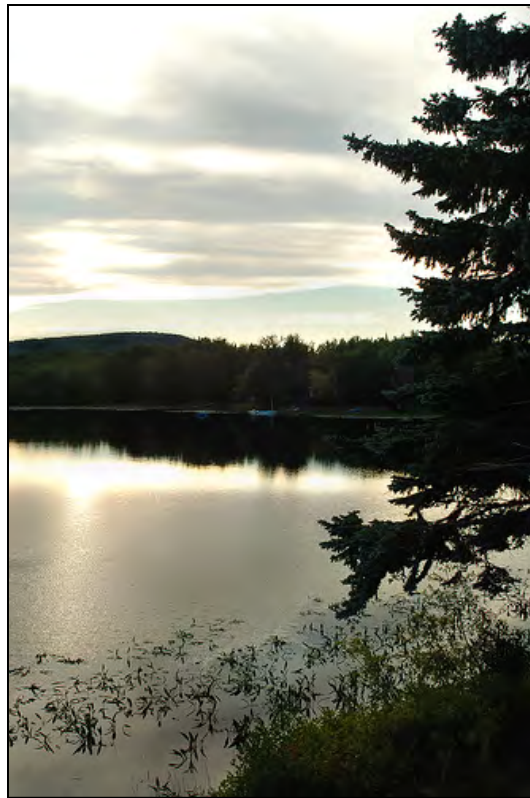


North Country Region

Comprehensive Plan



January 2010

Prepared for:

*Mount Pleasant Township
and Preston Township
Wayne County, Pennsylvania*

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North Country Region Comprehensive Plan

Acknowledgments

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The following agencies also supported the development of this *North Country Region Comprehensive Plan* project through financial assistance or professional staff services:

Pennsylvania Department of Community and Economic Development (DCED)
Wayne County Department of Planning

Linda Lee assembled the historical data found in this *North Country Region Comprehensive Plan*. Both Townships are grateful for her extensive volunteer contribution on this project.

Cover photos courtesy of [Pleasant Mount Community Center](#) and [Flickr.com](#).

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North Country Region Comprehensive Plan

1.0 Introduction

A Comprehensive Plan is one of the tools created under the Pennsylvania Municipalities Planning Code for communities to use in guiding land use and planning community facilities and transportation. It serves several purposes, among them being to serve as a policy guide, a source of information on the community and a legal foundation for subdivision and zoning regulations. Mount Pleasant and Preston Townships, Wayne County have joined together to prepare a regional comprehensive plan. This *North Country Region Comprehensive Plan* represents an update of an earlier plan prepared for Preston Township and a new plan for Mount Pleasant Township. It is also intended to address shared concerns of the two townships on a joint basis.

The North Country Region of Wayne County extends from Egypt in the south to Shehawken on the north. It also includes several villages, including Lake Como, Lakewood, Orson, Pleasant Mount, Poyntelle, Preston Park and White's Valley. It also includes roughly 50 major bodies of water, the largest of which is Belmont Lake (172 acres impounded). Second-home developments have arisen around many of these lakes and ponds over the years and some of the homes have converted to full-time residences. These changes have produced many cultural and economic benefits but challenged municipalities to address planning issues.



**Belmont Lake Boat Access
Mount Pleasant Pleasant Township
Source: Pennsylvania Fish and Boat Commission**

This plan includes a thorough inventory of the two townships, looking at natural resources, demographic characteristics and related factors. It also encompasses a detailed set of community development goals and objectives based upon a combination of public comment at meetings, the input of steering committee members and a community survey. Finally, it includes specific plans relating to land use, community facilities and transportation.

This plan is intended to be a guide for the townships, but should not be considered the definitive answer to all policy or planning questions. Comprehensive plans offer a foundation upon which the other details can be built using municipal ordinances, specific policies and other tools available to local government. Such plans do not, however, limit the ability of any participating community to do its own planning or employ whatever tools it may find appropriate. Likewise, this *North Country Region Comprehensive Plan*, by itself, does not limit the use of any private property. It does not

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have the force of law or regulation and should not be interpreted as either limiting or directing the decisions of local officials in administering such laws or regulations.

This plan also recognizes the critical importance of private property rights to a free society. Planning should help in laying out common rules that protect everyone's property rights and ensure high standards. That is the purpose of this plan. It is not intended to supersede property rights so as to impose one particular vision over another. Rather, it proposes allowing the market to do that under common standards.

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2.0 Background Studies

2.1 Regional Relationships

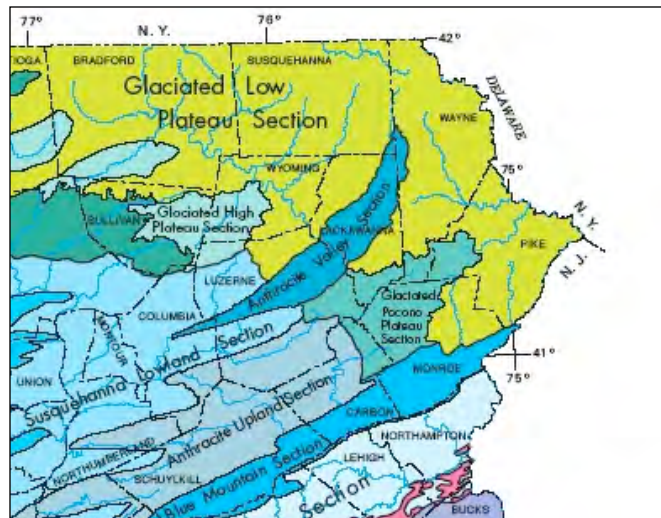
The North Country Region is positioned between urban areas of various sizes and characteristics. It has strong connections with both Hancock and Honesdale, as well as both Binghamton and Scranton. Mount Pleasant Township is part of the Forest City Regional School District, while Preston Township is part of the Wayne Highlands School District. Preston high schoolers have the option of attending either Hancock or Honesdale high schools, the former being under contract with Wayne Highlands to educate children from this more remote part of its geography.

Both Mount Pleasant and Preston Townships have strong relationships with adjoining communities in Susquehanna County as well as their Wayne County neighbors. Forest City, Uniondale and Thompson include shops and services frequented by North Country Region residents. The two townships, therefore, are connected with the outside world in a variety of ways. They represent a distinct area of Wayne County with a unique working landscape of farms and water that is extraordinarily appealing to both residents and visitors. Many of those residents and visitors also come from the New York City metropolitan area, which has extensively influenced growth throughout Wayne County.

2.2 Natural and Historic Features

2.2.1 Geology

The North Country Region is almost entirely a part of the glaciated low plateau section of the Appalachian Plateaus Province although a small area of the Ridge and Valley province forms the western border of Mount Pleasant Township. The primary geologic formation is the Devonian Catskill Formation (formed from the ancient Catskill Delta that extends south and west into West Virginia) which includes many layers of sandstones, shale and conglomerates, the first of these generally being good water producers.



However, the glacial formation characteristics of the rock overlying the sandstone bedrock can be porous or highly permeable creating potential contamination problems for shallow aquifers. Other geologic limitations for development include; 1) low upper layer soil permeability that can slow the regeneration of ground water supplies, and 2)

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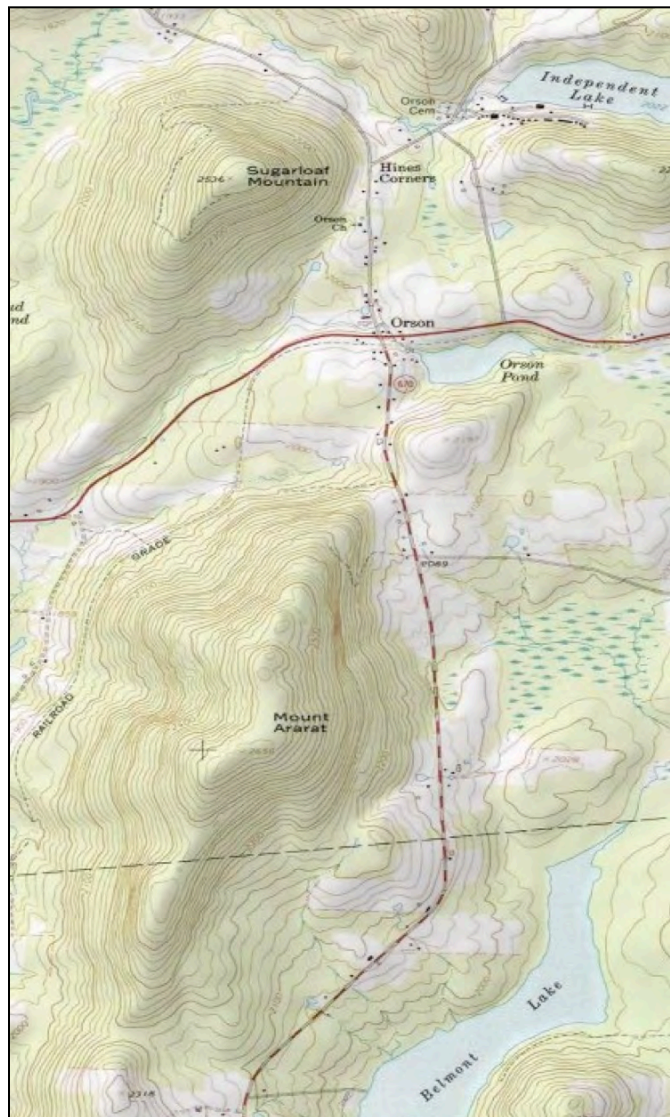
rock outcroppings, shallow depths to bedrock and seasonal high water tables making it difficult to locate on-site sewage disposal fields.

The Catskill Formation shale layers, particularly the Marcellus Shale, has become of great interest for natural gas production and large areas of the North Country Region are being leased for this purpose with drilling having begun in selected nearby locations. The shale, found throughout the Catskill Delta region, is proving to be a tremendous economic resource of great importance to the area and landowners. The Townships can anticipate exploration, drilling, pipeline development and associated economic activity as a result of this new investment in the natural resources of the region.

2.2.2 Topography

The topography of the North Country Region varies considerably, with the highest elevations in Wayne County being Sugarloaf Mountain at 2,530 feet and Mount Ararat at 2,635 feet (36 feet higher than Elk Mountain's South Knob). These are the only two areas of the North Country Region not covered by the glaciers of 14,000 years ago.

Despite the rolling nature of the area and its relatively high elevations, only small parts of the planning area are characterized by steep slopes (25%+ grades). These areas are depicted in yellow on the *Natural Features Map* that follows. Steep slopes can present serious problems for intensive development, but offer opportunities for recreation and unique forms of low density development if clearing and disturbance are limited and proper stormwater management techniques are applied. The main concentrations of steep slopes generally represent the northern extension of the Moosic Mountain ridge that straddles Wayne County's border with Lackawanna and Susquehanna Counties.



Given their relatively limited scope within the planning area, steep slopes are not a major issue. Nonetheless, erosion control and stormwater management remain important throughout the region.

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2.2.3 Soils

North Country Region soils are relatively young and exhibit only limited development. Most were formed in materials deposited by the Wisconsin Glacier between 11,000 and 30,000 years ago. This till material originates mainly from local shale and sandstone which was ground up, mixed and moved around by the advancing glacier. As the ice melted it was redeposited in an uneven pattern, leaving many outcrops and ledges through the North Country Region. The upland areas and plateaus are extremely stony.

Soil characteristics were mapped in the 1970's and published in the *Wayne County Soil Survey*. Further analysis of soil suitability for sewage disposal was conducted during wastewater facility plan updates made at the county and municipal levels during the 1970's and 1980's. The most common limitation is a seasonal high water table, making installation of on-site sewage disposal systems difficult in many areas, although the adoption by Pennsylvania of regulations allowing a host of alternate systems (e.g., on-lot spray irrigation, peat moss systems) has opened up many areas to development that might have once been considered impractical due to soil conditions.

Hydric soils classifications (soils formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part) serve to define areas strongly subject to seasonal high water tables and these are illustrated in red on the *Natural Features Map*. They are distributed throughout the two townships but are relatively modest in scope, there being about the same amount of open water and wetlands as hydric soils.

2.2.4 Wetlands

Significant areas of wetlands within the North Country Region are mapped on the *Natural Features Map*. Many additional smaller wetlands, subject to regulation by the Army Corps of Engineers, exist throughout the region. These are identified through mapping at the time of development and comprise some of the more significant hindrances to development. Effective working of these wetlands into development designs as open space attractions, water traps for golf courses and similar uses is one technique for ensuring their most productive use.

There are many areas with fluctuating water tables just below the surface, rising to the surface only during wet periods. Lowlands along stream valleys are often poorly drained or water-saturated at certain times of the year. Some form the floodplains of these streams. The soils along these floodplains are often made up of soft, sandy deposits from the water.

Numerous small swamps dot the countryside. Many of these swamps are located at the headwaters of streams and along or near their banks. Wetlands, nevertheless, are not limited to the lowlands. Early glaciation scraped out many depressions in which swamps have formed. These swampy depressions can be found throughout the area.

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2.2.5 Watersheds

The North Country Region lies within the Lackawaxen River and East-West Branch sub-watersheds of the Delaware River Basin, as well as the Middle and Upper Susquehanna sub-watersheds of the Susquehanna River Basin. This is the most extensive area of the Susquehanna River Basin within Wayne County. The Delaware River sub-watersheds include special protection waters areas with all streams classified as high quality for regulatory purposes. This severely limits the ability to discharge treated sewage effluent into streams. A *Minor Watersheds* map depicting North Country Region sub-watersheds follows.

2.2.8 Historical Resources

This section of the *North Country Region Comprehensive Plan* (prepared by Linda Lee) summarizes the historical background of the County of Wayne as well as Mount Pleasant Township and Preston Township. Although the historical information available is extensive, this section focuses on the period of incorporation, early settlement, government and industrial development. Much of the information contained herein came from books on the early history of the County of Wayne and local municipalities and the Wayne County Historical Society. Specifically, the following resource books were utilized to gather information for this section:

- *History of Wayne County, Pennsylvania (1798-1998)*
Walter B. Barbe and Kurt A. Reed, Editors and Ann O'Hara, Assistant Editor
Copyright 1998 by Walter B. Barbe
- *Illustrated Wayne County*
Benjamin F. Haines, Publisher, Honesdale, PA, 1900
- *History of Wayne County*
Phineas G. Goodrich, Reprint Edition, 1992
- *History of the Township of Mount Pleasant*
Rev. Samuel Whaley, 1855
- *Vintage Postcards of Historic Pleasant Mount*
Paul L. O'Hara, 2003
- *Centennial Celebration, 1866-1966, Pleasant Mount Methodist Church*
Theodore Knapp, 1966
- *The Life and History of Christopher Palmer Tallman and History of Wayne County, PA*
C. P. Tallman, 1881

Additionally, representatives from the Wayne County Historical Society were consulted to identify historical sites within the project area by municipality.

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Wayne County History

Archeological research indicates the region was inhabited on a transient basis as long as 12,000 years ago by Paleo-Indian cultures. Most of the artifacts found today were left by 2,000-6,000 years ago by Archaic Period populations who lived in rock shelters overlooking major streams. When the first Europeans reached eastern Pennsylvania they found Native Americans of the Woodland Period. It appears these local tribes were Algonquian and may have been subservient to the Iroquois Nation.

A 1930 study by Max Schrabisch for the Pennsylvania Historical Commission and entitled *Archaeology of Delaware River Valley*, although not necessarily accurate from the standpoint of archeological conclusions, provides for interesting insights into the early history of the North Country Region. A section on “the Region About Lake Como” provides as follows:

It was not until the elevated district near Lake Como had been reached that signs of prehistoric significance were noted. Here, about seven miles west of Equinunk, an area covering no less than twelve square miles and including Lake Como as well as a group of ponds northeast of it, was carefully gone over with results that were entirely gratifying in that five camp sites and one rock shelter could be mapped.

Unfortunately for a survey of this kind, the surface conditions of much of this region have of late been greatly disturbed especially with respect to the fields bordering the ponds, that is to say, the very spots where the aborigine would most likely have pitched his abode. To be more explicit, many of these ponds, of which there are ninety-odd in Wayne County, have been enlarged by the construction of dams across their outlets, an operation that entailed the submersion of the original shore lines, often for a considerable distance, and therewith the wiping out of most vestiges of a prehistoric character, anciently occurring there.

... numerous camps for boys and girls have recently sprung up on the banks of many of the principal sheets of water hereabouts, involving additional changes of minor surface features. As a consequence, the ... researcher had to depend largely upon oral information supplied by old residents, and ... each of the five camp sites have been pointed out to him by men who had known these places in their pristine state and had collected therefrom many an artifact attributable to primitive culture.

Today, all these sites are unrecognizable for the reasons stated in the foregoing. These camps were situated as follows: two are on the northern shore of Lake Como, while one each is on Lower and Upper Twin Lake and on Mud Pond ... As regards the rock shelter, it is about half a mile northwest of Lake Como. It opens to the east and has a roof projection of barely four feet. On what seems to be unimpeachable information, two perfect earthenware vessels of large size were discovered under this rock about the year 1890. Nothing could be learned, however, as to what became of them.

The territory that constitutes the Counties of Wayne and Pike, in the Commonwealth of Pennsylvania, was set off from the County of Northampton, in pursuance of an act of Legislature passed on the 21st of March, 1798. “All that part of Northampton County”, said the act, “lying, and being to the northward of a line to be drawn, and beginning at the west end of George Michael’s farm, on the river Delaware, in Middle Smithfield

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Township and from thence a straight line to the mouth of Trout Creek, on the Lehigh, adjoining Luzerne County, shall be and the same is hereby erected into a county henceforth to be called Wayne.”

The original boundaries of Wayne County were, therefore, the northern line of the Commonwealth on the north, the Delaware River on the east, Northampton (now Monroe County) on the south, and Luzerne (now Lackawanna) and Susquehanna Counties on the west. The area of the county was 1,492 square miles and the population in 1800 was only 2,562 persons, an average of less than 2 persons per square mile.

The location of the county seat was moved by the Legislature in 1799 from Milford to Wilsonville, until suitable buildings should be erected, “within four miles of the Dyberry forks of the Lackawaxen River.” This was the legislative mode of describing the junction, at what is now Honesdale, of the Dyberry Creek with the West Branch of the Lackawaxen River. Bethany became the county seat of Wayne. A frame court-house and a log jail were erected upon public square and the court was moved there from Milford, in 1805. Still, with a portion of the population along the Delaware below Milford, being a great distance from the location of the County seat, the Legislature, with the general consent of the people set off the lower end into a new county in 1814, to be called Pike, with the seat of justice at Milford where it has remained ever since.

Wayne County was named in honor of Anthony Wayne, a major-general in the Revolutionary War, who was born in Chester County, Pennsylvania, in 1745 and died in Presque Isle, in 1796.

Mount Pleasant Township History

With the formation of Wayne County in 1798, Mount Pleasant Township was established as an original township, in size being the second largest township in the county. Mount Pleasant Township originally included parts of Preston Township and Clinton Township that were established in 1828 and 1834, respectively. The naming of Mount Pleasant Township has been attributed to Robert L. Hooper, who surveyed the land and remarked on its beauty. The Township of Mount Pleasant lies in a territory broken into hills and valleys, by the extreme northern branches of the Alleghany range of mountains. It is second only to Preston Township in altitude and number of lakes.

The village of Pleasant Mount within the Township, being 2040 feet above sea level, is the highest village in Wayne County. Villages and neighborhoods in Mount Pleasant Township include Pleasant Mount, Whites Valley, Niagara, Belmont Corners, Rock Lake, Egypt, Hilltop, Cascade and Rude’s Corner.

The first Europeans to obtain land from the native inhabitants of the northern part of Wayne County were Thomas and Richard Penn, heirs of William Penn. Six years later, in 1774, Christopher Hager purchased 434 acres from the Penns, including most of the area where Pleasant Mount village is now located. This land passed through several hands, purchasers who never intended to occupy it, when in 1789, it was purchased

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from Thomas Rogers by Samuel Stanton of Connecticut, the first actual settler in this township. Stanton additionally purchased 3,000 acres from other landowners. In 1790, Stanton began to clear his land and build a house.

The following year, 1791, Silas Kellogg from Saratoga County, New York and Elijah Dix, a Revolutionary War veteran from Williamstown, Massachusetts joined Samuel Stanton in the settlement and also began building log cabins. Both Stanton and Dix brought their families to the area on the completion of the cabins. There were in all nine residents of the town in 1791. New settlers in 1792 were John Tiffany and family, Joseph Stearns and family, and Jirah Mumford and young son Thomas. In 1793, Samuel Stanton's sister and husband, Lydia and Joseph Tanner, purchased most of the present village of Pleasant Mount. Also, in 1793 twenty year old Jason Torrey cleared some land four miles east of town near Miller's Pond, built a cabin there in 1797 and settled with his wife there in 1798. Jason Torrey was a well known surveyor who would go on to survey and lay out large blocks of land throughout the County of Wayne.

Some notable firsts occurred in Mount Pleasant Township. An election district comprising all of the current Wayne County and half of Pike County had polls opened for the first time in 1798 at the house of Elijah Dix in Pleasant Mount.

The first school in Wayne County of which there is any record was taught by Miss Lucy Stearns. It opened in 1794 in Elijah Dix's log cabin. The first school house in the County was



built of logs near Philo Spencer's in Mount Pleasant Township and the first frame building for school purposes was erected six years later in the same township. The picture depicted above is of the White's Valley Octagon School, one of four that once existed in Wayne County. The remains of the school may be seen along Route 670, where an historical marker identifies the location.

Mount Pleasant Township contained some of Wayne County's earliest roads. The first cut through the Township was the North and South Road in 1789. Joseph Tanner and Elijah Dix served as the first road supervisors. By 1828, five turnpikes either commenced or passed through the Township. The first Post Office in the County was established in Pleasant Mount in 1811 with John Granger as Postmaster. Reportedly, the original name of the settlement was "Alpine" but was changed. The Post Office name "Mount Pleasant" already being taken, it was named "Pleasant Mount."

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After the initial year that Mount Pleasant Township was established (1798), the township had only 34 taxable residents. By 1815, Mount Pleasant Township had 139 taxable units. Fifteen years later, there were still only five mercantile firms in the Township. In 1828, Preston Township was created from parts of Mount Pleasant and Scott Townships. In 1850, Mount Pleasant Township reportedly produced thirty-five tons of butter, twelve thousand bushels of oats and fifty-four hundred bushels of buckwheat.

There were ten sawmills, three gristmills, three turning mills, two wagon shops and two carding mills. Five stores reportedly did \$50,000 dollars in trade. In the mid 1800s many people migrated to the township from the coal regions to set up farms. By 1850, a majority of residents were in the agricultural dairy business. In 1880, the entire population of Mount Pleasant Township was 188 according to the census.

Mount Pleasant Township is noted for two national historical figures. Samuel Meredith, the first treasurer of the United States, lived the remainder of his life here on his Belmont Estate after resigning as U. S. treasurer. Revolutionary heroine Sarah Mary Benjamin settled in the township in 1822 and reportedly lived to be 101 years old before her death in 1858. George Washington had admired her courage on the battlefield.



In 1888, the Township was one of the first to see a “horseless carriage” in operation. David Spencer, of Mount Pleasant Township, built the tractor, powered by steam, at an approximate cost of \$10,000. Pictured above, it made its first public run on July 4, 1889, when it proceeded up Main Street of Pleasant Mount to the North Road, turned around at the old Dix farm and back, a total of three miles. Used later to haul logs, it was claimed to have been the first “horseless carriage” built in Pennsylvania. The steam tractor took its place in history in a long line of inventions leading up to the present day gas powered tractor. It was returned to Wayne County in 2004 and is currently under restoration.

Preston Township

Preston Township is located in northern Wayne County, specifically on the western edge of the County. It was created in 1828 from parts of Scott and Mount Pleasant

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Townships. Preston Township was named for Judge Samuel Preston, the first associate judge in Wayne County as well as the first settler in Buckingham Township, the township from which both Scott and Preston Townships had been formed. At the time President Judge David Scott, the individual Scott Township was named after, thought it would be appropriate to name Preston Township after Judge Preston. The original name proposed for Preston Township was Ararat but this name was never selected.

Preston Township stands pre-eminent among the townships in Wayne County in two particulars: altitude and number of lakes. Mount Ararat and Sugarloaf Mountain, both located in the village of Orson, stand at about 2,600 feet above sea level. Mount Ararat is part of the Moosic Mountain chain. Sugarloaf Mountain stands alone. Preston Township has more lakes than any other township in Wayne County. Another unique geographical feature of the township is the mountainous divide that runs through it, north to south, separating the township into two drainage basins, the Delaware and Susquehanna Rivers. It has been said that when it rains in the village of Shehawken, the rain that falls on one side of the church roof flows to the Delaware while the rain on the other side of the roof flows to the Susquehanna.

Preston Township is the third largest township within the county with 33,985 acres, behind Damascus and Mount Pleasant Townships. In 1890, the population in Preston Township was 1,317, decreased to 900 in 1960 and increased to 1,107 according to the 2000 Census. The Township of Preston has numerous villages and neighborhoods including: Lakewood, Orson, Poyntelle, Lake Como, Preston Park, Preston Center and Shehawken.

Among the earliest settlers of the township were Elihu Tallman who came in 1800, bought a tract of lumber and built a sawmill at Six Mile Lake (now Lake Como). In 1820 he reportedly hauled to Stockport the first raft of sawed pine in time for the spring trip down the Delaware River to Philadelphia. He later became a prominent lumberman. His son, Cristopher Palmer Tallman, bought a tract in 1826 in the area that became known as Tallmanville and built a sawmill there. Gideon Woodmansee, a Revolutionary War veteran, along with his brothers, James and Thomas, came from Connecticut in 1816 and settled on the "Stockport Road".

Although they settled in what is now Buckingham Township, Gideon owned land in Preston Township and significantly influenced its early history. Rufus Geer from Rhode Island came to Preston in about 1816 and settled on the Twin Lakes. John and William Starbird settled in Preston Township in 1817 and built a sawmill on Shehawken Creek. Other area settlers in 1821 include James Simpson, an English immigrant, Riley Case and E. T. Case.

A road was cut from the Tallman place to Mount Pleasant in 1823 and a number of settlers established their homes in close proximity to the new road. The Tallman family was concerned about educating their own and other children. As early as 1824 Elihu Tallman hired a teacher to teach in an old log house on his place. In 1829, C. P. Tallman reports on a number of citizens getting together to build a school. Schools began to spring up in other areas of the township, one in 1839 built by Franklin Duvall

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and Daniel Underwood and another in 1845 at Little York. The first Post Office in the township was established at Tallmanville with Elihu Tallman in charge. The Preston Post Office was established in 1838 with Daniel Underwood as the postmaster. Religious services in Preston Township were first organized in 1825 when John Rain, a Methodist minister began meetings. The Tallmanville Methodist Episcopal Church was organized in 1831 with the Hines Corner Methodist Episcopal Church following in 1849 with D. M. Benedict as the first leader.

Historical Sites

The following sites were identified, with support and consultation from the Wayne County Historical Society, for inclusion within this *North Country Comprehensive Plan*. Although neither township has sites listed on the National Register of Historic Places, three sites in Mount Pleasant Township have been identified by the Pennsylvania Historical and Museum Commission.

Mount Pleasant Township has three Pennsylvania Historical and Museum Commission markers as follows:



Belmont, the Estate of Samuel Meredith, is indicated with a marker on Route 371, west of the village, directly across the highway from the Belmont Corners Firehouse. It is no longer standing. Samuel Meredith made his home in Pleasant Mount in 1803 after resigning the office of United States Treasurer in 1801 and lived here until his death in 1817. He was buried at his Belmont Estate with his wife, Margaret.

The Samuel Meredith Monument, located in Meredith Park in the village of Pleasant Mount and pictured on the cover of this *Comprehensive Plan*, honors the first treasurer of the United States. Unveiled and dedicated in 1904, the bodies of Samuel Meredith and his wife, Margaret, were removed from the Belmont Estate and interred on the plot beneath the monument shortly before dedication day.



The Sarah Mary Benjamin Historical Marker is located at the intersection of Route 371 and the North Road in the village of Pleasant Mount. She was a “Revolutionary War heroine who travelled with the troops and was at the decisive Yorktown battle. Her remains lie at her gravesite in Green Grove Cemetery on Route 670 south of the village.



The following listing contains several sites that are considered “historic” but have no official Federal or State designation.

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White's Valley United Methodist Church (pictured here) was built about 1832 at the location of the Green Grove Methodist Cemetery on Route 670 but moved to White's Valley about 1866.

White's Valley also includes the Octagon Stone Schoolhouse on Route 670 (pictured earlier). It was built in 1840, used as a school until 1928, dedicated and restored by the DAR in 1938, but burned shortly after that. Only the foundation is standing, but current efforts have cleared the site and reestablished part of the existing foundation.



St. Cecilia's Roman Catholic Church and Cemetery are located on Route 670. The church was built in 1865 and recently closed.

St. Juliana's Roman Catholic (pictured to the left) and Cemetery are located on Route 247 in Rock Lake. The church was built in 1866 by Irish settlers.

St. James Roman Catholic Church and Cemetery. The church, built in 1887, is located at the intersections of Routes 371 and 670 in the village of Pleasant Mount. The cemetery is located on Route 371 just west of the village.



The Niagara Arched Stone Bridge and Upper Niagara Falls are located on Niagara Road.

The bridge was constructed in 1857 by local farmers and is still in use.

Fowler's Mill (formerly Kennedy's Mills) near the falls was in operation in 1820 and productive for nearly one-hundred years. It is no longer standing.



St. Peter and Paul Russian Orthodox Church (pictured to the left) was built in 1920 by settlers of the Russian Orthodox Faith who moved into the area along the Belmont Turnpike known today as the "Russian Settlement." The Church is located on the Belmont Turnpike south of Belmont Corners. Many Eastern European families, after working in the coal mines, took their savings and purchased farms in Mount Pleasant and Preston Townships, following the O&W Railroad to the North Country Region.

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The Wayne County Fish Hatchery at Pleasant Mount (pictured to the right) is located on Route 371 just west of the village. Built in 1903, the Fish Hatchery went into operation the following year. The fourth hatchery to be established in Pennsylvania, its original purpose was to rear Black (Smallmouth) Bass, Pickerel and Perch. Brook Trout were also raised as a sideline.



The hatchery underwent a major renovation in 1977-78 when all ponds and raceways were reconstructed.

These renovations allowed the Pleasant Mount State Fish Hatchery to make significant advances in the production of muskellunge, tiger muskellunge and walleyes. During the 1980s, the hatchery was involved in projects to restore American shad to the Susquehanna River and, in 1993, began a study of walleye production with Mansfield University. The large number of ponds made the state fish hatchery the ideal location for this work. Visitors to Pleasant Mount also now enjoy the large viewing tank stocked with native fish, which was added in 1989 to replace aquariums removed during the last major reconstruction.

The Commonwealth owns six lakes near the Pleasant Mount Fish Hatchery, namely, Belmont, Hankins, White Oak, Miller, Long Pond and Douglas Pond. Most of these water bodies were built in the early 1800's by the Delaware and Hudson Canal Company for the purpose of maintaining the water levels in the canal.

Resort Industry History

Much of Wayne County's summer camp industry is to be found in the North Country Region. The industry is concentrated in this region to an extent not found elsewhere the nation. Some camps have existed for over a century. The campers typically came in from New York City on the Erie or O&W Railroads, to stations in Hancock, Starlight and Lakewood, for example. Later they came by buses. There were 30 or so camps and well over 22,900 campers in 2002, according to an economic impact study done by the Wayne County Camp Association. More importantly, these camps accounted for 13.7% of the tax base of Preston Township and paid nearly \$267,000 in township, county and school property taxes that year. A *Camps* map follows to illustrate the locations of these facilities. Among the camps located in the North Country Region are the following:

- Camp Westmont
- Block Vacation Center
- Independent Lake Camp
- New Jersey YMHA Camp
- Camp Morasha
- Camp Starlight
- Camp Wayne
- Camp Poyntelle

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The O&W Railroad was also a determining factor in the development of the boarding house and hotel industry in the North Country Region. The primary purpose of the railroad was to transport coal from Scranton to metropolitan markets. It ran through both Mount Pleasant and Preston Townships (as well as Buckingham Township) into New York State at Hancock, and resulted in the development of several hotels and boarding houses along its route, some of which remain today (e.g., Lakewood Hotel and Poyntelle Inn).



Two of the O&W stations also remain, one of which is located in Lakewood (then known as Winwood) and pictured above courtesy of the [Wayne County Historical Society](#). The right-of-way has now largely been integrated into Township road systems and has also been used as a hiking and snowmobile trail, bringing thousands of tourists into the area and supporting the same hotels, but in a new and different way.

2.3 Existing Land Use

Existing land use information was generated by the Wayne County Department of Planning, an active partner in the development of this *North Country Region Comprehensive Plan*. Relying upon a combination of aerial photos, inspections and consultations with local officials, the Department of Planning made a detailed comparison of land use by municipality for the period 1959 through 2008. *Land Use/Land Cover Maps* for 1959 and 2008 follow to illustrate the existing land use pattern within Mount Pleasant and Preston Townships.

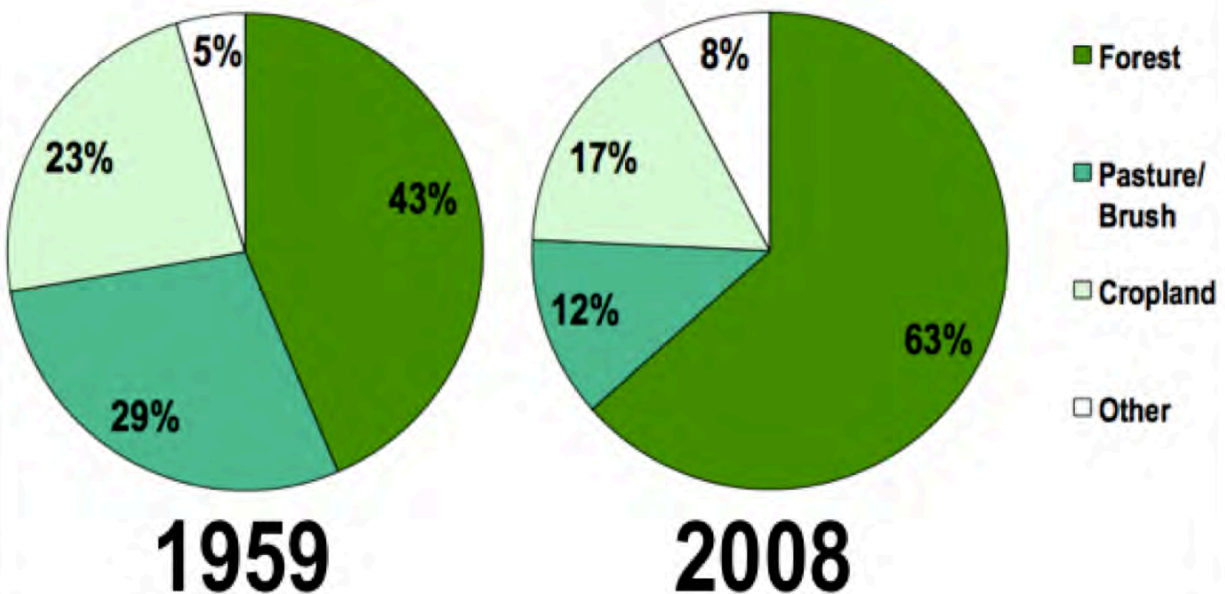
This study was conducted primarily for purposes of measuring the conversion of farmland to non-agricultural uses, but also provides a basis for understanding other land use changes countywide. It offers many insights that give a much fuller understanding of what actually takes place on the land as growth occurs.

The following Table 2-1 and Figure 2-1 summarize changes in land use for 2008 compared to 1959.

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Table 2-1 Existing Land Use Comparison, 1959 and 2008 North Country Region									
Land Use/Cover	Mt. Pleasant Township			Preston Township			North Country Region		
	1959 Acres	2008 Acres	Change	1959 Acres	2008 Acres	Change	1959 Acres	2008 Acres	Change
Forest	16,804	23,420	6,616	13,652	20,876	7,223	30,456	44,296	13,840
Cropland	9,475	6,662	-2,813	6,568	4,887	-1,680	16,043	11,549	-4,493
Pasture / Brush	9,573	4,378	-5,194	10,490	4,205	-6,286	20,063	8,583	-11,480
Residential	148	1,218	1,070	325	980	655	473	2,198	1,725
Water	437	740	303	1,232	1,336	105	1,668	2,076	408
Commercial	11	102	91	336	497	161	347	598	252
Farmstead	324	220	-104	210	122	-88	535	342	-192
Government / Institutional	40	53	14	11	31	20	51	84	33
Religious	27	27	0	9	9	1	36	36	0
Industrial	1	15	14	5	14	9	6	29	23
Mining / Extraction	0	0	0	0	20	20	0	20	20
Recreation	2	7	5	0	7	7	2	14	12
Utilities	0	2	2	0	2	2	1	5	4
Transportation	2	0	-2	148	0	-148	150	0	-150
Total	36,843	36,844	0	32,986	32,986	0	69,830	69,830	0

Figure 2-1
North Country Region Land Use Changes, 1959 – 2008



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Pasture/brush, crop, farmstead and transportation land uses all declined in acreages. Forest, water, residential, recreational, commercial, religious, governmental/institutional, industrial and utility use acreages all increased. The largest increase was in forest, while the largest decrease was in pasture/brush land use.

Forest land remains the largest land use by far. Much of it, of course, is associated with farms and summer camps for whom it forms a backdrop, buffer and source of additional income. Forest land accounted for 30,456 acres or 43% of all North Country land in 1959 and 44,296 acres or 63% in 2008. Pasture and brush land was the second largest with 20,063 acres or 29% of land in 1959. This land use category dropped by more than half and to third place among land uses in 2008 with 8,583 acres or 12% of the total that year.



Camp Westmont, Preston Township
Courtesy of [Flickr.com](https://www.flickr.com/photos/14811111@N00/)

This indicates the bulk of land use changes within the North Country Region over the last half-century have simply reflected a natural reversion of pasture/brush land to forest. Cropland also decreased from 16,043 acres or 23% of the total to 11,549 acres or 17% in 1959. Nonetheless, it now ranks as the second largest land use category within the North Country Region.

Residential acreage totaled 473 acres or 1% of land in 1959. It increased to 2,198 acres or 3% of all North Country land in 2008, roughly quadrupling as cropland, pasture/brush land and farmsteads converted to residential use. Other land uses, such as forest, also converted to residential but at a slower rate than the offsetting growth among those land uses.

Residential land use is now the fourth largest land use category and still growing. Nevertheless, it continues to represent a very small portion of total land use. The North Country Region remains overwhelmingly green, with forest, pasture/brush and crop land plus water accounting for over 95% of total region acreage. All combined development uses (excluding agricultural development) represented less than 5%.

Four maps follow to illustrate land use patterns. *Land Use / Land Cover* maps for 1959 and 2008 show the land use patterns and changes over the intervening 49 years. The *Important Farmland Soils* map indicates where the best farmland in the North Country Region is located. Finally, a *Lands Under Agricultural and Conservation Programs* depicts those properties enrolled in conservation programs.

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2.4 Population and Economic Base

2.4.1 Population Trends

According to the 2000 U.S. Census, both Mount Pleasant Township and Preston Township experienced a relatively modest population growth for the period of 1990-2000. Mount Pleasant increased by 74 people (5.8%) while Preston increased by 63 persons (6.0%). These population increases reflect a very small density increase on average of 1.3 persons per square mile. This is in sharp contrast to the growth spurt that Wayne County shows for the same period, increasing by over 3 times that amount (19.5%).

Wayne County also shows a much higher density increase of 10.6 persons per square mile. Moreover, the rate of growth for these two townships that compose the North Country Region was also well below the U.S. average of 13.2% for the decade. There is overall population growth over the long term, but it is not overwhelming in any sense.

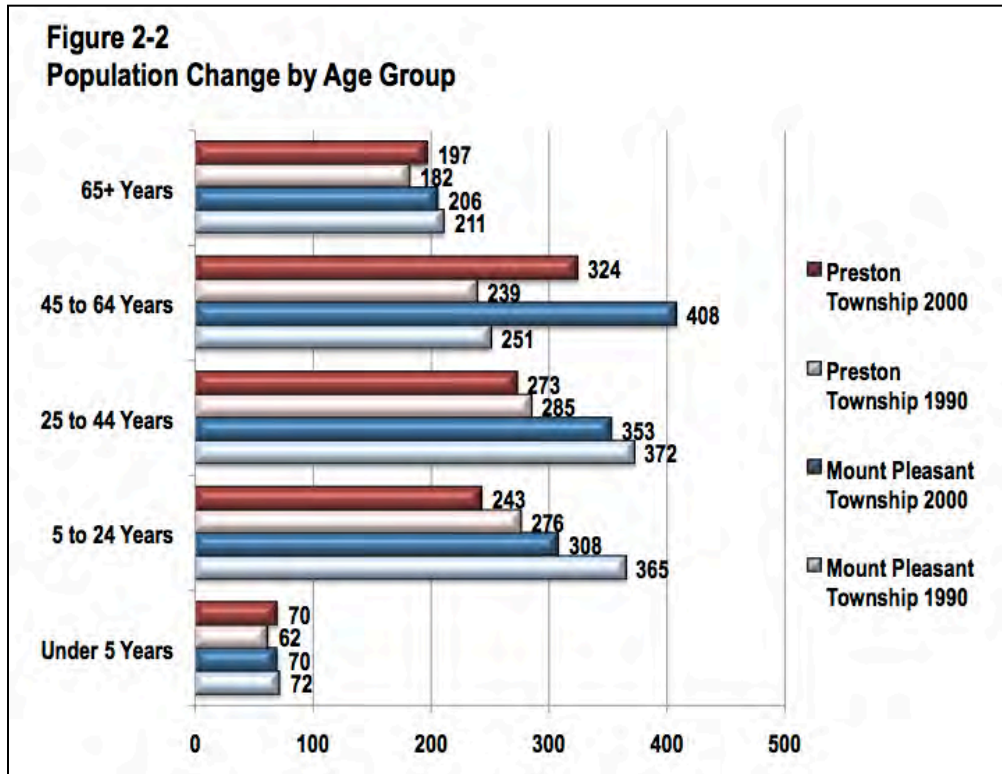
Table 2-2 Population Changes, 1990 - 2008					
Year	PA	Wayne County	Mount Pleasant Township	Preston Township	North Country Region
1990	11,881,643	39,944	1,271	1,044	2,315
2000	12,281,054	47,722	1,345	1,107	2,452
Change	399,411	7,778	74	63	137
% Chg. 90-00	3.4%	19.5%	5.8%	6.0%	5.9%
2008	12,448,279	52,016	1,446	1,132	2,578
% Chg. 00-08	1.4%	9.0%	7.5%	2.3%	5.1%
Persons Per Square Mile					
1990	265.1	54.8	22.4	21.1	21.8
Persons Per Square Mile					
2000	274.0	65.4	23.7	22.4	23.1
Change	8.9	10.6	1.3	1.3	1.3

Interestingly, Mount Pleasant Township has experienced slightly faster growth since 2000, based on the U.S. Census estimate for 2008. Preston's growth rate has slowed further. Wayne County as a whole is also growing slower than before, as is the nation. Nevertheless, all are growing much faster than the Commonwealth of Pennsylvania, which gained only 1.4% over the last eight years, making it the one of the slowest growing states in the nation, similar to where it was during the 1990's.

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2.4.2 Population by Age

Both Mount Pleasant and Preston Townships exhibit similar patterns of increasing aging, as the chart below demonstrates. The median age in 2000 was 42.6 years in Mount Pleasant Township, 43.2 years in Preston Township, while only 40.8 years in Wayne County and 38.0 years in Pennsylvania. Both townships experienced significant increases in population in the 45 to 64 years of age category. All other age groups showed either minor increases or actual decreases in numbers. The school-age population declined substantially. Also, in both Townships the percentage of residents in the 45 to 64 year age group is higher than the percentage for Wayne County.



Notwithstanding the modest population growth, there has been considerable growth in housing and particularly in second homes. The increase in second home ownership throughout the 1990's has led to large numbers of second home conversions to permanent residences, the number of occupied housing units having risen by 242 or 15.1% despite the low level of population increase.

Particularly striking is the 186 unit housing increase within Preston Township (a 20.6% gain for the decade). This indicates much of the Township's growth is being masked by shrinkage in household sizes due to aging in place and in-migration of smaller households of retirees and professionals. The increases in second home ownership will likely lead to steady, although clearly modest, growth in the region's population over the next decade. This will occur as second homeowners choose to make the region their permanent residence for retirement or other purposes.

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2.4.3 Education

The 2000 U.S. Census information indicates Mount Pleasant Township and Preston Township residents 25+ years of age had achieved higher degrees of education when compared to Wayne County and Pennsylvania results. Mount Pleasant Township Census data indicates 88.6% of residents then had a high school diploma or equivalent and Preston followed closely with 83.7%. By comparison, only 80.7% Wayne County residents and 81.9% of Pennsylvania residents indicated having a high school diploma or the equivalent.

Both townships also claimed higher rates of residents with completed advanced degrees of education than is the case for the County as a whole. Some 23.4% of Mount Pleasant and 21.2% of Preston residents 25+ years of age had college degrees while the Wayne County figure was 20.3%. These higher education levels are a likely explanation for the large increases in income levels for the region.

Table 2-3 Education Levels, 2000						
Education Level	Mount Pleasant Township	%	Preston Township	%	Wayne County %	PA State %
< 12 Yrs Education	114	11.4%	127	16.3%	19.3%	18.1%
12+ Years	654	65.3%	487	62.5%	60.5%	53.6%
Associate Degree	63	6.3%	39	5.0%	5.7%	5.9%
Bachelor's Degree	111	11.1%	67	8.6%	8.8%	14.0%
Graduate Degree	60	6.0%	59	7.6%	5.7%	8.4%
Total	1,002	100%	779	100%	100%	100%
High School Degree +	888	88.6%	652	83.7%	80.7%	81.9%
College Degree	234	23.4%	165	21.2%	20.3%	28.3%

Source: U.S. Census - 2000, Persons 25+ Years Old

2.4.4 Income

An analysis of the data from the 1990 and 2000 U.S. Census reports show Mount Pleasant Township and Preston Township to be far exceeding the growth of income for the County and State. The average inflation-adjusted increase for the two townships combined is 34.8% in per capita income, 13.7% in median household income, and 15.0% in median family income.

Mount Pleasant Township, in particular, has become much wealthier, it having experienced over 20% growth in all three categories. These major increases bring the two townships to just slightly less than State averages and wealthier when compared to County averages. In-migration of new higher-income households is clearly a factor in these gains.

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The fact one out of every three employed persons in these two townships listed their occupation as professional/management in 2000 suggests an explanation for the increasing incomes of the North Country Region as a whole. There was a significant shift in occupations from the 1990 U.S. Census report, the share of persons employed in generally lower paying farming and forestry occupations dropping from 13.3% in 1990 to just 1.9% in 2000.

Table 2-4 Incomes, 1989 - 1999						
Incomes	Mount Pleasant Township	Preston Township	North Country Average	Wayne County	PA	US
Per Capita (1999)	\$19,494	\$19,106	\$19,300	\$16,977	\$20,880	\$21,587
\$ Gain 1989 to 1999*	\$5,494	\$4,451	\$4,973	\$800	\$2,039	\$2,274
% Gain	39.2%	30.4%	34.8%	4.9%	10.8%	11.8%
Median H'hold (1999)	\$41,500	\$35,724	\$38,612	\$34,082	\$40,106	\$41,994
\$ Gain 1989 to 1999*	\$6,930	\$2,460	\$4,695	\$717	\$1,174	\$1,740
% Gain	20.0%	7.4%	13.7%	2.2%	3.0%	4.3%
Median Family (1999)	\$46,771	\$43,162	\$44,967	\$40,589	\$49,184	\$50,446
\$ Gain 1989 to 1999*	\$8,647	\$2,914	\$5,780	\$2,560	\$2,502	\$3,269
% Gain	22.7%	7.2%	15.0%	6.7%	5.4%	6.9%

* 1989 figures adjusted for inflation to 1999 dollars.

2.4.5 Employment Status

The combined workforce of the North Country Region constitutes 1,178 of the 2,015 residents 16 years and older (58.5%) of which 536 were women in 2000. Table 2-5 provides the details with regard to general classification of the members of the workforce.

The two townships exhibit significant differences in employment by class of workers. While both show increases in private wage/salary workers and decreases in self-employed workers, Mount Pleasant experienced an increase in government workers and Preston saw a large decrease in the same.

Mount Pleasant significantly lowered its unemployment rate from 8.5% in 1990 to 2.1% in 2000. The Preston Township unemployment rate, by contrast, rose from 6.3% in 1990 to 7.1% in 2000. Both the Wayne County and Pennsylvania rates were 5.7% in 2000. It is important, nonetheless, to remember these rates and other employment data provided within this section are based on the employment of residents and not employment within the North Country Region itself. Therefore, they may well reflect employment conditions in areas well outside the North Country Region (e.g., the Binghamton or Honesdale areas).

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Table 2-5 Workers by Job Class, 2000								
Class	Mount Pleasant Township				Preston Township			
	1990	%	2000	%	1990	%	2000	%
Private wage/salary	322	63.5%	458	65.1%	284	61.1%	339	71.5%
Self-employed	106	20.9%	124	17.6%	95	20.4%	80	16.9%
Unpaid family	10	2.0%	14	2.0%	10	2.2%	4	0.8%
Total Private	438	86.4%	596	84.7%	389	83.7%	423	89.2%
Government	69	13.6%	108	15.3%	76	16.3%	51	10.8%
TOTAL	507	100%	704	100%	465	100%	474	100%
Unemployed	47	8.5%	15	2.1%	31	6.3%	36	7.1%
Not in workforce	360	39.3%	404	36.0%	356	41.8%	382	42.8%

Source: U.S. Census, 1990 and 2000

2.4.6 Employment by Industry

Table 2-6 breaks down the combined employed township population aged 16 years or more in 2000 by industry. The largest single industry in which North Country Region residents are employed is the category education, health, and social services comprising an 18.7% share of the employment base. This is followed closely by manufacturing employment with 15.7%. Arts, recreation, lodging, and food employment (tourism) accounts for 11%. Remaining employment is scattered across various industries, all with single digit percentages. For the most part, industry employment mirrors Wayne County percentages with notable exceptions being locally higher percentages in the categories of manufacturing and agriculture, forestry, hunting, and mining along with lesser percentages in retail trade.

While it is difficult to accurately compare industries from 1990 to 2000 due to Census data categories changing over that period, it is interesting to note the field of arts, recreation, lodging and food appears to have increased dramatically. Also the field of manufacturing showed a rather large increase from 139 to 185. Wholesale trade also almost doubled in workers. Retail trade workers and finance, insurance, and real estate workers have decreased in numbers, however. This does not include all self-employed individuals, however, many of whom work at non-employer enterprises.

It is, for similar reasons, also difficult to accurately compare occupations between 1990 and 2000. Nevertheless, a study of employment by occupation shows the previously mentioned high percentage employed as professional/management; almost 1/3 of those employed. This is a large increase over 1990, indicating a shift from the more traditional blue collar occupations to professional occupations. Farming and forestry employment has plummeted from 129 employees (13.8%) to 22 (1.9%) between 1990 and 2000, further exemplifying the shift away from an agricultural based community.

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Wayne County experienced a similar decrease, although not as significant, from 5.1% employed in farming and forestry industries in 1990 to 1.1% in 2000. Both the region and County are continuing a shift away from an agricultural based way of life toward a more exurban atmosphere. The evolving character is oriented toward second homes and tourism deriving from various recreational attractions in the two townships. Certainly, the appeal of the North Country Region's landscapes, lakes, camps and the nearby Elk Mountain Ski Resort facilities play a role in this economic and demographic transition.

Table 2-6 Employment (16 + Years) by Industry, 2000								
Industry	Mount Pleasant		Preston		North Country		Wayne	PA
	Persons Employed	%	Persons Employed	%	Persons Employed	%	%	%
Manufacturing	104	14.8%	81	17.1%	185	15.7%	10.6%	16.0%
Education/health/social services	128	18.2%	92	19.4%	220	18.7%	19.2%	21.9%
Retail trade	59	8.4%	43	9.1%	102	8.7%	14.9%	12.1%
Construction	73	10.4%	37	7.8%	110	9.3%	9.3%	6.0%
Transport/warehousing/utilities	44	6.3%	20	4.2%	64	5.4%	5.4%	5.4%
Agriculture/forestry/mining	62	8.8%	44	9.3%	106	9.0%	3.4%	1.3%
Arts/recreation/lodging/food	70	9.9%	60	12.7%	130	11.0%	10.2%	7.0%
Public administration	29	4.1%	8	1.7%	37	3.1%	5.0%	4.2%
Finance, insurance, real estate	25	3.6%	13	2.7%	38	3.2%	4.3%	6.6%
Other services	32	4.5%	24	5.1%	56	4.8%	5.9%	4.8%
Wholesale trade	26	3.7%	21	4.4%	47	4.0%	3.0%	3.6%
Professional/management	32	4.5%	25	5.3%	57	4.8%	6.4%	8.5%
Information	20	2.8%	6	1.3%	26	2.2%	2.6%	2.6%
TOTAL	704	100%	474	100%	1,178	100%	100%	100%

Source: U.S. Census, 2000

Table 2-7 Employment (16+ Years) by Occupation, 2000								
Occupation	Mount Pleasant		Preston Township		North Country		Wayne	PA
	Persons Employed	%	Persons Employed	%	Persons Employed	%	%	%
Production/transportation	120	17.0%	96	20.3%	216	18.3%	16.8%	16.3%
Sales/office	132	18.8%	82	17.3%	214	18.2%	24.7%	27.0%
Management/professional	233	33.1%	158	33.3%	391	33.2%	26.8%	32.6%
Service	91	12.9%	70	14.8%	161	13.7%	17.4%	14.8%
Construction/mining/mntr.	115	16.3%	59	12.4%	174	14.8%	13.3%	8.9%
Farming/forestry	13	1.8%	9	1.9%	22	1.9%	1.1%	0.5%
TOTAL	704	100%	474	100%	1,178	100%	100%	100%

Source: U.S. Census, 2000

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2.4.7 Travel to Work

Some 96 persons, or 7.9% of workers within the combined townships, worked from home in 2000. This was almost double the County percentage of 4.2%. The region's mean commute time was higher (31.7 minutes versus 26.3 minutes for County), reflecting the relative isolation of the townships and the need for increased employment opportunities locally. Interestingly a fairly high number of people, 73 or 6.3%, either walked or used public transportation to get to work; although all those reporting public transportation use were from Mount Pleasant Township. This may well indicate only residents of the Township who use public transportation nearer their workplaces in the metro region. The majority of residents drive alone in their car, truck or van (75.6%).

Table 2-8 Travel to Work, 2000			
Geography	Mean Travel Time to Work	% Worked at home	% Public Transit
Mount Pleasant Township	29.9 Minutes	7.1%	2.2%
Preston Township	33.5 Minutes	9.3%	0.0%
Wayne County	26.3 Minutes	4.2%	1.0%
Pennsylvania	25.2 Minutes	3.0%	5.2%
United States	25.5 Minutes	3.3%	4.7%

Source: U.S. Census, 2000

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3.0 Goals and Objectives

The following goals and objectives form the foundation of this Plan. They are intended to serve as the community development objectives for land use regulations.

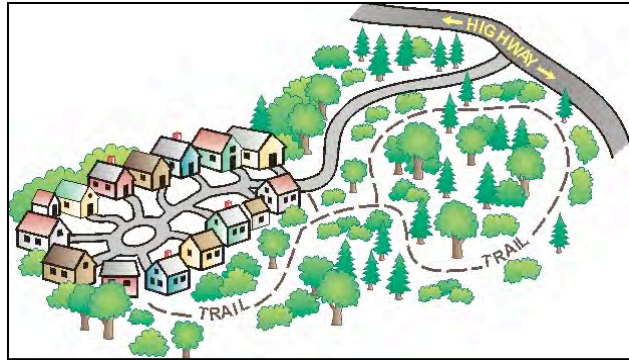
3.1 Land Use

3.1.1 Protect private property rights by putting the emphasis, in all land use regulations, on the balancing of competing rights with the least possible intervention into the private market place.

- a) *Employ incentive-based performance criteria wherever possible to permit the use of innovative approaches and evolving technology in meeting development challenges.*
- b) *Use measures such as buffering, landscaping and natural methods of stormwater control to mitigate the impacts of development and resolve land use conflicts through design.*

3.1.2 Provide for the use of conservation subdivision techniques as a preferred option for residential land development.

- a) *Allow for conservation subdivision in cases where on-site sewage disposal methods are employed as well as those instances where central sewage are involved, provided that protections are in place to ensure performance.*
- b) *Provide for flexibility in design of conservation subdivisions as a trade-off for protection of open spaces and special natural resources such as farmland and wetlands, offering a range of incentives and options tied to the amount of open space preserved, starting at a threshold level of 40% open space.*



- c) *Also apply the planned unit development concept where larger planned residential developments are proposed.*
- d) *Promote the use of agricultural and conservation easements to permanently protect open spaces.*

3.1.3 Support the strengthening of existing village centers, including Lakewood, Pleasant Mount and Lake Como.

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- a) *Provide for traditional neighborhood design of mixed residential - commercial development to support the establishment or expansion of village centers.*
 - b) *Reinforce traditional neighborhood development concepts by encouraging interconnected parking lots in the rear, building to the dominant setback and similar measures.*
- 3.1.4 Provide wide flexibility for the establishment, throughout the region, of small businesses and industrial enterprises that do not require extensive infrastructure or generate major environmental impacts.
- a) *Provide for the development of small business and industrial enterprises.*
 - b) *Provide for a full-range of home-based businesses in land use regulations.*
 - c) *Incorporate land use ordinance provisions that both allow for and protect the right to farm and conduct ancillary agricultural businesses.*
- 3.1.5 Provide for a mix of housing types and densities to accommodate the needs of all income segments of the population at assured high levels of quality in design and construction.
- a) *Provide for various types of housing ranging from affordable higher-density models, such as multi-family dwellings, to large single-family dwellings.*
 - b) *Provide for mixtures of housing types within specific projects, using the conservation subdivision option to accommodate multi-family as well as single-family development.*
 - c) *Establish performance standards for mobile home parks, multi-family dwellings, active-adult/ senior housing and other forms of housing demanding special treatment to be successful and ensure high-quality development.*
- 3.1.6 Protect the natural character of the region as development takes place.
- a) *Establish performance standards for buffering of commercial development via existing tree preservation, use of landscaping and maintenance of stone walls as design features.*
 - b) *Provide for a stepped subdivision design process that begins by identifying conservation areas and proceeds to lot layout as a final step.*



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- c) *Develop criteria, in land development ordinances, that protect natural features through limits on clearing and the construction of impervious surfaces.*
- d) *Provide for flexible parking requirements that do not result in overbuilding of impervious surfaces.*
- e) *Provide incentives for "green building," use of natural stormwater control measures (such as the rain garden depicted to the right) and minimizing intrusion into steep slopes.*
- f) *Provide for the use of active farmland and recreation areas as open space, offering developers incentives to preserve such areas.*



3.1.7 Continue to improve land development standards to better address development impacts.

- a) *Develop a complete set of land development standards for non-residential uses that addresses parking, buffering, landscaping and special categories of cases (e.g., multi-family); considering also the potential to convert such regulations to a unified development ordinance should the Commonwealth authorize such a format.*
- b) *Develop a set of natural resource design standards to ensure land development is conducted in ways that protect the wetlands, steep slopes and other special areas while allowing for reasonable use of land.*
- c) *Regulate the development of adult uses to control nuisance impacts.*

3.2 Transportation

3.2.1 Develop a long-term highway improvement plan that serves to reinforce a functional highway plan and meet the needs of a rapidly growing population.

- a) *Establish a functional highway plan for the region identifying those highways that will need to play higher roles in the future, as collector or arterial roads based on current growth patterns.*
- b) *Identify accident-prone areas and needed safety improvements.*
- c) *Develop an annually updated 10 year capital budgeting process for highway and associated drainage improvements.*
- d) *Establish up-to-date performance standards for private road construction, public road dedication, driveway construction and other highway occupancies.*

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- e) *Tailor road standards for new private roads to the size of developments and the character of the area being developed, avoiding excessive clearing or pavement widths, but ensuring appropriate sized turnarounds and accesses for emergency and maintenance vehicles.*
- f) *Coordinate highway improvements with PennDOT and provide on-going input to the County and PennDOT in their 12-year highway planning process.*
- g) *Develop financial guarantee procedures that ensure protection of local roads from damage from heavy uses such as but not limited to natural gas drilling.*

3.2.2 Support limited demand-responsive public transportation to meet needs of seniors and others with special transportation needs.

3.3 Community Facilities

3.3.1 Provide for essential community facilities to meet the needs of the region's rapidly growing population.

a) *Identify sewer and water needs through periodic survey and updating of official wastewater facilities plans.*

b) *Establish population based standards for other community facilities such as recreation and parks, libraries (Pleasant Mount Community Library depicted to right), public buildings and emergency services that will allow these needs to be projected going forward.*

c) *Develop a capital improvements budgeting program similar to that for highway improvements.*



3.3.2 Ensure that new development pays its own way with respect to community facility needs it generates.

a) *Establish recreation standards for all new residential development that require the installation of facilities as needed or financial contributions to public projects in lieu of installing such facilities.*

b) *Lay a foundation for payment in lieu of recreation facilities by developing a regional park and recreation plan.*

c) *Develop performance criteria for new development with respect to emergency access, fire safety, school bus stops, mailbox areas and similar matters.*

d) *Establish public-private partnerships wherever possible to pursue the development of community facilities, employing non-profit groups as partners,*

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developing mixed-use facilities where private tenants help to pay for the public space created and similar techniques.

3.3.3 Improve access to broadband internet and cellular phone service throughout the region.

- a) *Ensure local land development regulations provide for the construction of additional communications infrastructure.*
- b) *Promote improved access by working directly with providers to identify sites for towers and other infrastructure.*

3.4 Water Resource Protection

3.4.1 Protect the water quality of the region's many lakes.

- a) *Implement periodic water quality testing of major lakes and water bodies.*
- b) *Establish appropriate setbacks from lakes and tributaries to ensure buffering of these water bodies from runoff.*

3.4.2 Provide for improved stormwater management throughout the region.

- a) *Limit the percentage of clearing and the construction of extended impervious surfaces in favor of buffered development that allows for protection of water bodies from runoff.*
- b) *Implement stormwater management programs that encourage the use of natural control techniques.*



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3.5 Open Space and Recreation

- 3.5.1 Continue to enhance existing municipal parks by adding new athletic facilities and other amenities as needed.
- a) Continually review park facility usage to determine the need to expand facilities.*
 - b) Coordinate the development or enhancement of park facilities between participating municipalities to insure that facility duplication does not occur.*
- 3.5.2 Continue the existing practice whereby local athletic groups and leagues offering organized youth and adult sports opportunities cooperate with local municipalities to provide recreation services.
- a) Identify existing local athletic groups and leagues that use the various municipal park facilities.*
 - b) Coordinate facility schedules.*
 - c) Identify available facility amenities that have not been scheduled for league or group play opportunities.*
- 3.5.3 Identify important viewsheds and open spaces for use in evaluating and potentially modifying subdivision and land development proposals so as to preserve them (using incentives that reward conservation design).

3.6 Economic Development

- 3.6.1 Ensure land use regulations accommodate economic development activities and avoid placing an undue burden upon commercial and industrial expansion as may be needed within the community.
- 3.6.2 Promote agricultural activities, small business, tourism and other niche enterprises that capitalize on visitation to the area, its natural resources, recreation facilities and cultural heritage.
- 3.6.3 Employ the region's appeal as a recreational attraction to leverage the development of complementary tourism enterprises and attract new visitors.
- 3.6.4 Encourage commercial development to locate in Lakewood, Lake Como and Pleasant Mount as existing commercial centers within the region.



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4.0 Plans

The following four plans relating to land use, housing, community facilities and transportation set forth specific strategies for development of the North Country Region.

4.1 Land Use

4.1.1 Future Land Use

Second-home development and conversions have greatly influenced the character of the North Country Region. The region also exhibits a strong agricultural heritage while its many lakes and other recreational attractions such as summer camps have made it a tourist area. Neighborhood commercial development is also present along Routes 370 and 371. Land use challenges are most likely to come from dealing with the impacts of specific uses along these two routes and additional residential development of both a permanent and second home nature throughout the region. Protecting the character of the major gateways into the North Country Region (Routes 170, 247, 370, 371 and 670) should also be a major focus of planning. A generalized *Future Land Use* map follows.

Land use controls must provide flexibility to accommodate development in these areas but in a manner that allows the two townships to exercise reasonable control to deal with the impacts of that development, especially within the gateway areas. These types of measures enjoyed strong support in the community survey and public participation process as this Plan was being developed. There is considerable interest in protecting the North Country Region's existing rural character while accommodating development.

The townships must also be prepared for the land use impacts that may be associated with natural gas exploration in the region. The resources underlying the townships are considered valuable and test wells are being drilled in the vicinity in anticipation of further drilling and the installation of a pipeline collection system. Each drill site is expected to occupy approximately five acres of land during the exploration phase with each well collecting natural gas from approximately 160 acres (based on preliminary estimates). Completed wells (see picture to right) should require less land and be relatively unobtrusive. However, the commercial demands created during the drilling phase may be significant and result in new and expanded mining, retail, dining, lodging and other activities with associated land use impacts.



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4.1.2 Land Use Recommendations

Specific major recommendations relating to land use in the North Country Region are provided below while the foregoing Goals and Objectives deal with others:

a) **SALDO Updates**

Both Mount Pleasant and Preston Townships should update their Subdivision and Land Development Ordinances (SALDO's) to reflect the latest requirements of the Pennsylvania Municipalities Planning Code. Such updates should also address the latest industry standards with respect to storm water management, cellular towers and other specific types of land developments with particular technical issues. Other items that need to be updated include the conservation subdivision provisions and recommended four-step subdivision design process, as well as other land use objectives (see Section 3.1).

b) **Zoning Ordinance**

Preston Township should consider developing, for possible future use, a single-district zoning ordinance that establishes commercial site development standards for the Route 370 corridor and lakeside development guidelines for the Township's many bodies of water around which development and redevelopment is taking place. Such ordinance should be both simple and flexible and designed to address new development that may result from natural gas exploration and continued recreational development. It should specifically provide for those commercial and service activities associated with such development (e.g., lodging, trucking and related functions).

c) **Wind Generation**

Some forms of development are sufficiently complex to warrant separate detailed ordinances or standards, building not only SALDO and zoning authority discussed above but also specific authority that exists elsewhere in the Second Class Township Code and Pennsylvania law generally. Among these is wind power generation. A Wind Energy Facility Ordinance is recommended for Mount Pleasant and is included in Appendix B. Preston Township should also consider adopting this ordinance or adapting for use as part of a zoning ordinance.

The proposed Wind Energy Facility Ordinance distinguishes between industrial size and small



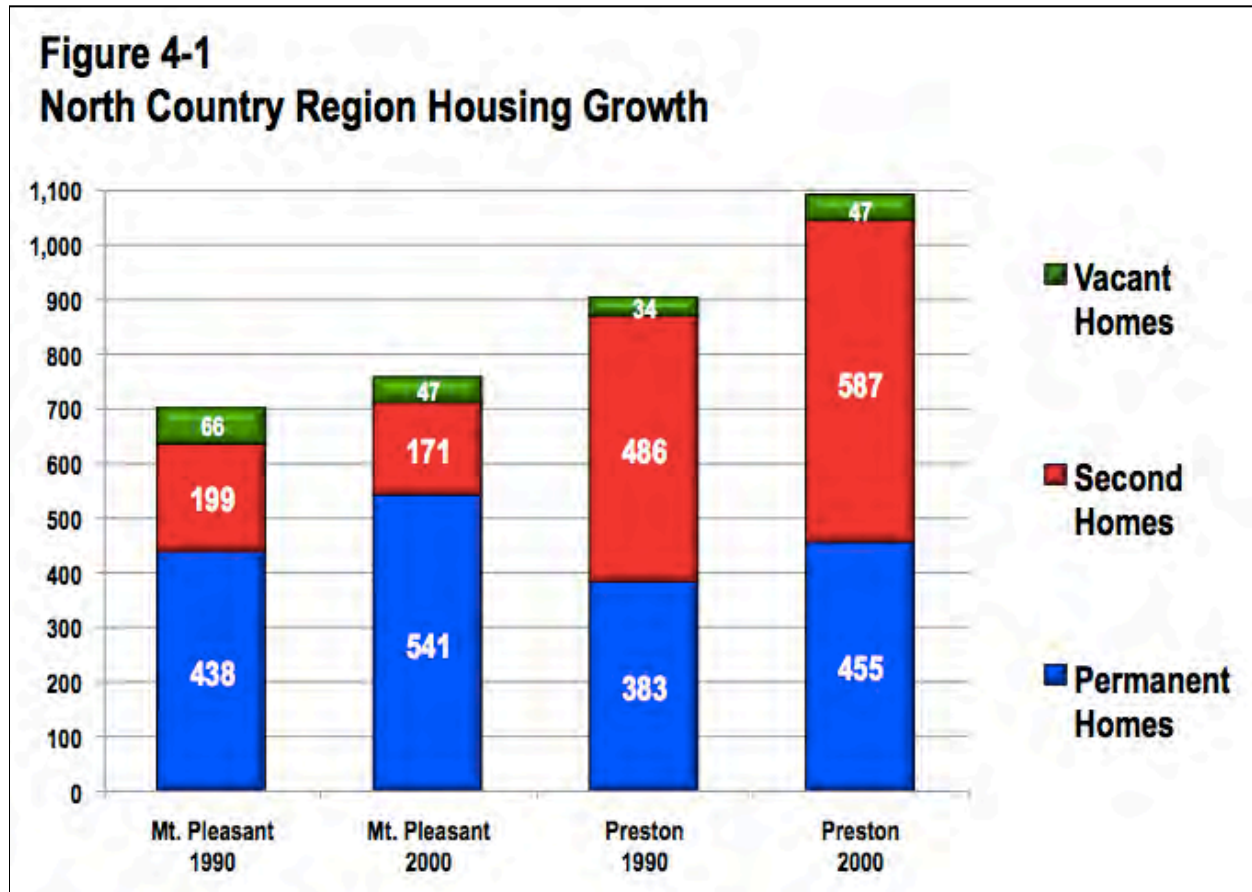
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on-farm type windmills and establishes standards for each. These include location and building standards, site safety measures, traffic route and access road criteria, setbacks, noise standards and numerous other specific regulations intended to allow for both types of wind energy generation facilities with protections for adjoining property owners. Preston already has some regulations governing wind energy facilities that should be revised and updated as may be necessary.

4.2 Housing

4.2.1 Housing Analysis

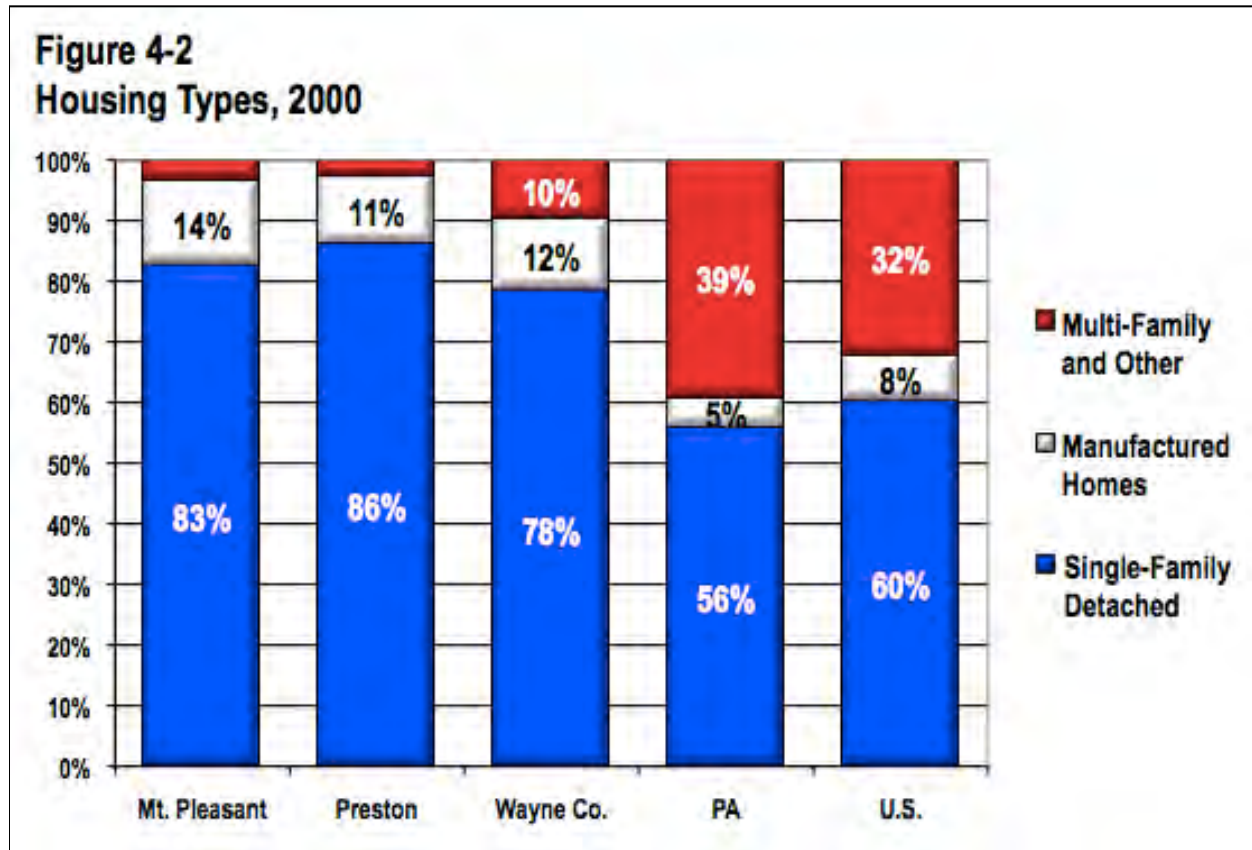
Mount Pleasant and Preston Townships reported a combined 1,848 housing units according to the 2000 US Census. Some 242 new units were reported for the period 1990-2000, yielding a housing growth rate of 15.1%. Comparing growth in housing units between the two townships, however, indicates major differences in patterns of growth. While Mount Pleasant experienced a fairly modest growth rate of 8% (56 units) over the decade 1990-2000, Preston saw a very substantial 20.6% gain (186 units). The latter's growth, moreover, widely diverges from Preston Township's limited population growth rate of 6.0% for the same timeframe.



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Over half the housing stock in Preston Township consists of second homes. New housing units constructed over the decade were almost evenly split between second homes and primary homes, at 20.8% and 18.8%, respectively. Total vacant housing increased by 38.2%. The gain in housing units could, although it wouldn't necessarily, lead to future population growth should this considerable percentage of second homes be converted to full time residences over time.

Mount Pleasant Township already exhibits a great deal of conversion of second homes to primary homes, as evidenced by the 14.1% reduction in the former. Other vacant housing in Mount Pleasant Township fell by 28.8% during the 1990's. A look at the Wayne County statistics indicates Mount Pleasant Township housing growth to be following more or less the same trends as the County as a whole. While there was a 25.4% growth in primary homes Countywide, this was offset by the apparent conversion of second homes and vacant homes to permanent homes (a 9.1% and 27.1% reduction in each case). All totaled, this equaled a 7.4% increase in housing stock for Wayne County.

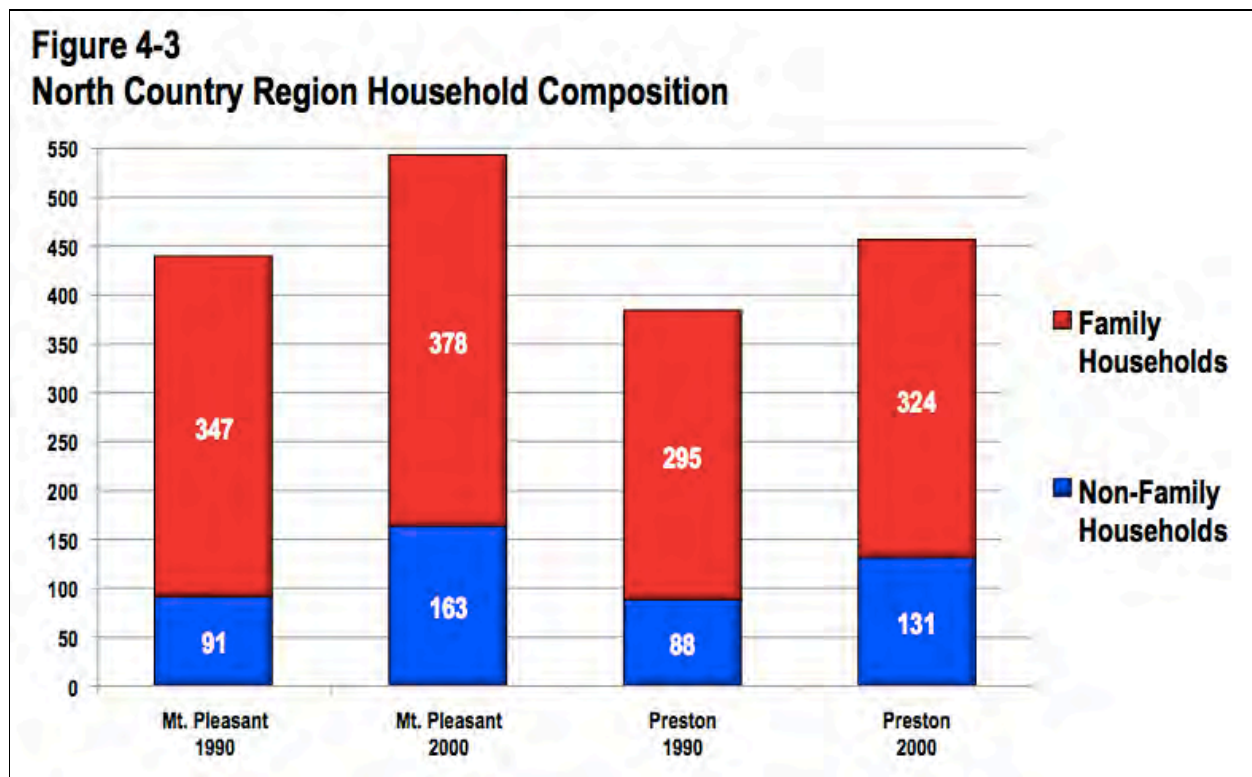


Single-family homes accounted for 1490 units or 84.4% of the Town region's housing stock in 2000, according to the U.S. Census. Manufactured homes were replaced with single family structures as the former decreased by 29 or 11.8%. Nevertheless, 12.3% of all homes were still manufactured housing units in 2000, slightly above the figure of 11.8% for the County. Both had much higher proportions of manufactured homes than

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the State or U.S. because the latter includes large urban areas where such housing is not typical. Multifamily housing, by contrast, is much more typical in those areas, and even in Wayne County where it accounted for 9.8% of the housing stock, but represented only 2.9% of the North Country Region units. Multifamily housing was approximately 39% of the stock statewide and about a third of the national stock.

The average household size in 2000 was 2.51 persons. This was a reduction from the 2.82 reported in 1990. This also was roughly equal to the County and State averages. This can be attributed partially to the increase of single person households in the region, with a gain of 58% from 1990 to 2000. Non-family households increased by 64.2% while family households show decidedly lower growth rate of 9.3%. This also can be attributed to the increasing age of residents discussed earlier.



The 2000 Census revealed a median housing value of \$98,800 for Mount Pleasant Township and \$82,700 for Preston Township. These median values were slightly less than the Wayne County figure of \$102,100. The statewide median value was \$97,000. Nationally, the figure was \$119,600. The North Country Region has traditionally represented a good housing value, a fact likely to encourage more in-migration of New York metropolitan area residents seeking such value. Some 6.2% of Mount Pleasant and 12% of Preston surveyed owner-occupied housing stock was valued at less than \$50,000.

Rental units accounted for a small percentage (14.1%) of housing units in Mount Pleasant/Preston Townships. Rental units experienced a vacancy rate ranging from

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6.4% in Mount Pleasant to 8.2% in Preston. Median rental costs for 2000 were reported as \$441 for Mount Pleasant and \$469 for Preston. This was slightly lower than the Wayne County median rental of \$481 and the statewide median of \$531.

4.2.2 Housing Recommendations

Mount Pleasant and Preston Townships both need to ensure their land use regulations do not unnecessarily raise the cost of moderate income housing by requiring excessive lot sizes or adding too many regulatory oversight costs. This can be accomplished to a large extent by offering density or other incentives for the use of the cost-effective Conservation Subdivision design recommended in the Land Use Plan and illustrated to the right.



This technique typically reduces the cost of infrastructure such as internal roads, while also minimizing disturbance that, in turn, serves to further alleviate need for infrastructure improvements such as stormwater management measures. These savings in development costs, combined with density incentives to encourage clustering and open space preservation on the site can make housing more affordable while retaining and often in proving quality.

Minimum lot sizes should, in any case, be maintained at reasonable levels to reduce land costs and avoid unnecessarily increasing infrastructure expense. Flexibility in the administration of subdivision and land development or zoning regulations to accommodate the creation of affordable housing is also warranted. Such flexibility can take the form, not only of clustering or conservation subdivision, but also planned unit development, mixed-use traditional neighborhood type development and other similar approaches. The goals in these cases should be adapt to existing development patterns in village areas such as Pleasant Mount and Lakewood and allow for innovative design where sufficient land area is available to accommodate it.

Finally, although manufactured housing is declining in relative importance as a housing option, there is a continued need to provide for this option while also establishing standards for such housing to ensure adequate recreation area is provided and all health and safety issues are addressed. Provisions need to be made for individual manufactured homes as well as manufactured home parks. Likewise, both townships need to provide and set standards for multi-family housing, which is likely to become more prevalent in future years. There are already a number of seasonal townhouse units in nearby Herrick Township, for example. Similar projects can be reasonably be expected within the North Country Region.

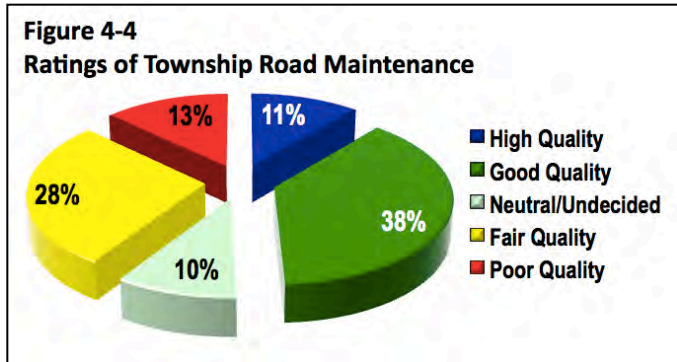
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4.3 Transportation

4.3.1 Community Survey

The community survey conducted during assembly of this Comprehensive Plan queried residents regarding their opinions on road issues. The results included the following relevant findings:

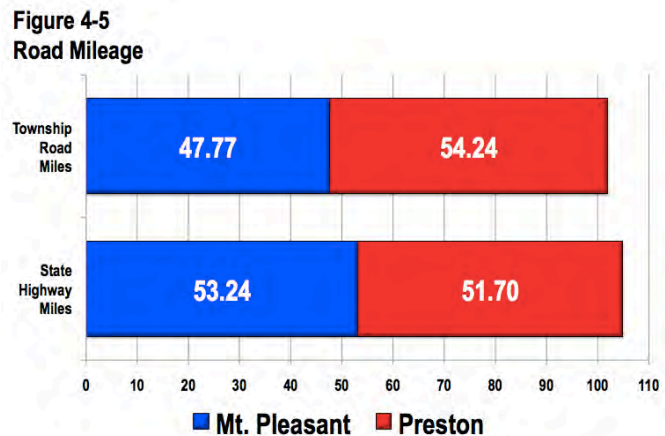
a) *Some 11% of survey respondents indicated North Country Region road maintenance was excellent and another 38% rated it as good. These are relatively high ratings that suggest the two townships are providing efficient and effective road maintenance services. Only 13% stated they thought road maintenance was poor.*



b) *Township road and bridge maintenance has historically been the single most important local government service - the most basic of expectations made of public officials by the voters. Survey respondents confirmed it is a major issue for them as well, this being the top-rated item on which they indicated they would favor spending their tax money adding, expanding or improving. No other community facility or service, with the exception of emergency services (primarily in the case of second home owners) came close in importance. Proper maintenance of the roads, therefore, is the first services residents demand of township officials.*

4.3.2 Municipal Road Inventory and Conditions

Altogether, the two townships maintain over 100 miles of roads. This includes 47.77 miles in Mount Pleasant Township and 54.24 miles in Preston Township. There are also 53.24 miles of State highway in Mount Pleasant Township and 51.70 miles in Preston Township (see chart to right). Only 0.46 miles of Preston Township's roads are paved (Weed Street and Roney Road), while Mount Pleasant Township currently has no macadam paved roads.



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Table 4-1 Township Road Mileage					
Mount Pleasant Township			Preston Township		
Route No.	Township Road Name	Road Length	Route No.	Township Road Name	Road Length
479	Maple Grove Road	0.63	565	Mud Pond Road	0.20
481	McAvoy Road	0.42	567	Paluch Road	1.80
483	Cimahosky Road	0.68	571	Czapnik Road	1.25
487	Padwa Road	1.20	573	Rutledge Road	1.31
489	Bush Road	0.90	575	Creed Road	0.10
495	Non Hill Road	1.15	577	Red Shale Road	0.90
497	Korba Road	1.79	579	Clark Road	2.01
499	Lake Cross Road	0.44	583	Underwood Road	1.62
501	Equestrian Road	0.22	585	Preacher Road	0.28
503	Brooking Road	1.10	587	Rainbow Road	1.34
505	Murphy Hill Road	1.64	589	Geer Road	0.80
507	Leonard Road	0.56	591	Cross Road	0.53
530	Long Pond Road	1.42	593	Baka Road	0.40
536	Johnson Creek Road	0.91	594	North Road	0.45
539	Yarns Road	0.25	595	Hickory Hill Road	1.41
572	Brace Brook Road	2.80	598	Daw Road	1.11
576	Riverdale Road	1.60	602	Bigelow Lake Road	0.20
578	Fives Road	1.40	608	Simpson Road	0.94
584	Upper Odell Road	1.10	678	Blewett Road	1.30
584	Lower Odell Road	0.40	680	Stockport Turnpike	4.71
586	Ayoub Road	1.75	682	Long Lake Road	1.99
590	Kotar Road	0.20	684	Creamery Road	0.52
591	Cross Road	0.20	686	Doyle Road	0.75
592	North Road	1.67	688	Spruce Lake Road	2.53
594	Dix Road	3.89	690	Lepro Martin Road	2.30
596	Crossman Road	0.79	692	Hines Road	1.31
598	Daw Road	2.18	696	Tully Road	0.12
598	Perham Road	1.10	698	Lake Road	0.50
598	Brick School Road	1.12	702	Leech Creek Road	1.40
600	Leonard Road	1.25	704	Coxton Lake Road	1.60
602	Bigelow Road	2.90	706	Reynolds Road	0.68
604	Mozeleski Road	0.20	708	Weed Street	0.20
609	E. Mountain Road	0.90	710	Beaver Hollow Road	1.95
610	Reiter Road	0.20	714	Stephano Road	2.00
611	Hatchery Road	1.03	716	Curtis Road	1.30
611	Memorial Links Road	2.30	718	Holbert Road	1.26
612	Baxter Road	1.88	719	Woods Road	2.99
613	Turner Road	3.30	720	Roney Road	0.26
614	Brannigan Road	0.30	721	Old State Road	0.75
			722	Poyntelle Road	1.72
			725	Library Road	0.05
			726	No Name Road	0.10
			727	Old Railroad Street	4.92
			729	Lake Lorain Road	0.30
			730	Pine Street	0.08
Total Mt. Pleasant Township		47.77	Total Preston Township		54.24

Many townships throughout the Commonwealth have made road agreements with the Pennsylvania Department of Transportation (PennDot) to assume the basic maintenance responsibility for portions of the State highway system within their respective municipalities. These agreements provide townships with additional Liquid Fuels tax revenue to support the cost of maintaining such road sections. Townships typically assume maintenance responsibility in these situations because they already use the State roads to access their own, creating some efficiencies.

Mount Pleasant Township has assumed responsibility for the maintenance of roughly two miles of State highway (Baxter Road). Preston Township has not assumed responsibility for maintenance of any State highways. Currently, neither Mount Pleasant Township nor Preston Township anticipates assuming additional road maintenance responsibilities from PennDot. Preston Township participates in the PennDot Agility program but has not initiated any projects. Mount Pleasant Township does not participate in the PennDot Agility program.

Most Mount Pleasant and Preston Township roads are in good condition and, generally, they require only normal maintenance and repair. Township Supervisors have ranked the importance of various road maintenance activities or improvements within their respective jurisdictions. The results of this analysis are summarized in the following Table 4-2, which indicates routine maintenance of existing road surfaces and drainage improvements are shared priorities.

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Table 4-2 Township Road Priorities						
Maintenance Activity / Improvement	Mount Pleasant Township			Preston Township		
	Most Important	Important	Somewhat Important	Most Important	Important	Somewhat Important
Routine maintenance of existing surface	X			X		
Bituminous paving of additional roads			X	Not important at this time		
Widening of roads		X		Not important at this time		
Adding or improving shoulders		X		X		
Improving drainage	X			X		
Eliminating hazardous curves	X			Not important at this time		
Reducing steep grades		X		Not important at this time		

Adding or improving shoulders are also important to both townships. Mount Pleasant Township Supervisors indicate widening of roads, elimination of hazardous curves and reduction of steep grades are also important in their case.

The two townships own a combined 19 bridges, Preston Township having 14 and Mount Pleasant Township owning five of these. All of Preston Township's bridges are open and none have weight limits. Some of the Mount Pleasant Township bridges do have weight limits and one is currently closed.

Preston Township identified the Chinaman Road (a/k/a Long Lake Road) Bridge as its most important road improvement project. It is a bridge replacement, under contract to be completed and is expected to cost the Township approximately \$250,000. Mount Pleasant Township has identified one of the bridges located on Hatchery Road as its most important road. All five bridges owned by Mount Pleasant Township are located on Hatchery Road.

The *Road Network Map* included within this Plan provides an overview of the highway system within both Mount Pleasant Township and Preston Township, including some private roads. State Routes 247, 370, 371 and 670 are major highways critical to moving people and goods through the North Country Region. Route 247 runs north from Browndale northeast through both Mount Pleasant and Preston Townships. Route 370 runs from the Lackawanna County line northeast across Preston Township through Lakewood and Preston Park to the Delaware River. Route 371 transverses Mount Pleasant Township and continues to the Delaware River. Route 670 runs from the Borough of Honesdale north through Mount Pleasant and a portion of Preston Township.

Traffic volume data is available for State highways and provides insight as to the function and capacity of the system as a whole. Township roads in Mount Pleasant Township and Preston Township routinely function in the capacity of minor or minor

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collector roads. Most township owned roads carry less than 1,000 vehicles per day. State highways carrying the largest volumes (1,000+ vehicles of average daily traffic or ADT) are listed below:

Mount Pleasant Township:

- Route 670 from Dyberry Township to Route 247 (2,000 ADT)
- Route 247 from Route 670 to SR 4029 (1,400 ADT)
- Route 247 from Route 371 to SR 4008 (1,300 ADT)
- Route 247 from SR 4029 to Route 371 (1,200 ADT)
- Route 371 from SR 4023 to Route 670 (1,100 ADT)
- Route 247 from Route 670 to Clinton Township (1,100 ADT)



Preston Township:

- Route 370 from Route 247 to SR 4016 in Preston Park (2,200 ADT)
- Route 370 from SR 4016 to Buckingham Township (2,000 ADT)
- Route 370 from Route 247 to SR 4037 in Lakewood (1,400 ADT)



4.3.4 Transportation Recommendations

The above analysis suggests a number of specific transportation goals for the North Country Region. Many of these goals demand the leadership of Wayne County, but the North Country Region townships are the proper entity for securing that assistance. The recommended transportation actions are as follows:

- a) State Route 4033 between Lake Como and Lakewood is now at 950 ADT of volume and should be upgraded to play a more important role in the future as an arterial route connecting the eastern portion of Preston Township with the developing Lakewood commercial center. State Routes 4041 (from Rock Lake north) and State Route 4023 south of Belmont Corners are also receiving increased traffic and need long-term improvements to serve in higher functional capacities in future years.*
- b) Both Townships should work with the Wayne County Planning Department to identify accident-prone areas and needed safety improvements for placement on the PennDOT transportation improvement program.*
- c) Both townships should develop 10 year capital improvement budgets for highway and associated stormwater drainage improvements, these budgets to be updated annually.*
- d) Both townships should maintain up-to-date performance standards for private*

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road construction, public road dedication, driveway construction and other highway occupancies. Standards for new private roads should be placed in each Township's Subdivision and Land Development Ordinance, while public dedication standards should be incorporated in separate road ordinances, so as to be able to impose such higher requirements (e.g., paving) on the latter as are appropriate to lower burdens on taxpayers.

- e) Township road standards for new private roads should be tailored to the size of developments and the character of the area being developed, avoiding excessive clearing or pavement widths, but ensuring appropriate sized turnarounds and accesses for emergency and maintenance vehicles. Techniques such as boulevard streets should be applied to simultaneously ensure proper highway function, emergency access and the rural character of roads in new subdivisions (see illustration).



- f) Highway improvements should be coordinated with PennDOT and provide on-going input to the County and PennDOT in their 12-year highway planning process.
- g) Both townships should develop financial guarantee procedures that ensure protection of local roads from damage from heavy uses such as, but not limited to, natural gas drilling. These procedures can be most easily effectuated through private agreements negotiated with companies.
- h) The limited demand-responsive public transportation system offered by Wayne County should be promoted as a method of meeting the transportation needs of seniors and others with special transportation needs.
- i) Township Subdivision and Land Development Ordinances should include provisions for pedestrian and bicycle paths and trails to facilitate the development of centers, provide for recreational amenities and address the safety issues connected with summer camp pedestrian use of public highways. Links of these paths and trails to the O&W Railroad grade should also be encouraged to increase access to open space and get pedestrians, bikers and hikers off heavily used vehicular ways where they present a safety hazard.

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4.4 Community Facilities

4.4.1 Municipal Buildings

Both Preston Township and Mount Pleasant Township have municipal buildings at which local officials conduct municipal services including day to day operations such as code enforcement, permit issuance, information and referral. Both municipalities have meeting rooms and offices within their municipal buildings. Both have the ability within their municipal buildings to store and maintain municipal equipment. Both have open air storage for road maintenance materials. Additionally, Preston Township has a separate building used for the storage of equipment. Finally, Preston Township owns a former railroad station with two floors which is used as office space by the District Justice Office and a local real estate company. The railroad station has approximately 1,200 to 1,600 square feet of space.

Mount Pleasant Township secured a school building in 1975 from Forest City School District, which the Township has converted into a Community Center for use by residents and visitors to the Township. If the Community Center is used for anything other than a community center or building for municipal use, the ownership of the building and the surrounding lands will revert back to the Forest City School District. A Board comprised of seven members oversees the management of the Community Center. Township personnel perform maintenance on the building and surrounding grounds. If specialized labor is required, the Township seeks community volunteers or secures private contracts to complete the work. The Township has been successful in securing grants and community donations to complete improvements at the Community Center as well as off-set the cost of maintenance and operations of the Center.

4.4.2 Municipal Vehicles and Equipment

Both Preston Township and Mount Pleasant Townships have inventories of municipal road and other equipment for use in providing public services. Each municipality was requested to provide a listing of the Township equipment, a summary of which is provided by Table 4-3 to the right. All equipment is well-maintained and adequate for its purposes.

4.4.3 Municipal Workforce

Both townships operate with very lean and efficient workforces. Specifically, Mount Pleasant

Table 4-3 Township Equipment	
Township / Equipment	Age
Mount Pleasant	
Dump Truck	1999
Dump Truck	1999
Dump Truck	2003
Dump Truck	2006
Grader	1999
Mower Tractor	1999
Mower Trim Tractor	N/A
Preston Township	
Dump Truck	1995
Dump Truck	2000
Dump Truck	2006
Pick-up Truck w / Plow	1989
Trailor	1991
Case Loader / Backhoe	2007
Front End Loader 4x4	1991
Grader	1991
Roller	1962
Crawler	1978

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Township has three full-time road employees and one part-time road employee. The Township contracts out code enforcement, sewage enforcement, legal and engineering services within the Township. The Township also has a part-time Secretary. Preston Township has three full time road employees, one equipment operator as needed and a seasonal worker. The Township has a part-time Secretary. The Township also contracts out code enforcement, sewage, legal and engineering services.

4.4.4 Township Recreation Facilities

Both Mount Pleasant and Preston Township's have municipal parks for use by residents and visitors. Mount Pleasant Township has recreational facilities which are located behind the Community Center within the Township. There is a ball field located behind the Pleasant Mount Community Center. Mount Pleasant Township has a dedicated area within the Township of approximately 0.3 acres in size which has a statue of Samuel Meredith. Preston Township residents and visitors have the benefit of Fireman's Park located in Lakewood, which is used for the annual fireman's carnival. The Park has concession stands and two baseball fields.

4.4.5 Water and Sewage Systems

There are no central water or sewage systems located in Mount Pleasant Township. The Wayne Highlands Preston School and ten camps within Preston Township all have central water and sewage systems.

4.4.6 Solid Waste

Both Mount Pleasant and Preston Townships have solid waste services provided through private haulers. Waste Management Services, Butler's Disposal Services and Charles Steuhl and Freddy's Waste Disposal Services provide services throughout the region. All solid waste generated within Mount Pleasant Township and Preston Township is transported to either the Beach Lake Transfer Station located in Beach Lake, Wayne County or the Keystone Landfill located in Dunmore, Lackawanna County. Neither Mount Pleasant Township nor Preston Township franchises solid waste haulers.

4.4.7 Cellular Telephone Service

Cellular telephone service exists in both townships but there some serious gaps in coverage within the North Country Region. Cellular service carriers and/or tower owners within the region include AT&T, Verizon, Nextel, NEP Cellcorp and South Canaan Cellular Communications. A *Cell Towers and Topography Map* follows to illustrate locations of existing cellular towers. There is a need to expand cellular service to the currently underserved areas. This should be accomplished with as few towers as possible of sufficient height to fill the coverage gaps.



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4.4.8 Fire and Ambulance Services

Mount Pleasant Township and Preston Township are both served by local volunteer fire and ambulance services. Table 4-4 identifies fire and ambulance services within each municipality along with a listing of their specific emergency response equipment. The primary need of these service providers is support for volunteer recruitment efforts.

Table 4-4 Emergency Services	
Service Provider	Equipment
Pleasant Mount Emergency Services	Two Fire Engines
	Two Tankers
	One Brush Fire Response Vehicle
	One Ambulance
	One Rescue Truck
	Jaws of Life
Northern Wayne Fire Company & Ambulance	One Fire Engine
	One Ariel Truck
	Two Tankers
	One Brush Truck
	One Ambulance with AED
	Automatic External Defibrillator
	Jaws of Life

4.4.9 Libraries

Mount Pleasant Township has a library located adjacent to the Pleasant Mount Community Center. Preston Township has the Northern Wayne Community Library, which is located in the village of Lakewood.

4.4.10 Community Facility and Service Recommendations

A *Community Facilities* map depicting locations of important North Country Region community facility follows. Municipalities have also identified community facility and service needs for the next 10 years. The following are the needs pinpointed by local officials:

- a) *Emergency services personnel need to be expanded through the recruitment and retention of an active pool of volunteers. With the growing population in both municipalities concern was expressed about the lack of volunteers to support the local volunteer fire company.*

- b) *Capital improvements programming should be used within both townships to ensure for the continued improvement of township equipment, buildings and future capital projects such as the improvement of township roads. Capital improvements programming, specifically provided under Pennsylvania law is an under-utilized tool for keeping the cost of government under control and steering development to existing or new centers. It is recommended that both municipalities use this tool to effectively prepare for the future growth of their community.*

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- c) *Cell phone and internet services need to be enhanced within both Townships. Cell phone services are available within both Townships but service gaps exist. Internet service is available but only through a dial-up option. High speed internet connections need to be expanded within both Townships.*

APPENDICES

- A - Community Survey Results**
- B - Model Wind Energy Ordinance**
- C - Signature Pages**

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Survey Responses:

27.0%	127	Mt. Pleasant - Primary	49.8%	234	Total Mt. Pleasant
22.8%	107	Mt. Pleasant - Second Home	50.2%	236	Total Preston
20.0%	94	Preston - Primary			
30.2%	142	Preston - Second Home	47.0%	221	Total Primary
100.0%	470	Total Responses	53.0%	249	Total Second Home

1) How many years in total have you lived in either Township and what is your residence status?

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Less than 5 years	8	6.3%	8	7.5%	9	9.6%	16	11.3%	41	8.7%
5 to 9 years	25	19.7%	6	5.6%	6	6.4%	11	7.7%	48	10.2%
10 to 14 years	16	12.6%	5	4.7%	8	8.5%	13	9.2%	42	8.9%
15 to 19 years	8	6.3%	10	9.3%	12	12.8%	14	9.9%	44	9.4%
20 to 24 years	8	6.3%	5	4.7%	8	8.5%	18	12.7%	39	8.3%
More than 25 years	61	48.0%	11	10.3%	50	53.2%	59	41.5%	181	38.5%
Second home owner	0	0.0%	107	100.0%	0	0.0%	142	100.0%	249	53.0%
Primary residence	127	100.0%	0	0.0%	94	100.0%	0	0.0%	221	47.0%

2) What most influenced your ORIGINAL decision to live here?

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Farmland, open space & rec.	85	66.9%	78	72.9%	54	57.4%	98	69.0%	315	67.0%
Born or raised here	49	38.6%	29	27.1%	46	48.9%	32	22.5%	156	33.2%
Close to friends/relatives	36	28.3%	21	19.6%	25	26.6%	43	30.3%	125	26.6%
Low taxes	33	26.0%	31	29.0%	27	28.7%	31	21.8%	122	26.0%
Affordable housing costs	30	23.6%	17	15.9%	16	17.0%	18	12.7%	81	17.2%
Low crime rate	20	15.7%	18	16.8%	12	12.8%	14	9.9%	64	13.6%
Lack of regulation	22	17.3%	6	5.6%	10	10.6%	11	7.7%	49	10.4%
Close to work	11	8.7%	8	7.5%	11	11.7%	9	6.3%	39	8.3%
Quality of schools	15	11.8%	2	1.9%	7	7.4%	0	0.0%	24	5.1%

2) Why have you stayed in Preston/Mt. Pleasant?

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Farmland, open space & rec.	89	70.1%	79	73.8%	57	60.6%	95	66.9%	320	68.1%
Close to friends/relatives	39	30.7%	23	21.5%	35	37.2%	45	31.7%	142	30.2%
Born or raised here	41	32.3%	12	11.2%	40	42.6%	29	20.4%	122	26.0%
Low taxes	27	21.3%	26	24.3%	27	28.7%	26	18.3%	106	22.6%
Low crime rate	30	23.6%	25	23.4%	19	20.2%	17	12.0%	91	19.4%
Affordable housing costs	17	13.4%	15	14.0%	13	13.8%	18	12.7%	63	13.4%
Close to work	11	8.7%	12	11.2%	16	17.0%	11	7.7%	50	10.6%
Lack of regulation	20	15.7%	5	4.7%	8	8.5%	10	7.0%	43	9.1%
Quality of schools	12	9.4%	2	1.9%	12	12.8%	1	0.7%	27	5.7%

4) Which BEST describes how the two Townships have changed since you moved here? (Please check ONE.)

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
More desirable	13	10.2%	17	15.9%	18	19.1%	21	14.8%	69	14.7%
Less desirable	31	24.4%	10	9.3%	11	11.7%	18	12.7%	70	14.9%
Not changed noticeably	76	59.8%	56	52.3%	51	54.3%	79	55.6%	262	55.7%
No opinion	4	3.1%	16	15.0%	6	6.4%	18	12.7%	44	9.4%

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5) What do you like BEST about the Townships of Preston and Mt. Pleasant?

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Remoteness of community	96	75.6%	86	80.4%	9	9.6%	119	83.8%	310	66.0%
School and health care facilities	24	18.9%	2	1.9%	6	6.4%	21	14.8%	53	11.3%
Cultural/recreation facilities	11	8.7%	6	5.6%	7	7.4%	26	18.3%	50	10.6%
Cost of services/taxes	12	9.4%	11	10.3%	8	8.5%	13	9.2%	44	9.4%
Proximity of urban areas	12	9.4%	8	7.5%	9	9.6%	5	3.5%	34	7.2%
Housing costs	7	5.5%	5	4.7%	10	10.6%	7	4.9%	29	6.2%

6) What do you like LEAST about the Townships of Preston and Mt. Pleasant?

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Cost of services/taxes	78	61.4%	39	36.4%	34	36.2%	68	47.9%	219	46.6%
School and health care facilities	24	18.9%	26	24.3%	6	6.4%	21	14.8%	77	16.4%
Cultural/recreation facilities	13	10.2%	16	15.0%	13	13.8%	9	6.3%	51	10.9%
Housing costs	7	5.5%	3	2.8%	34	36.2%	6	4.2%	50	10.6%
Proximity of urban areas	9	7.1%	8	7.5%	9	9.6%	14	9.9%	40	8.5%
Remoteness of community	9	7.1%	1	0.9%	9	9.6%	3	2.1%	22	4.7%

7) How important is it for the Township to review/regulate each of the following aspects of development?

Note: Ratings assume values of 2 for "Very Important," 1 for "Important" and -1 for "Not Important."

	Mt. Pleasant Primary	Mt. Pleasant Second Home	Preston Primary	Preston Second Home	Average Rating
Farmland protection	186	156	128	196	166.5
Junk yards	178	155	122	203	164.5
Impacts on roads - gas drilling	170	145	136	200	162.8
Road construction	186	129	122	179	154.0
Commercial site planning	135	138	119	171	140.8
Storm water control	146	130	100	166	135.5
Stream/wetland impacts	129	133	83	182	131.8
Historic character	137	130	72	173	128.0
Land subdivision	144	116	99	153	128.0
Scenic impacts	107	123	81	179	122.5
Noise	110	96	69	144	104.8
Property maintenance	108	84	59	124	93.8
Cell towers	86	86	59	110	85.3
Windmills	83	74	53	109	79.8
Business signs	51	47	27	78	50.8
Animal husbandry on small lots	35	33	-8	23	20.8
Landscaping	40	20	11	14	21.3
Driveway construction	22	-3	2	-10	2.8

8) Home occupations (yes/no question):

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Do you now have one?	19	15.0%	15	14.0%	18	19.1%	16	11.3%	68	14.5%
Would you like to have one?	24	18.9%	16	15.0%	18	19.1%	21	14.8%	79	16.8%

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9) To what extent would you favor spending your tax money ADDING, EXPANDING or IMPROVING the following public services and facilities?
 Note: Ratings assume values of 2 for "Strongly Support," 1 for "Support," -1 for "Oppose" and -2 for "Strongly Oppose."

	Mt. Pleasant Primary	Mt. Pleasant Second Home	Preston Primary	Preston Second Home	Average Rating
Township roads and bridges	166	125	120	175	146.5
Volunteer fire protection	147	126	113	181	141.8
Volunteer ambulance service	148	124	111	175	139.5
Library services	98	88	88	128	100.5
Special clean-up days	96	79	89	147	102.8
Senior activities center	103	72	61	113	87.3
Better cellular services	74	65	71	106	79.0
Open space/parkland	73	72	40	124	77.3
Better internet service	78	51	66	104	74.8
Beautification efforts	74	68	50	102	73.5
Other youth-based recreation	68	42	53	81	61.0
Walking trail systems	56	65	31	82	58.5
More playground facilities	58	49	31	40	44.5
Animal shelter	38	36	27	28	32.3
Baseball/softball fields	35	32	16	34	29.3
Basketball courts	18	16	13	28	18.8
Picnic facilities	13	31	0	11	13.8

10) Where is the last place you lived prior to moving to the Townships of Mt. Pleasant and Preston?

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Elsewhere in the two Townships	5	3.9%	0	0.0%	1	1.1%	1	0.7%	7	1.5%
Elsewhere in Wayne County	22	17.3%	15	14.0%	6	6.4%	3	2.1%	46	9.8%
Elsewhere in Pennsylvania	18	14.2%	13	12.1%	17	18.1%	4	2.8%	52	11.1%
Always lived where I do now	19	15.0%	5	4.7%	19	20.2%	8	5.6%	51	10.9%
NYC and environs	15	11.8%	16	15.0%	9	9.6%	2	1.4%	42	8.9%
Upstate New York / NJ / CT	29	22.8%	29	27.1%	28	29.8%	1	0.7%	87	18.5%
Elsewhere in U.S., etc.	5	3.9%	5	4.7%	7	7.4%	4	2.8%	21	4.5%

11) If there are any children <18 years living at home, please indicate the number by age category. Also, please tell us what schools they attend.

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Pre-school age	4	3.1%	7	6.5%	6	6.4%	1	0.7%	18	3.8%
Elementary school age	11	8.7%	8	7.5%	10	10.6%	3	2.1%	32	6.8%
Middle school age	2	1.6%	2	1.9%	5	5.3%	4	2.8%	13	2.8%
High school age	7	5.5%	6	5.6%	6	6.4%	8	5.6%	27	5.7%
Preston Elementary/Middle	0	0.0%	0	0.0%	11	11.7%	2	1.4%	13	2.8%
Hancock School	0	0.0%	0	0.0%	3	3.2%	1	0.7%	4	0.9%
Honesdale High	0	0.0%	1	0.9%	2	2.1%	4	2.8%	7	1.5%

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12) Please indicate where you work.

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Mt. Pleasant or Preston Twp.	18	14.2%	11	10.3%	28	29.8%	8	5.6%	65	13.8%
Hancock / Delaware County	0	0.0%	0	0.0%	4	4.3%	3	2.1%	7	1.5%
Forest City / Susquehanna Co.	9	7.1%	3	2.8%	4	4.3%	3	2.1%	19	4.0%
Elsewhere in Wayne County	23	18.1%	14	13.1%	10	10.6%	8	5.6%	55	11.7%
Lackawanna County	9	7.1%	4	3.7%	4	4.3%	4	2.8%	21	4.5%
Elsewhere in PA	4	3.1%	6	5.6%	5	5.3%	28	19.7%	43	9.1%
Broome County	1	0.8%	0	0.0%	0	0.0%	4	2.8%	5	1.1%
Elsewhere in NY	2	1.6%	10	9.3%	0	0.0%	10	7.0%	22	4.7%
Another state	1	0.8%	18	16.8%	4	4.3%	24	16.9%	47	10.0%

13) Please indicate your age bracket (principal householder only).

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
<25 years	0	0.0%	1	0.9%	0	0.0%	0	0.0%	1	0.2%
25-49 years	25	19.7%	22	20.6%	22	23.4%	19	13.4%	88	18.7%
50-64 years	46	36.2%	36	33.6%	39	41.5%	67	47.2%	188	40.0%
65+ years	43	33.9%	31	29.0%	26	27.7%	48	33.8%	148	31.5%

14) How would you describe your present occupation(s)? (Check any that apply for both householders).

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Professional occupation	55	43.3%	26	24.3%	16	17.0%	35	24.6%	132	28.1%
Retired	4	3.1%	34	31.8%	35	37.2%	39	27.5%	112	23.8%
Executive/administrative/mgt.	10	7.9%	16	15.0%	16	17.0%	27	19.0%	69	14.7%
Homemaker	15	11.8%	6	5.6%	11	11.7%	5	3.5%	37	7.9%
Service occupation	6	4.7%	9	8.4%	17	18.1%	2	1.4%	34	7.2%
Farming, forestry or mining	13	10.2%	2	1.9%	9	9.6%	4	2.8%	28	6.0%
Administration support	6	4.7%	7	6.5%	2	2.1%	10	7.0%	25	5.3%
Private household occupation	15	11.8%	0	0.0%	2	2.1%	0	0.0%	17	3.6%
Sales occupation	11	8.7%	1	0.9%	3	3.2%	2	1.4%	17	3.6%
Technician or support occupation	4	3.1%	3	2.8%	4	4.3%	3	2.1%	14	3.0%
Handler, cleaner or laborer	5	3.9%	3	2.8%	4	4.3%	0	0.0%	12	2.6%
Machine operator / assembler	5	3.9%	1	0.9%	1	1.1%	0	0.0%	7	1.5%
Precision production or craft	2	1.6%	1	0.9%	1	1.1%	3	2.1%	7	1.5%
Transportation / material moving	1	0.8%	2	1.9%	1	1.1%	0	0.0%	4	0.9%

15) Do any members of your family volunteer time or otherwise participate in the following activities and, if not, are you interested?

Note: Includes combination of those now participating and those who indicated they would like to participate

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Library	15	11.8%	10	9.3%	20	21.3%	20	14.1%	65	13.8%
Fire department	12	9.4%	14	13.1%	12	12.8%	12	8.5%	50	10.6%
Scouting, 4-H or other	12	9.4%	9	8.4%	10	10.6%	10	7.0%	41	8.7%
Fire auxiliary	11	8.7%	8	7.5%	8	8.5%	10	7.0%	37	7.9%
Ambulance service	11	8.7%	10	9.3%	6	6.4%	9	6.3%	36	7.7%
Other civic organizations	29	22.8%	20	18.7%	16	17.0%	21	14.8%	86	18.3%

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16) How would you rate the quality of the following public and semi-public services?

Note: Ratings assume values of 2 for "High Quality," 1 for "Good Quality," -1 for "Fair Quality" and -2 for "Poor Quality."

	Mt. Pleasant Primary	Mt. Pleasant Second Home	Preston Primary	Preston Second Home	Average Rating
Fire protection	124	92	77	91	96.0
Ambulance services	129	85	70	94	94.5
Electric utility service	96	80	98	98	93.0
Telephone service	91	72	72	61	74.0
Public schools	34	19	103	53	52.3
Cable television service	40	33	40	2	28.8
Overall code enforcement	-8	38	-7	20	10.8
Township road maintenance	-42	52	11	10	7.8
Health care services	-11	20	23	-3	7.3
State roads maintenance	-47	49	-17	25	2.5
High-speed internet	40	13	-6	-47	0.0
State Police protection	-22	24	-48	-16	-15.5
Cellular phone service	-13	-24	-55	-79	-42.8

17) Where would you like to see the Townships of Mt. Pleasant and Preston in the next 10-20 years - what is most important?

Note: Ratings assume values of 2 for "Very Important," 1 for "Important" and -1 for "Not Important."

	Mt. Pleasant Primary	Mt. Pleasant Second Home	Preston Primary	Preston Second Home	Average Rating
Profitable farms/ preservation	200	162	139	219	180.0
More small-scale industrial jobs	97	65	85	81	82.0
More diversified economic base	70	60	68	80	69.5
A thriving timber industry	36	10	55	39	35.0
More shopping opportunities	36	37	30	30	33.3
Higher quality land development	7	44	12	56	29.8
Development of tourism industry	-38	-1	-3	10	-8.0
More 2nd-home development	-46	-43	-57	-39	-46.3

18) How do you feel about natural gas drilling? (as a contribution to quality of life)

	Mt. Pleasant Primary		Mt. Pleasant Second Home		Preston Primary		Preston Second Home		Total	
Positive contribution	76	59.8%	60	56.1%	56	59.6%	70	49.3%	262	55.7%
Negative contribution	41	32.3%	37	34.6%	30	31.9%	55	38.7%	163	34.7%

19) Is there anything else you would like to tell us for use in our Comprehensive Plan or any question where you wished you could offer an answer we didn't offer as a choice? If so, please provide your thoughts below. THANK YOU VERY MUCH!

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Model Wind Energy Ordinance

- § 1. Title
- § 2. Purpose
- § 3. Authority
- § 4. Applicability
- § 5. Permits
- § 6. Waivers
- § 8. Separability
- § 9. Effective Date
- § 10. Definitions
- § 11. Application Requirements
- § 12. Application Review Process
- § 13. Wind Energy Facility Development Standards
- § 14. Required Site Safety Measures
- § 15. Traffic Routes and Road Maintenance
- § 16. Setbacks
- § 17. Noise and Setback Easements
- § 18. Issuance of Wind Energy Facility Permits
- § 19. Abatement
- § 20. Limitations on Approvals
- § 21. Permit Revocation
- § 22. Wind Measurement Towers
- § 23. Small Wind Turbines
- § 24. Fees

Be it hereby ordained as follows:

§ 1. Title

This ordinance may be cited as the “_____ Township Wind Energy Facility Ordinance.”

§ 2. Purpose

The purpose of this ordinance is to provide for the construction and operation of wind energy facilities, subject to reasonable conditions that will protect the public health, safety and welfare.

§ 3. Authority

The Township Board enacts this ordinance under the authority granted by the Pennsylvania Second Class Township Code.

§ 4. Applicability

The requirements of this ordinance shall apply to all wind energy facilities proposed, operated, modified, or constructed after the effective date of this ordinance, including modification of existing wind energy facilities and wind measurement towers erected for the purpose of testing the feasibility of wind energy generation.

§ 5. Permits

- A. Permit Requirement. No wind energy facility shall be constructed, reconstructed, modified, or operated in the Township except by first obtaining a Wind Energy Facility Permit as provided under this ordinance.

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- B. Exemptions. No permit or other approval shall be required under this ordinance for mechanical, non-electrical wind turbine utilized solely for agricultural operations. Replacement in-kind or modification of a wind energy facility may occur without Township Board of Supervisors approval when (1) there shall be no increase in total height; (2) no change in the location of the wind turbine; (3) no additional lighting or change in facility color; and (4) no increase in noise produced by the wind turbine.
- C. Transfer. No transfer of any wind energy facility or Wind Energy Facility Permit, nor sale of the entity owning such facility shall eliminate the liability of an applicant nor of any other party under this ordinance.

§ 6. Waivers

The Township Board of Supervisors may, after a public hearing (which may be combined with other public hearings on wind energy facilities, so long as the waiver request is detailed in the public notice), grant a waiver from the strict application of the provisions of this ordinance to improve the quality of any wind energy facility and better protect the health, safety and welfare of the Township. The Township Board of Supervisors shall consider the impact of the waiver on the neighborhood, including the potential benefits or detriment to nearby properties, the benefits or detriments to the applicant, feasible alternatives and the scope of the request. The Township Board of Supervisors may attach such conditions as it deems appropriate to waiver approvals to ensure public health, safety and welfare.

§ 7. Enforcement and Penalties

- A. The Township Board shall designate a code enforcement officer to enforce the provisions of this ordinance and may employ such professional expertise as may be necessary to support these enforcement efforts and assist the Township Board of Supervisors with application reviews. Such professional fees shall be the responsibility of the applicant to pay (see § 24).
- B. Any person owning, controlling or managing any building, structure or land who shall undertake a wind energy facility in violation of this ordinance or in noncompliance with the terms and conditions of any permit issued pursuant to this ordinance, or any order of the enforcement officer, and any person who shall assist in so doing, shall be guilty of a violation of this ordinance and subject to a fine of not more than \$350. The Township may institute a civil proceeding to collect civil penalties in the amount of \$350 for each violation and each week said violation continues shall be deemed a separate violation.
- C. The Township may, in the case of any violation or threatened violation of any of the provisions of this ordinance, including permit terms and conditions, institute any appropriate action or proceeding to prevent such unlawful erection, structural alteration, reconstruction, moving and/or use and to restrain, correct or abate such violation, to prevent the illegal act. This shall be in addition to other remedies and penalties herein provided,

§ 8. Severability

Should any provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

§ 9. Effective Date

This ordinance shall be effective upon its filing with the Secretary of State in accordance with the Municipal Home Rule Law.

§ 10. Definitions

As used in this ordinance, the following terms shall have the meanings indicated:

RESIDENCE - Any dwelling suitable for habitation existing in the Township on the date an application is received. A residence may be part of a multi-family dwelling or multipurpose building, but shall not include buildings such as hotels or motels, hospitals,

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day care centers, dormitories, sanitariums, nursing homes, municipal buildings, schools or other buildings used for educational purposes, or correctional institutions.

SITE - The parcel(s) of land where a wind energy facility is to be placed. The Site can be publicly or privately owned by an individual or a group of individuals controlling single or adjacent properties. Where multiple lots are in joint ownership, the combined lots shall be considered as one for purposes of applying setback requirements. Any property which has a wind energy facility or has entered an agreement for said facility or a setback agreement shall not be considered off-site.

WIND TURBINE - A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of more than 100 kW and which is intended to produce power for distribution on the utility grid.

WIND TURBINE (SMALL) - A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 100 kW and which is intended primarily to reduce consumption of utility power at that location.

SOUND PRESSURE LEVEL - A measure of sound pressure in the atmosphere which can be determined according to the International Standard for Acoustic Noise Measurement Techniques for Wind Generators (IEC 61400-11), or other accepted procedure. Also, the perceived loudness of a sound as expressed in decibels (db) or A-weighted decibel scale dB(A). For example, an L10 - 30 dBA indicates that in any hour of the day 30 dBA can be equaled or exceeded only 10% of the time, or for 6 minutes.

TOTAL HEIGHT - The height of the tower and the furthest vertical extension of the wind turbine.

TRANSMISSION OWNER - The owner of the electric distribution networks.

WIND ENERGY FACILITY - Any wind turbine, small wind turbine or wind measurement tower or combinations of these, including all related infrastructure, electrical lines and substations, access roads and accessory structures.

WIND ENERGY FACILITY PERMIT- A permit pursuant to this ordinance granting the holder the right to construct, maintain and operate a wind energy facility.

WIND MEASUREMENT TOWER - A tower used for the measurement of meteorological data such as temperature, wind speed and wind direction.

§ 11. Application Requirements

A complete application for a Wind Energy Facility Permit shall include:

- A. A copy of an executed interconnection agreement.
- B. A completed application for a Wind Energy Facility Permit.
- C. A site plan prepared by a licensed professional engineer, including:
 - 1) Property lines and physical dimensions of the site;
 - 2) Location, approximate dimensions and types of major existing structures and uses on the site, public roads, and adjoining properties within 500 feet of the boundaries of any proposed wind turbines, or 1½ times the total height of such wind turbines, whichever shall be greater.
 - 3) Location and elevation of each proposed wind turbine.

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- 4) Location of all above and below ground utility lines on the site as well as transformers, the interconnection point with transmission lines, and other ancillary facilities or structures.
 - 5) Locations of buffers as required by this ordinance.
 - 6) Location of the nearest residential structure(s) on the site and located off the site, and the distance from the nearest proposed wind turbine.
 - 7) All proposed facilities, including access roads, electrical substations, storage or maintenance units, and fencing.
- D. A vertical drawing of the wind turbine showing total height, turbine dimensions, tower and turbine colors, ladders, distance between ground and lowest point of any blade, location of climbing pegs, and access doors. One drawing may be submitted for each wind turbine of the same type and total height. The make, model, picture and manufacturer's specifications, including noise decibels data, and Material Safety Data Sheet documentation for all materials used in the operation of the equipment shall be provided for each proposed wind turbine.
- E. A lighting plan showing any FAA-required lighting and other proposed lighting.
- F. Erosion and sediment control and storm water management plans.
- G. A construction schedule describing commencement and completion dates, including a traffic analysis with a description of the routes to be used by construction and delivery vehicles, the gross weights and heights of those loaded vehicles.
- H. An operations and maintenance plan providing for regular periodic maintenance schedules, any special maintenance requirements and procedures and notification requirements for restarts during icing events.
- I. A decommissioning plan that addresses the anticipated life of the wind turbine, the estimated decommissioning costs, the method of ensuring funds shall be available for decommissioning and restoration, the method by which decommissioning cost shall be kept current, and the manner in which the wind turbine shall be decommissioned and the site restored, less any fencing or residual minor improvements requested by the landowner.
- J. List of property owners, with their mailing address, within 500 feet of the outer boundaries of the proposed site.
- K. A complaint resolution process to address complaints from nearby residents. The process may use an independent mediator or arbitrator and shall include a time limit for acting on a complaint. The applicant shall make every reasonable effort to resolve any complaint.
- L. An environmental assessment that shall, at a minimum, include:
- 1) A study of potential shadow flicker, including a graphic to identify locations where shadow flicker may be caused by the wind turbines and expected durations of the flicker at these locations. The study shall identify areas where shadow flicker may interfere with residences and describe measures to be taken to eliminate or mitigate problems.
 - 2) A visual impact study of the proposed wind turbines as installed, which may include a computerized photographic simulation and digital elevation models demonstrating visual impacts from strategic vantage points. Color photographs of the site accurately depicting existing conditions shall be included. The visual analysis shall also indicate color treatment of system components and any visual screening to be incorporated into the project to lessen the system's visual prominence.
 - 3) A fire protection and emergency response plan, created in consultation with the emergency service providers having jurisdiction over the proposed site.

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- 4) A noise analysis by a competent acoustical consultant documenting the noise levels associated with the proposed wind turbine, existing noise levels at site property lines and at the nearest residence not on the site. The noise analysis shall include low frequency noise. The applicant shall also submit plans for post-development noise monitoring.
- 5) Evidence of potential impacts on neighboring property values compiled by a licensed appraiser based on experience at other locations, extrapolating that evidence to analyze potential impacts on property values near the site.
- 6) An assessment of potential electromagnetic interference with microwave, radio, television, personal communication systems and other wireless communication.
- 7) An assessment of the impact of the proposed development on the local flora and fauna, including migratory and resident avian species.

§ 12. Application Review Process

Applications for Wind Energy Facility Permits shall be processed in the manner provided for under the Township Subdivision and Land Development Ordinance.

§ 13. Wind Energy Facility Development Standards

The following standards shall apply to wind energy facilities in the Township, unless specifically waived by the Township Board of Supervisors.

- A. All power transmission lines from the tower to any building or other structure shall be located underground to the maximum extent practicable.
- B. No television, radio or other communication antennas may be affixed or otherwise made part of any wind turbine, except with approval by the Township Board of Supervisors. Applications may be jointly submitted for wind turbine and telecommunications facilities.
- C. No advertising signs are allowed on any part of the wind energy facility, including fencing and support structures.
- D. No tower shall be lit except to comply with Federal Aviation Administration (FAA) requirements. Minimum security lighting for ground level facilities shall be allowed as approved on the wind energy facility development plan.
- E. All applicants shall use measures to reduce the visual impact of wind turbines to the extent possible. Wind turbines shall use tubular towers. All structures in a project shall be finished in a single, non-reflective matte finished color or a camouflage scheme. Wind turbines within a multiple wind turbine project shall be generally uniform in size geometry, and rotational speeds. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades.
- F. Guy wires shall not be permitted except to address unique safety issues and then only with specific permission by the Township Board of Supervisors in the form of a waiver.
- G. No wind turbine shall be installed in any location where its proximity with existing fixed broadcast, retransmission, or reception antenna for radio, television, or wireless phone or other communication systems would produce electromagnetic interference with signal transmission or reception. If it is determined a wind turbine is causing electromagnetic interference, the operator shall take necessary corrective action to eliminate this interference including relocation or removal of the facilities, or resolution of issues with the affected parties. Failure to remedy electromagnetic interference is grounds for revocation of the Wind Energy Facility Permit for the specific wind turbine or wind turbines causing the interference.

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- H. All construction debris shall be removed from the site or otherwise disposed of in a manner acceptable to the Township Board of Supervisors.
- I. Wind turbines shall be designed to minimize the impacts of land clearing and the loss of important open spaces, including active farmland.
- J. Wind turbines shall be located in a manner that minimizes significant negative impacts on rare animal species in the vicinity.
- K. Storm water run-off and erosion control shall be managed in a manner consistent with all applicable state and Federal laws and regulations and such standards as shall be applied by the Township Board of Supervisors on the advice of the Township Engineer and other Township consultants.
- L. No shadow flicker shall be permitted on any off-site residences.

§ 14. Required Site Safety Measures

- A. All wind turbines shall have an automatic braking, governing or feathering system to prevent uncontrolled rotation, overspeeding and excessive pressure on the tower structure, rotor blades and turbine components.
- B. Wind energy facilities shall be gated or fenced to prevent unrestricted public access to the facilities and reduce any attractive nuisance aspects of the use.
- C. Warning signs shall be posted at the entrances to the wind energy facility and at base of each tower warning of electrical shock or high voltage and containing emergency contact information.
- D. No climbing pegs or tower ladders shall be located closer than 15 feet to the ground level at the base of the structure for freestanding single pole or guyed towers.
- E. The minimum distance between the ground and any part of the rotor or blade system shall be 30 feet.
- F. Wind turbines shall be designed to prevent unauthorized external access to electrical and mechanical components and shall have access doors that are kept securely locked at all times.

§ 15. Traffic Routes and Road Maintenance

- A. Construction and delivery vehicles for wind turbines and/or associated facilities shall propose, and the Township Board of Supervisors shall approve or modify, designated traffic routes to minimize traffic impacts from construction and delivery vehicles, wear and tear on local roads and impacts on local business operations.
- B. The applicant is responsible for remediation of damaged roads upon completion of the installation or maintenance of a wind turbine. A public improvement bond may be required prior to the issuance of any building permit in an amount, determined by the Township Board of Supervisors, sufficient to compensate the Township for any damage to Township or County roads if any of these roads will be among the designated traffic routes.
- C. The applicant shall provide pre-development and post-development photographic evidence of the condition of any Township roads along the proposed route.

§ 16. Setbacks

- A. Each wind turbine shall be set back a distance of 500 feet or 1½ times the total height of the largest wind turbine, whichever shall be greater, from any public road, off-site residence, lodging facility, public building, church and other institution. No wind turbine shall be located within its own total height of a site boundary line.

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- B. The statistical sound pressure level generated by a wind turbine shall not exceed L10 - 30 dBA measured at the nearest residence located off the Site. Sites can include more than one piece of property and the requirement shall apply to the combined properties. Independent verification by an acoustical engineer certified with the Institute of Noise Control Engineering shall be provided before and after construction demonstrating compliance with this requirement.
- C. In the event audible noise due to wind energy facility operations contains a steady pure tone, such as a whine, screech, or hum, the standards for audible noise set forth in subparagraph (B) of this subsection shall be reduced by five (5) dBA. A pure tone is defined to exist if the one-third (1/3) octave band sound pressure level in the band, including the tone, exceeds the arithmetic average of the sound pressure levels of the two (2) contiguous one third (1/3) octave bands by five (5) dBA for center frequencies of five hundred (500) Hz and above, by eight (8) dBA for center frequencies between one hundred and sixty (160) Hz and four hundred (400) Hz, or by fifteen (15) dBA for center frequencies less than or equal to one hundred and twenty-five (125) Hz.
- D. Should the ambient noise level (exclusive of the development in question) exceeds the applicable standard given above, the applicable standard shall ambient dBA plus 5 dBA. The ambient noise level shall be expressed in terms of the highest whole number sound pressure level in dBA, which is exceeded for more than six (6) minutes per hour. Ambient noise levels shall be measured at the exterior of potentially affected existing residences, schools, hospitals, churches and public buildings. Ambient noise level measurements shall be performed when wind velocities at the proposed project site are sufficient to allow wind turbine operation.

§ 17. Noise and Setback Easements

- A. An applicant may, with approval from the Township Board of Supervisors, meet noise and setback standards by obtaining written consents from affected property owners stating they are aware of the wind energy facility and the noise and/or setback limitations imposed by this ordinance, and that consent is granted to allow noise levels to exceed the maximum limits provided herein or reduce setbacks to less than required.
- B. Such consents shall be in the form required for easements and be recorded in the County Recorder of Deeds Office describing the benefited and burdened properties. Such easements shall be permanent and shall state that they may not be revoked without the consent of the Township Board of Supervisors, which consent shall be granted upon either the decommissioning of the benefited wind turbine in accordance with this ordinance, or the acquisition of the burdened parcel by the owner of the benefited parcel or the wind turbine. No such easement shall permit noise levels at any other location within or outside the areas prescribed to exceed the limitations of this ordinance.

§ 18. Issuance of Wind Energy Facility Permits

- A. The Township Board of Supervisors shall, within 120 days of determining the application is complete, issue a written decision with the reasons for approval, conditions of approval or disapproval fully stated. This time period may be extended with consent of the applicant. Should the applicant not consent to such an extension and the time period elapse without a decision, the application shall be considered approved without conditions.
- B. If approved, the Township Board of Supervisors shall direct the Township Code Enforcement Officer to issue a Wind Energy Facility Permit upon satisfaction of all conditions for said Permit.
- C. If any approved wind energy facility is not substantially commenced within two years of issuance of the Wind Energy Facility Permit, the Wind Energy Facility Permit shall expire, unless the Township Board of Supervisors shall have granted an extension.

§ 19. Abatement

- A. If any wind turbine remains non-functional or inoperative for a continuous period of 24 months, the applicant shall remove said system at its own expense following the requirements of the decommissioning plan. Removal of the system shall include at least the entire above ground structure, including transmission equipment and fencing, from the prop-

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erty. This provision shall not apply if the demonstrates to the Township that it has been making good faith efforts to restore the wind turbine to an operable condition, but nothing in this provision shall limit the Town's ability to order a remedial action plan after public hearing.

- B. Non-function or lack of operation may be proven by reports to the Public Utility Commission or by lack of income generation. The applicant shall make available (subject to a non-disclosure agreement) to the Township Board of Supervisors all reports to and from the purchaser of energy from individual wind turbines, if requested and necessary to prove the wind turbine is functioning, which reports may be redacted as necessary to protect proprietary information.
- C. The applicant, or successors, shall continuously maintain a fund or bond payable to the Township, in a form approved by the Township for the removal of non-functional towers and appurtenant facilities, in an amount to be determined by the Township, for the period of the life of the facility. This fund may consist of a letter of credit from a Pennsylvania-licensed financial institution. All costs of the financial security shall be borne by the applicant. All decommissioning bond requirements shall be fully described in the decommissioning plan.

§ 20. Limitations on Approvals

Nothing in this ordinance shall be deemed to give any applicant the right to cut down surrounding trees and vegetation on any property to reduce turbulence and increase wind flow to the wind energy facility. Nothing in this ordinance shall be deemed a guarantee against any future construction or Township approvals of future construction that may in any way impact the wind flow to any wind energy facility. It shall be the sole responsibility of the facility operator or owner to acquire any necessary wind flow or turbulence easements, or rights to remove vegetation.

§ 21. Permit Revocation

- A. The applicant shall fund periodic noise testing by a qualified independent third-party acoustical measurement consultant, which may be required as often as biannually, or more frequently upon request of the Township Board of Supervisors in response to complaints by neighbors. The scope of the noise testing shall be to demonstrate compliance with the terms and conditions of the Wind Energy Facility Permit and this ordinance and shall also include an evaluation of any complaints received by the Township. The applicant shall have 90 days after written notice from the Township Board of Supervisors, to cure any deficiency. An extension of the 90 day period may be considered by the Township Board of Supervisors, but the total period may not exceed 180 days.
- B. A wind turbine shall be maintained in operational condition at all times, subject to reasonable maintenance and repair outages. Operational condition includes meeting all noise requirements and other permit conditions. Should a wind turbine become inoperable, or should any part of the wind turbine be damaged, or should a wind turbine violate a permit condition, the owner or operator shall remedy the situation within 90 days after written notice from the Township Board of Supervisors. The applicant shall have 90 days after written notice from the Township Board of Supervisors, to cure any deficiency. An extension of the 90 day period may be considered by the Township Board of Supervisors, but the total period may not exceed 180 days.
- C. Should a wind turbine not be repaired or made operational or brought into permit compliance after said notice, the Township may, after a public meeting at which the operator or owner shall be given opportunity to be heard and present evidence, including a plan to come into compliance, order either remedial action within a particular timeframe, or order revocation of the Wind Energy Facility Permit for the wind turbine and require its removal within 90 days. If the wind turbine is not removed, the Township Board of Supervisors shall have the right to use the security posted as part of the decommission plan to remove the wind turbine.

§ 22. Wind Measurement Towers

Installation of wind measurement towers, also known as anemometer towers, shall be permitted, upon the issuance of a Wind Energy Facility Permit, to determine the wind speeds and the feasibility of using particular sites. The distance between a wind measurement tower and the property line shall be at least 1½ times the total height of the tower. Wind Energy Facility Permits

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for wind measurement towers shall be issued for a period of two years and shall be renewable upon application to the Township Board of Supervisors. An application for a wind measurement tower shall include:

- A. Name, address, telephone number and signatures of the applicant and agent for the applicant, if any.
- B. Name, address, telephone number and signature of the property owner along with written authorization by the property owner to submit the application.
- C. Proposed development plan.
- D. Decommissioning plan, including a security bond for removal, should the tower not be converted to permanent use for wind energy generation.

Other development standards as set forth above for wind energy facilities shall be applied to the maximum extent practicable, as determined by the Township Board of Supervisors, recognizing the temporary nature of wind measurement towers.

§ 23. Small Wind Turbines

The Township Board of Supervisors is hereby authorized to approve, approve with conditions, or disapprove small wind turbine applications designed for residential, farm, institutional and business use on the same parcel. Such applications shall be processed in the same manner as those prescribed above for all wind energy facilities, but may be appropriately modified by the Township Board of Supervisors to reflect the scale of the proposed facility. All small wind turbine shall comply with the following standards and, to the maximum extent practicable, with all other requirements of this ordinance not in conflict herewith:

- A. A system shall be located on a lot a minimum of one acre in size; however, this requirement can be met by multiple owners submitting a joint application.
- B. Only one small wind turbine per legal lot shall be allowed, unless there are multiple applicants, in which their joint lots shall be treated as one site for purposes of this ordinance.
- C. Small wind turbines shall be used primarily to reduce the on-site consumption of electricity.
- D. Total heights shall be a maximum of 100 feet on parcels between one and five acres and 150 feet or less on parcels of five or more acres.
- E. The maximum turbine power output is limited to 100 kW.
- F. Tower-climbing apparatus shall be located no closer than 12 feet from the ground, a locked anti-climb device shall be installed on the tower or a locked, protective fence of at least six feet in height that encloses the tower shall be installed to restrict tower access.
- G. Anchor points for any guy wires for a system tower shall be located within the property that the system is located on and not on or across any above-ground electric transmission or distribution lines. The point of attachment for the guy wires shall be enclosed by a fence six feet high or sheathed in bright orange or yellow covering from three to eight feet above the ground.

§ 24. Fees

- A. The Township Board of Supervisors shall, by resolution, establish and from time to time modify a schedule of fees for Wind Energy Facility Permit applications.
- B. The Township Board of Supervisors may hire any consultant and/or expert necessary to assist the Township in reviewing and evaluating the application, including but not limited to site inspections, the construction and modification of the

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site, once permitted, and any requests for recertification. An applicant shall deposit with the Township funds sufficient to reimburse the Township for all reasonable costs of consultant and expert evaluation and consultation to the Township in connection with the review of the application.

- C. The initial deposit shall be \$7,500 and shall be placed with the Township preceding the pre-application meeting. The Township shall maintain a separate escrow account for all such funds. The Town's consultants/experts shall invoice the Township for their services on a monthly basis, which amounts will be charged to the escrow account with notice to the applicant. If at any time during the process this escrow account has a balance less than \$2,500, the applicant shall immediately, upon notification by the Township, replenish said escrow account so that it has a balance of at least \$5,000. Such additional escrow funds shall be deposited with the Township before any further action or consideration is taken on the application.

- D. Should the amount held in escrow by the Township be more than the amount of the actual invoicing at the conclusion of the project, the remaining balance shall be promptly refunded to the applicant. The total amount of the funds required for these services may vary with the scope and complexity of the project, the completeness of the application, and other information as may be needed to complete the necessary review, analysis and inspection of construction. No initial deposit shall be required in the case of Small Wind Turbines.

North Country Region Comprehensive Plan

The Board of Supervisors of Mount Pleasant Township, Wayne County, Pennsylvania hereby adopts the *North Country Region Comprehensive Plan* as presented on this 7th day of June, 2010.

June 7-2010
Date

June 7-2010
Date

Eleanor McShaw
Secretary

Albert H. W. [Signature]
Chairperson

Seal

[Signature]
Supervisor

Richard Burleigh
Supervisor

RESOLUTION NUMBER 2010- 01

*Resolution to Adopt
The North Country Multi-Municipal
Comprehensive Plan*

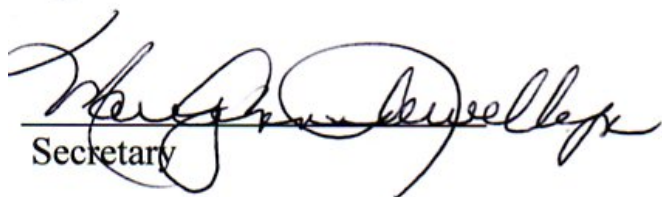
WHEREAS, Preston Township, Wayne County has participated in the development of a partnership in an effort to secure financial assistance from Department of Community and Economic Development (DCED) to support the development of a Multi-Municipal Comprehensive Plan and;

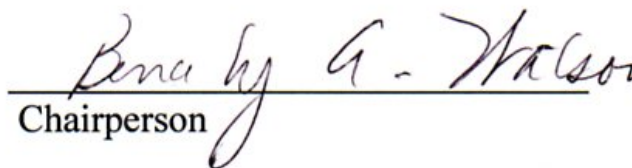
WHEREAS, Preston Township, Wayne County has partnered with Mount Pleasant Township (Wayne County) to create a develop a Multi-Municipal Comprehensive Plan and;

WHEREAS, The North Country Steering Committee comprised of individuals appointed by the participating municipalities have over seen the development of the North Country Multi-Municipal Comprehensive Plan and supports its adoption by the Preston Township Board of Supervisors and;

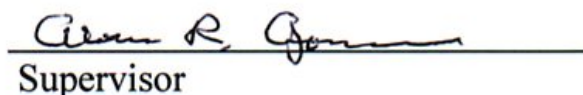
THEREFORE BE IT RESOLVED THAT The Board of Supervisors of Preston Township, Wayne County hereby adopts the North Country Multi-Municipal Comprehensive Plan as presented which includes the written plan, all charts, tables and maps this 1st day of July, 2010

Signed:


Secretary


Chairperson


Supervisor


Supervisor