

**Upper Delaware Council
PROJECT REVIEW COMMITTEE MEETING MINUTES
January 22, 2019**

Committee Members Present: Larry Richardson, Jim Greier, Susan Sullivan, Harold Roeder, Jr., David Dean, Al Henry, Steve Adams, Aaron Robinson
Committee Members Absent: Fred Peckham, Debra Conway
Staff : Laurie Ramie, Pete Golod, Ashley Hall-Bagdonas
NPS Partner: None
Guests: Roger Saumure (Shohola alternate), Steve Adams (Damascus alternate), Ed Lagarenne

The UDC's Project Review Committee held its monthly meeting on Tuesday January 22, 2019 at the Council office in Narrowsburg, NY. Chairperson Richardson called the meeting to order at 6:32 p.m. There was no public comment on the agenda.

Election of Chairperson and Vice-Chairperson: A motion to nominate Larry Richardson chairperson of the Operations Committee for 2019 was made by Dexter and seconded by Roeder. A motion by Dexter to nominate David Dean as vice-chairperson of the committee was seconded by Henry. Richardson and Dean were elected by voice votes. Richardson conducted the remainder of the meeting.

Approval of December 18th Meeting Minutes: A motion by Henry seconded by Dean to approve the December 18th meeting minutes was carried. There was no public comment on the agenda.

Discussion Items Report:

Town of Delaware: On January 4th Golod sent copies of the revised Town of Delaware Local Law §220-35 E (9): Zoning, of the Code of the Town of Delaware Substantial Conformance review and accompanying letter to the Town. It states that the UDC will be unable to provide a definitive recommendation to municipalities and the National Park Service regarding whether new and amended revisions to zoning codes related to utility-scale solar and other alternative energy facilities substantially conform to the Land and Water Use Guidelines pending final approval of our position paper to provide guidance. A copy of that letter was provided in meeting packet.

Town of Highland: On January 17th, Ramie electronically received a notice for a public hearing regarding Highland zoning update and a copy of their revised Zoning, which she then forwarded to Golod. Golod plans to attend the Town's public hearing on February 12th and will notify the Town Board that a Substantial Review for their Zoning will be forthcoming.

Damascus Township: On November 28th Golod received the final DRAFT copy of the East Central Wayne County Comprehensive Plan Update Township Review. Golod will conduct the substantial conformance review with the Project Review Committee under New Business. On January 9th Golod received a Floodplain Ordinance Amendment. Golod has begun a substantial conformance review and will conduct a review for the Project Review Committee on February 26th.

Old Business:

Renewable Energy Position Paper and Minor Amendment Steps: After the holidays, Ramie, Heister, Claster and Golod were to meet and discuss the position paper to review edits and discuss what the next steps were regarding this position paper. However, because of the government shutdown, that never happened. Last month Golod had sent out this position paper to the committee members, with edits from both UDC and NPS with a request to review and offer any suggestions or edits to the document. Golod did receive one of the email regarding small scale geothermal, so the floor is open to anyone who wanted to discuss that. Richardson sent a note to Golod about minor geothermal systems, because we've talked about commercial major systems in that document. We don't address

minors and there are an awful lot of geothermal systems being installed. So it's certainly conceivable that somebody might want to do it in the river valley. Adams said he knows a lot of schools in Pennsylvania like Wallenpaupack and Western Wayne have gone to geothermal systems because they are so efficient. Sullivan said in NYS there are building codes to follow for solar. Is there not code for geothermal as well? Richardson said it is not listed in the River Management Plan (RMP) though many towns have adopted ordinances. That is the purpose of this position paper, to bring it up to date as much as possible. Golod said he thinks that could be easily solved looking at the Position Paper on Select Utility-Scale Renewable Energy Systems: Solar, Wind, Geothermal. On page 3 under solar energy system, it's defined as: A. Utility-scale and B. Small-scale. Small scale would be solar energy systems that exist for the primary purpose of producing electricity for onsite consumption. Without being able to coordinate with NPS we are treading water again, Richardson said. Golod said he was asked to provide RMP Minor Amendments; they are in the meeting packet for review. Without having NPS as our partners at the table we are at the stage where the committee can offer comments or edits. Roeder asked if there was anything in the Position Paper that says you cannot put a Solar system in the corridor if you cannot see it. Golod said the view shed from his understanding is not playing into the determination. Roeder asked if banning the use of small scale was happening. Golod asked all to look at page 10 of the position paper for reference, Solar Appropriate Land Use Category: Appropriate, special or conditional use in recreational segments of the river corridor. Incompatible in scenic segments of the river corridor. Compatible use in hamlet areas. Golod said it just depends on the river segment.

1/3/19 letter to Town of Delaware RE: Local Law §220-35 E (9): Zoning, of the Code of the Town of Delaware: Previously discussed.

Other: None

New Business:

Substantial Conformance Review: Damascus Township's Joint Comprehensive Plan Update: Golod directed everyone's attention to the handout for Damascus Township Substantial Conformance Review. This is a review Golod compiled over the course of a month for Damascus Township's Joint Comprehensive Plan Update, which is still in draft form. Golod said Steve Adams is at the meeting, since he has been intimately involved with this comprehensive plan as well as the Zoning Code Enforcement Officer (CEO) Ed Lagarenne.

Principle A: Maintain the high water quality found in the Upper Delaware River. #1: Soil erosion and sedimentation from construction on steep slopes is limited by: **F. Other.** Review: Comprehensive Plan Update page V-20: The 2008 Plan provides detailed discussion and actions related to resource conservation and environmental protection. Topics of discussion include stormwater management, and soil erosion and sedimentation control. Comprehensive Plan Update page IV-7 #30: Environmental Protection. In the section: Land Use, Natural Resource Conservation and Environmental Protection, under 'standards' it states each municipality will continue to apply ordinance standards and review and update the standards as necessary to ensure quality development. The possible range includes: soil stabilization and landscaping, and limitations and special standards for development on steep slopes. It should also be noted that the 2008 East Central Wayne County Comprehensive Plan: Land Use and Conservation states under Natural Resource Conservation and Environmental Protection, "Lakes and streams with good water quality are key components of the area's quality lifestyle, and sound land use management is vital to protecting surface water quality." Therefore, Golod felt Principle A, Objective 1 was substantially met.

#2: Maintain natural cover to control storm-water runoff, limit flooding, protect groundwater supplies and provide erosion control by: **E. Other.** Review: The Comprehensive Plan Update page V-20: The 2008 Plan provides detailed discussion and actions related to resource conservation and environmental protection. Topics of discussion include stormwater management, and soil erosion. Comprehensive Plan Update page IV-2 #2: Goals. Under Goals and Actions, the Plan update addresses the environment by encouraging to direct development away from environmentally sensitive areas and to conserve large blocks of open land. Comprehensive Plan Update page IV-7 #30: Environmental Protection in the section: Land Use, Natural Resource Conservation and Environmental Protection, under 'standards' it states each municipality will continue to apply ordinance standards and review and update the standards as necessary to ensure quality development. The possible range includes: vegetation

preservation and clearing control, soil stabilization and landscaping, limitations and special standards for development on steep slopes, and hydrogeological studies for proposed uses with large groundwater consumption. 2008 East Central Wayne County Comprehensive Plan: Land Use and Conservation. The 2008 Comp Plan addresses groundwater as the sole source for potable water and groundwater conservation and quality protection are critical to the future of the Planning Area. Under Preservation/Conservation Techniques the Plan defines Wellhead and Aquifer Protection as special standards wells and groundwater sources to protect water quality. Therefore, Golod felt Principle A, Objective 2 was substantially met.

#3: Protect special erosion hazard areas along river banks through one or more of the following measures: **A.** Requiring that buildings be setback from the river consistent with State required setbacks of septic systems from streams. In New York: 100 feet, in Pennsylvania 50 feet; as well as **D. Other.** Review: Although the Comp Plan Update does not specifically address erosion hazard areas along river banks the Plan Update defines the zoning ordinance and subdivision and land development ordinance provisions to allow higher residential density while continuing to apply setbacks, building height, parking and other standards critical to public health, safety and welfare. Comprehensive Plan Update page IV-4 #4: Residential Development Under Zoning Districts it states "provide protection for residential areas by maintaining separate residential and nonresidential zoning districts, applying environmental, development and operational performance standards to commercial and industrial uses, and establishing increased lot sizes, setbacks, and buffers where such uses adjoin residential development." Furthermore, the Comp Plan calls for consistency with the RMP and the LWUG, and the zoning ordinance implements the comprehensive plan. The Township's Schedule of District Regulations states that new construction or development located within the area of the Delaware River will have a minimum 100-foot distance to the River measured landward from the normal high water mark. Therefore, Golod felt Principle A, Objective 3 was substantially met.

#4: Protect special erosion hazard areas along the ridge lines through one or more of the following measures: **D. Other.** Review: Comprehensive Plan Update page IV-7 #30: Environmental Protection Standards Places limitations and special standards for development on steep slopes. Comprehensive Plan Update page IV-6 #27/28: Ridge Lines and Scenic Vistas. The update addresses conservation easements through working with willing land owners and local land trusts to preserve important ridge line and vista properties. Through new subdivision development the update considers the use of conservation design to protect ridge lines and scenic vistas. The 2008 East Central Wayne County Comprehensive Plan: Land Use and Conservation: Ridge Lines and Scenic Vistas states Ridge Lines and Scenic Vistas are an integral part of the community character of the ECWC Planning Area which include wooded ridge lines and scenic vistas visible from the major highways passing through the area. In addition, the Upper Delaware Land and Water Use Guidelines specifically address ridge line protection in the Upper Delaware Corridor... Ridge line development can be regulated at two levels- when existing lots are developed and when new building lots are created. The first is a matter of zoning and the second is typically addressed in subdivision regulations. Addressing ridge line protection in new subdivisions is a relatively straightforward matter with conservation subdivision design. The 2008 ECWC also states that some communities require conditional use approval for development site clearing in designated ridge line and scenic vista protection areas, which would translate to the protection of ridgelines. Therefore, Golod felt Principle A, Objective 4 was substantially met.

#5: Limit pollution problems from septic systems located on poor soils, by one of the following measures: **D. Other.** Review: Comprehensive Plan Update page IV-9 #28,32,38: Solid Waste Disposal and Recycling. Although the Comprehensive Plan Update does not specifically address "septic systems located on poor soils" it does speak to solid waste systems and the continuation and monitoring of current system of County Solid Waste Department, regional landfills, and private hauler collection in the Township. The update addresses on-site sewage system management, both existing and new systems. Existing systems consist of monitoring the function of the existing on-lot sewage disposal systems and order corrections when malfunctions occur. New Systems are required to meet DEP regulations. Furthermore, the 2008 East Central Wayne County Comprehensive Plan: Land Use and Conservation: On-Lot Sewage Management states, "Improperly functioning on-lot sewage disposal systems can affect both surface and groundwater quality. Each ECWC Township applies state regulations through the local sewage enforcement program to ensure new on-lot disposal systems are installed properly. However, maintenance of on-lot systems is also critical and the ECWC Townships should consider an on-lot sewage management program. Homeowners, via township-licensed contractors, would be required to pump septic tanks and conduct periodic system inspections, and submit a confirmation to the Township. The program could be operated directly by the Township or by a Township-appointed authority. An on-lot management program would extend the useful life of systems and protect water quality." Therefore, Golod felt Principle A, Objective 5 is substantially met, although it

should be noted that the Land and Water Use Guidelines specify a minimum 2-acre lot size requirement for new river corridor lots, allowing for hardship reductions on individual lot size pending soil standards. The Comprehensive Plan Update does not address the LWUG's 2-acre lot size minimum but sets a minimum lot size at 1-acre. Furthermore, page VIII-9 of the Update states, "Instead of setting a blanket two-acre minimum, some municipalities require one acre but also require the identification of two suitable on-lot sewage sites for each lot to ensure adequate long-term disposal should the first system fail". However, the Township's Schedule of District Regulations for the River District (RD) under development standards states that the minimum lot size in the RD is 2-acres. Richardson asked when does Pennsylvania require sand mounds? Lagarenne said 60 inches to do an in-ground system, anything less than that you would have to calibrate it. There are a couple of new systems out there including trench systems at surface, where your mound is only a couple of feet high because you are actually treating the water and the influent water is basically clean and the bacteria is gone. Henry asked Lagarenne isn't there a provision if you have more than ten acres and it's been in the direct family, your setbacks are change for a septic system? Lagarenne said correct, if it's more than ten acres and it's been in direct family since 1976 your setbacks go from ten feet for a septic system to 200 feet and you can do whatever you want. You can put in a conventional system. Adams said if you had 100 acres and you wanted to give ten acres to your son or daughter then they could put it all on one system and wouldn't have to meet the criteria. One of the things they always tell people is "If you're going to do that, understand that if it fails you're putting in two systems and you just put one in." Adams said our advice to them is do it correctly, have a percolation test. Spend the money to see if the system is going to work.

#6: Solid waste disposal sites must be located outside of the river corridor. This objective doesn't offer any criteria. It's either there or not. Although the Township's zoning ordinance does not permit solid waste disposal sites or staging areas in the River District (RD), and the Comp Plan Update addresses solid waste disposal and recycling, central sewage disposal, on-site sewage systems, and sewage disposal, there is no direct language within the Comp Plan Update that solid waste sites should be prohibited within the river corridor. Per the LWUG it states, "Reduce pollution threats from solid and toxic waste disposal by requiring new solid wastes disposal sites to be located outside the River corridor." Therefore, Golod felt Principle A, Objective 6 was not substantially met.

Principle B: Provide for the protection of the health, safety, and welfare of residents and visitors while also providing for the protection of natural resources. The ECWC Comprehensive Plan Update is a policy statement and an action guide. It focuses on changes in the planning area since 2008, creates an inventory, sets goals and objectives, implementation, and over time evaluates the progress and the document itself. The Plan Update affirms the current zoning ordinance provisions and zoning districts. The Damascus Township Board of Supervisors and Planning Commission recognize that the continued enforcement of the zoning ordinance, continued planning by consulting, reviewing and updating this Plan, and periodically updating the zoning ordinance to address changing conditions are the most critical actions required to manage the land use changes which are inevitable for the Township. The criteria set forth in Principle B would be met through the Township's zoning which regulates lot size, building height, setbacks and how nonresidential uses operate in terms of potential community effects such as noise and lighting. Therefore, the Objectives set forth in Principle B are not applicable.

Principle C: Provide for recreational and other public uses while protecting the Upper Delaware as a natural resource. #1: Encourage recreational providers to locate intensive use recreational facilities outside of undeveloped or scenic segments of the river by: **D. Other.** Review: The 2008 ECWC Comprehensive Plan calls for consistency with the RMP and LWUG, and the Township's zoning ordinance implements the comprehensive plan. The Township's Zoning Law states that the river district (RD) "is to conform to the requirements of the National Wild and Scenic Rivers Act and the regulations developed by the U.S. Park Service, the managing agency for the river corridor; i.e., to allow for the enjoyment of the Delaware River valley by providing for housing, agricultural pursuits, river-related recreation and other activities in harmony with the intent of the Act". Comprehensive Plan Update page IX-6: River Recreation. "The Upper Delaware provides a myriad of outdoor recreation opportunities and the River Management Plan and the Land and Water Use Guidelines are structured to protect the resources which support these activities... by encouraging recreational providers to locate intensive use recreational facilities outside of undeveloped or scenic segments of the river". Therefore, Golod felt Principle C, Objective 1 was substantially met.

#2a. Provide for the orderly development, operation and maintenance of campgrounds and recreational parks by: **E. Other.** Review: The 2008 ECWC Comprehensive Plan calls for consistency with the RMP and LWUG, and the Township's zoning ordinance implements the comprehensive plan. The Township's Zoning Law states that the river

district (RD) “is to conform to the requirements of the National Wild and Scenic Rivers Act and the regulations developed by the U.S. Park Service, the managing agency for the river corridor; i.e., to allow for the enjoyment of the Delaware River valley by providing for housing, agricultural pursuits, river-related recreation and other activities in harmony with the intent of the Act”. Comprehensive Plan Update page IX-6: River Recreation: “The Upper Delaware provides a myriad of outdoor recreation opportunities and the River Management Plan and the Land and Water Use Guidelines are structured to protect the resources which support these activities... by providing for the orderly development, operation and maintenance of campgrounds and recreational parks.”. Therefore, Golod felt Principle C, Objective 2a was substantially met.

#2b. Provide for the orderly development, operation and maintenance of boat liveries and other recreational uses by: **B. Other.** Review: The 2008 ECWC Comprehensive Plan calls for consistency with the RMP and LWUG, and the Township’s zoning ordinance implements the comprehensive plan. The Township’s Zoning Law states that the river district (RD) “is to conform to the requirements of the National Wild and Scenic Rivers Act and the regulations developed by the U.S. Park Service, the managing agency for the river corridor; i.e., to allow for the enjoyment of the Delaware River valley by providing for housing, agricultural pursuits, river-related recreation and other activities in harmony with the intent of the Act”. Comprehensive Plan Update page IX-6: River Recreation: “The Upper Delaware provides a myriad of outdoor recreation opportunities and the River Management Plan and the Land and Water Use Guidelines are structured to protect the resources which support these activities... by providing for the orderly development, operation and maintenance of boat liveries and other recreational uses”. Therefore, Golod felt Principle C, Objective 2b was substantially met.

#2c. Provide for orderly development, operation, and maintenance of all recreational uses by: **C.** Requiring all proposed river-related recreational facilities be subject to site plan or conditional use review. Site disturbances should be limited and vegetative screening required where necessary. For erosion control purposes, access to the river bank should be limited. As well as **D. Other.** Review: The Township’s Schedule of District Regulations for the River District (RD) and zoning ordinance lists boat/canoe liveries, commercial stables, campgrounds, boarding or tourist homes, private recreational facilities, and tourist recreational facilities as conditional uses. Furthermore, Comprehensive Plan Update page IX-7: River Recreation states, “Zoning ordinances can accomplish much of this by including comprehensive performance standards, prohibiting certain uses in the corridor and classifying intensive recreational facilities as conditional uses”. Therefore, Golod felt Principle C, Objective 2c was substantially met.

Principle D: Provide for the continuation of agricultural and forestry uses. #1: Encourage and support agricultural uses in the corridor by: **B.** Making agricultural activities principal permitted uses within existing zoning districts and **D. Other.** Review: Comprehensive Plan Update page IV-2 #1: Quality of Life states “Protect and enhance the Planning Area’s quality lifestyle by maintaining the rural, working landscape and the quality natural environment; and, recognize forest land and other open land, and agricultural land, as important elements of the local economy, character, and scenic setting.” Comprehensive Plan Update page IV-2 #1: Future Land Use “Conserve the Planning Area’s rural working landscape including agriculture and timbering and protect the natural environment.” Comprehensive Plan Update page IV-5 #17: Agriculture Protection States, “focus open land preservation efforts on the most productive agricultural land which is essential to maintaining the necessary agricultural land base.” Comprehensive Plan Update page IV-5 #20: Agriculture Protection States, “carefully design any zoning ordinance to preclude provisions which may inhibit agriculture and include provisions to specifically promote agriculture.” The Township’s Schedule of District Regulations for the River District (RD) states, “agriculture in all forms including horticulture and forestry, but excluding intensive livestock operations” are a permitted principal use. Therefore, Golod felt Principle D, Objective 1 was substantially met.

#2: Encourage the appropriate location and mitigate the effects of certain intensive livestock operations which are likely to create problems of waste disposal or odors by: **A.** Prohibiting intensive livestock operations within the river corridor; and **D. Other.** Review: Comprehensive Plan Update page IV-5 #19: Agriculture Protection States “encourage the use of best management practices to reduce soil erosion and manure/fertilizer runoff.” The Township’s Schedule of District Regulations for the River District (RD) states, “agriculture in all forms including horticulture and forestry, but excluding intensive livestock operations” are a permitted principal use. Therefore, Golod felt Principle D, Objective 2 was substantially met.

#3: Provide for sound timber practices within the corridor by: **F. Other.** Review: Comprehensive Plan Update page IV-6 #21: Forestry-Zoning States, "include in any adopted zoning ordinance reasonable standards for timbering, but not so onerous as to discourage forestry enterprises." Comprehensive Plan Update page IV-6 #22: Forestry-Economic Development States, "encourage economic development organizations to work with the forest industry to promote and grow forestry related enterprises, particularly in the realm of value-added products." Therefore, Golod felt Principle D, Objective 3 was substantially met.

Principle E: Conserve river area resources. #1: Ensure traditional resource extraction operations (not including subsurface and major surface mining) are permitted but consistent with the protection of the public health, safety and welfare by: **B. Other.** Requiring that all natural resource uses comply with state and federal mining laws. As well as **C. Other.** Review: Comprehensive Plan Update page IV-6 #23,24: Mineral Extraction Confirms that mineral extraction operations will comply with state and federal regulations and direct extraction sites to suitable areas where impacts will be minimized. It also states, "Include provisions to require submission and coordination with the plan information and standards applied by the Pennsylvania Department of Environmental Protection. The 2008 East Central Wayne County Comprehensive Plan states, "Bluestone mining and other mineral extraction are recognized as an important part of the local and regional economy and will be encouraged in appropriate locations in terms of effects on adjoining residential development and the environment. Environmental controls will be applied to all mineral extraction operations." Therefore, Golod felt Principle E, Objective 1 was substantially met.

#2. Ensure town, county, state, and federal activities will promote the conservation of the river corridor resources by: **F. Other.** Review: The 2008 East Central Wayne County Comprehensive Plan: Area-Wide Planning section extensively recognizes the Upper Delaware Scenic and Recreational River and its 1978 designation and the importance of the designated river corridor. The section also discusses in great detail the development of the Land and Water Use Guidelines and its purpose for municipalities including Damascus Township, as well as the Upper Delaware River Management Plan. Furthermore, Comprehensive Plan Update pages IX 1-7: Upper Delaware National Scenic And Recreational River have been added that include the River Management Plan, the Land and Water Use Guidelines, and the Schedule of Uses. Therefore, Golod felt Principle E, Objective 2 was substantially met.

Principle F: Maintain existing patterns of land use and ownership. #1. Limit housing density and intensity of uses with consideration to the existing character of the River corridor by: **A.** Establishing a special zoning district for the river corridor within which the minimum lot size is two or more acres. Review: The Comprehensive Plan Update states, "This Plan Update affirms the current zoning ordinance provisions and zoning districts. The Damascus Township Board of Supervisors and Planning Commission recognize that the continued enforcement of the zoning ordinance, continued planning by consulting, reviewing and updating this Plan, and periodically updating the zoning ordinance to address changing conditions are the most critical actions required to manage the land use changes which are inevitable for the Township." The Damascus zoning districts include a River District (RD), which is defined in the Township's Zoning Ordinance as, "The intent of this district is to conform to the requirements of the National Wild and Scenic Rivers Act and the regulations developed by the U.S. Park Service, the managing agency for the river corridor; i.e., to allow for the enjoyment of the Delaware River valley by providing for housing, agricultural pursuits, river-related recreation and other activities in harmony with the intent of the Act", where minimum lot size is 2 acres. Therefore, Golod felt Principle F, Objective 1 was substantially met.

#2. To control density, the following considerations must be remembered: **D. Other.** Review: The 2008 ECWC Comprehensive Plan calls for consistency with the RMP and LWUG, and the Township's zoning ordinance implements the comprehensive plan. The Township's ordinance sets a minimum lot size of two acres in the River District (RD). Therefore, Golod felt Principle F, Objective 2 was substantially met.

Golod's Conclusion: It should first be noted that this substantial conformance review is to provide comments and suggestions to the Township's DRAFT Comprehensive Plan Update. This is not the final review which the Project Review Committee will base their recommendation for substantial conformance to submit to the National Park Service (NPS). Once the Township adopts the Update, and if changes are made to the DRAFT document a final substantial conformance review will be required. The River Management Plan States, "Towns' and Townships'

greatest responsibility lies in implementing and enforcing comprehensive plans and zoning ordinances to manage land uses within the river corridor in a way that is not detrimental to the purposes for which the river was designated.” The East Central Wayne County Comprehensive (ECWC) Plan Update mirrors that statement by stating, “zoning is the principal land use management tool available to townships in Pennsylvania. In the Planning Area Damascus Township has adopted a zoning ordinance. All three townships have adopted a subdivision and land development ordinance which governs how land is divided...”. Several weeks ago Golod submitted his initial DRAFT substantial conformance review to this committee as well as Township Supervisor Steve Adams, and the architect of the Comp Plan Update, Carson Helfrich of Community Planning and Management, LLC. In that span of time Helfrich had taken Golod’s recommendations and added a section into the Comp Plan Update entitled “Upper Delaware National Scenic And Recreational River” which was provided in meeting packet. That included Upper Delaware Significance, the River Management Plan, the Upper Delaware Council, the Land and Water Use Guidelines, the Schedule of Uses, a map denoting the Scenic and Recreational River corridor segments within the Township, Substantial Conformance, and River Recreation. This addition effectively placed many of the Principles and Objectives which originally had not been in substantial conformance into conformance. Golod commends them for their expeditious effort. At this time the East Central Wayne County Comprehensive Plan Update for Damascus Township is found to be in substantial conformance with the River Management Plan and Land and Water Use Guidelines for the Upper Delaware Scenic and Recreational River. Therefore, Golod recommends that this committee vote to approve to the full Council the recommendation that the East Central Wayne County Comprehensive Plan Update for Damascus Township is found to be in substantial conformance pending no changes are made once it is adopted by the Township. Henry asked about the definition of “intensive livestock”. Golod said intensive livestock operations is the fattening or raising in relative confinement (using feedlots) of beef cattle or hogs or the keeping in cages of 100,000 or more fowl. Sullivan referenced on page nine regarding the lot size and lot size determining density. It seems like Damascus is in line with their Management Plan with two acres; this Comp Plan is not and is one acre. If you were wanting to develop a subdivision, which one would you be required to follow. Lagarenne said this is a guide; the ordinance is the law. The ordinance says two acres. Golod added this was a joint Comprehensive Plan along with another River Municipality that is not a member of UDC yet, Manchester Township as well as Oregon Township which is not in the River Corridor. That one-acre standard that is in the Comprehensive Plan may not directly speak to Damascus Township, which is why Golod said the River District does have the requirements of a two-acre minimum for new lots. A motion by Henry, seconded by Dexter to move the recommendation to full council carried.

Other: None

Public Comment: None

Adjournment: A motion by Robinson, seconded by Henry, to adjourn the meeting at 7:32 p.m. was carried.

Minutes prepared by Ashley Hall-Bagdonas, 2/7/19