

Salford Township Open Space Committee
Special Meeting with Ann Hutchinson from Natural Lands Trust

August 5, 2009

Location: Salford Township Building

Attendees: Larry Anderson, Supervisor; Charlie Loughery, Supervisor; Harris Mosher; Melody Leithold; John Feldi and Barbara McMonagle

Others: Don Lodge; Mark Freeborn; Mike Lease; Tom Neff; Adrian Scioli

Ann Hutchinson from Natural Lands Trust met with the Board of Supervisors, Planning Commission and Open Space Committee to discuss the Natural Lands Trust (NLT) Community Assessment report which evaluated our zoning ordinances in relationship to Growing Greener planning initiatives.

Ann showed us a power point presentation demonstrating land development under standard zoning ordinances compared to Growing Greener ordinances which leaves at least 50% of the property as open space. Ann showed us various housing layout designs as well as pictures of developments which have used the Growing Greener concept. Without reducing the number of homes which could be built on a property, land can be permanently protected in the development process at **no cost** to the township.

The Growing Greener approach is a 4 step process:

- 1) Identify which land should be protected
- 2) Locate home sites
- 3) Add streets and trails
- 4) Complete lot lines

Our neighboring township Upper Salford adopted Growing Greener Ordinances in 1999. Also, Marlborough Township is currently in the final stages of adopting Growing Greener Ordinances. Ann will forward us copies of their ordinances and other sample ordinances.

Some portions of NLT's Growing Greener - Conservation by Design standards could be used to strengthen our current ordinances as well as preserve open space. Following the presentation, Ann answered questions and left everyone with an alternative planning tool that could be tailored to custom fit Salford. We all have a lot to think about.

Next Meeting – August 18, 2009 (cancelled); September 15, 2009

Respectfully submitted,

Barbara McMonagle