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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 12, 2025

Jim Fry, Borough Manager
206 Main Street
East Greenville, PA 18041

Re: MCPC #25-0025-001
Plan Name: Gaudreau Lot Consolidation
East Greenville Borough
Situate:

Dear Mr. Fry:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 29, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Gregory and Rachel Gaudreau, are proposing to combine the lot of land upon which their single-family home is located (parcel ID # 06-00-03972-00-9) with an adjacent, undeveloped lot of land (parcel ID # 06-00-04028-00-7). No change of use or land development is proposed as part of this application.

RECOMMENDATION & CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment as we have found it to be generally consistent with the Upper Perkiomen Valley Regional Comprehensive Plan. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy

bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#25-0025-001) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

Timothy Konetchy, Senior Community Planner
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

c: Scott McMackin Sr, PE, LEED AP, Borough Engineer
Jessica Buck, District Manager, MCCD

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENT A. AERIAL IMAGE OF SITE



Gaudreau Lot Consolidation
MCPC#250025001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 50 100 200 Feet

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ATTACHMENT B. REDUCED COPY OF APPLICANT'S PROPOSED SITE PLAN

