

ATHENS TOWNSHIP PLANNING COMMISSION
January 10, 2011

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 10, 2011 at 7:05PM by Chairman, Scot Saggiomo.

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

Arthur-Water Impoundment #11-01

Brian Davis of Chesapeake Appalachia, LLC presented 8 (eight) copies of a Preliminary Land Development Plan dated October 9, 2010 and received by the Athens Township Zoning Officer on October 18, 2010 for a land development located on Murphy Road off Sunnyfield Drive for a parcel which is owned by Arthur E./Marolyn Cole of 2812 Sunnyfield Drive, zoned Agricultural.

Project Narrative states the Chesapeake Appalachia LLC is proposing this centralized Arthur 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 needed for stimulation of wells. This facility will remain in use for approximately ten years.

Currently, Chesapeake Appalachia LLC has a Surface Use Agreement with the stated owners that gives Chesapeake Appalachia LLC exclusive right to build a water impoundment on said lands, together with all rights necessary or convenient for use of the water impoundment in connection with the oil and gas operations within the Marcellus Shale. Chesapeake Appalachia, LLC will be the sole operator of the proposed temporary Arthur Water Impoundment, and the access to the proposed site will be along Murphy Road (T-323).

The adjacent lots to the north, east and west of the site are Agricultural in use; with a parcel to the South zoned Woodland Conservation. A Conditional Use hearing was held by the Athens Township Supervisors on December 14, 2010 and approved the use for the site with the condition that Chesapeake submit plans for a land development.

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The 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 site will be approximately thirteen point six million gallons. The perimeter of the site will be surrounded by a six foot chain link fence for security purposes. The anticipated date of construction will be immediately following approval by the Athens Township Supervisors. Construction will 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 the project will be restored through seeding and mulching. Upon completion of all pad sites using this impoundment, area to be used as part of the impoundment operation will be restored to its original contour.

Brian Davis stated that there is no lighting proposed on the property and that if any lighting was needed, it would be temporary in nature with the use of generators and portable lighting. A driveway permit and posting and bond of the road are still required. He stated that Murphy Road will need to be upgraded before any water trucks can travel on it, and that is proposed to be completed.

Check #365 of Brian J. Davis in the amount of Two Hundred (\$200.00) Dollars dated October 18, 2010 for filing fees along with Check #366 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee was received on October 18, 2010.

Motion by Ty Reynard to review the application for preliminary plan approval, second by Jean Stromick, and motion

unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Need to show setback lines on the Plan.
- 2) Right-of-way needs to be shown as 33 feet, not 33.5 feet as it reads on the Plan, and needs to show the pavement width on the Plan.
- 3) Need to show location of all material monuments and markers on the Plan.
- 4) Need acknowledgment statement of Engineer that monuments and markers on the Plan have been set.
- 5) Need raised seal of Engineer on the Plan.
- 6) Need to show location of any port-a-johns on the Plan.
- 7) Need Highway Occupancy Permit and also posting and bonding of Murphy Road.
- 8) On Page 3 of the Plan, water lines are shown as six feet and need to be shown as six inches.
- 9) Requirements for driveway should be 30 feet, and Plan shows 24 feet; will need to apply for a Variance.

Motion by Ty Reynard to recommend preliminary plan approval to the Supervisors at their meeting to be held on January 26, 2011 contingent upon resolution of deficiencies, second by Martha Brennan, and motion unanimously carried.

W.Christopher, Jr./Lori Sutton

Bruce Benish of Benish Surveying, along with the applicant, W. Christopher Sutton presented eight (8) copies of a survey plan dated December 20, 2010 and received by Athens Township on December 27, 2010 for a two-lot subdivision located on Beaver Pond Road and Braddock Road, zoned Woodland Conservation. Upon reviewing the survey plan, it was noted that the minimum lot width was not in compliance with the SALDO requirements. Therefore, the applicant chose to resubmit a survey plan with some reconfiguration in order to meet the requirements and would postpone review of his application until the next regular meeting of the Planning Commission on February 7, 2011.

Jeffrey E./Jean B. Barber #11-02

Dennis Rialland of Navarro & Wright Engineers, Inc. along with the applicant, Jeffrey Barber, presented eight (8) copies of survey plan dated September 27, 2010 and received by the Athens Township Zoning Office on December 27, 2010. The applicant proposes a two-lot subdivision located on Reagan Road, zoned Agricultural. Mr. Rialland states that the applicant proposes to divide the parcel into two lots, one containing an existing residence and well and that sewer perc tests have been done. Don Wright proposes to purchase the lot contiguous to the Barber property and was present as well. The existing fencing will stay and no proposed driveway is planned.

No project Narrative was submitted. A copy of the parent tract Deed was submitted along with a Sewage Facilities Planning Module.

Check #338 from Jeffrey E. and Jean B. Barber dated October 7, 2010 in the amount of One Hundred twenty-five (\$125.00) Dollars was received on December 27, 2010 along with Check #339 from Jeffrey E. and Jean B. Barber 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 unanimously carried.

A checklist was completed and the following deficiencies were noted:

- 1) Need to provide a Project Narrative.
- 2) Need to show pavement width on the Plan.
- 3) The 33 feet right-of-way needs to be shown on the Plan.
- 4) The Plan needs to be revised with the statement of surveyor regarding the marking of pins.
- 5) Need an acknowledgement statement on the Plan along with the applicant's signatures.
- 6) All copies will need original ink signatures and a raised seal of surveyor.

Motion by Martha Brennan to recommend preliminary/final plan approval to the Supervisors at their meeting on January 26, 2011 contingent upon resolution of deficiencies, second by Jean Stromick, and motion unanimously carried.

L. Enterprises, Inc. #11-03

James Gensel, P.E., with Fagan Engineers and David Lubin of L. Enterprises, Inc. presented a Sketch Plan of a proposed multiple family development located on Lot #4 of the Valley Business Park on Wilawana Road. The proposed project will consist of up to 150 apartments and townhomes depending on the final layout of the site. A location map depicting the project site and a Concept Plan were presented for review. Mr. Gensel stated that this is proposed for two parcels of just over fifteen (15) acres. Public sewer and public water of sufficient capacity would be available to the site. He explained that this sort of housing was needed and would serve as a desirable buffer between an industrial and commercial location and is a prime site for the project. He stated that there is Floodplain and Floodway within the location and is mostly contained in the tree line. There are four-unit townhouses, eight apartment units - four up and four down, 2-bedroom units, or 1-bedroom units with a study, and two end units have garages. It is planned to build this in phases. It is proposed that they would all be rental units. It was stated that this project will require Conditional Use approval from the Supervisors for cluster housing. A zoning Variance is required for density and a Map Amendment from the Supervisors would be required for the parcel zoned Agricultural. Following review of the proposed project, the owner and developer, Mr. Lubin stated he would begin the process for the approvals which are needed from the Township to proceed with the land development.

Election of Officers

Motion by Ty Reynard to leave the officers as presently serving - Scot Saggiomo, Chairman and Clif Cheeks as Vice Chairman, second by Martha Brennan, and motion was unanimously carried.

Correspondence was reviewed.

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Motion by Ty Reynard to approve the Minutes of December 6, 2010 as read, second by Jean Stromick, and motion unanimously carried.

All members were reminded of the special meeting which is scheduled on Tuesday, January 18, 2011 at 7:00PM to review the plan for the Chesapeake application for the facility on Mile Lane Road.

The meeting was adjourned at 9:25PM by Chairman Saggiomo as there was no further business to discuss.

Regular Supervisors mtg. - Jan. 26, 2011 - 7:00PM
Special Planning Comm'n mtg. - Jan. 18, 2011 - 7:00PM
Regular Planning Comm'n mtg. - Feb. 7, 2011 - 7:00PM

Respectfully submitted,

Elaine Daddona, Secretary