

November 20, 2018

BCCCI18001

Kennett Township
Attn: Ms. Lisa Moore
801 Burrows Run Road
Chadds Ford, PA 19317

**RE: Longwood Gardens Nursery Greenhouse
Cover Letter
Kennett Township, Chester County**

Dear Ms. Moore,

At the November 14, 2018 Planning Commission Meeting several concerns were raised regarding the proposed Nursery Production Greenhouse project. It is the intent of this letter to address these concerns. The following is a list of concerns and our responses to them.

1. The first concern had to do with an increase in truck traffic for deliveries at the proposed greenhouse. Longwood Gardens has reviewed its current delivery schedule to the Nursery, which includes deliveries to the existing hoop houses and potting barn. Based on the existing delivery schedule and anticipated needs for the proposed Greenhouse the following has been determined:
 - a. Currently the site receives weekly supply deliveries via a tractor trailer to the existing Potting Barn, located just west of the proposed greenhouse location. This current operation will remain, and it is anticipated that once per month this delivery truck will unload at the proposed Greenhouse.
 - b. Plant deliveries are anticipated approximately 40 times per year for seasonal and indoor specimen material. Of these plant deliveries, approximately 62% (25 deliveries) will be going to the proposed greenhouse, the remaining deliveries are to other areas of Longwoods campus. The 25 deliveries to the greenhouse are anticipated to be split between tractor trailers (18 deliveries) and medium sized box trucks (7 deliveries). Please note that 25 deliveries are on average just over two deliveries per month; however, they tend to be clustered with more in early November, early January, and April/May.
 - c. In addition to these supply and plant deliveries, it is anticipated that UPS and/or FedEx will delivery one to four times per week.
 - d. Based on this data, it is anticipated that there will be supply and plant deliveries via tractor trailers up to three times per month to the greenhouse. Additionally, there will be daily deliveries via UPS or FedEx.
 - e. All loading/unloading of deliveries will occur at the loading dock on the southwest corner of the proposed building. Delivery trucks will enter the site from the proposed driveway at the

northwest, utilize the driveway to the west/southwest of the building and back into the loading dock. Since the November meeting, the proposed site layout has been re-evaluated to provide a means for the delivery trucks to exit in the same manner as they entered so that they do not need to circulate around the entire greenhouse structure to exit the site.

2. Another concern raised during the Planning Commission meeting had to do with odors and possible harmful airborne contaminants from the use of fertilizers, herbicides, and pesticides. These will all be used within the proposed greenhouse and are also currently used in and around the Nursery property.
 - a. Longwood Gardens will be storing less than 5% by volume of the IPM (Integrated Pest Management) products compared to their primary IPM facility on the main campus. There has never been a report of chemical odors around this existing IPM building and people that are regularly working in this area have never noticed any chemical odor outside the building. It is important to note that all IPM products will be stored within the proposed headhouse structure in contained rooms. Longwood Gardens implements best practices for storing and mixing of all its products in strict compliance with OSHA and EPA regulations.
 - b. Within the greenhouse, during pesticide/herbicide applications, all vents and exhaust fans are closed until the IPM products have fully settled on the plants. Vents and fans remain off for greater or equal to the time indicated on the product labels.
 - c. The new greenhouse will provide for more plants to be kept within the structure and therefore will reduce the amount of IPM products being utilized outdoors.
 - d. Longwood Gardens anticipates utilizing a new nighttime fogging technology, where products are applied late at night or very early in the morning in order to minimize exposure. Vents and exhaust fans are closed during this application.
 - e. Overall, Longwood Gardens IPM philosophy is the least toxic yet effective product. Biocontrol, insecticidal soaps and oils, and beneficial insects are regularly used and supplemented with chemical control measures.

Thank you for your continued attention to this project. Should you have any questions please do not hesitate to contact me at (610) 422-2459 or cpoterjoy@pennoni.com.

Sincerely,

Pennoni Associates Inc.



Christopher Poterjoy, PE
Project Engineer

cc: Gina Sinovich, Longwood Gardens
Brad Wilson, Bancroft Company
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