

JOINT PLANNING COMMISSION MEETING
CHARLESTON, DELMAR, DUNCAN & WELLSBORO
NOVEMBER 29, 2011

ATTENDANCE: Tioga County Planner- Jim Weaver, Charleston Township- Mike Carson, Trish Reese, Seth Weaver, Charleston Township Municipal Authority- Jon Banik, **Delmar Township-** James Regby, David Cleveland, Ken VanSant, Fred Kennedy, **Duncan Township-** Ron Johnson, **Wellsboro Borough Council-** Joan Hart-Council President, Rudolf Scharf, Council Member, **Wellsboro Planning Commission Members-** Ron Comstock, Bill Yacovissi, Richard Black, Lou Prevost, Wellsboro Superintendent Public Works- Mark Dieffenbach, Secretary Treasurer Sue Keck and Assistant Secretary Florence Martino.

Jim Weaver thanked everyone for attending the meeting. Jim Weaver said there were some real advantages to having a multi municipal plan. He stated at this time there are three areas in the county working on multi municipal plans. Lawrence Township, Lawrenceville Borough, Tioga and Tioga Borough, another is Richmond, Putman and Covington, and the third being Jackson, Rutland, Sullivan and Roseville Borough. Jim Weaver said each group is in various stages of implementation. Jim Weaver said when Wellsboro Borough asked him to assist with updating the comprehensive plan; he thought it would be a good place to plant the seed for a multi municipal plan with the surrounding townships. Jim Weaver said some of the advantages to a multi municipal plan are economic development, preservation of the environment and resources, fiscal savings and legal and political advantages. Jim Weaver said there are also tools available such as transfer of development rights, and specific plans so you would have shovel ready sites available. The GIS group at the county is willing to work with any municipality.

Jim Weaver then asked each person to introduce him or herself and tell which agency they represent and some expectation they hope to accomplish through working together. He asked Joan Hart to begin. Joan Hart Council President for Borough of Wellsboro, she said it would be nice to work together and hope the group could solve some of the problems and one problem being all of the dirt coming on to the roadways. Bill Yacovissi from Wellsboro Planning Commission hopes Jim Weaver could lean on Representative M. Baker for the pilot program and the traffic on the streets of Wellsboro. Jon Banik from Charleston Township Municipal Authority, Seth Weaver on Charleston Planning Commission hopes for education on the plan and have everyone on the same page working together, Trish Reese secretary for Charleston Township, is hoping for support and help in dealing with current and future issues. Mike Carson, Charleston Township Planning Commission hopes to know more about what is happening around the area. Sue Trescott a member of the Wellsboro Planning Commission hopes to solve current problems and not sure what will be coming to the area and working together so we are all heading in the same direction. Ken VanSant represents Delmar Planning Commission is glad to be working together. Dave Cleveland from Delmar said he was just listening. Lou Prevost a member of the Wellsboro Planning Commission and chairman for updating the comprehensive plan. Ron Comstock the chairman for the Wellsboro Planning Commission and is interested in listening to problems in the

surrounding townships. Richard Black a member of Wellsboro Planning Commission said he we are already missing some of the views and the peace and quiet that was Wellsboro. Vice Chairman for Delmar and a land surveyor said he came from Bucks County and what they were experiencing 15 years ago are now concerns for this area, Fred Kennedy a Delmar supervisor has concerns for the quality of life in this area. Rudolf Scharf member of the Wellsboro Borough Council he said he was concerned with the financial well being of Wellsboro, Mark Dieffenbach Public Works Superintendent for Wellsboro is here to listen to the concerns. Superintendent Dieffenbach said the wastewater plant services out to Whitneyville and the Y intersection in Charleston Township and down to the junction in Delmar Township. Superintendent Dieffenbach explained in the coming year Wellsboro will be entering a new phase to reassess the water entering the waste treatment facility. Superintendent Dieffenbach said they would be working with the townships to achieve this goal. Secretary Keck secretary/treasurer for the Borough of Wellsboro thanked everyone for attending and passed out a map from Jim Weaver showing the Wellsboro water supply.

Jim Weaver said one of the key components for the multi plan is the concern for the Wellsboro water supply. Jim Weaver said Brownlee is one of the primary water sources and the problems to create a second water source down near the junction. Jim Weaver said Wellsboro's municipal water system has water fields located in the two townships and it is important to protect the water supply and also the new water supply being developed in Delmar. The other part of the water supply is in the townships with many residents depending on water wells. Jim Weaver said the state has not addressed the concern about water well construction and well driller's certification, and this may become a concern. Jim Weaver said prior to the gas drilling half of the water supplies in Potter County were polluted in one-way or another. Jim Weaver said it was due to the wells being installed substandard and people not knowing how to install the wells. Jim Weaver said Mark Stevens was unable to be here tonight due to family illness and a death in his family. He extends his wishes that you can all work together especially with water supplies.

Jim Weaver said the map shows the Wellsboro water supply and the well in Duncan Township. Jim Weaver said the Source Water Protection Coalition started in Tioga County this spring and Joan Hart and Sue Keck are both on the committee. The committee is looking at the education implementation component. He stated it is difficult for individual municipalities to do that piece and we can share ideas for the source water protection plan. Jim Weaver said Wellsboro, Charleston and Delmar having zoning however Duncan does not have zoning.

Jim Weaver explained the Tioga County Source Water Protection Agency consists of nine municipalities or municipal authorities which have public drinking water and working on a source water protection plan. He stated they had been working monthly however in 2012 they may change to quarterly meetings. Jim Weaver said mark Stevens was involved in forming the committee and we are now looking at not only having county organizations but also extending to have a regional organization with Lycoming

County. Lou Prevost asked if they had or would consider having a website. Jim Weaver said this could be another opportunity.

Lou Prevost handed out packets to inform the townships what the Borough of Wellsboro had been working on to update the comprehensive plan. Lou Prevost said he would give a brief overview of the documents and then everyone could review the documents later.

Lou Prevost explained the first document defined what a comprehensive plan is and the components, which make up the plan. He said the second page describes the process a municipality needs to do to update the plan. The third item shows Wellsboro has an eleven-chapter plan. Lou explains the first chapter the committee worked on was chapter ten utilities due to the Brownlee water supply; the second concern was chapter four housing and the third concern is chapter 3 transportation. The next page outlines the borough's local objectives. And the next outlines the regional objectives and the last page is the five-point plan for safe water and the environment.

Lou Prevost asked if everyone could leave their email addresses so concerns and issues could be addressed at the next meeting. Lou Prevost said if the borough's website could be linked to the websites of the townships. William Yacovissi said he would be able to link a web page to the borough's site.

William Yacovissi asked Delmar to comment on what is happening in the township. Fred Kennedy said the different companies and the railroad are coming in and saying they are exempt from many things. He said the first compressor station was a nightmare however now they are beginning to respect the township He said Shell has been good at backing up the township. William Yacovissi said he had concerns about the railroad because it comes into Wellsboro near Charleston Street.

Ron,Comstock asked Jim Weaver if as a group if it would be stronger then working as separate units when faced with problems from the different groups coming into the area. Jim Weaver said the county can only review and comment. He said the enforcement issues should be addressed at the borough and township level. Jim Weaver said if you had a multi municipal plan then you could do multi municipal zoning and share the responsibility. Lou Prevost asked when they could have another meeting. Mike Carson recommended meeting once a month for 2012.

Mike Carson said the townships and municipality should work together. He said if someone comes in with a plan and said they need a certain number of edu's then we need to know how many the township is allocated and how that will impact the balance of the township. Superintendent Dieffenbach said each township has a number of edu's and they can't exceed the allocation. Superintendent Dieffenbach said at this time we have an abundant of water in the wastewater treatment plant. Superintendent Dieffenbach said when this is corrected there could be more growth in the townships. Superintendent Dieffenbach explained EPA has given the borough a 20-year window to correct the problem. Secretary Keck said each township has their amount and are permitted to use them as you want, however DEP requires you inform the borough each time you use

more of the edu's. Superintendent Dieffenbach said this information is all reported in an annual report.

Superintendent Dieffenbach requested assistance from the township supervisor's. He said Wellsboro had installed signs near the Wellsboro water supply areas at the head locations. Superintendent Dieffenbach said the signs state in case of a spill call 911. Superintendent Dieffenbach said the signs are being removed and are very important to the water supply. Superintendent Dieffenbach said the signs have to be re erected and need to be protected.

Jim Weaver asked everyone to get his or her concerns to either himself or Lou for the next meeting. Lou asked what would be a good night to have the next meeting. Wednesday is a good night as long as it is not the first or fourth Wednesdays. Jim Weaver said Sue Keck would create the email list of everyone attending.

Richard Black asked Jim Weaver if there is any funding available for a multi municipal plan. Jim Weaver said funds are being reduced however he would work on the funding side. Jim Weaver said the local and the regional plans could both have real useful tools. Jim Weaver said Shell has been good to the community, he said we may want to ask our new neighbors and friends to assist in the funding not just the Governor's Center.