

**BELLEFONTE BOROUGH PLANNING COMMISSION**  
**SPECIAL MEETING**  
March 20, 2017

**Call to Order**

- Mr. (?) called the Public Hearing for the improvements on the Centre Crest Property to order. This is primarily for developing a parking lot. Centre Care has a long-term lease with the County for the facility. Centre Care has the responsibility to maintain the building and to operate the 240 bed nursing home. The County is passive in that it owns the property, but has turned it over to Centre Care for use, and Centre Care has the fiscal responsibility.

Don Franson, Bellefonte Borough Engineer was at the meeting. He reviewed this plan.

Penn Terra is representing Centre Crest in the land development plans.

The purpose of this meeting is to open it up to the public to address questions and concerns. There are some property owners at the meeting. Barry Pierce, 130 North Wilson Street, informed Mr. (?) that the lot in question is behind their home. There have been some questions, concern and dialog for the past year and a half. With the water issues he has been flooded three times since 1990. He is concerned with what happens to his property and the safety of his home in the future.

Don Franson discussed his review of the plan. They are proposing an expansion on the parking lot and to handle the storm water there will be a large basin. Per the ordinance they have to maintain. They cannot increase the peak flows from the 100 year storms. They also have to infiltrate a certain amount of water. What they propose to do is infiltrate the volume increase all the way up to the 100 year storm, which is over and above what Bellefonte Borough Act 167 Storm Water Management Ordinance requires. They are doing more than they need to and they are also reducing the peak flows. When they did the analysis on the basin they did the analysis including the flows. They have an outlet structure for that basin that will handle the 100 year storm based on the calculations. It will have a 24" pipe that goes from the outlet structure up through and around that entrance into Centre Crest. It will tie into the existing storm drain. They are also putting a stump pipe in at North Wilson Street down to the corner. They are redoing that inlet at that corner so that any water that does get around will go into that inlet. They still need an easement for that because it goes across the property line a little bit. That 24" pipe is designed so all the water that runs off the proposed basin will be infiltrated in the basin itself. Water that comes up stream, there is a pipe at the other end of the parking lot and it will go underneath the parking lot and go into the basin. That outlet structure will take that water out around. The water on High Street should go into the basin and get picked up and taken around. It would have everything that comes from Wood Street. There is a Borough facility on up that is a stone sump. If it is bypassed it will go down into the basin.

John, from Penn Terra, said Don pretty much captured the essence of what is going on. They are building a basin that will be about 100 x 120 and will be four feet deep. There will be a box in the basin that will need 1 ½' to get into the box. The 100 year storm from the site is entirely captured without letting anything out. The pipe will go under the driveway. The pipe will be replaced under the driveway going back to the Centre Crest Facility. A catch basin will be installed with a pipe stubbing out of it to catch water. The stub pipe would need to be put on the corner property to catch any water that would come out. The contractor will be done a one call to see if there are any utilities they need to be aware of. Mr. Pierce is not adverse to this. It just scares the heck out of him. Currently there is not a parking lot there. They park there, but that is the way it has been. The basin will not be fenced. Mr. Pierce said there are a lot of children in the area and they might want to think about installing a fence. John feels for as often as there would be water there it shouldn't be an issue. It won't be a pond that constantly has water in it. There will be spaces for 67 cars. Mr. Pierce asked about the lighting. John said it has to be downcast lighting with the shields around it. Mr. Pierce said when the house was still there and the

County was considering making it a place for childcare for the employees it fell through the cracks because there's only one way in and one way out. So with 67 parking spots there is only one way in and one way out. Wilson Street is a pretty busy street. Mr. Pierce asked if there will be a separate entrance and exit. When the cars get to the driveway at the rear of the Centre Crest building they can turn left and go down to Wilson Street or turn right and go around the rear of the building and go over to Howard Street. This parking lot will be primarily for employees. Mr. Pierce asked where all the water would be sent. It will go down to Howard Street and into a natural sump in Cowdrick Alley. With the pond they have to control the one year, two year, ten year and one hundred year storms. They are infiltrating the water into the basin so this won't be creating additional flow. It will be an extraordinary circumstance for the water to even come out of this pond. This will probably happen this summer. They are waiting for approvals from the Borough and the DEP. Again it was emphasized that they are doing over and above what they need to do.

Ms. Tosti-Vasey asked how long it would take to drain down and infiltrate water from the hundred year storm. John said there are requirements for maximum time. It is three days, 72 hours.

This retaining pond should help the situation where Mr. Pierce has to clean the end of the culvert. John hopes when the culverts are cleaned out that they won't clog up, although you will still get cinders. The culvert will be replaced.

### **Adjournment**

- Mark made a motion was made to close the March 20, 2017 Bellefonte Borough Planning Commission Public Hearing at 6:05 p.m. D. Gallo seconded the motion. A voice vote was unanimous.