



**TOWN OF MCCANDLESS
MEETING OF TOWN COUNCIL
AGENDA
SEPTEMBER 23, 2024**

1. Call to Order at 7:30 p.m.
2. Pledge of Allegiance led by Town Councilmembers
3. Administrations of Oath
 - a) Wyatt Hathaway
 - b) Nicholas Bartoszewicz
 - c) Grant Croskey
4. Announcements
 - a) Heritage and Cultural Center's Shining Star Gala is November 9th at the Chadwick.
 - b) Leaf Bags will be available at Town Hall on Oct 1st, Leaf Pick-up begins on Oct 14th.
5. **Public Hearing on Grace Wexford, LLC rezoning– SD (Special District) to R-M (Moderate Density Residential) proposing townhomes**
6. Public Comment on Agenda Items Only
7. Motion to approve the following minutes, submitted to each member of Council:
 - a) Meeting of Town Council Minutes September 9, 2024
8. Reports of Committees:
 - a) Report of **ADMINISTRATION AND FINANCE COMMITTEE** (Casey)
 - i) Staff Reports
 - (1) Communications Report
 - (2) Junior Councilmembers' Report
 - ii) Liaison Reports
 - (1) **McCandless Industrial Development Authority** – Doug Arlow - NO MEETING
 - (2) **North Hills Council of Governments** – Jason Singer - NO MEETING
 - iii) Public Comment on Administration and Finance Committee Items
 - b) Report of **PLANNING AND ZONING COMMITTEE** (Arlow)
 - i) Staff Reports

(1) Planning Director's Report

ii) Liaison Reports

(1) Planning Commission – Doug Arlow

(2) Zoning Hearing Board – Trish Cloonan

iii) Public Comments on Planning and Zoning Committee Items

c) Report of **RECREATION COMMITTEE** (Giorgetti)

i) Liaison Reports

(1) Finance Development & Promotional Committee for the Heritage and Cultural Center – Don Hart

(2) Activities Advisory Ad-Hoc Committee – Trish Cloonan

(3) Parks and Recreation Report

ii) Public Comments on Recreation Committee Items

9. Town Manager's Report

a) Engineer's Report

10. Town Attorney's Report

11. Old Business

12. New Business

- a) Motion to award Traffic Signal Component Upgrades to S.E.T., Inc. in the amount of \$874,000.
- b) Motion to [approve/reject] the Schramm Simple Subdivision application, located at 9715 Harmony Drive, contingent upon all items being addressed in the Town Engineer's review letter dated August 19, 2024, and any other subsequently issued review letters.
- c) Motion to [approve/deny] a partial release of Bond Reduction Request #5 submitted by H and F Property Development, LLC for the Fassinger Farms plan in the amount of \$83,985.26 as recommended by the Town Engineer's review letter dated September 18, 2024.
- d) Motion to [approve/reject] the Preliminary/Final Land Development application for the Rachel Carson EcoVillage with the modification requests as listed.
 - i) Modification Request #1 from §1104.230(A) to waive the requirement to build a sidewalk along the emergency vehicle internal access drive.
 - ii) Modification Request #2 from §1104.170(D) to construct a hammerhead turnaround large enough to accommodate emergency vehicles in lieu of a cul-de-sac.
 - iii) Modification Request #3 from §1104.270(D) to waive the requirement of a 15' buffer along Cumberland Road due to utility easement planting restrictions. A partial

buffer planting is proposed within the property access easement granted by UPMC Passavant.

- iv) Modification Request #4 from §1104.220(B)8 to allow a portion of the access drive entrance to the shared private parking lot to be 15' wide (code requirement 24').
- v) Modification Request #5 from §913.16(b)(2) to waive the loading ratio requirement for drainage areas to infiltration areas (code requirement maximum impervious area loading ratio 5:1 and maximum total drainage area loading ratio 8:1).
- vi) Modification Request #6 from §1705.05(a) to permit in certain areas fill slopes of 2H:1V (code requirement 3H:1V).
- vii) Preliminary/Final Land Development application for the Rachel Carson EcoVillage submitted by Rachel Carson EcoVillage, Inc., located on vacant wooded land on Cumberland Rd adjacent to the Sisters of Divine Providence campus, contingent upon all items being addressed as identified in the Planning & Development staff report dated September 17, 2024, Town Engineer's review letter dated September 16, 2024, and any other subsequently issued review letters.

13. Public Comment on Non-Agenda Items

14. Adjournment to Executive Session for Property Matters

Respectfully submitted,

Jason Dailey
Interim Town Manager

OFFICIAL TOWN OF McCANDLESS
RESOLUTION No. 12 OF 2016**A RESOLUTION OF THE TOWN OF McCANDLESS, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, TO PRESCRIBE RULES FOR PUBLIC COMMENT AT MEETINGS OF TOWN COUNCIL**

WHEREAS, Pennsylvania's Sunshine Act, 65 Pa. C.S. §§ 701 et seq., as well as Sections 405 and 406 of the Town of McCandless Charter, require the Town of McCandless to provide a reasonable period of time at each advertised regular or special meeting of Town Council for residents and taxpayers to address Council on matters of general or special concern, official action or deliberation on matters under consideration by Council; and

WHEREAS, Section 406 of the Charter provides that Council shall adopt and enforce such reasonable rules and procedures as may be necessary for the orderly conduct of its business; and

WHEREAS, the Town Council of the Town of McCandless has determined that both its compliance with the Sunshine Act and the efficient and effective conduct of its meetings and the maintenance of order at said meetings would be advanced by the promulgation of a set of rules regarding such public comment.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of McCandless as follows:

Section 1.

1. A separate period of public comment shall be held for each agenda item considered at each advertised regular or special meeting (business meeting) of the Town Council of the Town of McCandless after comments are made by Council, but before the item is voted upon. These comments shall be limited to the agenda items currently before Council. At the end of a regular or special meeting (business meeting), a public comment period will be held for general comments on matters of Town concern. This comment period will be subject to the same rules applicable to public comments.

2. The President of Town Council shall preside over the public comment period and shall recognize residents or taxpayers of the Town wishing to offer comment during such period.

3. Public comment shall be limited to residents or taxpayers of the Town. Any resident or taxpayer wishing to address Town Council during such public comment period shall provide their name and address prior to the public comment period. The Town shall have written forms for such identification prepared and available at each such advertised regular or special meeting of Town Council.

4. Each resident or taxpayer who has signed in and who wishes to speak shall address the President of Town Council and, upon recognition and receiving permission to speak, shall confine his or her remarks to issues or items which constitute matters of concern, official action or deliberation which are or may be before the Town Council and which relate to matters on the agenda except for the open comment period at the end of a regular or special meeting (business meeting).

5. The President of Town Council may rule out of order any offensive, insulting, threatening, scandalous or obscene comments as determined by the President to be disruptive or to otherwise prevent the orderly conduct of the official business of that meeting or who becomes boisterous or who makes threats against any person or against public order and security may be forthwith barred by the President of Town Council from continued attendance at that meeting unless permission to continue shall be granted by a majority vote of those Council members present.

6. Each individual person's comments shall be limited to a maximum of five (5) minutes and each individual shall be given an opportunity to comment on each agenda item at each regular or special meeting (business meeting). When a group of persons wishes to address Council on the same subject matter, it shall be proper for the presiding officer to request that a spokesperson be chosen by the group to address Council and to limit the number of people addressing Council on the same matter so as to avoid any unnecessary repetition. This will not prevent individual members of the group from commenting to the extent that they wish to comment on an issue not addressed by the designated spokesperson.

7. The President of Town Council shall have the authority to call a recess or an adjournment to another time when the lack of public decorum so interferes with the orderly conduct of the meeting as to warrant such action.

8. With respect to Committee meetings, the Committee Chair shall provide for a period of public comment at the conclusion of each Committee meeting, which public comment period shall be governed by the same rules applicable to comments at regular Council meetings. Public comments at Committee meetings shall be limited to comments regarding agenda items for that particular Committee meeting.

9. At each Agenda Review meeting, the President of Council shall provide for a period of public comment after each item on the agenda, which comment period shall be governed by the same rules applicable to public comments at regular Council meetings.

10. The Town endeavors to provide accurate and timely information to questions asked by its citizens. Questions asked during public comment periods will be treated as comments. Answers will be provided by the Town Administration or Town Council as appropriate.

(Adopted by the McCandless Town Council on June 27, 2016)



Staff Report

To: Town Council Members

From: Rachel J. Susko, Planning & Development Director

Date: September 18, 2024

Re: Monthly Planning Report – September 2024

I. Schramm Simple Subdivision (9715 Harmony Drive)

The Planning Commission reviewed an application submitted by Ronald Schramm to subdivide his property located at 9715 Harmony Drive into two lots. One lot will contain his current home at 9715 Harmony; the other lot will be sold for the purpose of constructing a single-family home in the area where the applicant's detached garage currently stands.

The Town Engineer's review had a handful of outstanding comments related to formatting and confirming utility service availability for the new lot. These comments were administrative in nature and not material to the configuration of the plan.

MOTION by Ms. Clarke to recommend Town Council approve the Schramm Simple Subdivision application submitted by Ronald Schramm, contingent upon satisfaction of the remaining comments of the Town Engineer's review letters. SECONDED by Mr. Kline.

Motion passed unanimously (6-0).

II. Rachel Carson Eco Village

The Eco Village returned to the Planning Commission with revised plans following review and comments by the Town Engineer. The majority of review comments have been satisfied, and the remaining comments primarily deal with administrative items (such as 3rd party permit approvals from state agencies) or are minor clean-up design questions. No material changes to the plan are anticipated at this stage.

The plan included a number of modification requests necessitated by the low-impact, environmentally conscious nature of the development. The Town's zoning and development codes were written with the assumption that most developments would be more traditional in terms of area of disturbed land, paving, internal roadways, etc. None of the modification requests were unusual in the framework of the eco village concept. The Planning Commission reviewed and discussed each modification request individually. These requests are described in full within the Rachel Carson Eco Village Land Development staff report, which is included in Town Council's meeting packet. The Commission voted as follows:

MOTION by Ms. Clarke to recommend Town Council approve Modification Request #1 from §1104.230(A) to waive the requirement to build a sidewalk along the emergency vehicle internal access drive. A 8' wide reinforced turf shoulder is proposed as an alternative to a sidewalk to preserve the low-impact nature of the development. SECONDED by Ms. Sponholz.

Motion passed unanimously (6-0).

MOTION by Mr. DeVito to recommend Town Council approve Modification Request #2 from §1104.170(D) to construct a hammerhead turnaround large enough to accommodate emergency vehicles, in lieu of constructing a cul-de-sac, in order to preserve the low-impact nature of the development. The

proposed hammerhead meets the dimensions required by the Fire Marshal's review letter. SECONDED by Mr. Kline.

Motion passed unanimously (6-0).

MOTION by Ms. Sponholz to recommend Town Council approve Modification Request #3 from §1104.270(D) to waive the requirement of a 15' buffer along Cumberland Road due to utility easement planting restrictions. A partial buffer planting is proposed within the property access easement granted by UPMC Passavant. The remainder would be satisfied by the preservation of significant existing vegetation and trees along all property boundaries. SECONDED by Mr. DeVito. This recommendation applies only to the areas presented on the plan where utility easements prevent plantings.

Motion passed unanimously (6-0).

MOTION by Ms. Clarke to recommend Town Council approve Modification Request #4 from §1104.220(B)8 to allow a portion of the access drive entrance to the shared private parking lot to be 15' wide (code requirement 24'). A steep grade change between the parking lot and Cumberland Rd, and risk of excessive encroachment upon existing wetlands and mature woodlands, prevent a full width access drive. SECONDED by Ms. Sponholz.

Motion passed (4-2). YES- Clarke, Kline, Kortum, Sponholz. NO- DeVito, O'Donnell.

MOTION by Mr. Kline to recommend Town Council approve Modification Request #5 from §913.16(b)(2) to waive the loading ratio requirement for drainage areas to infiltration areas (code requirement maximum impervious area loading ratio 5:1 and maximum total drainage area loading ratio 8:1). Much of the site's contributing drainage area is forested and/or wetlands to remain in its natural state and enlarging the currently proposed infiltration areas would require expanding the limit of disturbance into otherwise undisturbed woodlands. SECONDED by Ms. Clarke.

Motion passed unanimously (6-0).

MOTION by Ms. Clarke to recommend Town Council approve Modification Request #6 from §1705.05(a) to permit in certain areas fill slopes of 1H:1V (code requirement 3H:1V) and less than 20' in height. Submitted geotechnical report states that embankment slopes up to 1H:1V and less than 20' in height shall not require additional engineering or stabilization. SECONDED by Mr. Kline.

Motion passed unanimously (6-0).

Note: The applicant has since reduced this request to only include fill slopes of up to 2H:1V, rather than 1H:1V. The 1H:1V slope was only proposed for internal slopes of rain gardens, which included natural barriers for safety. The Planning Commission had originally made this motion contingent upon the 1H:1V fill slopes being restricted to the rain gardens as shown on the plan. The motion also recommends approval of the 2H:1V slopes near some retaining walls, as supported by the submitted geotechnical report.

MOTION by Ms. Sponholz to recommend Town Council approve the Rachel Carson Eco Village Preliminary/Final Land Development application, contingent upon satisfaction of all remaining comments of the Town Engineer's review letters.

Motion passed unanimously (6-0).



Town of McCandless

9955 Grubbs Road, Wexford, PA 15090
Phone: 412-364-0616 Fax: 412-364-5066
Web: www.townofmccandless.org

Date: September 20, 2024
To: Town Council
From: John Bojarski, Public Information Officer
RE: Communications report

Below are some recent statistics for our Town media and communications methods:

Town Facebook page: Currently sitting at 5,315 follows. Over the last month, posts on the page reached 24,665 people with 6,124 post engagements (i.e., likes, shares and comments) and we received 48 new page follows.

Police Facebook page: Currently sitting at 6,380 follows. Over the last month, posts on the page reached 22,481 people with 8,760 post engagements and we received 35 new followers.

Heritage and Cultural Center Facebook page: Currently sitting at 1,673 follows. Over the last month, posts on the page reached 2,434 people with 432 post engagements and we received 1 new follower.

McMail: We sit at 4,030 subscribers. The September edition had a 59.21 percent "open" rate by subscribers and 2.59 percent of the contact list clicked on at least one link in the message.

YouTube: The Town's channel has 164 subscribers and 41,444 total views. Over the last month, we received 511 views (72.1 total hours viewed).


Instagram: The Town has 1,135 followers (an increase of 14 since the previous report).

LinkedIn: The Town has 339 followers (an increase of 19 since the previous report).






For more details, see the graphics and charts on the following pages.

Town Facebook stats

Discovery

 Post reach	24,665
 Post engagement	6,124
 New Page Followers	48

Interactions

 Reactions	891
 Comments	165
 Shares	76
 Photo views	1,908
 Link clicks	275

Other


 Hide all posts	6
 Unfollows	0

Top Performer




Town Council on August 26 voted unanimously to appoint John Schwend to serve as the new Town...


Published by John Bojarski Jr.
· August 28 at 9:16 AM · 

Post Impressions 

4,525

Post reach 



4,010

Engagement 






777

Police Facebook stats

Discovery

 Post reach	22,481
 Post engagement	8,760
 New Page Followers	35

Interactions

 Reactions	588
 Comments	321
 Shares	86
 Photo views	1,362
 Link clicks	4


Other


 Hide all posts	0
 Unfollows	0

Top Performer




Summer's over! It's time to head back to school! The North Allegheny School District will begin classes this...


Published by Michael Cheberenick
· August 20 at 7:48 PM · 

Post Impressions 

5,680

Post reach 





5,190

Engagement 






262

HCC Facebook stats

Discovery

 Post reach	2,434
 Post engagement	432
 New Page likes	1
 New Page Followers	3

Interactions

 Reactions	121
 Comments	15
 Shares	10
 Photo views	62
 Link clicks	9

Other

 Hide all posts	1
 Unfollows	0

Top Performer



Take a look at this vintage object. There's a lot going on here. What do you all think this is?

Published by John Bojarski Jr.

September 4 at 10:07 AM · 🌐

Post Impressions ⓘ

604

Post reach ⓘ

576

Engagement ⓘ

116

September 2024 McMail report

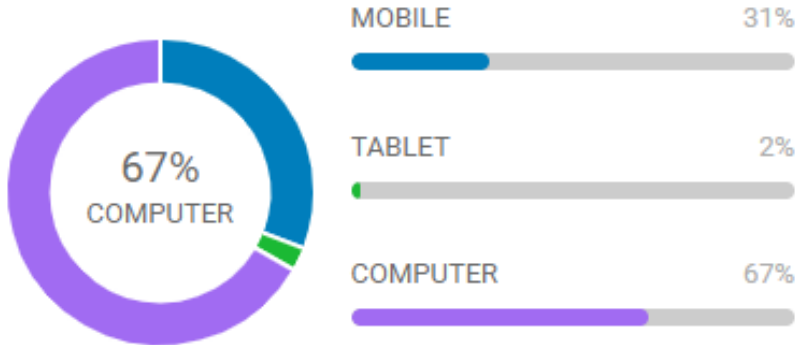
INFO

Subject	You've Got McMail™ — September 2024 e-newsletter from the Town of McCandless
Sent	August 30, 2024 10:24:45 AM (54 seconds)

TOTALS

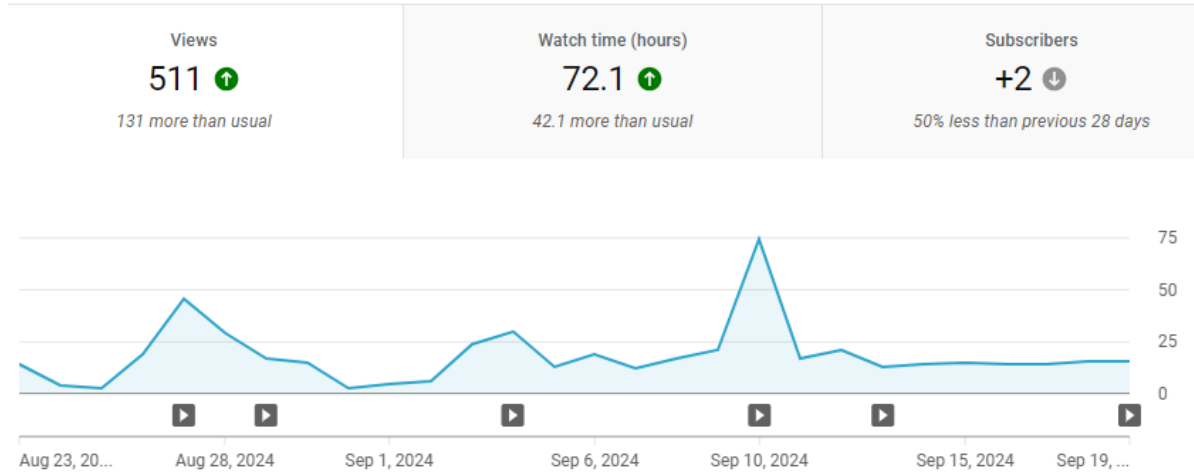
Contacts Sent To ⓘ	4,038
Opened ⓘ	(59.21%) 2,391
Clicked ⓘ	(2.59%) 62
No Info ⓘ	(39.75%) 1,605
Bounced ⓘ	(1.04%) 42
Unsubscribed ⓘ	(0.15%) 6
Complained ⓘ	0

DEVICE USAGE ⓘ








Town YouTube channel statistics

Your channel got 511 views in the last 28 days



Your top content in this period

Views

			Views
1		Personnel Board (August 27, 2024) Aug 29, 2024	132
2		Meeting of the Town Council (August 26, 2024) Aug 27, 2024	89
3		Meeting of the Town Council (September 9, 2024) Sep 10, 2024	81
4		Planning Commission (September 3, 2024) Sep 4, 2024	41
5		Meeting of the Town Council (August 12, 2024) Aug 13, 2024	28

Instagram stats

1,135

Total followers

5,277

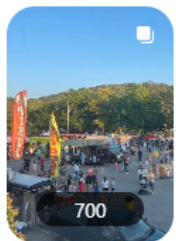
Views

Followers 89.1%

Non-followers 10.9%

Accounts reached 809

Top content based on views



Sep 16



Sep 11



Aug 28



Aug 23

LinkedIn stats

339

Total followers

22

New followers in the last 30 days

▲144.4%

221

Reactions

▲250.8%

31

Comments

▲933.3%

3

Reposts

▲50%

148

Page views

▲68.2%

64

Unique visitors

▲56.1%

Top Performer

Town Council on August 26 voted unanimously to appoint John Schwend to serve as the new Town...

Posted by [John Bojarski](#)

8/28/2024

Impressions	Reactions	Comments
5,741	162	30



TO: Town Council

FROM: Abby Lucostic, Parks & Rec Coordinator

DATE: September 19, 2024

RE: Monthly Parks & Rec Activity Report – August 24 – September 23, 2024

- **Community Day**
 - THANK YOU to all members of the community in making the event a HUGE success.
 - Parking lessons were learned for next year
 - Staff recap meeting was held on 9/19 to discuss what went well and what can be improved
- **Winterfest**
 - Saturday, December 7th from 4-7
 - Planning is already underway, AAC ad hoc meeting scheduled for October 7th at 7pm
- **Parks**
 - DPW and I will meet monthly to discuss parks maintenance
 - DPW has installed a wind screen and benches for pickle ball court. Small, mobile gates were added to prevent balls from rolling onto the tennis courts. Changes and purchases were made based on resident feedback. They are happy with the new improvements.
 - Pickleball Clinic on 9/7 and 9/22
 - 14 people on 9/7 and 16 (full) for 9/22
 - Feedback from all clinics this summer has been very positive. A survey goes out after each.
 - October will have 2 pickleball clinics focused on part 2 intro skills. Plans for the spring for an intro series
 - Yoga in Devlin park will be held at 9am 9/7, 9/21, 9/28. \$10 for residents, \$15 for non-residents.
 - Learn to play tennis clinic with the US Tennis Association will be held on Sept. 28th from 10-noon. \$10 for residents, \$15 for non-residents. Registration open.

- **2025 Parks and Recreation Plan**
 - Planning events, programs and budget for 2025
 - Master Site Development plan awarded to Pashek
 - Waiting for Mr. Schwend to start

Managers Update for August 26, 2024

Actively working appointed Town Manager to transition for October start.

Advertised and interviewed for the Executive Assistant replacement.

Stormwater/MS4 Related Matters:

o Below is ongoing status of the projects, on which we continue to work, to improve stormwater management to the watersheds in the Town:

Stormwater Retention Pond Inventory

- Updates to the Town's Detention/Retention Ponds inventory

continue. Ponds have undergone initial mowing and routine inspection. Work orders have been generated where repairs are needed.

Wexford Run/Pine Creek Study- The Town will continue to explore grant opportunities to try to create a multi-municipal plan in the Wexford Run Watershed.

- Town Owned Detention Ponds in Wexford Run watershed – Public Works/Administration has reviewed Gateway Engineering recommendations to retrofit three Town owned detention ponds in the Wexford Run/Pine Creek watershed. DPW will schedule the work to be completed in-house during 2024.

Vestal Park Phase 1 Stream Restoration – The Town awarded the contract at the 3/25/24 Council Meeting. Work is scheduled to begin soon.

Next PRP Plan(s) – The Town is in a holding pattern regarding the creation of the 2023-2026 Pollution Reduction Plan (PRP) that will be submitted to the PA Department of Environmental Protection (DEP) for approval.

- DEP has yet to set the standards for the next permit cycle.

DEP DAM Reports – Waiting for review of submitted documents by DEP.

Blazier Drive and Winchester Drive Culvert repairs– Construction

continues on the Blazier Drive Culvert Repairs and restoration work still needs to be completed.

- Infrastructure Projects:

- o McCandless Drive Sidewalk – Work has been completed.

- o 2024 Paving – Paving has been completed for the year.

- Park Projects:

- o Wall Park GEDF Project on Ball Fields – Action plan developed. Larger plan for all facilities being developed as part of DPW Operational Assessment as well as the Parks Master Plan.

- o Master Park Plan – Pashek notified of award. Revised award contract was signed and sent back to the firm.

- Grant Updates:

- o Green Light Go – The Town was awarded \$1.6 million from the Commonwealth of Pennsylvania and PennDOT for updated traffic signal equipment at six intersections. Project is out for bid, expect award motion in October.

- ☐ Work will be completed in 2024 and 2025. Gateway and DPW continue to work through the specifications to submit to PennDOT for approval.

- o Gaming and Economic Development Grant for Wall Park – See above.

- o Community Infrastructure and Tourism Fund Grant (Court Renovations Devlin Park) – Waiting for payment from Allegheny County. Additional information was requested in early 2024. We had been told it was approved for payment previously.

- o Multi-Modal Grants

- ☐ The Town has been awarded a grant to complete the sidewalk improvements and ADA ramps on North Meadows Drive.

- o Act 101 Recycling Grant

- ☐ The Department of Public Works has applied for a grant to cover the cost of a new Leaf Vacuum Vehicle. Waiting for Determination.

- o Act 904 Recycling Grant

- ☐ The Town was awarded 69,663.70 for the Town's yearly performance grant.

o Local Share Account (LSA) – We were awarded a \$500,000 grant to put towards the cost of the Town Hall HVAC system, windows, and various items related to those projects.

☐ HVAC Contract was awarded and all work completed.

☐ LSA Grants that were applied for in November 2023.

- 3 Police Vehicles
- 1 Dump Truck with Plow and Spreader
- 1 Leaf Vacuum Vehicle
- Cost of a Traffic Impact Fee Study
- Cost of completing maintenance and/or repairs to 4 Town owned bridges/culverts.

o ARLE Grant (Traffic Signals) – Gateway has been authorized to create bid documents. Gateway submitted plans to PennDOT for approval.

o DCNR Grant (Greenways, Trails, and Recreation Program)

☐ Submitted a grant application for the Master Park and Trail Feasibility Plan through the Greenways, Trails, and Recreation Program.

- The Town has received notification that they have been awarded a \$98,931 (85%/15% match) grant to complete this project. See above for status update.

- Development/Planning Status Report:

o 8500 Thompson Run- Close-out inspections have begun.

o Walnut Court- Construction work continues. A 2nd Phase application has been submitted for one additional building with up to 7 units at the end of Walnut Court and is under review at the Planning Commission. Review is paused while the developer completes revisions.

o Sisters of Divine Providence- Closeout Inspections have begun.

o Fassinger Farms- Construction work continues.

o Zokaite Properties LP (North Meadows Drive) – Construction work continues.

o The Ridge – Amended Final Subdivision/Land Development plan was approved

by Council at the 2/26/24 meeting to lower the number of residential lots from 19 to 18. A grading permit has been issued and site work is expected to begin soon.

- o Starbucks –Temporary occupancy permit was issued with final occupancy pending completion of the sidewalk, which is expected to be done by the end of the summer. They are currently operating and are open to the public.

- o DCI (Dialysis Clinic Inc.) - (Perry Highway) –Building work has been completed. Final site inspections are ongoing. Closeout is pending approval for the retaining wall.

- o North Allegheny Intermediate High School – Parking Lot plans approved by Council on 9/25/23. No construction has started.

- o Proposed Valvoline – The plans were approved at the 8/28/23 Council meeting and a pre-construction meeting was held on 12/15/23. A demolition permit was obtained and work on the lot has commenced. Construction work is ongoing.

- o Shults Ford/Lincoln EV Dealership – The Planning Commission has recommended Council's approval of the Preliminary Land Development and Lot Consolidations contingent upon satisfaction of the Town Engineer's review letters. Council approved the plans with contingent upon satisfaction of the Town Engineer's review letters on 2/26/24.

- o Rachel Carson Ecovillage (Rezoning Request) – The Planning Commission reviewed the rezoning request at the January Planning Commission meeting and recommended to Council to approve the rezoning request. Town Council held a public hearing for this request on 2/26/24. A vote took place at the 3/25/24 Council Meeting and the rezoning was approved. A land development plan is expected to be submitted the coming months.

- o McCandless Square Phase 3 – Site Work is ongoing.

- Parks and Recreation

- o Events this summer – The County's Showmobile has been requested for multiple events that are being planned this summer.

- Public Works

Deer Ad Hoc – application submitted to the PA Game Commission.

- EAC (Environmental Advisory Committee)

o Pennsylvania Sustainability Application requires some Energy Start information that should be completed.

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

9/18/2024
C-35673-D000

ATTN: Jason Dailey / Chris Lochner, Interim Town Managers
RE: Town of McCandless Signal Component Upgrades
Recommendation for Award

Dear Jason / Chris,

As you are aware, bids were received and opened September 11, 2024, for the Town of McCandless Signal Component Upgrades project in which the Town received \$451,483 dollars in Automated Red-Light Enforcement (ARLE) grant funding. Three (3) bids were delivered to the Town for the opening. We have verified that S.E.T., Inc. is the lowest bidder at a cost of \$874,000.00. A copy of the detailed bid tabulation has been attached to this letter for your reference. Our opinion of cost for the project was \$740,000.00 and a total of four (4) contractors obtained the bid specifications. The delta in bid pricing and our opinion of cost in early 2024 is anticipated to be due to the volatility of materials pricing with traffic signal work as well as the specificity in equipment that is to be installed to provide consistency in equipment for the Town. Should the Town desire to reduce the cost of the project, specific scope items could be eliminated from the project.

This project consists of improvements to existing signalized intersections to replace outdated and/or failing signal components to improve operational efficiency as well as reduce the costs of ongoing maintenance by providing consistent equipment throughout the Town's infrastructure. The consistency in equipment allows the Town's maintenance staff to increase familiarity with operations/maintenance as well as minimize the number of spare parts to be kept on hand in the event of failures with existing equipment. The project includes vehicular signal heads, traffic signal controllers, radar detection, accessible pedestrian pushbuttons, emergency preemption, the removal of existing traffic signal components, and all associated site restoration to be completed in place.

It is our recommendation to the Town to award the contract for the McCandless Signal Component Upgrades project to S.E.T., Inc. for the total amount of \$874,000.00.

If you have any questions, please let me know.

Sincerely,
THE GATEWAY ENGINEERS, INC.



Kyle L. Brown, P.E.
Project Manager

Enclosure

cc: Daniel S. Deiseroth, P.E., Town Engineer
Brad Iannuzzi, Superintendent of Public Works, Town of McCandless
Stephen Korbel, Town of McCandless Solicitor

FULL-SERVICE CIVIL ENGINEERING

ASSET MANAGEMENT • ENVIRONMENTAL • GEOTECHNICAL
LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • SURVEYING • TRANSPORTATION

**RECORD OF BIDS**

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

The Gateway Engineers, Inc.

100 McMorris Road
Pittsburgh, PA 15205

**Town of McCandless Signal Component Upgrades
C-35673-D000**

**Bids Received:
September 11, 2024 at 10:30 AM**

BIDDERS				S.E.T., Inc. 235 East Water Street Lowellville, OH 44436		Bruce-Merrilees Electric Company 930 Cass Street New Castle, PA 16101		Traffic Control & Engineering Co., Inc. 979 State Route 917 Bentleyville, PA 15314	
ITEM NO.	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
Base Bid									
1	Vehicular Signal Heads, Three 12" Sections Modified	EA.	9	\$1,200.00	\$10,800.00	\$1,250.00	\$11,250.00	\$1,106.00	\$9,954.00
2	Uninterruptible Power Supply (UPS) Modified	EA.	9	\$12,000.00	\$108,000.00	\$10,900.00	\$98,100.00	\$11,490.00	\$103,410.00
3	Radar Detectors Modified	EA.	11	\$11,000.00	\$121,000.00	\$11,350.00	\$124,850.00	\$9,445.00	\$103,895.00
4	Accessible Pedestrian Signals (APS) Modified	EA.	140	\$1,800.00	\$252,000.00	\$2,000.00	\$280,000.00	\$1,530.00	\$214,200.00
5	Acoustic Preemption System Modified	EA.	12	\$16,000.00	\$192,000.00	\$14,300.00	\$171,600.00	\$21,522.00	\$258,264.00
6	Controller Component Upgrades	L.S.	1		\$139,580.00		\$148,000.00		\$144,455.00
7	Maintenance and Protection of Traffic During Construction	L.S.	1		\$30,620.00		\$36,000.00		\$50,318.00
8	Mobilization	L.S.	1		\$20,000.00		\$19,000.00		\$9,780.00
Base Bid Total				*	\$874,000.00		\$888,800.00		\$894,276.00

Bidder did not include Schedule of Values for Unit Price No. 6 which was a required Bid Attachment.

Certified As A Correct
Copy Of All Bids Received

By: 

*Apparent low bidder

Date: 9-18-2024

August 19, 2024
C-35696

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

Attn: Rachel Susko, Planning Administrator, Town of McCandless

RE: Schramm Subdivision Review

Dear RJ,

I have reviewed the above referenced subdivision plan located at 9715 Harmony Drive, in the R-VL Very Low Density Neighborhood Zoning District. The plan proposes to subdivide Lot 24 (1.000 acres) into Lot 1 (0.494 acres) and Lot 2 (0.506 acres). The following are my comments with respect to the plan dated July 14, 2024, as submitted by E.A. Thaner Consulting:

1. The plan must be signed and sealed by the professional preparing it.
2. A north arrow and graphical scale must be shown on the plan
3. The 15-foot side setback should not extend into the front setback.
4. Please identify the type of driveway on the plan.
5. The adjoining property owners' information, including name, tax parcel number, and deed book or instrument number, must be shown on the plan.
6. The tax parcel number and address of Lot 24 must be labeled on the plan. Additionally, the acreage of Lot 24 must be labeled on the plan.
7. The Title Clause appears to be referencing deed information that varies from that listed on the Allegheny County Real Estate Portal, please review and revise accordingly. Additionally, if there is no mortgage, the statement must be added to the clause.
8. Revise "Board of Commissioners" to "Town Council" in the Municipal Declaration.

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9. All existing utilities must be shown on the plan.
10. Only a garage and shed are shown on the proposed Lot 1. An accessory building cannot be located on a lot without a primary structure. A note must be added to the plan stating the garage and shed will be razed if a building application is not submitted within a year of the plan's approval.
11. All existing structures must be dimensionally tied to the property lines and labeled with the structure type and size (i.e. 1-story, brick).
12. Provide a dimension from the stoop's edge to the front setback line to clarify if the private frontage as described in Figure 1302.B of the Zoning Ordinance is met in existing conditions.
13. A planning module will be required for the creation of the new lot since the property is located in the ALCOSAN sewershed.
14. The Allegheny County Department of Economic Development comments must be addressed.
15. The Town may have additional comments.

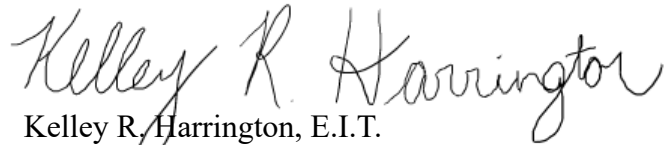
No further plans or reports will be reviewed, or comments issued until the Planning Commission reviews the submission. All revisions must be submitted to the Town and Town Engineer.

The plan has been reviewed for conformance to Town Ordinance standards only. The review is based on surveys and plans prepared by others and assumes the information is correct and valid as submitted. If you should have any questions, please call.

Sincerely,
THE GATEWAY ENGINEERS, INC.



Daniel S. Deiseroth, P.E.
Town Engineer



Kelley R. Harrington, E.I.T.
Project Manager

cc: Jason Dailey & Chris Lochner, Interim Town Manager, Town of McCandless
Brad Iannuzzi, Public Works Superintendent, Town of McCandless
Steve Korbel, Solicitor, Town of McCandless
E.A. Thaner Consulting, 460 McKinney Road, Wexford, PA 15090
Schramm Living Trust, 9715 Harmony Drive, Pittsburgh, PA 15237

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100 MCMORRIS ROAD.
PITTSBURGH, PA 15205

412-921-4030 PHONE
412-921-9960 FAX

www.gatewayengineers.com

September 18, 2024
C-35394-0001

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

Attn: Rachael Susko, Planning Administrator, Town of McCandless

RE: Fassinger Farms Plan No. 1
Recommendation for Bond Release 5

Dear RJ,

I am in receipt of a request for the full release of funds dated September 4, 2024 from Gary Herbert at Consolidated for the above referenced project. Our office has been conducting ongoing site inspections and conducted an inspection on August 16, 2024 and found items to be completed; a letter with a punch list of these items was issued September 13, 2024. This reduction includes partial payment for the sediment basin conversion, sidewalk, as-built plan and a reduction of the bond.

Based on the above, I recommend that the financial security currently in place be reduced from \$98,406.26 to \$14,421.01, a total reduction of \$83,985.26. No further reductions will be recommended until all punch list items are addressed.

If you should have any questions, please call.

Sincerely,

THE GATEWAY ENGINEERS, INC.

Bryan E. Flaugh, P.E.
Project Manager

cc: Jason Dailey & Chris Lochner, Interim Town Manager, Town of McCandless
Lucas Holden, Land Use Administrative Assistant, Town of McCandless
Brad Iannuzzi, Superintendent of Public Works, Town of McCandless
Daniel S. Deiseroth, Town Engineer
Stephen Korbel, Town Solicitor
Gary Herbert, Consolidated



Staff Report

To: Town Council Members

From: Rachel J. Susko, Planning & Development Director

Date: September 17, 2024

Re: Rachel Carson EcoVillage Land Development application

Date filed with Planning Commission: May 3, 2024

Last meeting prior to action deadline: February 24, 2025

Developer: Rachel Carson EcoVillage, Inc. (resident co-op group)

Location: Cumberland Rd, wooded area adjacent to Sisters of Divine Providence campus and across from UPMC Passavant

Summary of previous activity

The EcoVillage first came to Town Council in early 2024 to request a rezoning of the project site from SD (Special District, institutional use formerly part of the Sisters of Divine Providence Campus) to R-M (Moderate Density Residential) in order to allow the development of 35 residential dwelling units via a mix of low-impact duplexes and triplexes. Town Council approved the request in March.

The plan subsequently came to the Zoning Hearing Board to request two variances related to off-street parking. The EcoVillage allots 1 parking space per dwelling unit for its residents, but McCandless code requires 2. The Sisters of Divine Providence had a surplus of parking nearby which the EcoVillage was able to repurpose for one-half of their required parking counts, but this required a variance to allow residential parking minimums to be met on a separate parcel from the development. The other variance related to placement of the residents' shared parking lot, which will be in the "front" yard of the development. The Town's zoning code assumes more traditional development configurations and as a result restricts parking lots to the side or rear yard in most zoning districts. The EcoVillage was not able to achieve this placement without significant disturbance of wetlands and existing woodlands, which conflicted with the project's low-impact, minimal disturbance development goals. The dwelling units also do not have traditional front yards since they are constructed within the existing woodlands. Both variances were granted.

Following the Zoning Hearing Board approval, the EcoVillage then submitted their land development plan to the Town for Planning Commission and Town Council review. The Planning Commission recommended approval, conditioned upon satisfaction of all remaining comments of the Town Engineer's review letters, on September 3. The plan also includes several design modification requests necessitated by the nontraditional, low-impact development approach, which also received recommendations for approval from the Commission.

Modification requests

Modification Request #1 – Internal Sidewalk Waiver

§1104.230(A) requires sidewalks to be built along internal shared access roads, which would include the emergency vehicle access drive in this plan. The EcoVillage is proposing an 8' wide reinforced turf shoulder as an alternate walking surface to preserve the low-impact nature of the development.

Recommendation: This request is an equal result to the code as written and was recommended for approval by the Planning Commission. This internal road will only be used by residents of the Village, who are making the request.

Modification Request #2 – Hammerhead Turnaround for Emergency Vehicles

§1104.170(D) requires a cul-de-sac at all dead-end streets. The EcoVillage is instead proposing a hammerhead turnaround large enough to accommodate emergency vehicles in order to preserve the low-impact nature of the development.

Recommendation: This request is an equal result to the code as written and was recommended for approval by the Planning Commission. The proposed hammerhead turnaround meets the dimensions required by the Fire Marshal's review letter. The geometry is consistent with other hammerhead turnarounds previously approved.

Modification Request #3 – Landscaping Buffer along Cumberland Rd

§1104.270(D) requires a 15' deep landscaping buffer on all sides of the development. A partial buffer planting is proposed within the property access easement granted by UPMC Passavant along Cumberland Rd due to utility easement planting restrictions. The remainder would be satisfied by the preservation of significant existing vegetation and trees along all property boundaries.

Recommendation: This request is an equal result to the code as written and was recommended for approval by the Planning Commission. The nature of the development preserves a largely wooded parcel with minimal disturbance and the spirit of the buffering code is easily met by the development.

Modification Request #4 – Shared Access Drive Width

§1104.220(B)8 requires shared access drives to be 24' wide. The EcoVillage proposes a portion of the access drive entrance to the shared private parking lot to be 15' wide. A steep grade change between the parking lot and Cumberland Rd, and risk of excessive encroachment upon existing wetlands and mature woodlands, prevent a full width access drive.

Recommendation: Due to the wetlands and existing vegetation disturbance that would be required to achieve a 24' wide access drive to the shared resident parking lot, this request will achieve a better result than the code as written. The Planning Commission has recommended approval. The access drive will only be used by residents of the EcoVillage to enter their own private parking lot, so all users will be aware of the conditions of the drive. Additionally, the narrow area is located on a straight section of the drive which will have clear sight lines for oncoming vehicles.

Modification Request #5 – Infiltration Area Loading Ratio

§913.16(b)(2) requires a maximum impervious area loading ratio of 5:1 and maximum total drainage area loading ratio of 8:1 for stormwater facilities within the Town. The EcoVillage has asked for this requirement to be waived. This code section relates to the amount of ground that drains to stormwater infiltration facilities. Much of the site's contributing drainage area is forested and/or wetlands to remain in its natural state and enlarging the currently proposed infiltration areas would require expanding the limit of disturbance into otherwise undisturbed woodlands.

Recommendation: Due to the nature of the development, this request will achieve a better result than the code as written. The Planning Commission has recommended approval. The loading ratios in the Town's stormwater code have been designed assuming traditional development, which creates significant impervious area and disturbs much of the previously vacant land included in a project. The EcoVillage is focused on minimizing disturbance to the site and leaving the property in as natural a state as possible. Meeting the loading ratio requirements would cause a greater amount of disturbance to the woodlands than the development necessitates. Other stormwater design requirements have been satisfied by this proposal.

Modification Request #6 – 2H:1V Fill Slopes

§1705.05(a) requires fill slopes to be no greater than 3H:1V. The EcoVillage proposes fill slopes of 2H:1V in certain areas (see attached cut/fill slope attachment) to minimize encroachment on wetlands and existing woodlands throughout the site. A geotechnical report has been submitted in support of the request.

Recommendation: This request is equal to the code as written and has been recommended for approval by the Planning Commission. The proposed slopes are consistent with other previously approved requests when supported by a geotech report.

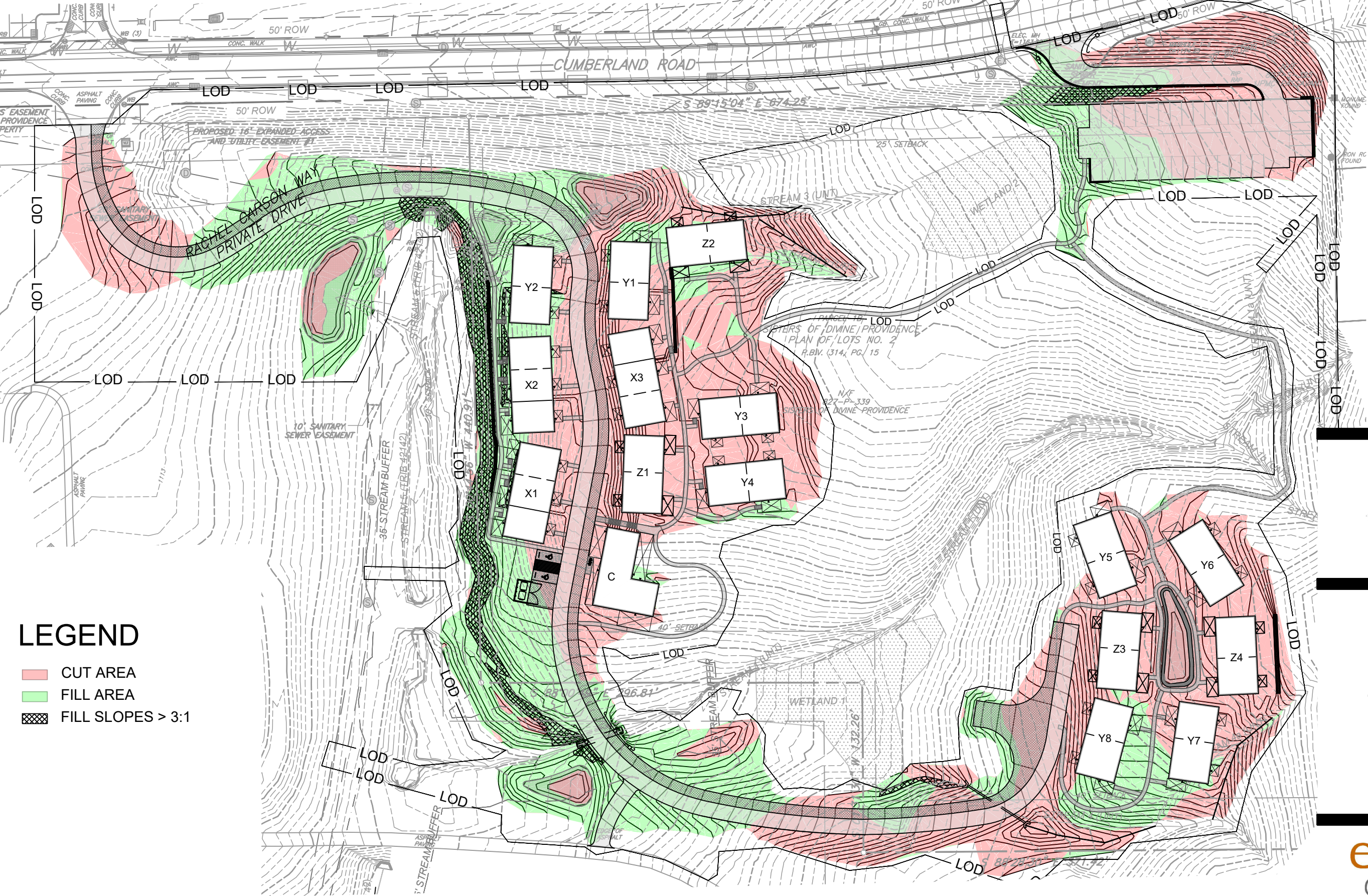
Final considerations

If Town Council approves this plan, the following contingencies will be included:

- A developer's agreement must be executed with the Town.
- The developer must execute a stormwater facilities operations & maintenance agreement with the Town and pay the required Stormwater Facility Maintenance Fund fee as calculated by the Town Engineer.
- The following easements/agreements must be formalized:
 - Reciprocal parking agreement with the Sisters of Divine Providence.
 - Parking lot access, grading, and improvements proposed on UPMC Passavant's property.
 - Public Recreation and Open Space (PROS) agreement per §1104.150.
- An NPDES permit is required for the project. Copies of all approval letters and permits must be provided to the Town upon receipt.
- Chapter 105 General Permitting is required for the project. Copies of all approval letters and permits must be provided to the Town upon receipt.
- A cost estimate of the site improvements must be submitted to the Town for review and financial security posted.

- The plan must be reviewed and approved by WVWA.
- A DEP Sewage Facilities Exemption Mailer has been submitted to the Town. PA DEP approval must be provided to the Town upon receipt.
- Any other remaining comments of the Town Engineer's review letter of September 16, 2024, and any subsequently issued review letters, must be addressed.

REQUESTING WAIVER OF ARTICLE 1705, SECTION 5.A, MAXIMUM FILL SLOPES OF 3H:1V. THE PROJECT GEOTECHNICAL ENGINEERING REPORT STATES THAT EMBANKMENT SLOPES UP TO 1H:1V AND LESS THAN 20 FEET IN HEIGHT DO NOT REQUIRE ADDITIONAL ENGINEERING OR STABILIZATION. NONE OF THE PROPOSED FILL SLOPES EXCEED 2H:1V AND ARE ALL LESS THAN 11 FEET IN HEIGHT EXCEPT WHERE RETAINING WALLS ARE PROPOSED.



LEGEND

- CUT AREA
- FILL AREA
- FILL SLOPES > 3:1



RACHEL CARSON ECOVILLAGE
ETHOS PROJECT NO: RCE2301
CLIENT PROJECT NO: RCE2301
DATE: 09.11.2024
CUT/FILL ANALYSIS



September 16, 2024
C-35332-0004

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

Attn: Rachel Susko, Planning Administrator, Town of McCandless

RE: Rachel Carson Ecovillage
Land Development Review 5

Dear RJ,

We have reviewed the information submitted for the above referenced land development located off Cumberland Road in the R-M Moderate Density Neighborhood Zoning District. The plan proposes 15 buildings consisting of 35 units, stormwater facilities, open space, and associated site improvements on 8.02 acres of leased land. The following materials have been submitted for review:

- Transmittal letter from Ethos Collaborative dated May 3, 2024
- Land Development Site Plan Application dated May 3, 2024
- Zoning Hearing Board Application dated April 19, 2024
- Waiver Requests letter prepared by Ethos Collaborative revision dated August 20, 2024
- Rachel Carson Ecovillage plan set (81 pages total) prepared by Ethos Collaborative with the latest revision date of August 29, 2024 and August 30, 2024
- Vehicular, Garbage Truck and Fire Truck access plans (3 sheets total) by Ethos Collaborative revision dated August 29, 2024
- Site Lighting Photometrics plan by WNA Engineering dated July 23, 2024
- Existing conditions tree position plan by Fourth River dated February 7, 2024
- PCSM Report by Ethos Collaborative revision dated August 30, 2024
- Erosion & Sedimentation Control Report by Ethos Collaborative revision dated August 2024
- Stream & Wetland Delineation Report by Gailey Environmental, LLC dated November 2023
- Geotechnical Engineering Report by Rhea Engineers & Consultants, Inc. dated March 1, 2024
- Traffic Impact Study Findings by Civil & Environmental Consultants dated December 28, 2020
- MTSA and WVWA service availability letters
- Planning Module Mailer
- Recorded subdivision plan, PBV 314 PG 15, Sisters of Divine Providence Plan of Lots No. 2.

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The following are our comments with respect to the information submitted:

Grading/Geotechnical Comments:

1. Please provide a note on the grading and utility plans stating the following: “The Developer must employ the services of a geotechnical engineer to monitor the utility installations in the embankment of Cumberland Road and provide reports to the Town upon completion regarding the adequacy of the construction to assure embankment stability.”

Stormwater Comments:

1. We recommend providing a protection measure around rain garden 4 (i.e. fencing, landscaping) to reduce the risk of falling into the stormwater facility since the trail is in close proximity to the top of the facility. ***The applicant has acknowledged this comment and plans to provide boulders around the rain garden. The location and details for the boulders must be shown on the plan.***
2. The acreage in the pre-developed rate calculations report a lower ‘B’ meadow area than what is reported in the DEP PCSM spreadsheet and narrative. Please review and revise accordingly.
3. It appears the Infiltration Surface Area and Infiltration Period in the DEP PCSM Spreadsheet are inconsistent with the calculations. The surface area should reflect the area of the bottom of the rain garden/top of media, instead of the surface area of the emergency spillway elevation. In addition, the infiltration period should match the calculated dewatering times.
4. Provide profiles for proposed culverts 3, 4 and 5 on the plans.
5. Clarify the parking lot grading around inlet 17 to verify the inlet will be placed at the low point of the parking lot.
6. Clarify in Appendix F of the report how the rain garden and retentive grading soil media surface areas are larger than the bottom of the facilities.
7. Provide the revised Appendix F with the SS2 bottom elevation set at 1098.

General Comments:

1. All approved exceptions/modifications/variances to the Town Ordinances must be listed on the plan cover sheet and include the date of approval and approval number.
2. A variance request for the parking locations was submitted which requests 35 parking spaces to be utilized on the adjoining Sisters of the Divine Providence campus. This variance request was approved on May 22, 2024.

3. The applicant has requested the following waivers/modifications from the SALDO:
 - a. (§1104.230.a.1) A waiver is requested to waive sidewalk requirements for the private fire access lane. An 8 ft wide reinforced turf shoulder will be installed along the length of the private drive and would serve as an alternative.
 - b. (§1104.170.d) A waiver is requested to install a hammerhead instead of a cul-de-sac since the plans for the fire apparatus access road and IFC compliant hammerhead turnaround have been approved by the McCandless Fire Marshal.
 - c. (§1104.270.d) A waiver is requested since the 15' planting buffer is not achievable along Cumberland Road due to utility easement planting restrictions along the property.
 - d. (§1104.220.b.8) A waiver is requested to allow for a 15 ft. wide drive aisle instead of the minimum 24' wide aisle due to site topography.
 - e. (§913.16.b.2) A waiver is requested to exceed the maximum allowed infiltration area loading ratio for stormwater BMPs due to the fact that expanding the BMP footprints would require expanding the limit of disturbance into additional existing woodlands.
 - f. (§1705.05(a)) A waiver is requested to permit a constructed fill slope steeper than the maximum 3H:1V slope based on the applicant's geotechnical engineering report stating embankment slopes up to 1H:1V and less than 20 feet in height shall not require additional engineering or stabilization.
4. The following easements/agreements must be formalized:
 - a. Reciprocal parking agreement with the Sisters of Divine Providence
 - b. Parking lot access, grading, and improvements proposed on UPMC Passavant's property
 - c. Public Recreation and Open Space agreement (§1104.150)
 - d. Stormwater management operation and maintenance agreement and financial guarantee (§913.19.(b)1.C)
5. An NPDES permit will be required for the project. Copies of all approval letters and permits must be provided to the Town upon receipt.
6. Chapter 105 General Permitting is required for the project. Copies of all approval letters and permits must be provided to the Town upon receipt.
7. A cost estimate of the site improvements must be submitted to the Town for review.
8. A development agreement for the public and private improvements must be prepared and financial security posted.
9. The plan must be reviewed and approved by MTSA and WVWA. MTSA has provided a service availability letter.
10. A DEP Sewage Facilities Exemption Mailer has been submitted to the Town. PA DEP approval must be provided to the Town upon its receipt.

11. The Town Fire Marshall comments, letter dated June 7, 2024, must be addressed.
 - a. It appears the distance requirements to the buildings and the length of the hammerhead turn around are met.
 - b. There are two fire hydrants required for the site and shown on the plan; however, the exact location will be determined in the field per the letter.
 - c. Provide the required depth of the Grasspave2 base course on the plan to ensure the reinforced turf grid is capable of supporting a load weighing up to 75,000 pounds. This depth must align with the manufacturer's specifications.
12. The Town may have additional comments.

If you should have any questions, please call.

Sincerely,
THE GATEWAY ENGINEERS, INC.



Daniel S. Deiseroth, P.E.
Town Engineer



Kelley R. Harrington, E.I.T.
Project Manager

cc: Jason Dailey & Chris Lochner, Interim Town Manager, Town of McCandless
Brad Iannuzzi, Public Works Superintendent, Town of McCandless
McCandless Township Sanitary Authority
Ethos Collaborative
Sister Michele Bisbey, Sisters of Divine Providence, 9000 Babcock Blvd, Allison Park,
PA 15101
Rachel Carson EcoVillage, Inc., 5132 Friendship Ave., Pittsburgh, PA 15224
Stefani Danes sl47@andrew.cmu.edu

g:\projects\35000 mccandless\35332 sisters of divine prov\0004 rachel carson ecovillage\land development\docs\2024-08-29 total plan resubmission\review 5.docx