

WELLSBORO PLANNING COMMISSION MEETING
January 27, 2010

CALL TO ORDER: Planning Commission Chairperson Ron Comstock called the meeting to order at 7:00 p.m. in the conference room of the John E. Dugan Fire Station-Municipal Building at 28 Crafton Street, Wellsboro, PA. 16901.

ROLL CALL: Planning Commission present was Ron Comstock, William Yacovissi, Richard Black, Lou Prevost, Sue Trescott, Gus Yargas and Council Member Rudolf Scharf.

VISITORS: Council President Joan Hart
Mr. Cleek - Charleston Township resident

PLEDGE TO FLAG: The pledge of allegiance to the flag was given by all present.

MINUTES: Lou Prevost made a motion to approve the minutes for the meeting of December 16, 2009, and the letter written to the Soldiers & Sailors Memorial Hospital, seconded by Gus Yargas, motion carried 6-0 Council Member Scharf is a non-voting member.

Ron Comstock informed the Commission, he had received a call from the hospital informing him the hospital has submitted a request for a grant, and had requested the Planning Commission sign the enclosed letter for the hospital showing support from the community. The Planning Commission members agreed to the support letter and Ron Comstock signed the letter.

NEW BUSINESS: ERNEST KENNEDY & BARBARA OLSEN SUBDIVISION ON PEARL STREET- The plan is to divide the house lot of 13.66 acres from the remaining 60 acres. Lou Prevost asked if there were any plans to sell any part of the large lot once the house lot has been divided off from the current property? Florence stated, as she understood the plan the sister, Barbara Olsen was going to have the house lot and the brother would have the land and nothing had been discussed about selling any other lots. Ron Comstock asked if the property had public sewer? Florence stated she had asked Teresa Marshall the water/sewer clerk and she had said the sewer did not go up to this property. Council President Hart said she had been to the property with Superintendent Dieffenbach and the public sewer line goes by the property however is not connected. Ron Comstock stated there is a letter from the county planner, which stated his approval if all permits has been issued, however they may need to have additional permits for a sewer system. Ron Comstock asked to have clarification on the sewer issue? He asked if the sewer line goes by a property doesn't the resident need to hook on to the public sewer? Ron Comstock stated that if there were any more subdivisions on this site it would be a major subdivision. Ron Comstock asked if the Borough has a right-of-way to Black Street? Mr. Cleek said it doesn't look as if Black Street has ever been a dedicated street. Lou Prevost made a motion to approve as submitted provided the property ever has a sewer problem they could connect to the public sewer,

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seconded by Richard Black motion carried 6-0. Council Member Scharf is a non-voting member.

IMPACT OF PUBLIC WATER SUPPLY FOR WELLSBORO & TIOGA COUNTY-
Lou Prevost informed the Commission he had attended a town meeting concerning the water quality for Wellsboro and Tioga County. He told the members the Wellsboro water supply is already potentially at risk due to the project near Antrim. He requested the Borough and the Wellsboro Municipal Authority take a proactive approach to know and keep updated on where the drilling is being done and the Borough needs to require inspections and regulations on where the drilling company is receiving water and how they will be disposing of the water from the property. Council President Hart informed the Commission members the Borough is testing the water daily. She said the council has asked Superintendent Dieffenbach to look for a meter to show anything getting in the water supply. Council President Hart said the Borough has taken photos of homes with septic tanks and gas tanks on their properties, which surround the borough's water supplies. Lou Prevost recommended the borough inspect the drilling itself or have Moody Associates, partner with the drilling companies. Ron Comstock said the borough has Pa. Rural Water Source Protection as a water quality advisor. Council Member Scharf stated the major concern for the Wellsboro Municipal Authority and the Borough Council is to protect the borough's water supply, if everyone is leasing his or her land. Lou Prevost said this is why the Borough needs to partner with a responsible company. Lou Prevost also recommended the Borough create a full-time position to hire an inspector. The funding could come from leases to pay for the position. Lou Prevost said the DEP representative at the town meeting stated it would be the responsibility of the local authorities. Council President Hart said the Borough could put limits and restrictions on what can be done. Council Member Scharf asked how the Borough would find this person and how would the Borough pay the million dollar bond? Lou Prevost said he might have the answer within a week. William Yacovissi asked if the Borough's zoning ordinance has any section, which would stop someone from drilling? William Yacovissi recommended the Borough write an ordinance to restrict drilling. Ron Comstock asked if Lou Prevost would be the Planning Commission representative? Lou Prevost said he would attend the next Municipal Authority meeting.

POSITVIE NOTE - Ron Comstock informed the Commission that Waste Mgmt. has withdrawn their application for municipal waste dumping at this time.

GUIDE FOR PLANNING COMMISSION REVIEW OF SUBDIVISION & LAND DEVELOPEMTN PROPOSALS - William Yacovissi passed out to the members of the Planning Commission a guide he had prepared for the steps necessary for the approval & review process for subdivision and land development.

ADJOURNED 8:45 p.m.