, as our Township Manager Judy Lizza can attest, if all of the land that is zoned for a specific designation were to be developed over time, what then? There isn't any additional land for road additions or development to handle the increased traffic flow that the development brings with it. Mass transit options are nonexistent so what then for solutions, answers etc.?

I know this is a difficult issue but we must find a compromise solution to allowing the Robinson's to pursue their right to sell their property while at the same time, ensuring that we are listening to the township residents and supporting their concerns for what they want for their quality of life and neighborhoods.

The planned Toll Bros development is not the solution, it is the problem.

Thank you for taking the time to read and consider this point of view.

Chuck Pulcini, Thornbury Township