

July 12, 2021

To the members of Toll Brothers: Mr. Semon, Mr. Adelman

I respect your professional positions and I think you are decent people doing your jobs. Your company is consistently known for doing things one-way. *The Toll way*. And in doing things *the Toll way*, one could easily miss a *different way*. Or *another way*. And *another way* could potentially lead to a *better way*.

Page three of the Fiscal Impact Analysis in the Babbitt Report from August 2019 states the approximate sale of 317 units would be somewhere around \$250 million dollars. And that was two years ago. I grew up on a farm and there is a little saying I have always appreciated: *Little pigs get fed, big pigs get slaughtered*.

If Toll continues to pursue development plans for Crebilly Farm after being denied Conditional Use for a second time, then my hope for you is that you will do a better job by composing a *thoughtful* development plan, one that respects core Chester County values: open space, nature and history. This *can* be done. Instead of meeting *minimum requirements*, my hope for you is that you will strive to far exceed them. Instead of a development plan that destroys what is so valuable and further saturates an already over-saturated infrastructure, my hope for you is that you will do a better job by working with what is already here and preserving what can never be replaced.

People are who buy and live in the homes you build. *People* are what make a community. *People* here now and *people* not here yet are who need to be considered. Their health, their safety, their welfare. Their futures. Their children. Their children's children. *Your* children. What are you creating for *people*? Will it last forever? What will you leave behind for *people*? One day, all the *people* in this room will be long gone. What will your legacy be?

You have an opportunity. Please do not be numb to change. It is never too late to start doing a better job.

If not you, then who?

Sincerely,

Mindy Rhodes

www.CrebillyFarmFriends.com

July 12, 2021

To the Westtown Township Board of Supervisors:

For a second time, the fate of Crebilly Farm, this region of Chester County, the fate of our American history, surrounding nature, clean waterways and the safety, health and welfare of all of us and beyond, lies in the hands of the three of you. Thank you for your continued hard work, time and dedication to what I believe is the most significant battle this area has faced since the Battle of the Brandywine. Your unwavering resilience is giving courage to other municipalities to fight harder against the mass development brutally overtaking the very heart of our beloved Chester County.

The potential impacts of the proposed development of Crebilly Farm by Toll Brothers are staggering. The current application *Crebilly II* differs little when compared to the original application, *Crebilly I*, of which you, thankfully, denied Conditional Use in December of 2017. Yet again, the proposed plans from this developer are far too large for the infrastructure to bear and do not respect the values of Chester County or our National history. If these plans are implemented, the traffic impact, storm water impact, environmental impact and the loss of invaluable history will be catastrophic and permanent.

Past behavior is the best prediction of future behavior. There are recurring themes by this developer that have been stated in review letters from the county, PennDOT and other experts. While Toll Brothers may be meeting the letter of the law (or not), they are not meeting the intent of zoning and comprehensive plans. Incomplete and vague applications and lack of collaboration with municipalities are just some of the common traits from this developer. Toll Brothers counts on fulfilling the minimum requirements through the path of least resistance. They purposely count on other parties involved to grow weary from the daunting task of holding them accountable.

Please do not be yet another township that gives up and gives in. Your constituents deserve better than the development plans on the table. Chester County deserves better. Our American history certainly deserves better. It is your collective responsibility to hold this developer not to the *minimum requirements*, but to the highest standards! It is your responsibility to do everything in your power to mitigate this potential disaster. You may not be able to redirect the winds but you do have the power to adjust the sails. Please vote 'NO' to Conditional Use.

If not you, then who?

Sincerely,

Mindy Rhodes

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