

Halfmoon Township Planning Commission Meeting Minutes  
7:00pm June 16, 2009

Attendance: Lorin Nauman, Jordan Finkelstein, Bob Eberhart, Rob Brooks, and Larry Fennessey. Members Absent: Joe Tylka, John Stevens. Others present: Sebastian DeGregorio, CRPC, Greg Love, Zoning Officer; Dennis Thompson and Ed Heary, Thompson property; Becky Brooks, minute taker.

- I. Call to order- Chair Lorin Nauman called the meeting to order at 7:10 pm.
- II. **Minutes. Motion. Mr. Eberhart made a motion to accept the minutes of June 2, 2009. Mr. Finkelstein seconded. Vote 5-0.**
- III. Citizen's comments. None.
- IV. BOS meeting. Tabled until later in the meeting.
- V. Thompson subdivision. Mr. Thomson and Mr. Heary presented the planning module. The land tracts are being consolidated and then split up into 3 lots, 2 smaller lots (one-10.39 acres, and one 1.2 acres) where the existing farmhouses are, and a third lot of about 620 acres, where Mr. Thompson resides. Mr. Thompson then explained the history of the land.
  - A. In 1976 the Thomsons purchased 84 acres.
  - B. 1984- they bought 210 acres.
  - C. In 1986-87 they purchase the mountain land (40 acres)
  - D. Later, another 166 acres property (minus 18 acres)
  - E. Eleven acres were sold back to Mr. ThompsonThere are then 5 deeds, and in 2004 the Thomsons tried to put their land into Open Space Preservation, but due to conflicts with the Solicitor they withdrew their application.  
Now they are establishing 3 lots.
  1. The Bickle retirement home which is now 1 acre instead of 11 acres.
  2. The Bickle farm- 10.5 acres-, which will have a "no subdivision" clause.
  3. The residual property, which is 620 acres.There was a discussion about exemptions.  
There was a discussion about waivers. Mr. Fennessey will write a letter to the BOS regarding the following 3 waivers:
  1. No depiction of 5-foot vertical contour lines. No geographic database exists from which such detailed lines may be extracted.

2. No depiction of the 10-yard setback line around the 5 3/4 mile perimeter of the property, avoiding unnecessary clutter. Doing so would unnecessarily clutter the already extensively annotated, descriptive surveyor's maps.
3. Honor the existing historical monuments and markers, all 30 of which are clearly identified and have been photo documented. New corners and way points for each secondary parcel have been properly pinned with surveyor's stakes and GPS-based locations.

**Motion. Mr. Brooks made a motion to accept the 3 waivers as stated above. Mr. Fennessey seconded. Vote 5-0. The motion passes.**

There was a discussion about the scale of the map, which can be 1"=30 feet.

There was a discussion about the engineer's comments. Mr. Thomson and Mr. Heary will address the comments that the Engineer, Mr. Fransen, listed.

There was discussion of Mr. DeGregorio's comments, which will be addressed by Mr. Thomson and Mr. Heary. They will request a waiver that hatch lines for slopes over 25% be not added to the plan. This requirement is drawn from the Subdivision Rules, so a waiver could be granted.

There was discussion about showing the 100-foot buffers on the streams and ponds. Mr. Love said that according to the Township records, there are 5 ponds and 2 streams that need to be delineated on the map.

The potable wells need to be indicated as well as the 100-foot circle around each one.

Issue #8 was resolved, and # 9 will be inserted directly on to the map.

**Motion. Mr. Nauman moved to accept the replot with the corrections and send it on to the BOS with the corrections. Mr. Finkelstein seconded. Vote 5-0. The motion passed.**

#### IV. BOS Meeting.

- a. The BOS wants the PC to look at geothermal casing. Grout is required, casing is not. Mr. Brooks said the PC could look at the issue but they do not have the technical expertise to comment from a technical standpoint. Mr. Eberhart added that the Watershed Commission is writing an Ordinance, but he is not sure when that will be complete. He will find out tomorrow night at their next meeting. Mr. Brooks asked if the PC wants to make a quick fix to the problem. It may be required to grout a closed loop geothermal system. The issue was tabled until the next meeting.
- b. RVD. Rob gave a short powerpoint presentation. The questions that the BOS asked were accurate. Mark Stevenson said he would

run some numbers about the cost of purchasing development rights. The Ordinance can move forward because it states that the BOS can determine the price.

- c. Nuisance Ordinance- went forward to a public hearing.
- d. The Manager's Ordinance went forward as well.
- e. There was discussion about starting up a Farmers Market again. Mr. Finkelstein said that with Ways Farm intending to sell produce there might not be a need for a Farmer's Market.

VII. Wind Generation Proposal. There was considerable discussion about the Wind Generation Ordinance. Mr. Nauman asked why there is \$500.00 permit fee for windmills. Mr. Love said that the Ordinance says that fees for all permits are \$500.00; because that was the way the document was written. But the fee can be changed- reduced to \$25.00 - \$30.00 in a new ordinance. Mr. Brooks said that he would send his comments to Mr. Love by Friday. Mr. Nauman had some residential plans, including structural calculations, which he showed the PC. There is one at the Philipsburg DEP office that they are using as a test. Mr. Nauman said he thought the setbacks should be equal to the height of the tower, and that towers should range from 35-50 feet in height. Mr. Eberhart asked if he would want a neighbor to have 35-foot turbine next door. Mr. Nauman said that the small ones do not create flicker, and they make no noise at all. One major point of discussion was about selling power back to the grid and being removed from Clean and Green. The PC thinks this statewide policy needs to be changed. Mr. Love added that a landowner can only sell back to the grid if they are in light industrial or Ag zoning. The PC discussed briefly if the minimum acreage should be 5 acres, which would then prevent people on small lots from putting up a small wind turbine. Mr. Nauman said some installers require 1/2 an acre. Mr. Eberhart asked about the pros and cons of wind vs. solar. Mr. Nauman said there is not enough sun in this area for solar to be as effective, and solar panels are more expensive products.

The meeting was adjourned at 9:25pm.

Respectfully submitted,

Rebecca Brooks