

ATHENS TOWNSHIP PLANNING COMMISSION  
January 11, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 11, 2010 at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ty Reynard, Martha Brennan, Jim Watson, and Secretary, Elaine Daddona. Ed Reid, Zoning Officer, was unable to attend. Guests present were Ronald Ellers and Bruce Benish.

**Ronald G./Joyce M. Ellers #10-01**

Bruce Benish of Benish Surveying was present with applicant, Ronald G. Ellers, and submitted eight (8) copies of a survey dated December 20, 2009 for a three-lot subdivision located on Clinton Street, Lot 1C to become part and parcel to the adjacent lot of Richard T. and Mary Jo Hatch, zoned Commercial and Residential Urban, along with copies of Deed, and Narrative. Narrative states that the purpose of this subdivision is to separate the parent tract of 101,309.6998 square feet into three parcels. Lot 1A will be 61,406.4958 feet and contains outbuildings. Lot 1B will be 14,414.3203 square feet. Lot 1C which is 1,966.1346 square feet will become part and parcel to the adjacent lot of Richard T. and Mary Jo Hatch to form a single lot of 21,221.5023 square feet and contains a house. The residual parcel of 23,522.7492 square feet contains a storage building. This area is serviced by municipal water and sewer. Surrounding properties are residential and commercial. These parcels are in the Zone C Floodplain.

Check #2489 from Bruce Benish Surveying dated December 21, 2009 in the amount of One Hundred Fifty (\$150.00) Dollars for filing fees, along with Check #2490 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for review fee was received on the same date. The Bradford County Planning Office notified Athens Township that they could not locate the review fee check that had been forwarded to them, therefore, a replacement Check #2493 in the amount of Twenty-five (\$25.00) Dollars was issued by Bruce Benish Surveying and then forwarded to the Bradford County Planning Office for the review fee on January 6, 2010.

Motion by Clif Cheeks to review for preliminary and final plan approval, second by Ty Reynard, and motion was unanimously carried. A checklist was completed and the following deficiencies were noted:

1. Narrative needs to be changed to indicate no house is located on Lot 1A.
2. Sewer line designation needs to be added to the legend on the survey map.
3. Needs to show where water and gas lines are located on the survey map.
4. Acknowledgment statement on the survey map needs to be signed or initialed by surveyor.
5. Needs to submit "will serve" letters from the utility companies.
6. Needs to note the pavement widths on the survey map.

COMMENT: Surveyor needs to put zoning designations on the map.

Motion by Clif Cheeks, second by Martha Brennan to recommend preliminary/final plan approval contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on January 27, 2010 and motion was unanimously carried.

#### **Election of Officers**

Motion by Jim Watson, second by Martha Brennan to retain the present officers, Scot Saggiomo for Chairman and Clif Cheeks for Vice Chairman for the year 2010, and motion was unanimously carried.

Elaine Daddona stated that the number stated in the December minutes for the DeCristo land development should have been #09-13 and would need to be corrected. Motion by

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Martha Brennan to approve the minutes of December 7, 2009 with the minor correction, second by Ty Reynard, and motion unanimously carried.

Correspondence was reviewed.

Regular Supervisors mtg. - Jan. 27, 2010 - 7:00PM  
Regular Planning Comm'n mtg. - Feb. 1, 2010 - 7:00PM

Motion by Ty Reynard, second by Martha Brennan to adjourn at 8:00PM, and motion was unanimously carried.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
Workshop Session  
February 23, 2010

The Workshop Session of the Athens Township Planning Commission was held on Tuesday, February 23, 2010.

Present: Scot Saggiomo, Clif Cheeks, Martha Brennan, and Zoning Officer, Ed Reid.

Workshop was to review the Nomac Housing and Training Facility application for a land development.

Motion by Clif Cheeks, second by Martha Brennan to send another letter to the Athens Township Supervisors concerning the Conditional Use Application, correcting the recommendation regarding proposed parking in the development as follows:

- 1) **All proposed parking be permanent in all areas of the development.**
- 2) Need a buffer plan by the water retention basin on the east side;
- 3) Need to expand the fence line to include the ball field area and all other recreational areas within the complex.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
Special Meeting  
March 15, 2010

A special meeting of the Athens Township Planning Commission was called to order on Monday, March 15, 2010, at 2:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Martha Brennan, Ty Reynard, Zoning Officer Ed Reid, and Secretary, Elaine Daddona. James Watson was unable to attend. Sign-in sheet was available for all others present.

**Nomac Housing and Training Facility #10-03**

David Young, Engineer for Larson Design Group was present on behalf of the developer, Chesapeake Energy Corporation with a Site Plan which had been received by Athens Township on February 16, 2010. At the regular meeting of the Planning Commission on March 1, 2010 it was determined that before a review of the Land Development could proceed, a review of an outside Engineer would be required and William Schneider, P.E. of CEI Engineers was contacted for this review. Mr. Schneider was present at this meeting to proceed with a review with the Planning Commission. Mr. Young had been forwarded a letter by E-Mail from CEI Engineering dated March 10, 2010 listing the findings of the review for compliance with the Athens Township Zoning Ordinance and Subdivision and Land Development Ordinance, and that letter is hereby attached to these Minutes with the responses of Mr. Young to the deficiencies and comments which were found.

Andy Silvanic, representative of Aqua Pennsylvania, was present at this meeting and commented during the review of the Plan. Athens Township Fire Chief, William Kneebone, arrived later in the meeting to comment on the Plan for the Fire Company and agreed to submit a letter with his recommendations.

Chairman, Scot Saggiomo, reminded Mr. Young that the retainer fee of \$1,500.00 for the Engineer review by Mr. Schneider was unpaid and should be paid as soon as convenient.

Following the review, Clif Cheeks commented to Mr. Young that the Planning Commission would not be able to

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make its recommendation to the Supervisors for their meeting on March 31, 2010 due to the fact that there was not sufficient time to advertise and have another meeting of the Planning Commission to review a revised Plan once the corrections were made. It was agreed that Mr. Young would submit a revised Plan, forward it to Mr. Schneider for his review, and that it would be reviewed by the Planning Commission at their Workshop meeting to be held on March 30, 2010. He would then submit the Plan at the regular meeting of the Planning Commission to be held on April 5, 2010. If a recommendation could be made at that time, it was anticipated that possibly the Supervisors would agree to have a special meeting to approve the Land Development.

The meeting was adjourned at 4:20PM due to the fact that no other business to discuss.

Respectfully submitted,

Elaine J. Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
April 5, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 5, 2010, at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Martha Brennan, Ty Reynard, James Watson, Zoning Officer Ed Reid, and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

**Nomac Housing and Training Facility #10-03**

Dave Young, Engineer for Larson Design Group was present on behalf of the developer, Chesapeake Energy Corporation with a revised Site Plan which had been received by Athens Township on March 30, 2010. The Planning Commission reviewed the letter from William Schneider, Township Review Engineer, dated March 24, 2010 and the responses of Dave Young dated March 26, 2010. The letters are hereby attached to these Minutes for reference. A letter dated April 1, 2010 from Sweetland Engineering & Associates, Inc. to the Athens Township Authority was submitted with their comments regarding this development, was reviewed with the Planning Commission, and is hereby attached for reference.

Check #076238 from Larson Design Group in the amount of Three Thousand Seven Hundred (\$3,700.00) Dollars was received for the filing fee for the land development on February 18, 2010 along with Check #076241 in the amount of Twenty-five (\$25.00) Dollars on the same date made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks, second by Ty Reynard to review the Plan for preliminary plan approval, motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Lack of eight (8) copies of Site Plan.
- 2) Lack of signatures on the Site Plan.
- 3) Lack of Improvement Guarantee Agreement and Financial security.

- 4) Lack of NPDES Permit.
- 5) Lack of Township Driveway Permit.
- 6) Lack of Athens Township Authority approval letter.
- 7) Lack of Athens Township action on Waiver request regarding sidewalks.

Motion to recommend Preliminary Plan approval to the Athens Township Supervisors at their meeting to be held on April 28, 2010 contingent upon resolution of the deficiencies, and motion unanimously carried.

**Athens Area School District/District Administration Office**  
**#10-04**

Sam Scarantino of Quad Three Group, Inc., Engineer for the Athens Area School District Administration Office project, presented eight (8) copies of survey map dated March 15, 2010 and received by the Township on March 22, 2010. Mr. Scarantino explained that the School District Owns two residential sites and proposes to divide the lots in order to meet lot requirements for a subdivision and add these lots to the Harlan Rowe site to construct District Administration Offices. He stated one residence is occupied by the present Tax Office which will be abandoned when the new Administration Offices are built, and the other residence is unoccupied. There is no plan to remove the residences at this time and will leave them unoccupied following construction of the new building. This is a two-lot subdivision making portions of each lot part and parcel to the existing School property.

Check #1040222 from the Athens Area School District dated March 22, 2010 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer's Office was received for the review fee on March 23, 2010. The fee for filing the subdivision has been waived by the Athens Township Supervisors.



Motion by Ty Reynard, second by Jim Watson to review the subdivision for preliminary/final plan approval, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Lack of eight (8) corrected copies of the Subdivision Preliminary/Final Site Plan.
- 2) Lack of corrected Title Page for the Plan.
- 3) Lack of raised seal of the surveyor on the Plan.
- 4) Lack of corrected page numbering on the Plan.
- 5) Lack of original ink signatures on the Plan.
- 6) Lack of letter of surveyor stating the pins have been set.
- 7) Lack of revised Project Narrative.
- 8) Lack of corrected numbering of the lots on the Plan.
- 9) Lack of a "will serve" letter from Penelec.

Motion by Ty Reynard, second by Clif Cheeks to recommend preliminary/final plan approval to the Athens Township Supervisors for their meeting on April 28, 2010 contingent upon resolution of the deficiencies, and motion unanimously carried.

**Athens Area School District/District Administration Office**  
**#10-05**

Sam Scarantino of Quad Three Group, Inc., Engineer for the Athens Area School District Administration Office project presented eight (8) copies of survey map dated March 15, 2010 and received by the Township on March 22, 2010 for a land development located on Lilley Avenue.

Check #1040221 from the Athens Area School District dated March 22, 2010 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer's Office was received for the review fee on March 23, 2010. The fee for filing the land development has been waived by the Athens Township Supervisors.

Motion by Jim Watson, second by Ty Reynard to review the land development for preliminary plan approval, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Lack of eight (8) corrected Preliminary Site Plan.
- 2) Lack of corrected Title Page for the Plan.
- 3) Lack of raised seal of the surveyor on the Plan.
- 4) Lack of original ink signatures on the Plan.
- 5) Lack of letter of surveyor stating the pins have been set.
- 6) Need to add "FO" for fiber optic to the legend on the Plan.
- 7) Need to list acreage along with square footage on all pages of the Plan.
- 8) Lack of a "will serve" letter from Penelec.

Motion by Martha Brennan, second by Clif Cheeks to recommend preliminary plan approval to the Athens Township Supervisors for their meeting on April 28, 2010 contingent upon resolution of the deficiencies, and motion unanimously carried.

Motion by Clif Cheeks, second by Martha Brennan to approve the minutes of March 1, 2010 and March 15, 2010 as read, and motion unanimously carried.

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Chairman Scot Saggiomo adjourned the meeting at 9:58PM  
as there was no further business to discuss.

Regular Supervisors mtg. - Apr. 28, 2010  
Regular Planning Comm'n mtg. - May 3, 2010

Respectfully submitted,

Elaine J. Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
May 3, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 3, 2010 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ty Reynard, and Secretary, Elaine Daddona. Ed Reid, Martha Brennan and James Watson were unable to attend. Sign-in sheet was available for all others present.

**Industrial Electronics, Inc. - Zoning review**

Thomas Conway, co-owner of Industrial Electronics, Inc. was present for a review by the Planning Commission concerning a zoning application for a Special Exception filed on April 12, 2010 for hearing by the Athens Township Zoning Hearing Board. The reason for requested relief is as follows: Industrial Electronics is a privately owned two-way wireless communications company based in Scranton, PA and wishes to install, operate and maintain a communications facility on a Weaver Road property. A parcel of at least 60 feet by 60 feet is required. The facility will serve IE's and their customers' transmitter equipment and shall consist of one 160 foot self-support tower, necessary antennae and dishes and a communications shelter at the base of the tower. The application was referred to the Planning Commission by the Zoning Hearing Board for comment prior to any hearing on the matter.

After discussion and review of the material presented by Mr. Conway which included a photocopy of the FCC Registration and Antenna Structure Registration, Clif Cheeks asked Mr. Conway how the tower would be bolted and he explained that he had submitted drawings of how that would be done. He was also asked if there would be a fenced-in area and he stated there would be. Clif told Mr. Conway he would need to submit more specific drawings to the Zoning Hearing Board, and he was encouraged to read over Zoning Ordinance Section 432 prior to appearing before the Zoning Hearing Board. He was given photocopies of this section to review. There was no adverse comment of the Planning Commission regarding this application.

**Janice L. Delaney #10-06**

Bruce Benish of Benish Surveying was present along with the owner, Mrs. Delaney and the purchasers, Mr. & Mrs. Michael Dinich. Mr. Benish submitted (8) copies of a survey map dated April 19, 2010 for a one-lot subdivision located on Orange Hill Road, Lot 6A to become part and parcel to the adjacent lot of Michael Dinich, and zoned Agricultural. Narrative states the purpose of the subdivision is to divide the parent tract of 18.0068 acres into two parcels. The subdivided parcel Lot 6A of 1.8 acres will become part and parcel to the adjacent lot of Michael Dinich to form a single lot of 13.8096 acres. This lot contains a house, well and on-lot septic system Permit #S05361 dated June 21, 2001. The residual parcel of 16.2068 acres was tested November 2001 for an on-lot septic system. Surrounding areas are residential/agricultural. Mr. Benish stated that he had not received anything back yet from Bradford County Sanitation regarding sewage approval.

Check #2505 from Bruce Benish Surveying dated April 19, 2010 in the amount of One Hundred (\$100.00) Dollars was received for the filing fee, along with Check #2506 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review for preliminary/final plan approval, second by Ty Reynard, and motion unanimously carried. A checklist was completed and the following deficiency was noted:

1. Lack of Form "B" from Bradford County Sanitation regarding sewage planning.

Motion by Clif Cheeks to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on May 26, 2010 contingent upon resolution of the deficiency, second by Ty Reynard, and motion unanimously carried.

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Motion by Clif Cheeks to approve the minutes of April 5, 2010 as read, second by Ty Reynard, and motion unanimously carried.

As there was no further business to discuss, motion by Clif Cheeks to adjourn the meeting at 8:32PM, second by Ty Reynard and motion unanimously carried.

Correspondence was reviewed.

Regular Supervisors mtg. - May 26, 2010 - 7:00PM  
Regular Planning Comm'n mtg. - June 7, 2010 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
June 7, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 7, 2010 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, James Watson, Ty Reynard, Martha Brennan and Secretary, Elaine Daddona. Ed Reid was unable to attend. Sign-in sheet was available for all others present.

**Tracy Sutton - Sketch Plan review**

Tracy Sutton of 5224 Mile Lane Road was present for a review by the Planning Commission concerning a sketch plan for a proposed land development for Suttys Inc. Grille and Tavern to be located on Murray Creek Road on a parcel owned by Mr. Sutton. He stated the parcel contains approximately seventy-five (75) acres with an existing 28 by 80 foot building which he intends to convert into a restaurant/bar containing 1,680 square feet. The parcel is zoned Residential. Sketch Plan presented was prepared by Joel B. Christian, P.E. and he was unable to be present for the review.

The sketch plan was reviewed by the Planning Commission with the following recommendations:

1. A Zoning application for a Use Variance would be required from the Zoning Hearing Board in order to proceed due to the zoning classification of the parcel.
2. Will require eighteen (18) total parking spaces to include one (1) handicapped space of the required 10 by 20 size.
3. Will need the parking area paved.
4. Will need approval from Bradford County Sanitation.
5. Will need a permit from PA Dept. of Environmental Protection.

6. Will need approval from Athens Township Code Inspections for the building construction.

7. Will need a more detailed Site Plan to include Storm water and Erosion & Sedimentation Plans.

8. Should consider making the development part and parcel to the property so that the driveway is on site with the building.

9. The Preliminary Site Plan requires a raised seal of the surveyor and original ink signatures.

Mr. Sutton was given a copy of the Athens Township Subdivision and Land Development Ordinance and advised to follow the instructions for formal submittal of an application for the land development. He was also given a copy of the Athens Township Planning Commission checklist for a land development application.

Motion by Clif Cheeks to approve the minutes of May 3, 2010 as read, second by Ty Reynard, and motion unanimously carried.

As there was no further business to discuss, motion by Ty Reynard to adjourn the meeting at 7:40PM, second by Jim Watson and motion unanimously carried.

Correspondence was reviewed.

Regular Supervisors mtg. - June 30, 2010 - 7:00PM  
Regular Planning Comm'n mtg. - July 12, 2010 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary



ATHENS TOWNSHIP PLANNING COMMISSION  
July 12, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 12, 2010 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, James Watson, Ty Reynard, Martha Brennan, Ed Reid, Zoning Officer and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Meeting was called to order by Chairman, Scot Saggiomo at 7:02PM.

**Dandy Mini Mart - Greens Landing #10-08**

Dave Young of Larson Design Group was present on behalf of the owner, Randy Williams, regarding a Preliminary Site Plan land development application dated June 23, 2010 for an addition to the existing convenience store of approximately 1,259 square feet located on Wolcott Hollow Road and State Route 220 in Greens Landing, zoned Rural Center. Mr. Young explained that this was a restructuring of the building to offer more and better products, that the parking and access was inadequate and would be changed. Bathrooms would be added as well. He also stated that they had been to the Athens Township Zoning Hearing Board regarding variances for the required setbacks which establish buffer distances, and the required number of parking spaces for which the Zoning Hearing Board approved the project as revised and permitted the larger footprint of building size. A privacy fence along the property line would be added, and there would be no utility expansion. Drywells will be added for storm water management. Mr. Young stated the impervious surface is less than one acre so no NPDES Permit would be required. Erosion and Sedimentation sketch plan had been submitted to Bradford County Conservation and an E-Mail correspondence dated November 10, 2009 from Jason Petlock was submitted that stated "no permits would be necessary from the PA Department of Environmental Protection nor the US Army Corps of Engineers and also with regard to Chapter 105 issues. This correspondence also stated that the provided construction drawings, in addition to the Floodway and FIRM

Maps, coupled with the FEMA Flood Study elevations all indicated no impacts or disturbances within the Floodway nor the 100 year Floodplain Boundaries." Ed Reid stated that he had spoken with Brad Cummings from the Bradford County Conservation District after reviewing the Preliminary Site Plan and he strongly recommended that the Planning Commission require Larson Design Group to submit a full Erosion and Sedimentation Plan for approval from the Bradford County Conservation District.

Check #0136574 dated June 24, 2010 in the amount of Two Hundred (\$200.00) Dollars from Dandy Mini Marts, Inc. was received for filing fee, along with Check #0136576 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was received for review fee.

The Planning Commission reviewed the Site Plan with Mr. Young, and they felt that they were too many deficiencies with the Plan as presented to move forward with a formal review to make a recommendation to the Supervisors at this time. The Planning Commission also stated that this Plan would be reviewed by another Engineer and a retainer fee of \$1,500.00 Dollars from the applicant would be required for this review. He was asked to make the corrections and re-submit the Plan.

**Robert/Thomas Conway t/a Industrial Electronics #10-09**

Bruce Benish of Benish Surveying was present with Thomas Conway of Industrial Electronics with a survey dated June 28, 2010 for a land development application to construct a Communications Tower to be located at Round Top Park off Bobcat Road, zoned Public/Semi Public District. An eight foot (8 ft.) fence is proposed to be placed around the tower. A proposed Site Land Lease Agreement with Athens Township was submitted for this construction. Mr. Conway had applied to the Athens Township Zoning Hearing Board for a special exception to install, operate and maintain a communications facility and erect a 160-foot self-support tower, antenna dishes and a communications shelter at the base of the tower. The special exception was approved by the Zoning Hearing Board on May 25, 2010 to

include approval of the height of the tower from 150 feet to 160 feet contingent upon demonstrating the FAA requirements and an engineering plan for the tower. Also at the time of the issuance of the building permit from Athens Township, the owner would need to produce a valid, current FCC license and proof of liability insurance.

Check #2517 from Bruce Benish Surveying dated June 28, 2010 in the amount of One Hundred (\$100.00) Dollars was received for the filing fee along with Check #2518 in the amount of Twenty-five (\$25.00) made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review the Plan for Preliminary Plan approval only, second by Martha Brennan, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to note acreage along with square footage on the Plan.
- 2) Need to show twenty foot (20 ft) driveway easement on the Final Plan.
- 3) Need to show eight foot (8') fence on the Plan.
- 4) Need engineering plan for the Tower.
- 5) Need "will serve" letter from the Electric Company.

Motion by Clif Cheeks, second by Ty Reynard to recommend Preliminary Plan approval only, contingent upon resolution of the deficiencies, to the Supervisors at their meeting on July 28, 2010 and motion unanimously carried.

**Ronald E./Roxann E. Callear #10-10**

Bruce Benish of Benish Surveying was present along with the applicants, Ronald and Roxann Callear, for a land development application for a proposed expansion to the Callear R & R Barbecue property located on Winslow Street, zoned Commercial. Survey dated June 28, 2010 by Benish

Surveying was submitted. A construction drawing prepared by James R. Frandsen and dated June 28, 2010 was received by Athens Township on July 6, 2010 for the new addition.

Check #2515 from Bruce Benish Surveying dated June 28, 2010 in the amount of One Hundred (\$100.00) Dollars was received for filing fee, along with Check #2516 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Motion by Martha Brennan, second by Ty Reynard to review for preliminary/final plan approval, and motion was unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to provide a Narrative for the project.
- 2) Need a Waiver from the Supervisors for the gravel parking area.
- 3) Need to note the size and location of all sewers and water mains on the Plan.
- 4) Need letter from the Athens Township Sewer Authority regarding the increased usage.

NOTE: Need Waiver of the Supervisors regarding the gravel parking area and the marking of the spaces.

Motion by Ty Reynard, second by Jim Watson for Preliminary/final plan approval, contingent upon resolution of the deficiencies, to the Supervisors for their meeting on July 28, 2010 and motion unanimously carried.

Motion by Ty Reynard to approve the minutes of June 7, 2010 as read, second by Jim Watson, and motion unanimously carried.

As there was no further business to discuss, motion by Chairman Scot Saggiomo to adjourn the meeting at 9:00PM.

Correspondence was reviewed.

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Regular Supervisors mtg. - July 28, 2010 - 7:00PM

Regular Planning Comm'n mtg. - August 2, 2010 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
September 13, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 13, 2010 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, James Watson, Ty Reynard, Ed Reid & Laurie Bowen, Zoning Officers, and Secretary, Elaine Daddona. Martha Brennan was unable to attend. Sign-in sheet was available for all others present.

**Karen L. Lamphere #10-11**

Bruce Benish of Benish Surveying was present along with the owner, Karen L. Lamphere, for a one-lot subdivision, Lot 1A to become part and parcel to the adjacent lot of Karen L. Lamphere located on Murphy Road. Survey was received on August 23, 2010 by Athens Township. Narrative states the purpose of this subdivision is to divide the parent tract of 1.8968 acres into two parcels. The subdivided parcel Lot 1A containing 0.5076 acres will become part and parcel to the adjacent lot also owned by Karen L. Lamphere to form a single lot of 1.3892 acres. This lot contains a house, well and on-lot septic system. The residual parcel contains a house, well and on-lot septic system. Surrounding areas are residential/agricultural.

Check #2531 dated August 23, 2010 in the amount of One Hundred (\$100.00) Dollars from Bruce Benish Surveying was received for filing fee, along with Check #2532 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer received for review fee.

Motion by Ty Reynard, second by Jim Watson to review the plan for preliminary/final plan approval, and motion was unanimously carried. A checklist was completed and no deficiencies were noted. There were, however, two comments to the Supervisors as follows:

COMMENTS: 1) Existing lot was non-conforming, and the new lot will remain non-conforming. 2) Topographic contours are shown at 500 scale.

Motion by Jim Watson to recommend preliminary/final plan approval to the Supervisors at their meeting on September 29, 2010, second by Ty Reynard, and motion unanimously carried.

**Borough of Sayre #10-12**

Christopher Iachini of Larson Design Group was present with a survey plan dated August 17, 2010 for a one-lot subdivision (formerly the Blue Swan Airport) located on Mile Lane Road. The Borough of Sayre is the property owner, and there was no one present to represent the Borough of Sayre nor a Power of Attorney from the owner so that the Planning Commission could proceed with a formal review of the plan submitted. Therefore, Chairman Saggiomo stated that the plan would be reviewed as a sketch plan only.

It was noted by the Planning Commission as follows:

- 1) The scale is 150' per inch and should be 100' per inch. It was suggested that a cover page with the information be done and the plan placed on a separate sheet.
- 2) The building setbacks appeared to be stated incorrectly.
- 3) The names of property owners are not listed on the south side, and some small parcels on the west.
- 4) There was no date on the plan when the pins were set.

Following this review, it was determined that a special meeting of the Planning Commission would need to be scheduled for Monday, September 20, 2010 at 7:00PM to formally review the revised Plan of the applicant for recommendation to the Supervisors.

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Correspondence was reviewed.

Motion by Ty Reynard to approve the minutes of July 12, 2010 as read, second by Clif Cheeks, and motion unanimously carried.

As there was no further business to discuss, motion by Ty Reynard, and second by Chairman Scot Saggiomo to adjourn the meeting at 8:38PM.

Joint Board mtg./Planning/Zoning - Sept. 14, 2010 -  
7:00PM  
Special Planning Comm'n mtg. - Sept. 20, 2010 -7:00PM  
Regular Supervisors mtg. - Sept. 29, 2010 - 7:00PM  
Regular Planning Comm'n mtg. - Oct. 4, 2010 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary



ATHENS TOWNSHIP PLANNING COMMISSION  
Special Meeting  
September 20, 2010

A special meeting of the Athens Township Planning Commission was called to order on Monday, September 20, 2010 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, James Watson, Ty Reynard, Laurie Bowen, Zoning Officer, and Secretary, Elaine Daddona. Martha Brennan was absent. Sign-in sheet was available for all others present.

**Borough of Sayre #10-12**

Christopher Iachini of Larson Design Group presented a revised survey plan dated September 16, 2010 for a one-lot subdivision (formerly the Blue Swan Airport) located on Mile Lane Road. A corrected Project Narrative was submitted which states that this project proposes a simple subdivision on lands of the Borough of Sayre, locally known as the Blue Swan Airport. The parent tract of land consists of approximately 71.2 acres as described in Deed Book 440, Page 403 and in Deed Book 481 at Page 366. It is the Borough's intent to subdivide to Chesapeake Energy all of the lands east of Lamoka Road. The proposed lot is bordered on the north by lands of Raven Holding Company, on the east by lands of Gross, Sprague and Lubin, on the south generally by Mile Lane Road, and on the west generally by Lamoka Road. This proposed lot contains 55.7754 acres. The Borough will retain the remaining lands west of Lamoka Road, approximately 15.4 acres. An executed Power of Attorney from the Borough of Sayre to Christopher Iachini, P.L.S. of Larson Design Group dated September 17, 2010 was received along with the plan.

Check#077958 in the amount of One Hundred twenty-five (\$125.00) Dollars from Larson Design Group, Inc. was received on August 26, 2010 for the filing fee for the subdivision along with Check #077961 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the Bradford County Planning review fee and received on the same date.

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Motion by Clif Cheeks, second by Ty Reynard to review for preliminary/final plan approval, and motion unanimously carried. A checklist was completed and no deficiencies were found.

Motion by Ty Reynard, second by Jim Watson to recommend preliminary/final plan approval to the Supervisors for their meeting on September 29, 2010, and motion unanimously carried.

Motion by Clif Cheeks, second by Jim Watson to approve the minutes of September 13, 2010 as read, and motion unanimously carried.

As there was no further business to discuss, motion by Ty Reynard, and second by Jim Watson to adjourn the meeting at 7:35PM.

Regular Supervisors mtg. - Sept. 29, 2010 - 7:00PM  
Regular Planning Comm'n mtg. - Oct. 4, 2010 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
October 4, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, October 4, 2010 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, James Watson, Ty Reynard, Martha Brennan, Ed Reid and Laurie Bowen, Zoning Officers and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

**Dandy Mini Mart - Greens Landing #10-08**

Dave Young of Larson Design Group was present on behalf of the owner, Randy Williams, and submitted a revised Preliminary Site Plan received by the Township on September 20, 2010 for a land development located on Wolcott Hollow Road and State Route 220, zoned Rural Center District. The initial Site Plan had been submitted at the July 12, 2010 meeting of the Planning Commission but was not formally reviewed due to the amount of deficiencies. The plans were reviewed by William Schneider of CEI Engineering Associates, Inc. as the review Engineer for Athens Township Supervisors due to the recommendation of the Athens Township Planning Commission. A revised Preliminary Site Plan from Larson Design Group dated July 14, 2010 was forwarded to the review Engineer on July 22, 2010. A revised Project Narrative was received by the Township on September 20, 2010 and stated that this project proposes an addition of approximately 1,259 square feet to an existing convenience store. Additional paved parking spaces will be provided on the western side of the project. Access to the site will be gained through the existing entrances on both Wolcott Hollow Road and SR 220. Boundary and topography based on a survey performed by Butler Land Surveying, Inc. Larson Design Group assumes no responsibility for the accuracy or sufficiency of this information. Storm water runoff will be directed towards drywells as noted on the plans. Documents also received on that date are as follows: Response letter; revised Cost Estimate; Elevation Certificate; copies of Zoning Hearing Board Decisions dated November, 2009 and June, 2010; revised Erosion and Sediment Report; Operations and Maintenance Agreement, and Infiltration Report.

Comments from William Schneider, P.E. of CEI Engineering Associates regarding any deficiencies that remained from his review were submitted by Ed Reid, Zoning Officer, at this meeting for the consideration of the Planning Commission.

Motion by Ty Reynard, second by Clif Cheeks for preliminary plan review, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Page C3 of the Preliminary Site Plan will note that the chain link fence will have privacy slats.
- 2) Need to provide plant schedule for site planting.
- 3) Need Owner's and Engineer's signatures on the Plan.
- 4) Need to obtain/provide permit from the Bradford County Conservation District.

COMMENT: Need to provide Township update on stream bank restoration discussions with the Bradford County Conservation District (per response number 37 in Larson Design Group letter dated September 20, 2010).

Motion to recommend preliminary plan approval by Ty Reynard, contingent on resolution of the deficiencies, second by Jim Watson, to the Supervisors at their meeting on October 27, 2010, and motion unanimously carried.

#### **Tennessee Gas Pipeline Pipeyard - Sketch Plan Review**

Tim Hanson of Goshen, New York was present as Agent for the Tennessee Gas Pipeline Company with an application for review of a land development located at the Road "B" Valley Business Park on lands of Masco Retail Cabinet Group, LLC. A proposed Lease Agreement with Masco and Tennessee Gas Pipeline Company was submitted along with a legal description of the premises. Also submitted was a 300 Line Project Pipe Yard Layout for Pipe Yard 317-4,

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ATHENS TWP. PLANNING COMM'N

October 4, 2010

dated August 10, 2010 and prepared by Tennessee Gas Pipeline, a photocopy of a survey prepared by Joyce Surveying & Mapping Associates dated June 18, 1999 which shows the 30-acre parcel involved in this project, and these documents were received by the Township on September 17, 2010. On October 4, 2010 a statement of Christopher Michaud, a registered professional land surveyor, was received stating that this was not a subdivision of the existing lands and not considered a new land development. Also submitted on this date was a Traffic Flow Sketch and Pipe yard Traffic Flow. Ed Reid, Zoning Officer, had E-mailed a list of documents to Mr. Hanson which would need to be provided to move forward with a formal review of the land development by the Planning Commission. Mr. Hanson stated that since there would be no construction of buildings, and that no soil would be taken off the site, that it was felt the documentation would not be needed. He stated this was a pipe yard for temporary storage of the pipes and an area to concrete coat the pipe. A temporary construction trailer would be on the site and silt fencing around the entire perimeter.

Check #05388 in the amount of One Hundred (\$100.00) Dollars from Tennessee Pipeline dated September 17, 2010 was received for filing fee.

A sketch plan review was made of the documents submitted. Clif Cheeks questioned the silt fence enclosing the parcel and whether or not this would be a safe alternative. Mr. Hanson asked what kind of fencing then would be recommended, and it was agreed that it should be six (6) foot chain link fencing. It was felt that the plans submitted were also incomplete and Mr. Hanson was directed to submit the documents which are required by the Subdivision and Land Development Ordinance of Athens Township for a land development, and to contact the Bradford County Conservation District regarding the proposed project to see if any permits will be required. The dates of submission for the next meeting of the Planning Commission and the workshop prior to the meeting were given to Mr. Hanson, and he was instructed concerning the fact that the Planning Commission makes a

recommendation to the Supervisors prior to their consideration for approval.

**William C./Lori Sutton - Mile Lane Road**

William Christopher Sutton, Bruce Benish, Surveyor, and Attorney Jonathan Foster, Jr. were present regarding Mr. Sutton's application to the Athens Township Zoning Hearing Board for a Special Exception. Attorney Zeller, Solicitor for the Athens Township Zoning Hearing Board, requested that the Planning Commission review the application prior to the next meeting of the Zoning Hearing Board and make a recommendation regarding the Special Exception. Review of the application and survey of Benish Surveying dated September 16, 2010 for a proposed campground for eight (8) sites for RV's on a 20-acre site located on Mile Lane Road and Highland Drive and zoned Woodland Conservation District was done. Mr. Sutton stated that this was for seasonal use only, and not intended for hunters during hunting season.

Also submitted was an application to the Athens Township Zoning Hearing Board for a Special Exception regarding a proposed campground for four (4) sites for RV's on an 8-acre site located on Braddock Road and Beaver Pond Road, zoned Woodland Conservation District.

Following review of the survey plans submitted for each proposed Special Exception, the following recommendation of the Planning Commission was made:

- 1) Need to submit a Subdivision & Land Development application for each site.
- 2) Need to show parking spaces on the lot for each site.
- 3) Internal roads need to meet the standards in the Subdivision and Land Development Ordinance for each site.
- 4) Need Bradford County Sanitation Department approval for each site.

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5) In the case of the Mile Lane Road site, would need PennDOT Highway Occupancy permit; and in the case of Braddock Road site would need Athens Township driveway permit.

Correspondence was reviewed.

Motion by Ty Reynard to approve the minutes with a minor correction on Page 1, second by Jim Watson, and motion unanimously carried.

It was announced that a letter dated September 29, 2010 from the Athens Township Supervisors requested a review of the Planning Commission for a Conditional Use application for approval for the Barrett Water Withdrawal site on Route 199 for which a hearing would be set in early November. This review would be done at the next regular meeting of the Planning Commission on November 1, 2010.

It was announced that this was the last meeting for Jim Watson to attend since his term expires on October 30, 2010 and he would be retiring from Athens Township after that date. He was thanked for his past service and attendance to the Athens Township Planning Commission and wished the best of luck in his retirement.

Motion by Clif Cheeks to adjourn the meeting at 8:55PM as there was no further business to discuss, and motion was unanimously carried.

Regular Supervisors mtg. - Oct. 27, 2010 - 7:00PM  
Regular Planning Comm'n mtg. - Nov.1, 2010 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
November 1, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 1, 2010 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ty Reynard, Martha Brennan, Jean Stromick, Laurie Bowen, Asst. Zoning Officer, Attorney John Thompson and Secretary, Elaine Daddona. Sign-in sheet was available for all others present.

Mrs. Jean Stromick was introduced as a new member to the Planning Commission.

**Thomas M./Judith K. Leahy #10-14**

Scott Williams, P.L.S. of Butler Land Surveying, LLC along with Tim Leahy, prospective landowner, presented eight (8) copies of a survey plan dated October 14, 2010 for a one-lot subdivision located on McCardle and Mile Lane Road for a parcel which is owned by Thomas M. and Judith K. Leahy and zoned Woodland Conservation. Mr. Williams stated that Tim Leahy was subdividing Lot #4, a 3.67 acre parcel, from his parents' farm to build a residence on in the future and 270 acres will remain on the Leahy farm property.

Narrative states that Lot 2 is vacant. Percolation testing has been performed by Bradford County Sanitation as shown on the plan. The remaining Lot 1 is to be used for residential use. This lot has a house with water supply and septic systems. The surrounding parcels in this area are generally used for agricultural and residential purposes. There is no sewage collection system in the vicinity of this subdivision.

Check #603 from Timothy S. Leahy in the amount of One Hundred (\$100.00) Dollars for filing fee dated October 18, 2010, along with Check #604 in the amount of Twenty-five (\$25.00) Dollars made payable to Bradford County Treasurer was received for review fees.

Motion by Clif Cheeks, second by Ty Reynard to review for preliminary/final plan approval and motion was unanimously carried.



A checklist was completed and the following deficiencies were noted:

- 1) Cart path missing with dimensions on the Plan.
- 2) Rear or east side setback listed as 25 feet and should be 50 feet on the Plan.
- 3) Will need "will serve" letter from Electric Company.
- 4) Boundary line needs to be in the legend on the Plan.
- 5) Road right-of-way is missing from the legend and needs to be on the Plan.

Motion by Ty Reynard, second by Martha Brennan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on November 17, 2010 and motion unanimously carried.

**Hawg Hauling, LLC #09-09**

Josh Brown for Chesapeake Energy and Dillon Marino of Navarro & Wright presented eight (8) copies of a Preliminary Land Development Plan, revision date of July 29, 2010 for review of a change in the impervious surface. This land development plan was approved by the Supervisors on November 25, 2009 contingent upon resolution of deficiencies. The Highway Occupancy Permit was the final deficiency resolved and was received by the Zoning Officer on October 9, 2010. Josh stated that they were greatly reducing the impervious surface by downsizing from fifty (50) truck spaces to fifteen (15) spaces. He explained that construction had begun due to DEP approval, Highway Occupancy Permit, a NPDES permit and a letter from the Bradford County Conservation Department regarding approval. He stated the accesses will remain the same, the buildings the same, and they will cut off the back portion of the parking area. The Planning Commission stated that there would have to be a re-calculation of the Storm water Plan.

**Chesapeake-Arthur Water Impoundment (Conditional Use Review)**

A letter dated November 1, 2010 from the Athens Township Supervisors request a review by the Planning Commission of an application for a Conditional Use Hearing to locate a Water

Impoundment facility on Murphy Road at the Arthur Cole property. Chesapeake Appalachia LLC is proposing a temporary water impoundment facility to hold fresh water to aid in the development of individual Marcellus Shale natural gas wells. Fresh water will be transported from permitted water sources and held at the facility until need for stimulation of wells. It is stated that this facility will remain in use for approximately ten years. The applicant has a Surface Use Agreement with Arthur E. Cole that gives them the exclusive right to build a water impoundment on said lands, together with all rights necessary or convenient for use this in connection with Chesapeake's oil and gas operations within the Marcellus Shale. Chesapeake will be the sole operator of the proposed temporary water impoundment, and the access to the site will be along Murphy Road (T-323).

The adjacent lots to the north, east and west of the proposed temporary water impoundment are Agricultural in use; with a parcel to the south being zoned Woodland Conservation.

Narrative was received by Athens Township on October 18, 2010 along with eight (8) copies of a Preliminary Land Development Plan for this project prepared by Greenway Engineering, Inc. Narrative states the following: The proposed water impoundment will have no buildings constructed on this site. There are currently two proposed islands with four load out stations. Design storage for the water impoundment will be approximately thirteen point six million gallons. The perimeter of the site will be surrounded by six foot chain link fence for security purposes. The anticipated date of construction will be immediately following approval by the Athens Township Supervisors. Construction is expected to take approximately two months.

The estimated cost of development will vary depending upon what requirements are placed on the site by the various review agencies. The facility will not be for public use nor will the public be allowed to access the site, therefore, no financial security is needed nor is there a need for an itemized cost estimate.

Per Section D of the ESCGP-1 application, no post construction storm water management computations are required. All runoff will be handled by the pond itself or the gravel loading/unloading area which will act as a filtration bed.

Areas disturbed during construction of this project will be restored through seeding and mulching. Upon completion of all pad sites using this water impoundment, the area to be used as part of the water impoundment operation will be restored to its original contour.

Brian Davis stated that they are working on getting water right to the source to alleviate some of the truck traffic. Clif Cheeks asked if they were going to do anything to widen Murphy Road due to the amount of anticipated truck traffic, and also if there was a lighting plan? Brian stated that they do not have a lighting plan at this time, and Clif stated that if there was going to be a lighting plan, it would need to be shown on the plan. Brian also stated that they would probably need to widen Murphy Road as well. The hours of operation would be twenty-four hours a day, seven days a week. The Planning Commission also agreed that they would need a driveway permit from Athens Township and to post and bond Murphy Road.

Roman Rosh was present and asked questions of Brian regarding the location of the project, whether or not it was temporary and if so, how long of a time frame? Brian explained where the site was located and stated that it was a temporary site but could be used up to thirty (30) years. Mr. Rosh also asked if this would eliminate use of the Athens Township Boat Launch site for water withdrawal, and Mr. Davis stated "no". Mr. Rosh also had a complaint about the present water truck traffic at the boat launch site and the Planning Commission stated that if there was a traffic issue, it was a matter for the police and not the Planning Commission.

The recommendation and comments to the Supervisors are as follows:

- 1) On Page 2 of the Plan, the right-of-way width is stated as 33.5 ft. and should be 33 ft.

- 2) The access road needs to be thirty (30) feet, shown on Page 3.
- 3) Lack of setback lines on the drawing.
- 4) Lack of "will serve" letters for utility providers.
- 5) Lack of a Legend on the Plan.
- 6) Lack of raised seal and owner's signature on the Plan.
- 7) There is a typographical error regarding stated 6 ft. water line - should read 6 in. water line.
- 8) Will need PA One Call (Page 4) - Construction Note #13 states two days and should read three days.
- 9) If there is a lighting plan, will need to appear on the Plan.
- 10) The hours of operation need to be stated.
- 11) Lack of Driveway Permit and SRBC approval.
- 12) Will need to Post and Bond Murphy Road.
- 13) Will need to state specifically whether or not there is a plan to widen Murphy Road.

**Barrett Water Withdrawal - Conditional Use Review**

A letter from the Supervisors dated September 29, 2010 requested a review by the Planning Commission of a modification to the Conditional Use approval for the Barrett Water Withdrawal site located on Route 199. A Conditional Use Modification Plan prepared by Larson Design Group and dated September 21, 2010 was presented by Dave Young, Engineer for Larson Design Group. Also received was a Noise Analysis Report prepared by Larson Design Group and received by the Township on September 24, 2010. Brian Davis stated that Chesapeake is looking for 24-hour withdrawal at the Barrett site due to the fact that SRBC approved one million gallons per day withdrawal and with the present approval

for the hours of operation, it is at approximately 1,000 gallons per day. He stated that with the increase in hours, they will not be required to change the Highway Occupancy Permit. They will keep the stations at four (4) and do not intend to add to that. The proposed site lighting was in question and there was a discussion from the Planning Commission as to what type of lighting plan would be the least amount of light required for the added hours of operation at the site. Also discussed was the use of jake brakes in the neighborhood with the proposed change of operation. Dave Young discussed the Noise Analysis that was done regarding the anticipated expansion of hours and the impact on the surrounding environment with regard to the facility.

Recommendation and comments to the Supervisors were as follows:

- 1) Recommend lighting be at the height of Route 199 at the pumps.
- 2) Recommend the light at the electrical panel only be used if there is a problem with the electrical panel.

**Tennessee Gas Pipeline Pipeyard - Sketch Plan Review**

Laurie Bowen, Assistant Zoning Officer, stated that Ed Reid had received a call from Tim Hanson regarding the above referenced project and Mr. Hanson had requested that they fence the project on only three sides. The Planning Commission had previously stated that the project would need to be completely fenced in for security purposes.

Correspondence was reviewed.

Motion by Clif Cheeks to approve the Minutes of October 4, 2010 with a minor correction to Page 1, second by Martha Brennan, and motion unanimously carried.

Motion by Ty Reynard to adjourn at 8:55PM, second by Scot Saggiomo, and motion unanimously carried.

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ATHENS TWP. PLANNING COMM'N

November 1, 2010

Regular Supervisors mtg. - Nov. 17, 2010 - 7:00PM

Regular Planning Comm'n mtg. - Dec. 6, 2010 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION  
December 6, 2010

The regular meeting of the Athens Township Planning Commission was called to order on Monday, December 6, 2010 at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ty Reynard, Jean Stromick, Ed Reid and Laurie Bowen, Zoning Officers, Attorney John Thompson and Secretary, Elaine Daddona. Martha Brennan was absent. Sign-in sheet was available for all others present.

**Tennessee Gas Pipeline Pipeyard #10-13**

Tim Hanson and Chester DiLorenzo, Engineer, were present for and on behalf of Tennessee Gas Pipeline for a land development for a 300 Line Project Pipe Yard Layout for Pipe Yard 317-4 which will be located in the Valley Business Park on lands of Masco Retail Cabinet Group, LLC. Mr. DiLorenzo submitted a Plan dated May 10, 2010 (revised October 10, 2010) and received by Athens Township on November 22, 2010 by the Zoning Office. Mr. DiLorenzo also submitted his resume as the Engineer who prepared the document. Mr. DiLorenzo stated that this was for temporary storage of pipes and an area to concrete coat the pipe on a 30-acre parcel. He stated that they would require a NPDES Permit and would have to submit the plan to the Bradford County Conservation Department and PA Department of Environmental Protection as part of the permit process. They would enclose the area with a silt fence and a construction trailer and a small parking area for three or four vehicles would be required.

Discussion followed regarding the Plan, and it was noted that there must be six foot chain link fencing around the entire perimeter to comply with the SALDO requirements. Also discussed was Road "B", the fact that it is a private road owned by David Lubin and whether or not it would be brought up to Township standards for this project. Mr. Hanson stated that Mr. Lubin wants to protect the road while it is being used and when the use is done, they would repair the road. They would place stone as a sub-base and widen the roadway, but it would remain a gravel road. This would be an agreement made between the applicant and Mr. Lubin. Mr. Hanson stated that for a period of approximately ten to fourteen days while the pipe is being delivered there would be up to 100 trips a day, and after that time, possibly 20 trips a day. He stated the entire project should be complete by May, 2012.

It was also established that the parking area requires a variance from the Zoning Hearing Board if it was not being paved by the applicant. Ty Reynard stated that he felt there was no need for paving and that a gravel parking area should be sufficient. It was agreed by the Planning Board that a letter to this effect would be sent to the Zoning Hearing Board regarding the application for a variance.

Motion by Ty Reynard, second by Clif Cheeks to review for preliminary plan approval, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Will need NPDES Permit approval.
- 2) Will need six foot fencing shown on the Plan.
- 3) Identify the road construction of Road "B", and will need to request a Waiver due to the fact it is not being brought up to private road standards.
- 4) Will need to show detail and location of driveway crossing sluices.
- 5) Will need legend or abbreviations on the Plan.
- 6) Will need to add signature area for the Planning Commission and Supervisors on the Plan.
- 7) Need location and detail of fuel storage area on Plan.
- 8) Parking area requires a variance from the Zoning Hearing Board if it is not going to be paved.
- 9) Will need to fill in dimension table on the Plan.
- 10) Needs a Zoning Classification added to the Plan.
- 11) Will need to supply a Maintenance Agreement between the applicant and David Lubin, property owner.
- 12) Needs the signature block for the owner signed on the Plan.
- 13) Will need to show right-of-way width and dimensions of Road "B" on the Plan.

Motion by Ty Reynard to recommend preliminary plan approval to the Supervisors at their meeting on December 29, 2010 contingent upon resolution of deficiencies, second by Clif Cheeks, and motion unanimously carried.



**Allen P. Ervin, Sr., review for Special Exception**

Allen P. Ervin, Sr. made an application to the Athens Township Zoning Hearing Board for a Special Exception of lot consisting of 7.552 acres designated as Lot #36 of the Hickory Heights Subdivision located on Macafee Road and zoned Residential Suburban. Narrative states that a sewage disposal site has been identified. A well and mobile home are proposed. A Sewage Plot Plan dated August 25, 2010 prepared by Millstone Surveying was submitted. Hickory Heights was submitted as per map dated February, 1999 by Fagan & Young Engineers, Inc. and at that time, Lot #36 was listed as a non-building lot. Since that time, Mr. Ervin has purchased Lot #36 and soil evaluations have been conducted and found to be suitable for an on-lot sewage system. Also submitted is a letter from the Athens Township Authority advising that this lot will not be served by municipal sewer. There is an existing mobile home on the site in a Flood Zone.

After review of the application by Mr. Ervin, the Planning Commission agreed to recommend to the Zoning Hearing Board that the mobile home be moved out of the Flood Plain area with respect to the application for a Special Exception.

Correspondence was reviewed.

Motion by Scot Saggiomo to approve the Minutes of November 1, 2010 with a minor correction to Page 6, paragraph 3, to state "recommend the light at the electrical panel only be used if there is a problem", second by Jean Stromick, and motion unanimously carried.

The meeting dates for 2011 are as follows: Jan. 10, Feb. 7, Mar. 7, Apr. 4, May 2, June 6, July 11, August 1, Sept. 12, Oct. 3, Nov. 7, and Dec. 5, 2010.

Chairman Scot Saggiomo adjourned the meeting at 9:07PM, as there was no further business to discuss.

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ATHENS TWP. PLANNING COMM'N

December 6, 2010

Regular Supervisors mtg. - Dec. 29, 2010 - 7:00PM

Regular Planning Comm'n mtg. - Jan. 10, 2011 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary