

Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382  
Attn: Chris Patriarca, Planning & Zoning Officer

January 21, 2017

Dear Chris,

Hello. My family and I are 25+ year residents of Thornbury Township, Chester County. I am currently serving as the Citizen representative for Thornbury Township's Comprehensive Plan which is being developed and written during 2017. I volunteered for this project as I am a personal friend of our Township Manager Judy Lizza who asked if I wanted to participate, but more importantly, my family and I have grown very fond of this area, our neighborhood and Chester County in general and I wanted to find a way to give back to a Township and community that we love. My participation as the citizen representative on Thornbury's Comprehensive committee is my way of meeting this need of mine to try and give back by volunteering my time to this important project.

I became aware of the Toll Crebilly project last Fall and have attended all of the Planning Commission meetings since the proposal was put in front of the the Planning Commission and have listened in earnest to Toll's proposal. I was also an attendee in the past during the Bozzutto plan hearings.

I am going to state the obvious but my major concerns are simply the impact Toll's current plans will have on the surrounding communities, specifically traffic and infrastructure and township services.

I trust you when I hear you and other members of the Planning Commission say you "feel our pain" on traffic issues and empathize with anyone who has to travel 202 or 926 etc during their daily commutes, either to work or to conduct errands etc using these roads. But please do not limit your empathy to just those who use these specific roads. Please realize that this planned addition of homes and the cars it will bring WILL ADVERSELY AFFECT all of the adjacent roads, specifically South Concord from Matlack to RT 926 as frustrated commuters look for alternate routes to 202 and try and avoid the 926 and 202 intersection.

South Concord, a rural road/feeder road, was designed to handle 2k to 3K cars/day. As I understand it, it now handles close to 8K to 10K cars daily. I am sure the residents who live near this area have expressed their frustration at this level of traffic. Toll's traffic study MUST INCLUDE the impact to ALL OF these alternate routes or it is an incomplete study at best and at worst, was incompetently done.

As I participate in the Comprehensive Plan development for Thornbury, I now see the direct impact of Zoning and Zoning laws. When zoning was proposed as a system to designate land use within a township, I am sure no one who participated in the original zoning maps etc had the foresight to look ahead and ask "What if some day all of this land were to be developed as currently zoned?" I would not expect whoever developed zoning laws/ordinances to have that type of crystal ball but we all now can see the impact of that lack of foresight, can't we? If all of the vacant or large parcels of land capable of being developed are finally developed per the zoning ordinances in place, our children will simply live in a very congested area, almost dysfunctional and uninhabitable. Maybe not in our lifetimes but surely, in theirs.

I respect a landowner's right to do what they want with their land but sometimes, the rights of the "many" have to outweigh the rights of the "few". Crebilly is one of those cases. Ideally, I would not want to see Crebilly developed at all. I know that position might be viewed as extreme. Perhaps a compromise would be a material reduction in the number of homes being proposed by Toll. Yes, I know they would not be in favor of that but this is a case where we must consider the overwhelming objections by the vast majority Westtown residents and adjacent townships as paramount and inform Toll that their current plans are simply too extreme and will cause major hardships to the residents, taxpayers and voters long after Toll is gone.

Please understand that this sentiment is heartfelt and sincere. Please understand that it is shared by many, many residents of your Township and adjacent townships. Please do the right thing and do not recommend to the BOS that this plan go forward as currently planned by Toll. We are depending on you and the BOS to do what is right for us and for the future generations that will reside in the area.

Thanks for taking the time to read this email.

Chuck Pulcini