

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD  
REGULAR MEETING-MINUTES  
JUNE 4, 2014**

**1. CALL TO ORDER**

Chair Ron Hoover called the meeting to order at 7:04pm. Other members present were Ben Pisoni, Lorin Nauman, Andy Merritt, and Christine Bracken-Piper. Staff present was Susan Steele, Manager, Amy Smith, OSPB Administrator and Rebekah Seymour, Recording Secretary. No audience was present.

**2. PLEDGE OF ALLEGIANCE**

**3. MINUTES**

- *MOTION: Mr Nauman moved to approve the meeting minutes of April 2, 2014; Mr. Pisoni seconded; Vote 5-0-0; Motion carried.*

**4. LAND RATING**

Ms. Smith went over a breakdown of suggestions to be discussed and how they were laid out on current land rating system sheet and stated that many of these suggestions for changes were influenced by complaints received about properties being accepted into program that had negative to low ratings on current land rating system. Ms. Steele added that another concern was if a land owner had the property in other programs (i.e. clean and green). Ms. Smith also stated that the OSPB overlook the suggestions that assigned points based on a recharge map as the map would now not be available for some time. Ms. Steele added that some suggestions were added to aid in looking at a property as a whole instead of carving out chunks that might be undevelopable as per current protection laws since that would become costly. Ms. Steele reminded the board that any changes made now can be changed or revisited at any time as the land rating system is not included in the ordinance (i.e. when the recharge map would become available).

There was brief discussion about listing of acre sizes at the top of current land rating system is laid out. A suggestion was made, to which the board agreed, to replace:

Total Deed Acres:

Total Excepting & Reserving Acres:

Total Acres Considered for the OSPB:

with:

Total Deed Acres:

Total Acres Considered for the OSPB:

Total Reserving Acres:

Ms. Steele stated that the formula for assigning points based on acreage might be too confusing in practice and perhaps there could just be a point assignment for acreage. Mr. Hoover suggested a step progression for land acreage points instead of simply 1 point for over 100 acres or 0 points for under 100 acres. Mr. Hoover suggested the following step progression:

11-50 acres-.25 points

50-100 acres- .50 points

100+ acres- 1 point

The OSPB agreed to keep the suggestion in mind but wait till they had gone over entire system before making decision final. Mr. Hoover also suggested taking out an occurrence later in the

land rating system suggestion to assign 2 additional points for any parcel over 50 acres as it did not fit with the initial assignment of points.

The OSPB agreed with suggestion to replace wording for point assignment criteria:

Any parcel of land, which adjoins another parcel of land preserved in the OSPP of Halfmoon Township or other land preservation program acceptable to the OSPB

with:

Any parcel of land, which adjoins another parcel of land preserved in the OSPP or other land preservation system.

There was a brief discussion about how many private roads were within the Township and if there were many properties in the program or interested in the program that had a boundary on a road that would qualify for a point. The OSPB had brief discussion on suggestion to change wording for explanation of points assigned for either having a property adjoining an arterial or collector/local public roads. The board agreed that original wording was explained better that points were only assigned once for having property adjoining a public or arterial road than suggested replacement wording.

The OSPB agreed to take out assigning 2 additional points for “any parcel of land of which more than 25% of the surface area was farmed for the previous five years.”

There was lengthy discussion about giving a -1 point to land which contained more than 25% steep slope and if that was really significant enough as this land would already be protected under law as being undevelopable and how best it would be to measure how much land was covered in steep slope if that was what the 25% meant. There was also discussion about whether 25% meant the slope or amount of property that had a steep slope, to which there was no consensus decision made. The suggestion was made to remove this from land rating system to put in the ordinance that any land that is undevelopable under federal, state, and local laws would not be considered for inclusion in program, to which the board agreed. The board also agreed to remove giving a -1 point to a parcel of land that had more than 10% impervious surface.

There was brief discussion on how to find how much soil was conducive to septic system use to which the Mr. Hoover stated it would have to be a survey or a perc test. Mr. Hoover also stated that the wording suggested he did not feel strong enough and gave the suggestion, to which the board agreed, to replace:

Any parcel believed to have significant amount of soil type(s) that are conducive to septic system use

with:

Any parcel determined to have 25% amount of soil types that are conducive to septic system use.

The OSPB agreed that with re-working the current land rating system and changing how some points were being assigned that they would request staff to rate properties already in program based on new suggested system to see how points differed. The board tabled discussions on scaling ranges for consideration of adding property to program until a run through could be completed.

## **5. OTHER BUSINESS**

Staff suggested returning to discussion on 10% land use that had been done previously when the land rating system was complete and possibly begin the review at next meeting.

Ms. Steele stated that for next meeting the OSPB would have a working spreadsheet to run numbers for as there were two advance payment applications requested and one application requested for entry into program. Staff has not received either the advance payment requests or new entry application back from those landowners.

Ms. Steele stated that she had received word that the bench in honor of Mr. Eberhart has been delivered and she would keep OSPB up to date on when there might be a ceremony for when it is placed in Wildlife Corridor.

**6. CITIZEN'S COMMENTS**

There were no citizen's comments

**7. ADJOURNMENT**

The meeting was adjourned at 8:46pm.

- ***MOTION: Mr. Nauman moved to adjourn the meeting at 8:46pm; Mr. Merritt seconded; Vote 5-0-0; Motion carried.***