

Chadds Ford residents speak out on Concord development

• Posted by [Rich Schwartzman](#) on October 21, 2025

Chadds Ford Township residents seem resigned to the fact that a commercial development is going to be built in Concord Township at its border with Chadds Ford at Route 202 and Ridge Road. However, some spoke out about provisions of the development as it has evolved.

The development has been controversial since it was first approved in Concord about 19 years ago, when the property was bought by Capano Management, and later, when it was purchased by Pettinaro Management, and now with its third owner, Retail Sites.

“[Chadds. Ford Township] is well known for our historical significance as well as our open space/conservation efforts. We feel strongly that these factors and the aesthetics of our unique community were ignored in these plans.” — Ellen Spoeher, Chadds Ford Township

One of the concerns of Chadds Ford residents is the proposed widening of Ridge Road. Those residents feel the widening will interfere with the rural character of the road. That widening is still part of the plan, but there are some new pieces to the puzzle. What’s new in the latest incarnation is the inclusion of a supermarket, a car wash, and a gas station. And it was those issues that Chadds Ford residents spoke out about during the Oct. 20 Concord Township Planning Commission meeting.

Leading off were Chadds Ford Township Supervisors’ Chairman Timothea Trigg and Vice Chairman Kathleen Goodier.

Trigg said one of her issues is the conditional use recommendation regarding the proposed car wash and its potential environmental impact.

“I’ve already submitted detailed comments in writing, and I thank you for the opportunity to do

so. In those comments, I outlined several conditions that would help safeguard our residents from the adverse impacts of the proposed car wash. Although all five are important, I would like to highlight the two that, I believe, are most critical. The annual third-party certification funded by the developer, verifying the continued performance of all stormwater, wastewater recycling, noise control, and spill prevention systems, with reports submitted to both Concord and Chadds Ford townships.”

She added that there should be a “five-year maintenance bond covering stormwater management, landscaping, and noise mitigation measures. I’m sure the stormwater plant will look good on paper, but if it’s not maintained properly, it needs to be monitored.”

Goodier also expressed some of the same concerns, but said, “We fully respect this parcel is in Concord, but because it sits right on our shared border, the impacts such as traffic, storm water, light pollution, noise, and basically any pollution, but we felt most directly by our task force residents.”

She also noted the increased traffic on Ridge and Ring Roads as people try to avoid the backups and the intersection of Routes 1 and 202, but that adding an entrance to the development of Ridge Road will only make matters worse.

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“We’re also concerned about downstream environmental effects. Runoff from this site ultimately reaches the Brandywine, and even small increases in pollutants or stormwater volume can have lasting impacts on our watershed. We simply ask that strong, enforceable environmental protections to be part of any approval to ensure this project does not compromise water quality on nearby homes.”

As for other residents of Chadds Ford Township, Hank Somer said, “Ridge Road is the lifeline and is the artery through Chadds Ford, and another 10 ancillary roads feed off this road. School buses travel here sometimes for up to an hour in transit time, and this disruption would cause delays and aggravation for the families and children...Chadds Ford will lose Rudge Road, and that’s not a good thing.”

He added that the underground tanks for the gas station would be too close to homes in the Ridings development of Chadds Ford, and the car wash could also cause some problems because solvents and cleaners would also have an impact with potential runoff into wells that are the only source

of water.

“The Ridge Road corridor is non-negotiable from our point of standing in Chadds Ford for new traffic patterns. The gas station is not approved as is and would be the other stopper from the residents of Chadds Ford for environmental and other concerns.”

He added that there are already nine food stores, three car washes, and five gas stations within five miles of Chadds Ford Township.

Ellen Spoehr, who lives on Ridge Road, also spoke, saying “[Chadds Ford Township] is well known for our historical significance as well as our open space/conservation efforts. We feel strongly that these factors and the aesthetics of our unique community were ignored in these plans.”

She noted that the developer wants to “pave over 69.9 percent of the entire property, wants to cut down 39.9 percent of the trees instead of the 20 percent maximum allowed.

Spoehr also said the car wash and gas station are not allowed, “yet [the developer is] betting on the fact that Concord Township will freely issue the required variances. Both should be removed immediately from this plan, given the parcel’s proximity to over 50 percent of all Chadds Ford homes that rely on private well water.”

(According to the Planning Commission, the applicant will need conditional use approval for the car wash.)

Other residents also spoke out about the traffic and potential negative environmental impact on the Chadds Ford Community. Several Concord Township residents spoke out, questioning whether the commercial development would have an impact farther south on Route 202 near Smithbridge Road.