President’s Report for 2005

Worcester Township has taken a giant leap forward in the preservation of open space with the enactment of the Growing Greener ordinance. Friends of Worcester supporters put forth a great effort to help bring this land planning concept to fruition. We must recognize the hard work of Worcester’s Planning Commission and the fortitude of the supervisors and say “thank you.”

Now we look to the future with optimism. Township residents need to stay involved and continue to support new initiatives that are being put forward which will preserve our historic buildings and create more pedestrian-friendly village centers. With smart, engaged supervisors and a supportive constituency working together, the future of Worcester is green.

Growing Greener Ordinance —
A Vision of Worcester’s Future

On March 22, 2006, the township supervisors approved the Growing Greener ordinance, an action supported by the Friends of Worcester. This ordinance provides for the preservation of open space at least half the acreage of most proposed developments. It will preserve the landowner’s value and will not change the number of homes that can be built on a parcel from the number that could be developed under our old ordinance. We see this as a win-win situation for both landowners and the township.

The Growing Greener Committee worked with Monica Drewniany, a land planning expert from the Natural Lands Trust (NLT), for over a year to draft the ordinances, which are based on a state-wide program called “Growing Greener: Conservation by Design™.” At least eight other townships in our area have already adopted Growing Greener ordinances, including Upper Salford, Lower Merion, West Vincent, and North Coventry. To learn more about Growing Greener, you can visit NLT’s website at www.natlands.org or FOW’s website at www.friendsofworcester.org.

An important aspect of the new ordinance is the township’s involvement in the initial planning to identify and protect a site’s natural resources, historic structures, and cultural features, as well as to specify the open space and viewsheds to be preserved. The township Planning Commission will also have input into locating the buildable lots and drawing the roads on all development plans.

In a Growing Greener subdivision, homes can be located on just one side of a street. When homes face or back up to open space, the homeowners will feel as if they live on a much larger property. The open space in a development can be owned either by the township or by a homeowners association. This open space may be used for active recreation, left in its natural state, or leased as farming acreage or an equestrian stable.

Worcester has historically been a desirable place to live. We are now facing tremendous development pressure.

A Growing Greener subdivision in Kennett Township, Chester County, has preserved woods, fields, a 50-acre apple orchard, and three ponds.
Housing prices and land values reflect this situation. If we do not preserve open space as our land is developed, we will lose Worcester’s rural character. There is not enough money to preserve land on a large scale. Growing Greener is the planning tool that will protect hundreds of acres as open space when land development occurs, at no cost to township taxpayers.

Growing Greener subdivisions are attractive places to live because of the open space surrounding the homes. Since only half the land will be developed on a site, the cost of building the homes will be lower than with conventional development. The combination of attractive homes and lower development costs will mean no loss of value to the landowner selling the property. Landowners who wish to split off portions of their property to give to their children or to raise cash will be able to do so under the provisions for minor subdivisions, with the same results as under the previous ordinance.

FOW thoroughly and thoughtfully considered the provisions of this ordinance. We believe it is of paramount importance to begin the process of preserving as much open space as possible as soon as possible, for the benefit of all residents. Right now, 780 acres — over 7 percent of our township — is in the process of being developed. If Growing Greener had been enacted 5 years ago, approximately 400 of these acres could have been preserved as open space. We have missed the opportunity to preserve those acres and the rural character of those areas of the township. Growing Greener will ensure that we will not miss any more such opportunities. We believe this is the most important open space ordinance that has been enacted in our township. We thank supervisors John Harris and Art Bus tard for their vote in favor of this ordinance and their vision to preserve Worcester’s character.

Once it’s gone, it’s gone forever!

FOW Website — Land Developments

FOW’s website has added a new feature to provide information about parcels that are under development in the township. The Land Developments web page provides information about each parcel and a link to an aerial photo showing the natural features of the parcel and its surroundings. Developments are color-coded to indicate whether their status is proposed, preliminary, or final. As of April 1, 2006, approximately 780 acres (7.6% of our township) are targeted for development.

At both the preliminary and final stage, the township Planning Commission and/or Board of Supervisors will review the plans at a public meeting. These are opportunities for the public to see the plans and comment on them. To find out whether a development plan is on the agenda at a township meeting, check the Meeting Information page on the Worcester Township website, www.worcestertwp.com.

FOW’s webpages will continue to be updated to reflect the current status of the various development plans. Residents can visit the site frequently to stay abreast of development in the township.

Preserving Worcester’s Villages

Worcester’s three villages – Fairview Village, Center Point, and Cedars -- were the heart of our rural township a century ago. Homes and shops were located side by side, and as these villages grew, a few strip developments were built. In the past 10 years, however, larger commercial development has come to our villages. We now have gas stations, convenience stores, and a drug-store chain on our village corners. Worcester is in danger of losing the character of our villages to big box chains and strip development.
Our current commercial ordinance requires each building to be built on a separate lot and does not require shared parking. This will result in a line of commercial buildings fronted by parking lots; picture Ridge Pike in Trooper. This kind of development encourages driving rather than walking, and makes the roadside scenery a series of parking lots instead of a village. If Fairview Village and Center Point are allowed to develop this way, we will lose the beautiful, historic houses that are now located in our villages.

We think Worcester can do better. A village ordinance could allow historic homes to be used for offices or small shops as well as for residences, and to be joined by new buildings that would look like those that are already there, instead of like boxes set in a sea of parking spaces. This type of ordinance could provide the means for our villages to grow without their character being lost in the process.

The Worcester Planning Commission will soon begin work on our ordinances to guide development in our villages. The Planning Commission will have the assistance of the Montgomery County Planning Commission. Work on the village ordinances will take place at the Planning Commission’s work sessions, which are held on the second Thursday of each month and are open to the public.

Worcester’s Historical Structures Preservation Committee

Much like open space, our old buildings give Worcester an identity and character that has faded from most of our neighboring townships. They define the rural landscape, serve as familiar landmarks, and lend a sense of stability to our own time. In the past few years, we have lost several historic buildings that were landmarks in Worcester – the Bunner/Sower house and the Weilke farmhouse, two of the oldest structures in Fairview Village, and the brownstone Kumpf farmhouse and spring house on Trooper Road.

The township’s recently established Historic Structures Preservation Committee was formed to consider how best to address the important role of historic structures in the township.

The committee consists of over a dozen individuals who live in all areas of Worcester and have varied backgrounds. The committee members are: Dick Anderl, Art Bustard (liaison to the Board of Supervisors), Susan Caughlan, Rick DeLello, Lisa Gregory, Rob Hayes (liaison to the Planning Commission), Pat McDonnell, Fred Michini, Lyn Mozely, Michael Pavesi, Doug Rotondo, Manohar Singh, Oliver Smith, and Jim Thompson. Whether they are life-long residents or new to the community, all members of the group have an interest in preserving Worcester’s wonderful architectural heritage.

The committee has elected a Chair, Susan Caughlan, and a Vice-Chair, Rick DeLello. The committee’s first action was to recommend to the township’s Board of Supervisors and Planning Commission that an ordinance be drafted to promote the preservation of historic structures in Worcester, while discouraging the unnecessary demolition of such buildings. The committee would also like to begin educating township residents about the importance and benefits of historic preservation. Meetings are open to the public and are posted on the township’s website.

Mark Your Calendar Now for WHS Tour Day 2006!

Last September, the Worcester Historical Society invited residents to take a driving tour through Worcester to visit five historic locations that are not usually open to the

Fairview Village’s mix of homes and small shops can be preserved as the village grows.

The two-story spring house on the former Williston Smith farm near Hollow Road is now owned by the township and is undergoing structural repairs.
Mills Along the Zacharias

The Zacharias Creek that flows through Worcester Township once supported a number of mills that ground grain, pressed oil from flax seeds, and sawed lumber for the residents of Worcester and nearby communities. These mills are no longer standing, and even their locations are sometimes a mystery. Worcester resident Bill Bourne has painstakingly researched these mills, attempting to determine their design and location, and the type of mill wheel used.

This spring, Bill presented a program on these mills to Worcester Historical Society members and residents of Meadowood. WHS will feature a display on Worcester’ mills at Farmers Union Hall during Tour Day 2006.
66th Annual Farmers’ Union Horse Show  
Saturday, June 3rd

Heyser Field
Valley Forge Rd in Fairview Village
All Day

Featuring FOW’s fabulous Food Tent!
Raffle and Pony Rides!
Authentic Conestoga Wagon on display!

FLEA MARKET
Worcester Township Community Hall
1031 Valley Forge Rd, Fairview Village
8 a.m. to 2 p.m.
Info for Horse Show/Flea Market 610-222-0171

FRIENDS OF WORCESTER OFFICERS
Kim David - President (610-584-1805)
Rob Hayes - Vice President (610-584-0371)
Wini Hayes - Treasurer (610-584-0371)
Barbara McMonagle - Secretary (215-257-1436)

Join us at these upcoming meetings and events
June 3 Farmers Union Horse Co. Horse Show
Saturday Heyser Field, Fairview Village, all day

PHOTO CONTEST 2006
Theme: Animals in Worcester
Open to all Methacton High School students
Cash prizes!
Black & white or Color
Two categories —
• Traditional
• Digital or digitally enhanced

Winning entries will be on display at the
Farmers’ Union Horse Show
Heyser Field, Fairview Village
Saturday, June 3rd
Details and entry form at friendsofworcester.org

SUPPORT FRIENDS OF WORCESTER
FRIENDS OF WORCESTER is a non-profit organization made up of new and long-time residents of the township. All involved residents share an appreciation for the rural quality of Worcester and a common concern for its future. FOW seeks to influence that future. All funds received are used to support our efforts to preserve open space, maintain the rural lifestyle of the community and keep our neighbors informed through our minutes and newsletters. All contributors receive our monthly agenda and minutes as well as notification of important township events.

Friend - $30 Partner - $50
Benefactor - $100 Other

NAME: _____________________________________________
ADDRESS: _____________________________________________
PHONE: _____________________________________________

Please send your tax deductible contributions to:
FRIENDS OF WORCESTER
P.O. Box 545
Worcester, PA 19490

The official registration and financial information of The Friends of Worcester may be obtained from the Pennsylvania Department of State by calling toll-free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.
**Worcester Day Saturday, June 3rd**

Enjoy the things that make Worcester a special place to live!

**Farmers’ Union Horse Show**

*Heyser Field, Fairview Village, Starts at 8 a.m*

- FOW Food Tent for Lunch
- RAFFLE and PONY RIDES
- FLEA MARKET, Community Hall, 8 to 2

*Info: 610-222-0121*

**Worcester Historical Society Open House**

*Farmers Union Hall, Center Point, 9 to noon*

Tour WHS’s collection of domestic items and farm tools from 100+ years ago in Worcester

*Info: 610-584-5619*

**Willow Creek Orchards Strawberry Festival**

*Stump Hall Rd at Kriebel Mill Rd, 10 to 3*

- BAKE OFF at Noon; Jam & Jelly Workshop 2 to 3
- PICK YOUR OWN ORGANIC BERRIES ALL DAY

*Info at willowcreekorchards.com or 610-222-0975*

**Merrymead Farm Tour**

*Valley Forge Road*

- Learn about farming from corn to dairy cows
- Ride the TOUR WAGON from 1 to 4
- See the COW MILKING from 3 to 6

*Info: 610-584-4410*

**Worcester Township Family Picnic**

*Community Hall Lawn, Fairview Village, 6 p.m.*

Bring your own picnic and blanket

Worcester Fire Department Fire Truck on Display

**Worcester Township Square Dance**

*Community Hall, Fairview Village, 7 to 10*

Join your Neighbors for an Evening of Fun!

*Info: 610-584-5619*

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**SAVE THE DATE!**

**SATURDAY, SEPTEMBER 30**

**COMMUNITY STORMWATER PROGRAM**

Join Friends of Worcester, the Perkiomen Watershed Conservancy, and Friends of Lower Providence for an informative presentation and hands-on demonstrations —

- Rain barrels!
- Rain gardens!
- Bio-swales!
- Native plants!

Win fantastic door prizes — 3 rain barrels and more!

10 a.m. to noon

Worcester Township Community Hall
1031 Valley Forge Rd, Fairview Village

Watch for more information on FOW’s website, friendsofworcester.org

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**Worcester Township Meetings**

**Worcester Township Community Hall**  
(1031 Valley Forge Rd, Fairview Village)

For meeting dates and agendas, go to www.worcestertwp.com

**Board of Supervisors**

- Mon. 8:00 a.m.: June 5, July 5, Aug. 7
- Wed. 7:30 p.m.: May 17, June 21, July 19

**Zoning Hearing Board**

- Tues. 6:30 p.m.: June 6, July 25, Aug. 22

**Planning Commission**

- Thurs. 7:30 p.m.: May 25, June 8, June 22, July 13, July 27, Aug. 10, Aug. 24
Julia Marie’s
At The Worcester Golf Club
Monday – Saturday

Pub Menu

Buy One Platter Get The Second ½ Price
Offer Expires June 15, 2006
Must Have Coupon

Paravati Catering
Weddings – Birthdays – Showers – Picnics
Anniversaries – Banquets – Golf Outings
Two Banquet Rooms 20 – 150
Full Service Off Site Catering Available
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1600 Greenhill Road Worcester, Pa.
www.paravaticatering.net

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Since 1976

Worcester Golf Club
610-222-0200
Play 12 Rounds
Get 13th Round FREE

Know Where Your Food Comes From!

138-acre ORGANIC Family Farm

Pick-Your-Own Strawberries in May
Local and Natural Products
Check-out our NEW Barn Market!

Farm Market Hours
Monday through Friday 10am - 6pm
Saturdays 9am - 6pm
Open May to December

Bring this and receive 10% off your 1st purchase
David Brothers
Bean Road
Nursery

Design Build Gardens
And Native Landscapes

Bean and Whitehall Roads
Worcester, PA

610-584-1550

Building a Future in Our Community

Through a combination of dedication, craftsmanship and artistic vision, Lord Contractors, Incorporated, has continued to provide quality construction services to the community for over 30 years. Whether it’s a custom home, new addition, renovation, or restoration, let us exceed your expectations and build your new project while working to preserve Worcester’s heritage.