



Central Wayne Regional Comprehensive Plan



**Bethany Borough
Dyberry Township
Honesdale Borough
Texas Township
Wayne County, PA**



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under the administration of the
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November, 2010

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Chapter 1

Introduction

A REGIONAL PLAN

The Boroughs of Bethany and Honesdale, and the Townships of Texas and Dyberry are located in central Wayne County, Pennsylvania and include a variety of landscapes – from the nearly built-out historic Borough of Honesdale, the less developed historic borough of Bethany, to the rural and suburban areas of the Townships. Despite the differences in landscapes, the communities of the Region are tied together, and therefore share many of the same problems and issues.

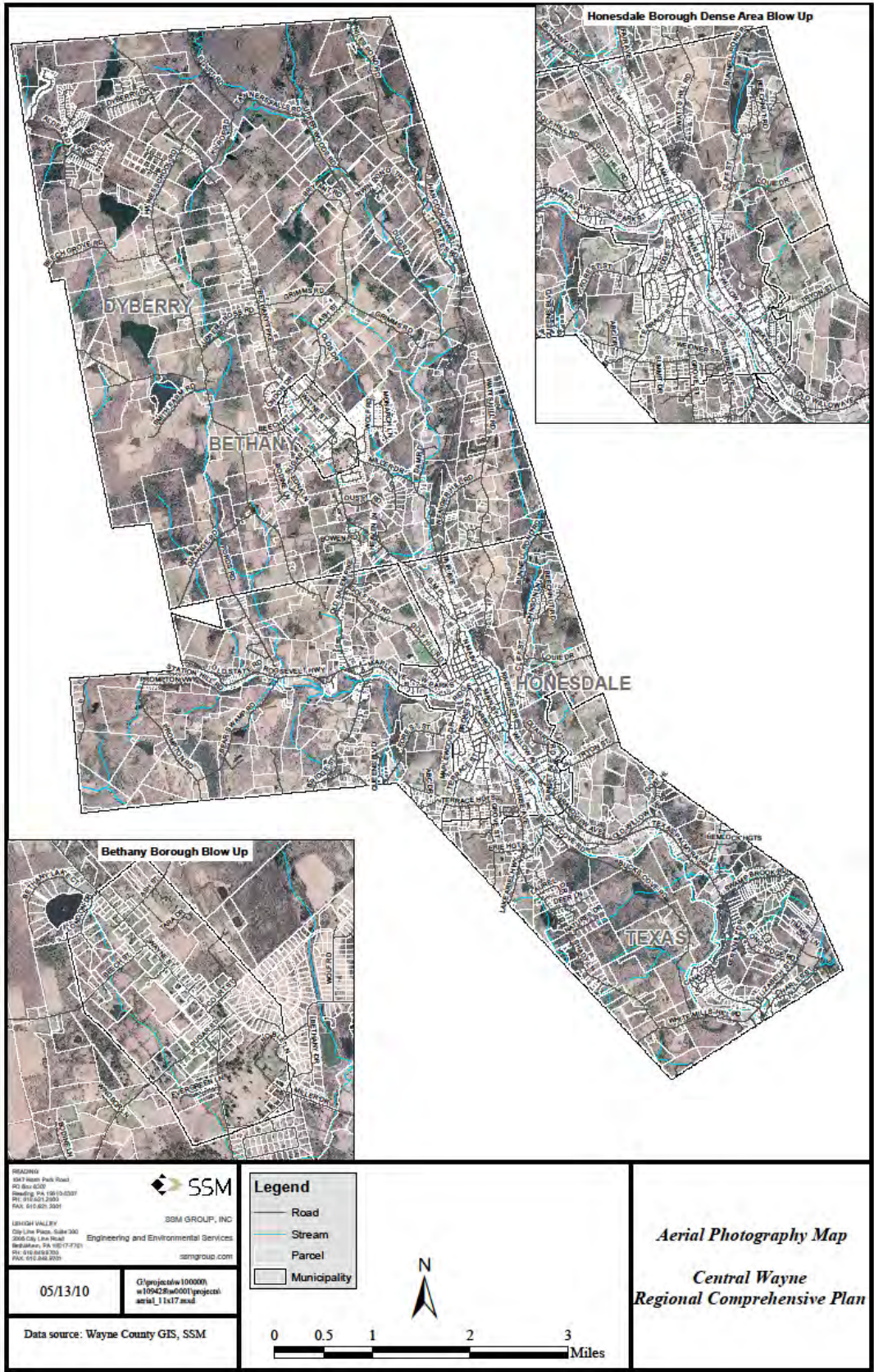
The Region's main transportation corridors are US Route 6 and PA Route 191, which travel through Honesdale, and provide a link to Interstates 81, 380, and 84 and access to the nearby population centers of the Scranton/Wilkes-Barre Region, as well as the resort areas of the Pocono Mountains. The Borough of Honesdale has the highest population concentration for the planning region. Texas Township and Dyberry Township are mostly rural in nature, with the majority of the non-residential development located on the US Route 6 corridor and most residential development near the Borough of Honesdale. The Region has seen very small population increases since 2000, the largest being Dyberry and Texas Townships which both grew 4% since 2000. Neither Borough showed any significant population increase since 2000. Despite this, development pressure will almost certainly increase and begin to threaten the Region's rural character, including the loss of natural and agricultural resources, and place additional pressure on the major traffic arteries in the Region.

The Region is a desirable place to live due to its charming small town rural and historic character, and is home to a wealth of scenic natural and recreational resources, as well as proximity to some of the best ski and resort facilities in the Poconos. Accessibility to surrounding population centers (nearly one-half of the population of the United States is located within a few hours drive of the study area) will also increase the development potential in the next ten years, making this plan an important one.

This joint comprehensive plan is being prepared at a critical time, when it is necessary to plan for and encourage balanced growth in the Region, including a mix of residential, commercial, office and appropriate small scale industrial development to improve the tax base of the Region and its residents, while preserving the natural and historic resources and agricultural land base. Key concepts for this plan will be managing growth and coordinating it with adequate infrastructure, maintaining open space and areas of rural beauty, protecting important cultural and historical features, maintaining the vitality of existing businesses in the Region, and managing the Region's road corridors.

The ultimate objective of this Comprehensive Plan is to help create places and spaces where people want to be and make a future – safe, convenient and pleasant places to live; good job opportunities; a transportation system which allows convenient movement through the area; places to walk, meet and interact; recreational opportunities; attractive areas in which to shop; good educational and health care systems; and cultural events and facilities.

In 2000 Pennsylvania adopted amendments to the Municipalities Planning Code (PMPC) to allow municipalities to work together to plan regionally across municipal borders and create joint municipal Comprehensive Plans. A Joint Comprehensive Plan can address both development and preservation issues with the flexibility of allocating land uses over the entire planning area, rather than the traditional



method of providing for all land uses within each municipality. Additionally, a Joint Comprehensive Plan allows for regional coordination of transportation and community facilities issues, which helps to prevent overlap of municipal resources.

A Joint Comprehensive Plan is more than just a plan for development. The Plan is a means granted to local governments by the Commonwealth of Pennsylvania by which participating communities may work together to create a vision of what they want to become and how they intend to achieve that vision. This Joint Comprehensive Plan will help to anticipate change, to identify community goals, and to examine local resources. It will provide the guidance that allows a higher degree of control in *how* change occurs in the Central Wayne Region.

CONTENTS OF A COMPREHENSIVE PLAN

The State allows local governments to address virtually any issue that is of municipal concern, but the PMPC establishes certain minimum requirements. A Comprehensive Plan must include:

- a statement of objectives concerning future development;
- a plan for land use;
- a plan to meet the housing needs of present residents and of any anticipated increase of population;
- a plan for the movement of people and goods, which may address automobile travel, parking facilities, non-motorized trail systems, and public transportation facilities;
- a plan for community facilities and services, which may address public and private education, recreation, municipal buildings, fire and police services, libraries, hospitals, water supply and distribution, sewerage and solid waste management, storm drainage, and utilities;
- a statement of the inter-relationships among the components of the plan;
- a discussion of short-range and long-range implementation strategies for the plan objectives;
- a review of how compatible the plan is with the existing and proposed development and plans in contiguous portions of neighboring municipalities outside of the planning region;
- a statement regarding consistency with the county comprehensive plan;
- a plan for the protection of natural and historic resources; and
- a plan for the reliable supply of water.

It is important to realize that this Joint Comprehensive Plan does not have the force of law, although it provides the foundation for ordinances and regulations that do. In fact, a sound Joint Comprehensive Plan becomes critical in the event that an ordinance of any of the participating municipalities is challenged in court: if the ordinance in question is shown to be consistent with a duly adopted Joint Comprehensive Plan, a successful legal challenge is more difficult than it would be otherwise.

WHAT DOES A COMPREHENSIVE PLAN ACCOMPLISH?

The Comprehensive Plan contains a vision of what the Boroughs and the Townships want to achieve and includes goals, policies and strategies for realizing that vision.

The Comprehensive Plan is an educational document, providing discussion of conditions, issues, and opportunities, and identifying resources that are worthy of protection and preservation.

The Comprehensive Plan contains policies for land use, housing, circulation and community facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives, and thus the vision for the municipalities. The Plan is a guideline as to how to shape the future of the Region in accordance with that vision.

The Comprehensive Plan provides a basis for implementation techniques, such as land use ordinances, official maps and capital improvements programs, which will implement the policies contained in this plan. The Plan also provides a framework for the creation of partnerships to implement the plan.

Planning jointly allows allocation of land uses, housing types, densities, and development patterns over the entire region, rather than trying to fit all types of uses and densities into each municipality. It also allows for coordinated land use planning along municipal boundaries; coordinated planning for trails, recreation and open space, and transportation throughout the Region; and coordinated planning along the common road corridors in the Region. Coordinated input can be provided to County and State agencies and an overall approach to economic development can be presented, addressing retention of major components of the economy and allowing for appropriate commercial and industrial development, which complements rather than detracts from existing commercial areas. The following list summarizes benefits of multi-municipal planning:

BENEFITS OF MULTI-MUNICIPAL PLANNING

- Provides a regional planning approach and allocation of land uses
 - Where
 - How much to accommodate population projections
 - Patterns of development
- Establishes growth areas and future growth areas regionally
 - Coordination with infrastructure
 - Opportunities for infill
- Provides coordinated planning along the common boundaries of the municipalities
- Supports existing centers rather than weaken them
- Coordinates road corridor planning, standards, and management
- Provides for linkages between municipalities
- The Plan and implementing ordinances are considered by state agencies in permitting decisions
- Addresses review of “developments of regional impact”

- Identifies opportunities for future joint efforts
- Promotes common land use designations and definitions
- Establish goals for economic character over the entire Region
- Provides support for municipalities in zoning challenges
- Enables Transportation Impact Fees across municipal boundaries
- Enables Transfer of Development Rights across municipal boundaries
- Enables priority consideration in state funding programs
- Provides opportunity to learn from neighbors' shared experiences
- Enhances the Region's attractiveness to quality development
- Enables developing a "specific plan" for an area designated for non-residential development, preparing regulations for that area, and streamlining the approval process

NEED FOR IMPLEMENTATION AND CONTINUING PLANNING

This Comprehensive Plan is just a start. It is the foundation for the attainment of the goals and objectives established within the Plan, which can be accomplished only with the support of the municipal governments, municipal commissions, boards and committees, area businesses, area residents, and surrounding municipalities and regional planning groups.

The objective has been to prepare a plan, which will not sit on a shelf and gather dust, but a plan that will be implemented and used by municipal governing bodies, planning commissions and other groups within the municipalities to guide their actions in attaining the goals of this Plan.

This Plan presents a strategy to guide municipal officials and other agencies in making decisions that will assure that the Central Wayne Region will continue to be an attractive place in which to live, work, and visit. This Comprehensive Plan is not an ordinance or regulation, but is a basis for establishing regulations and undertaking specific functional plans designed to implement the policies set forth within the plan. Each municipality retains the right to control zoning within its municipality, whether through individual zoning ordinances or a joint zoning ordinance.

Planning is an ongoing process and this Joint Comprehensive Plan must be continually reviewed in light of unforeseen changes in development trends, the state of the economy, capacity of public infrastructure, changes in community goals, and the appropriateness of the Plan's objectives, policies, and implementation program.

THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC) AND MULTIMUNICIPAL PLANNING

Objectives:

Intergovernmental cooperation is encouraged in order to accomplish the following objectives, which are also objectives of this plan:

- To provide for development that is compatible with surrounding land uses and that will complement existing land development with a balance of commercial, industrial and residential uses.
- To protect and maintain the separate identity of Pennsylvania's communities and to prevent the unnecessary conversion of valuable and limited agricultural land.
- To encourage cooperation and coordinated planning among adjoining municipalities so that each municipality accommodates its share of the multimunicipal growth burden and does not induce unnecessary or premature development of rural lands.
- To minimize disruption of the economy and environment of existing communities.
- To complement the economic and transportation needs of the region and this Commonwealth.
- To provide for the continuation of historic community patterns.
- To provide for coordinated highways, public services and development.
- To ensure that new public water and wastewater treatment systems are constructed in areas that will result in the efficient utilization of existing systems, prior to the development and construction of new systems.
- To ensure that new or major extension of existing public water and wastewater treatment systems are constructed only in those areas within which anticipated growth and development can adequately be sustained within the financial and environmental resources of the area.
- To identify those areas where growth and development will occur so that a full range of public infrastructure services including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate the growth that occurs.
- To encourage innovations in residential, commercial and industrial development to meet growing population demands by an increased variety in type, design and layout of structures and by the conservation and more efficient use of open space ancillary to such structures.
- To facilitate the development of affordable and other types of housing in numbers consistent with the need for such housing as shown by existing and projected population data for the region.

Governing bodies of municipalities are authorized to enter into intergovernmental cooperative agreements for the purpose of developing, adopting and implementing a comprehensive plan. Such agreements may also be entered into between and among counties and municipalities for areas that include municipalities in more than one county, and between and among counties, municipalities, authorities and special districts providing water and sewer facilities, transportation planning or other services within the area of a plan and with the opportunity for the active participation of State agencies and school districts.

Implementation Agreements:

In order to implement multimunicipal comprehensive plans, counties and municipalities shall have authority to enter into intergovernmental cooperative agreements.

Cooperative implementation agreements between a county and one or more municipalities shall:

- (1) Establish the process that the participating municipalities will use to achieve general consistency between the county or multimunicipal comprehensive plan and zoning ordinances, subdivision and land development and capital improvement plans within participating municipalities, including adoption of conforming ordinances by participating municipalities within two years and a mechanism for resolving disputes over the interpretation of the multimunicipal comprehensive plan and the consistency of implementing plans and ordinances.
- (2) Establish a process for review and approval of developments of regional significance and impact that are proposed within any participating municipality. Subdivision and land development approval powers under this act shall only be exercised by the municipality in which the property where the approval is sought. Under no circumstances shall a subdivision or land development applicant be required to undergo more than one approval process.
- (3) Establish the role and responsibilities of participating municipalities with respect to implementation of the plan, including the provision of public infrastructure services within participating municipalities, the provision of affordable housing, and purchase of real property, including rights-of-way and easements.
- (4) Require a yearly report by participating municipalities to the county planning agency and by the county planning agency to the participating municipalities concerning activities carried out pursuant to the agreement during the previous year. Such reports shall include summaries of public infrastructure needs in growth areas and progress toward meeting those needs through capital improvement plans and implementing actions, and reports on development applications and dispositions for residential, commercial, and industrial development in each participating municipality for the purpose of evaluating the extent of provision for all categories of use and housing for all income levels within the region of the plan.
- (5) Describe any other duties and responsibilities as may be agreed upon by the parties.

Cooperative implementation agreements may designate growth areas, future growth areas and rural resource areas within the plan. The agreement shall also provide a process for amending the multimunicipal comprehensive plan and redefining the designated growth area, future growth area and rural resource area within the plan.

Legal Effect:

Where municipalities have adopted a county plan or a multimunicipal plan is adopted under this article and the participating municipalities have conformed their local plans and ordinances to the county or multimunicipal plan by implementing cooperative agreements and adopting appropriate resolutions and ordinances, the following shall apply:

1. Where municipalities have adopted a multimunicipal comprehensive plan pursuant to Article XI but have not adopted a joint municipal ordinance pursuant to Article VIII-A and all municipalities participating in the multimunicipal comprehensive plan have adopted and are administering zoning ordinances generally consistent with the provisions of the multimunicipal comprehensive plan, and a challenge is brought to the validity of a zoning ordinance of a participating municipality involving a proposed use, then the zoning hearing board or governing body, as the case may be, shall consider the availability of uses under zoning ordinances within the municipalities participating in the multimunicipal comprehensive plan within a reasonable geographic area and shall not limit its consideration to the application of the zoning ordinance on the municipality whose zoning ordinance is being challenged.
2. Where municipalities have adopted a joint municipal comprehensive plan and enacted a zoning ordinance or ordinances consistent with the joint municipal comprehensive plan within a region pursuant to Articles VIII-A and XI, the court, when determining the validity of a challenge to such a municipality's zoning ordinance, shall consider the zoning ordinance or ordinances as they apply to the entire region and shall not limit its consideration to the application of the zoning ordinance within the boundaries of the respective municipalities.
3. Where municipalities have adopted a multimunicipal comprehensive plan pursuant to Article XI but have not adopted a joint municipal ordinance pursuant to Article VIII-A and all municipalities participating in the multimunicipal comprehensive plan have adopted and are administering zoning ordinances generally consistent with the provisions of the multimunicipal comprehensive plan, and a challenge is brought to the validity of a zoning ordinance of a participating municipality involving a proposed use, then the court shall consider the availability of uses under zoning ordinances within the municipalities participating in the multimunicipal comprehensive plan within a reasonable geographic area and shall not limit its consideration to the application of the zoning ordinance on the municipality whose zoning ordinance is being challenged.
4. State agencies shall consider and may rely upon comprehensive plans and zoning ordinances when reviewing applications for the funding or permitting of infrastructure or facilities.
5. State agencies shall consider and may give priority consideration to applications for financial or technical assistance for projects consistent with the county or multimunicipal plan.

Chapter 2 General Background

EXISTING LAND USE

Land use is a very important aspect to a Comprehensive Plan. It provides a backbone and direction to the future of a community. It is critical to review existing land use before you can make recommendations and establish goals and objectives for Future Land Use.

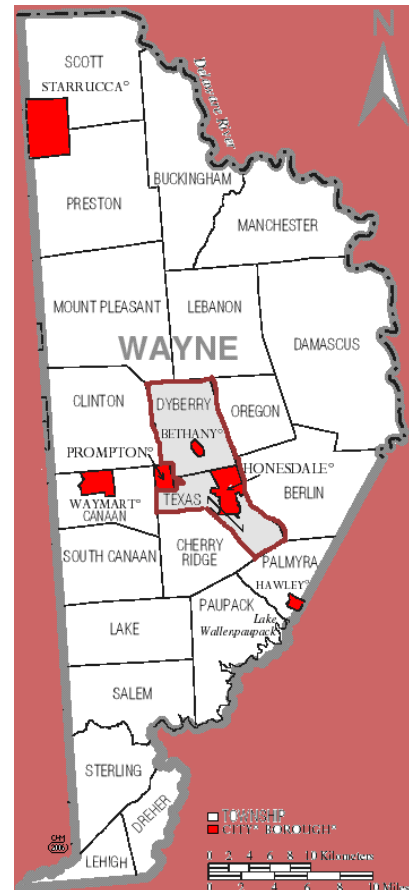
Analyzing past and present land use helps to understand how growth or development transformed an area from what it once was to what it now is. Most communities started out with large lots that were subdivided several times until eventually there were smaller lots of 10,000 square feet or less. These small lots are often the central core of a town. Over time, lot sizes became larger. Commercial lots required more square footage to accommodate parking. Trends are starting to change again with a movement towards downsizing or smaller lots.

In this chapter existing land uses will be examined and presented by category and acreage. Existing land use patterns are significant for additional reasons other than how a community developed over time. They also impact the circulation of an area and the demand on community services plus provide an opportunity to determine if there are uses that are lacking in the Region.

The four municipalities are located in the center of Wayne County and together account for 26,759 acres. The majority of the acreage is included in the two townships, Dyberry and Texas. 2008 Land Use/Land Cover maps for each municipality follow.

Land Uses are classified into the following uses for mapping purposes:

- Commercial
- Cropland
- Farmstead
- Forest
- Farmstead
- Forest
- Government/Institution
- Industrial
- Mining/Extraction
- Pasture/Brush
- Recreational
- Religious
- Residential
- Transportation
- Utilities
- Water



Land Use Analysis

The Region is made up of four municipalities with a total land area of 26, 759 acres. Tables 2.1 and 2.2 give land use for each municipality and the Region as a whole in 2008 and 1959. The majority land use in the Region is forest, with 54.5% or 14,594 acres. The next largest category overall is Cropland, 13.4% followed by Pasture/Brush at 12.9%. Residential makes up 11.3% of all land use in the Region.

Table 2.1: 2008 Regional Land Use

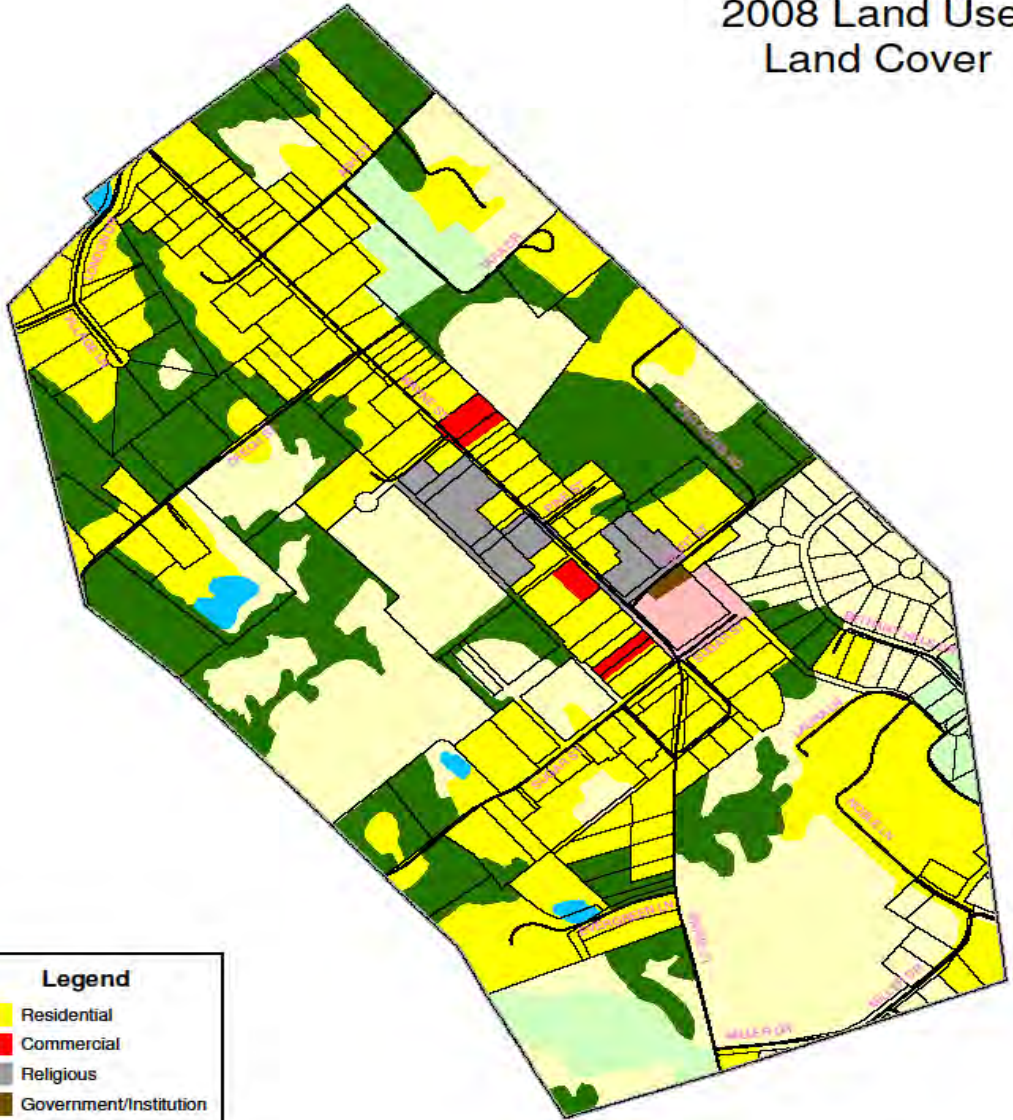
Land Use/Land Cover	Bethany 2008 Acres	Category Percent of Total	Dyberry 2008 Acres	Category Percent of Total	Honesdale 2008 Acres	Category Percent of Total	Texas 2008 Acres	Category Percent of Total	Region 2008 Acres	Category Percent of Total
Forest	71.67	22.4%	8386.27	57.2%	869.71	33.8%	5265.98	57.2%	14593.63	54.5%
Cropland	15.17	4.7%	2295.55	15.7%	239.40	9.3%	1023.74	11.1%	3573.86	13.4%
Pasture/Brush	96.48	30.1%	1902.38	13.0%	257.49	10.0%	1188.08	12.9%	3444.43	12.9%
Residential	122.44	38.2%	1172.11	8.0%	707.10	27.5%	1024.43	11.1%	3026.08	11.3%
Water	1.81	0.6%	534.84	3.6%	92.09	3.6%	209.99	2.3%	838.73	3.1%
Commercial	2.04	0.6%	127.40	0.9%	168.65	6.6%	289.40	3.1%	587.49	2.2%
Government/ Institution	0.38	0.1%	129.53	0.9%	89.16	3.5%	95.08	1.0%	314.15	1.2%
Farmstead	0	0%	60.52	0.4%	9.78	0.4%	44.83	0.5%	115.13	0.4%
Religious	6.94	2.2%	15.88	0.1%	60.72	2.4%	9.96	0.1%	93.50	0.3%
Industrial	0	0%	7.59	0.1%	22.95	0.9%	11.72	0.1%	42.26	0.2%
Transportation	0	0%	0.00	0%	12.20	0.5%	30.04	0.3%	42.24	0.2%
Mining/ Extraction	0	0%	22.45	0.2%	4.25	0.2%	8.40	0.1%	35.10	0.1%
Recreational	3.24	1.0%	0.79	0.0%	25.59	1.0%	1.94	0.0%	31.56	0.1%
Utilities	0	0%	0.00	0%	14.83	0.6%	6.44	0.1%	21.27	0.1%
Total	320.17	100.0%	14655.3	100.0%	2573.92	100.0%	9210.03	100.0%	26759.43	100.0%

Source: Wayne County Department of Planning

Compared to the same categories from 1959, the Region has increased forest area by 3,030 acres. Pasture was the second largest land use of the Region in 1959 and has dropped significantly by 2008. This can be explained by pasture areas that were allowed to grow back to woodland and therefore are re-categorized as forest rather than pasture.

The top five (5) land uses still remain as Forest, Cropland, Pasture, Residential and Water. The Commercial category has increased by over 340 acres to 2.2% but the industrial sector has declined by 4 acres over 50 years. Cropland has decreased almost 3100 acres. This decrease can be attributed to less land being farmed, a portion of it that went back to pasture or woodland, and an increase in residential units.

Bethany Borough 2008 Land Use/ Land Cover



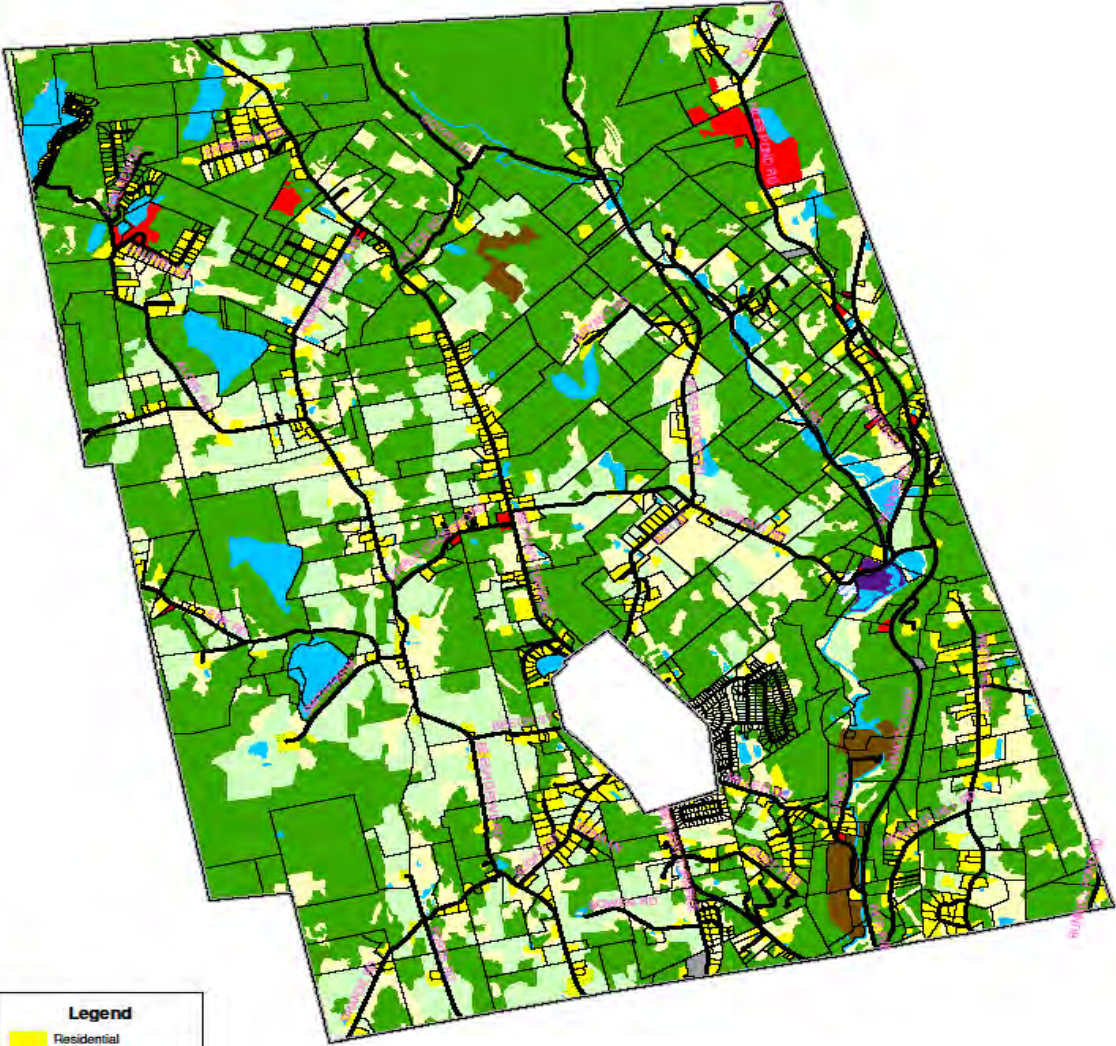
Legend

- Residential
- Commercial
- Religious
- Government/Institution
- Recreational
- Cropland
- Pasture/Brush
- Forest
- Water
- Roads
- Tax Parcels



	Bethany Borough
	2008 Land Use/Land Cover
	Created By: Wayne County Department of Planning
	Created For: Central Wayne Comprehensive Plan
Wayne County Department of Planning 925 Court Street Homestead, PA 18431 Phone (570) 255-5970 www.co.wayne.pa.us September, 2008	

Dyberry Township 2008 Land Use/ Land Cover

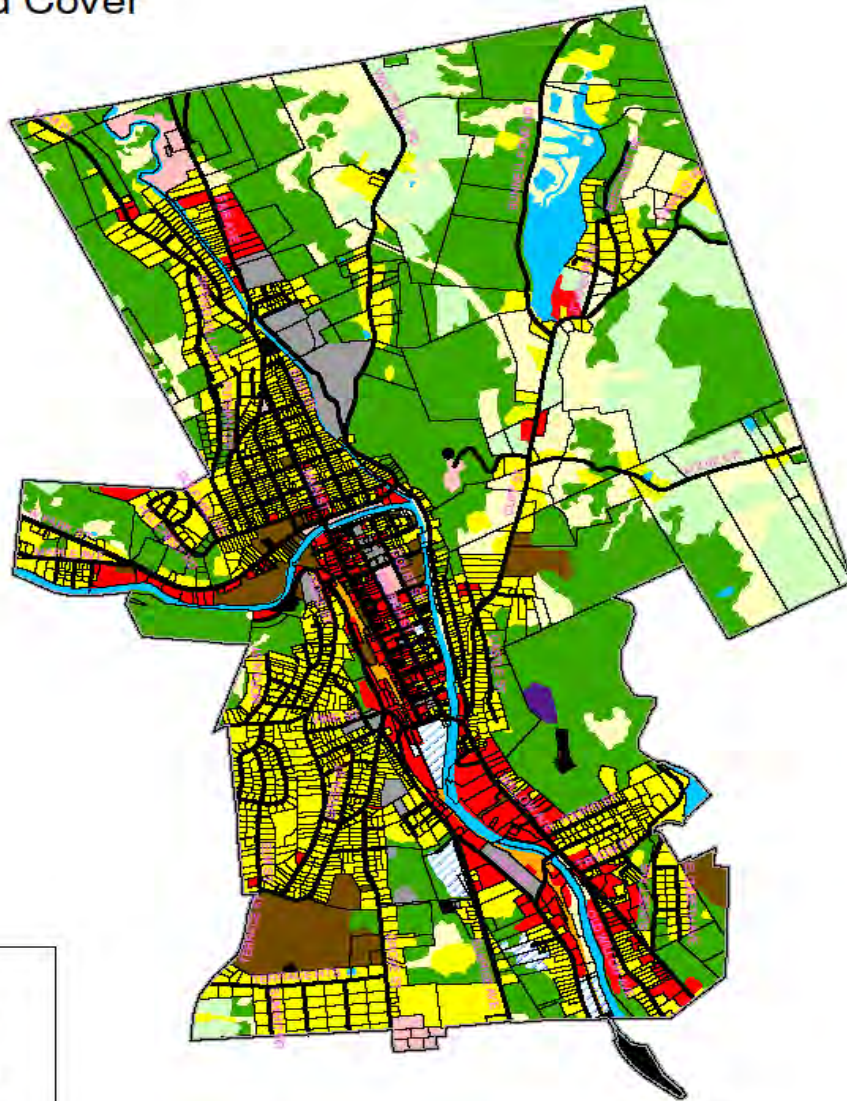


Legend	
	Residential
	Commercial
	Industrial
	Religious
	Government/Institution
	Recreational
	Cropland
	Farmsteads
	Pasture/Brush
	Forest
	Water
	Mining/Extraction
	Roads
	Tax Parcels

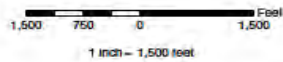


	Dyberry Township 2008 Land Use/Land Cover
	Created By: Wayne County Department of Planning Created For: Central Wayne Comprehensive Plan
	Wayne County Department of Planning 925 Court Street Honesdale, PA 18431 Phone: (570) 253-5970 www.co.wayne.pa.us September, 2008

Honesdale Borough 2008 Land Use/ Land Cover



Legend	
	Residential
	Commercial
	Industrial
	Transportation
	Utilities
	Religious
	Government/institution
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	Farmsteads
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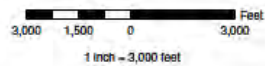
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	<small>Wayne County Department of Planning 925 Court Street Honesdale, PA 18431 Phone: (570) 253-5970 www.co.wayne.pa.us September, 2008</small>

Texas Township 2008 Land Use/ Land Cover



Legend

- Residential
- Commercial
- Industrial
- Transportation
- Utilities
- Religious
- Government/Institution
- Recreational
- Cropland
- Farms/Leads
- Pasture/Brush
- Forest
- Water
- Mining/Extraction
- Roads
- Tax Parcels



	<p>Texas Township 2008 Land Use/Land Cover</p>
	<p>Created By: Wayne County Department of Planning</p>
	<p>Created For: Central Wayne Comprehensive Plan</p>
	<p>Wayne County Department of Planning 925 Court Street Honesdale, PA 18431 Phone (570) 253-5970 www.co.wayne.pa.us September, 2008</p>



Residential land has almost tripled over the past 50 years. Government/Institution land has also increased, from 140 to 314 acres. Mining/Extraction and Religious acreage has increased and Recreational and Transportation acreage have decreased over 50 years.

Table 2.2: 1959 Regional Land Use

Land Use/Land Cover	Bethany 1959 Acres	Category Percent of Total	Dyberry 1959 Acres	Category Percent of Total	Honesdale 1959 Acres	Category Percent of Total	Texas 1959 Acres	Category Percent of Total	Region 1959 Acres	Category Percent of Total
Forest	37.15	11.6%	6,307.11	43.0%	606.51	23.6%	4613.26	50.1%	11564.03	43.2%
Pasture/Brush	57.06	17.8%	3,928.72	26.8%	619.98	24.1%	2062.26	22.4%	6668.02	24.9%
Cropland	121.37	37.9%	3,571.15	24.4%	461.08	17.9%	1677.71	18.2%	5831.31	21.8%
Residential	54.53	17.0%	135.58	0.9%	497.15	19.3%	390.66	4.2%	1077.92	4.0%
Water	0.47	0.1%	335.69	2.3%	91.79	3.6%	163.76	1.8%	591.71	2.2%
Farmstead	8.88	2.8%	216.38	1.5%	22.51	0.9%	121.27	1.3%	369.04	1.4%
Commercial	2.01	0.6%	41.63	0.3%	110.79	4.3%	91.02	1.0%	245.45	0.9%
Government/ Institution	0.40	0.1%	95.86	0.7%	31.42	1.2%	12.90	0.1%	140.58	0.5%
Religious	6.78	2.1%	7.05	0.0%	54.02	2.1%	9.41	0.1%	77.26	0.3%
Transportation	0.00	0%	0	0%	14.56	0.6%	62.35	0.7%	76.91	0.3%
Industrial	0.00	0%	0	0%	38.99	1.5%	7.19	0.1%	46.18	0.2%
Recreational	31.53	9.8%	0.69	0.0%	6.57	0.3%	2.10	0.0%	40.89	0.2%
Mining/ Extraction	0.00	0%	15.44	0.1%	10.29	0.4%	0	0%	25.73	0.1%
Utilities	0.00	0%	0	0%	4.38	0.2%	0.00	0%	4.38	0.0%
Total	320.18	100.0%	14,655.30	100.0%	2,570.04	100.0%	9,213.89	100.0%	26759.41	100.0%

Source: Wayne County Department of Planning

According to the Wayne County Comprehensive Plan and the Wayne County Agricultural Land Use/Cover Study, the County has had a relatively stable population for the last fifty years with little growth. The three regions of the County are Northern, Southern and Central Wayne. The growth in the different regions can be summed up as follows:



Northern Region: The region became slightly more developed with declining cropland and pasture/brushland. The majority of land that has returned to forested area has occurred in the Northern section of Wayne County.

Southern Region: The southern region had the most development of the three regions. The region saw an increase in residential development particularly around Lake Wallenpaupack. Along with residential growth, the region had an increase in commercial development as well.

Central Region: The area of Central Wayne had an increase in commercial development as well as forest land and residential land. Cropland and pasture/brushland declined.



Table 2.3 shows the land use in Bethany Borough has changed significantly from 1959 to 2008. The Cropland category decreased approximately 105 acres to only 15 acres while the Residential category has increased almost 70 acres, more than doubling. Cropland was allowed to return to pasture/brush and forest areas or developed. This is consistent with the development patterns found in the rest of Wayne County.

Table 2.3: Bethany Borough Land Use Chart

Land Use/Land Cover	Bethany 1959 Acres	Category Percent of Total	Bethany 2002 Acres	Category Percent of Total	Bethany 2008 Acres	Category Percent of Total
Commercial	2.01	0.6%	0.83	0.3%	2.04	0.6%
Cropland	121.37	37.9%	29.96	9.4%	15.17	4.7%
Farmstead	8.88	2.8%	-	0%	-	0%
Forest	37.15	11.6%	73.37	22.9%	71.67	22.4%
Government/Institution	0.40	0.1%	0.38	0.1%	0.38	0.1%
Industrial	-	0%	-	0%	-	0%
Mining/Extraction	-	0%	-	0%	-	0%
Pasture/Brush	57.06	17.8%	83.52	26.1%	96.48	30.1%
Recreational	31.53	9.8%	3.24	1.0%	3.24	1.0%
Religious	6.78	2.1%	6.53	2.0%	6.94	2.2%
Residential	54.53	17.0%	120.44	37.6%	122.44	38.2%
Transportation	-	0%	-	0%	-	0%
Utilities	-	0%	-	0%	-	0%
Water	0.47	0.1%	1.90	0.6%	1.81	0.6%
Total	320.18	100.0%	320.17	100.0%	320.17	100.0%

Source: Wayne County Department of Planning



In Dyberry Township, over time Forest land has increased while the cropland has decreased, pasture/brush has decreased, and residential has increased. The residential category has consumed more than 1,000 acres since 1959. While this appears significant, it can be put in perspective by viewing it as acres lost per year to residential. The increase in land used for residential is equivalent to 20 acres per year. Of concern, however, is the loss of over one-third of the cropland in the Township.

Commercial acreage has more than tripled over the past 50 years, much of it natural resource related commercial. Industrial and mining/extraction have also increased.



Table 2.4: Dyberry Township Land Use Chart

Land Use/Land Cover	Dyberry 1959 Acres	Category Percent of Total	Dyberry 2002 Acres	Category Percent of Total	Dyberry 2008 Acres	Category Percent of Total
Commercial	41.63	0.3%	118.17	0.8%	127.40	0.9%
Cropland	3,571.15	24.4%	2,364.36	16.1%	2295.55	15.7%
Farmstead	216.38	1.5%	60.35	0.4%	60.52	0.4%
Forest	6,307.11	43.0%	8,205.50	56.0%	8386.27	57.2%
Government/Institution	95.86	0.7%	129.88	0.9%	129.53	0.9%
Industrial	-	0%	6.54	0.0%	7.59	0.1%
Mining/Extraction	15.44	0.1%	23.56	0.2%	22.45	0.2%
Pasture/Brush	3,928.72	26.8%	2,165.99	14.8%	1902.38	13.0%
Recreational	0.69	0.0%	0.78	0.0%	0.79	0.0%
Religious	7.05	0.0%	15.88	0.1%	15.88	0.1%
Residential	135.58	0.9%	1,046.47	7.1%	1172.11	8.0%
Transportation	-	0%	-	0%	-	0%
Utilities	-	0%	-	0%	-	0%
Water	335.69	2.3%	517.78	3.5%	534.84	3.6%
Total	14,655.30	100.0%	14,655.26	100.0%	14655.31	100.0%

Source: Wayne County Department of Planning

Honesdale Borough has remained the most stable of the municipalities in the Region. There was an increase in commercial land, an increase in forest land, and a decrease in cropland and pasture/brush. The land use data indicates that between the years of 1959 and 2008, Honesdale lost approximately 222 acres of cropland while increasing forested areas by 263 acres.

The Borough experienced increases in the government/institution, recreation, religious and residential categories, but decreased in the industrial category by 16 acres.

Table 2.5: Honesdale Borough Land Use Chart

Land Use/Land Cover	Honesdale 1959 Acres	Category Percent of Total	Honesdale 2002 Acres	Category Percent of Total	Honesdale 2008 Acres	Category Percent of Total
Commercial	110.79	4.3%	156.34	6.1%	168.65	6.6%
Cropland	461.08	17.9%	211.43	8.2%	239.40	9.3%
Farmstead	22.51	0.9%	10.96	0.4%	9.78	0.4%
Forest	606.51	23.6%	836.94	32.6%	869.71	33.8%
Government/Institution	31.42	1.2%	92.13	3.6%	89.16	3.5%
Industrial	38.99	1.5%	22.95	0.9%	22.95	0.9%
Mining/Extraction	10.29	0.4%	4.25	0.2%	4.25	0.2%
Pasture/Brush	619.98	24.1%	362.43	14.1%	257.49	10.0%
Recreational	6.57	0.3%	20.81	0.8%	25.59	1.0%
Religious	54.02	2.1%	60.75	2.4%	60.72	2.4%
Residential	497.15	19.3%	674.08	26.2%	707.10	27.5%
Transportation	14.56	0.6%	12.20	0.5%	12.20	0.5%
Utilities	4.38	0.2%	12.72	0.5%	14.83	0.6%
Water	91.79	3.6%	92.05	3.6%	92.09	3.6%
Total	2,570.04	100.0%	2,570.04	100.0%	2573.92*	100.0%

Source: Wayne County Department of Planning

*At the time of the Agricultural Land Use/Land Cover Study, the County's municipal boundary map file incorrectly included a portion of Honesdale Borough's little league fields within Texas Township. In addition, two smaller errors were discovered along the Honesdale/Texas Township boundary in the vicinity of Tryon Street. These errors in the municipal boundary were corrected after the completion of the Agricultural Land Use/Land Cover Study. The correction of the errors resulted in a reduction in the total acreage for Texas Township and a gain in total acreage for Honesdale Borough with respect to the Agricultural Land Use/Land Cover Study totals (approximately 3.8 +/- acres).



Texas Township’s land use pattern is consistent with the rest of the Region in that cropland and pasture/brush have decreased, forest has increased. There has been less residential acreage growth than Dyberry Township, about 633 acres. Commercial acreage has more than tripled. There has been some increase in industrial and mining/extraction land, and a larger increase in government/institution land.

Table 2.6: Land Use in Texas Township

Land Use/Land Cover	Texas 1959 Acres	Category Percent of Total	Texas 2002 Acres	Category Percent of Total	Texas 2008 Acres	Category Percent of Total
Commercial	91.02	1.0%	251.05	2.7%	289.40	3.1%
Cropland	1677.71	18.2%	1102.18	12.0%	1023.74	11.1%
Farmstead	121.27	1.3%	37.87	0.4%	44.83	0.5%
Forest	4613.26	50.1%	5176.85	56.2%	5265.98	57.2%
Government/Institution	12.90	0.1%	77.37	0.8%	95.08	1.0%
Industrial	7.19	0.1%	21.55	0.2%	11.72	0.1%
Mining/Extraction	-	0%	-	0%	8.40	0.1%
Pasture/Brush	2062.26	22.4%	1347.21	14.6%	1188.08	12.9%
Recreational	2.10	0.0%	6.45	0.1%	1.94	0.0%
Religious	9.41	0.1%	9.96	0.1%	9.96	0.1%
Residential	390.66	4.2%	938.20	10.2%	1024.43	11.1%
Transportation	62.35	0.7%	30.12	0.3%	30.04	0.3%
Utilities	-	0%	5.94	0.1%	6.44	0.1%
Water	163.76	1.8%	209.12	2.3%	209.99	2.3%
Total	9,213.89	100.0%	9,213.87	100.0%	9210.03*	100.0%

Source: Wayne County Department of Planning

* At the time of the Agricultural Land Use/Land Cover Study, the County's municipal boundary map file incorrectly included a portion of Honesdale Borough's little league fields within Texas Township. In addition, two smaller errors were discovered along the Honesdale/Texas Township boundary in the vicinity of Tryon Street. These errors in the municipal boundary were corrected after the completion of the Agricultural Land Use/Land Cover Study. The correction of the errors resulted in a reduction in the total acreage for Texas Township and a gain in total acreage for Honesdale Borough with respect to the Agricultural Land Use/Land Cover Study totals (approximately 3.8 +/- acres).



ADJACENT LAND USE

The Pennsylvania Municipalities Planning Code (MPC) requires that surrounding areas, the county, and the region are taken into account when preparing a comprehensive plan. The purpose is to ensure that a regional approach is taken to planning and issues and conflicts are not created between adjoining municipalities. Several of the bordering municipalities are without zoning ordinances. Berlin, Clinton, Mount Pleasant, Oregon, and Prompton are all adjacent municipalities that do not have zoning ordinances in place.

Bethany Borough is completely surrounded by unzoned Dyberry Township. Bethany Borough has two zoning districts. The majority of the Borough is zoned as Residential with a small area in the southern part of the Borough as Special District. Residential is defined by the Borough as low density of single or two family homes to preserve the sense of open space as it exists in the Borough. The Special District is a district that allows, in addition to the uses in the Residential District, higher density housing and commercial and manufacturing uses. The areas of Dyberry Township that surround the Borough are mostly residential, forest, pasture, or cropland. This is generally consistent with the Borough. The southeastern corner of Bethany that is zoned as a Special District borders an area of Dyberry that is forested, pasture/brush or cropland. Special consideration should be taken to ensure that as the Borough and Township grow, adjacent uses should be taken into consideration to protect and preserve the open space and keep the uses consistent.

Dyberry Township is surrounded by Clinton, Mount Pleasant, Lebanon, Oregon, a very small portion of Berlin and a small portion of Prompton. Berlin, Clinton, Prompton, Mount Pleasant, and Oregon, like Dyberry, are not zoned. The land is generally rural or open and as such could be considered to be consistent with the rural nature of Dyberry. The northeast area of Dyberry borders Lebanon Township. That portion of Lebanon Township is zoned as rural agriculture and state game lands. These municipalities are consistent.



Honesdale Borough is surrounded by Berlin, Dyberry and Texas Townships. Dyberry and Berlin, as reported earlier, are not zoned. The border of Honesdale and Dyberry or Berlin is either low density residential or agriculture. Honesdale is bordered elsewhere by Texas Township. The land uses are generally similar or are compatible.

Texas Township is bordered additionally by Berlin, Palmyra, Cherry Ridge, Canaan, and Prompton. Neither Berlin nor Prompton are zoned. Palmyra, Cherry Ridge and Canaan Townships are generally rural in character adjoining Texas, except in the areas of Route 6, White Mills, and Route 652 (where land use designations in Texas are consistent), and consistency is achieved very easily.



According to the Wayne County Comprehensive Plan, the County is currently not threatened by runaway development nor is it likely to be in the near future. The Central Wayne planning region is following the trends of the County.

The Land Use Plan element of the Wayne County Comprehensive Plan Update is based on a Multi-Based Economic Development Model, which places priority on tourism, industrial development and commercial expansion. Location of small to mid-sized industries is encouraged, with consideration of buffering and residential uses and performance standards. Creating

more and better paying jobs is a priority.

With regard to residential uses, the County Plan emphasizes on a variety of housing types at different price levels. Clustering of housing to preserve open space is encouraged. Conservation of natural resources is important, in the context of a balanced approach to land use.

The Central Wayne Future Land Use and Housing Plan is consistent with these County policies.

ENVIRONMENTAL AND NATURAL RESOURCES

Environmental and Natural Resources refer to land, fish, wildlife, air, water, and groundwater. In other words, they characterize those resources that exist naturally in nature. The value for these resources can be difficult to quantify, but they contribute to the quality of life in the Region, contribute to natural-resource based components of the economy, and help maintain the rural character of much of Dyberry Township and portions of Texas Township.



Natural resources are a very important aspect of Land Use Planning. The soil type, hydrology, and geology are all part of the basic makeup of a region and directly influence how a community develops. If an area has poor soil quality it is unlikely to become a thriving agricultural region; if there is a lack of forested areas, there is little hope of developing a timber industry; and if there is a limited water supply, development will be severely limited. Areas that are rich in natural resources, such as the Planning Region, need careful planning and management to protect them from being exploited.

Attitudes regarding land and land use planning have evolved over the last few decades. Land is no longer considered only for its development potential but instead is being looked at as a resource with a more important role that just supporting development. This chapter identifies some of the significant

natural resources in the planning region. Understanding the environmental and the natural resources of the region is the first step to protecting and managing these vital resources.

Geology and Physiography

The geologic history of a region provides an explanation of the physical or natural features of a region. The surface of the earth is constantly changing through both very slow, long term changes (i.e., erosion, weathering and uplift) and sudden changes (i.e., earthquakes, volcanoes, landslides).

There are eight physiographic regions in the continental United States. The United States Physiographic regions are: Canadian Shield, Atlantic Plain, Appalachian Highlands, Interior Plains, Interior Highlands, Rocky Mountain System, Intermontaine Plateaus, and Pacific Mountain System. Pennsylvania is part of the Appalachian Highlands Region.

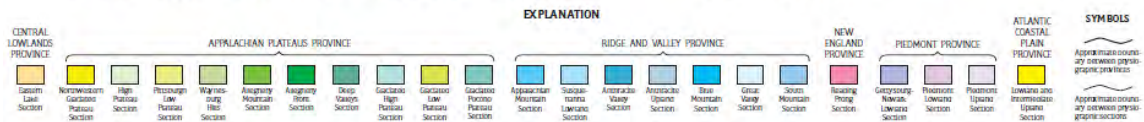
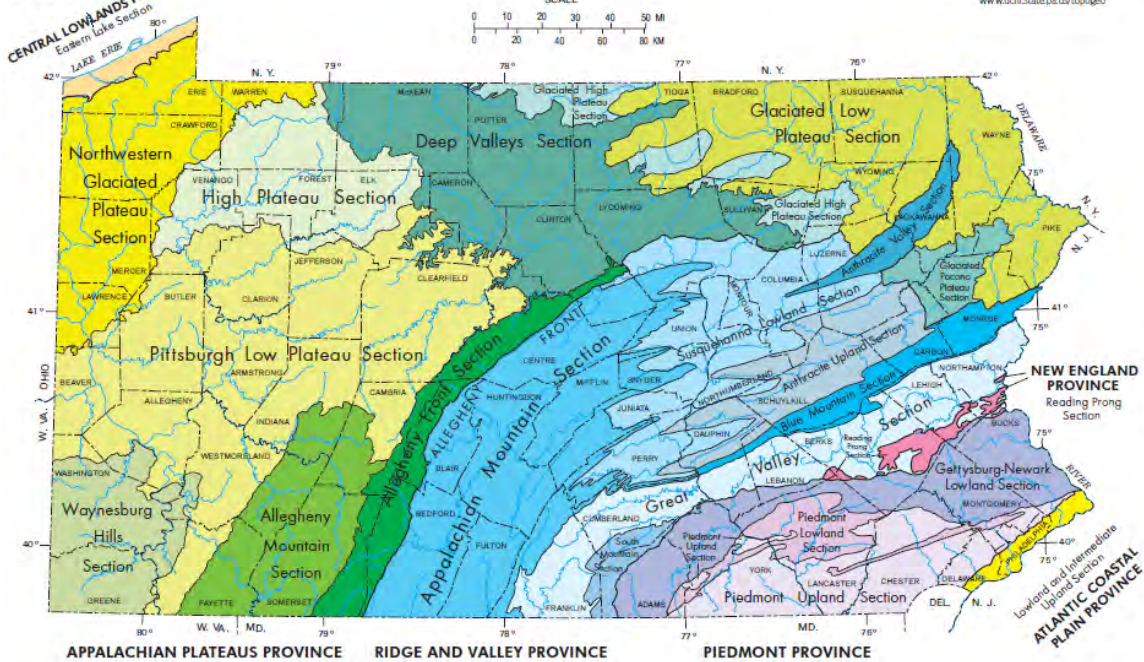
These geomorphic or physiographic regions are broad-scale subdivisions based on features such as terrain, rock type, and geologic structure and history. These Regions are further broken down into provinces and then into sections based on their geologic formations. This three-tiered system of classification (division, province, and section) was introduced by Nevin Fenneman in 1946.

Pennsylvania is divided into seven physiographical regions based on features such as terrain, rock type, and geologic structure and history.

- **Appalachian Plateau** – largest province in Pennsylvania. Characterized by highlands that have been eroded by streams creating hilly terrain. Shale, sandstone, siltstone, limestone, and coal are generally found in this plateau.
- **Atlantic Coastal Plain** – smallest province in Pennsylvania. Flat land consisting of sand, gravel, silt and clay.
- **Blue Ridge** – Made up of igneous and metamorphic rock. Characterized by linear ridges, deep valleys, and flat uplands.
- **Central Lowland** – consists of gently rolling land with low ridges of sand and gravel.
- **New England** – Comprised of mostly metamorphic rock that is not susceptible to erosion the area is a highland characterized by rolling hills.
- **Piedmont** – consists of rolling lowlands, shallow valleys, and isolated hills.
- **Ridge and Valley** - Consists of broad lowland karst terrain. The area was formed by fluvial erosion of variable rocks with some peri-glacial mass wasting.

PHYSIOGRAPHIC PROVINCES OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF
CONSERVATION AND NATURAL RESOURCES
BUREAU OF TOPOGRAPHY AND GEOLOGIC SURVEY
WWW.DNR.STATE.PA.US/TOPOGEO

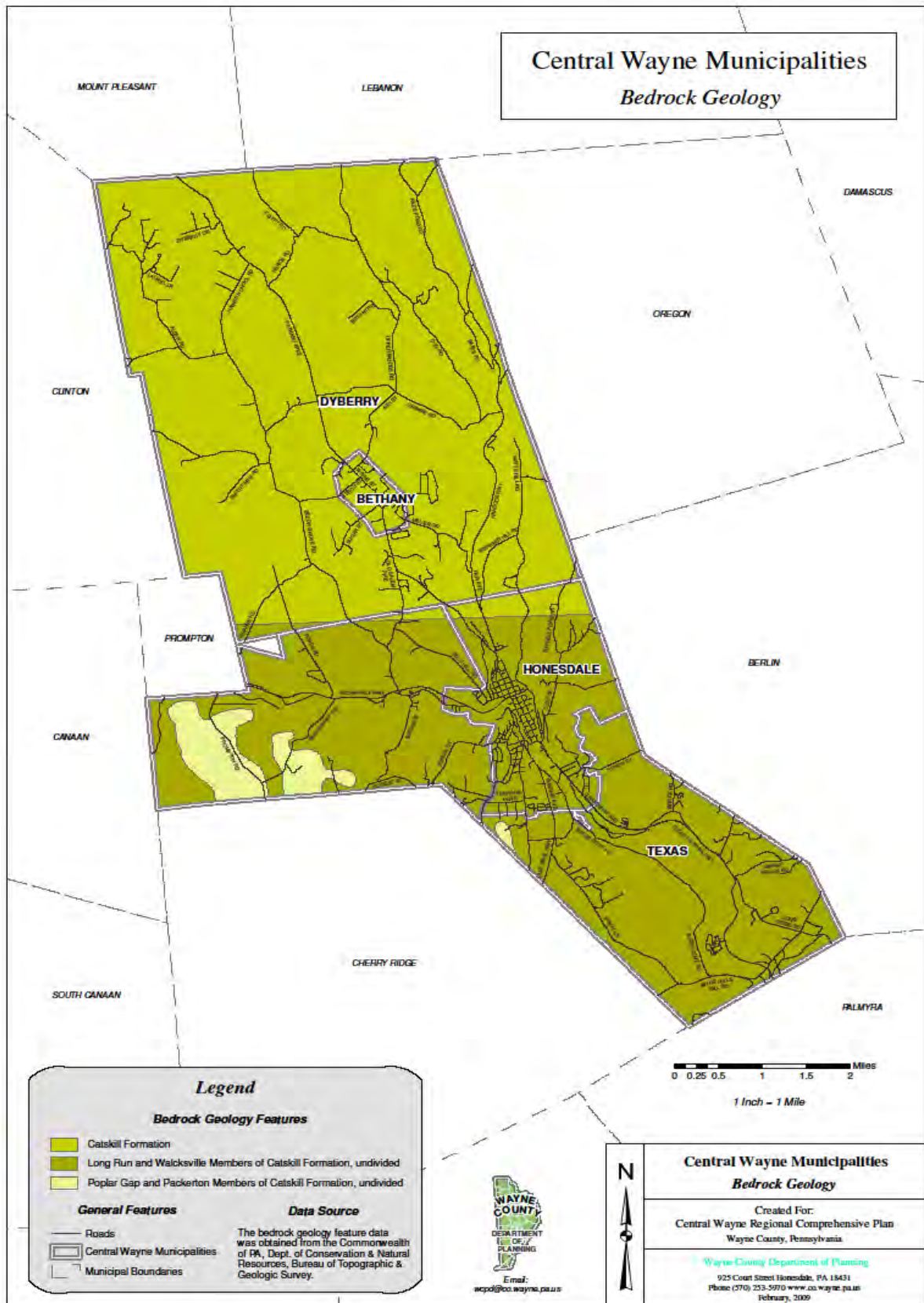


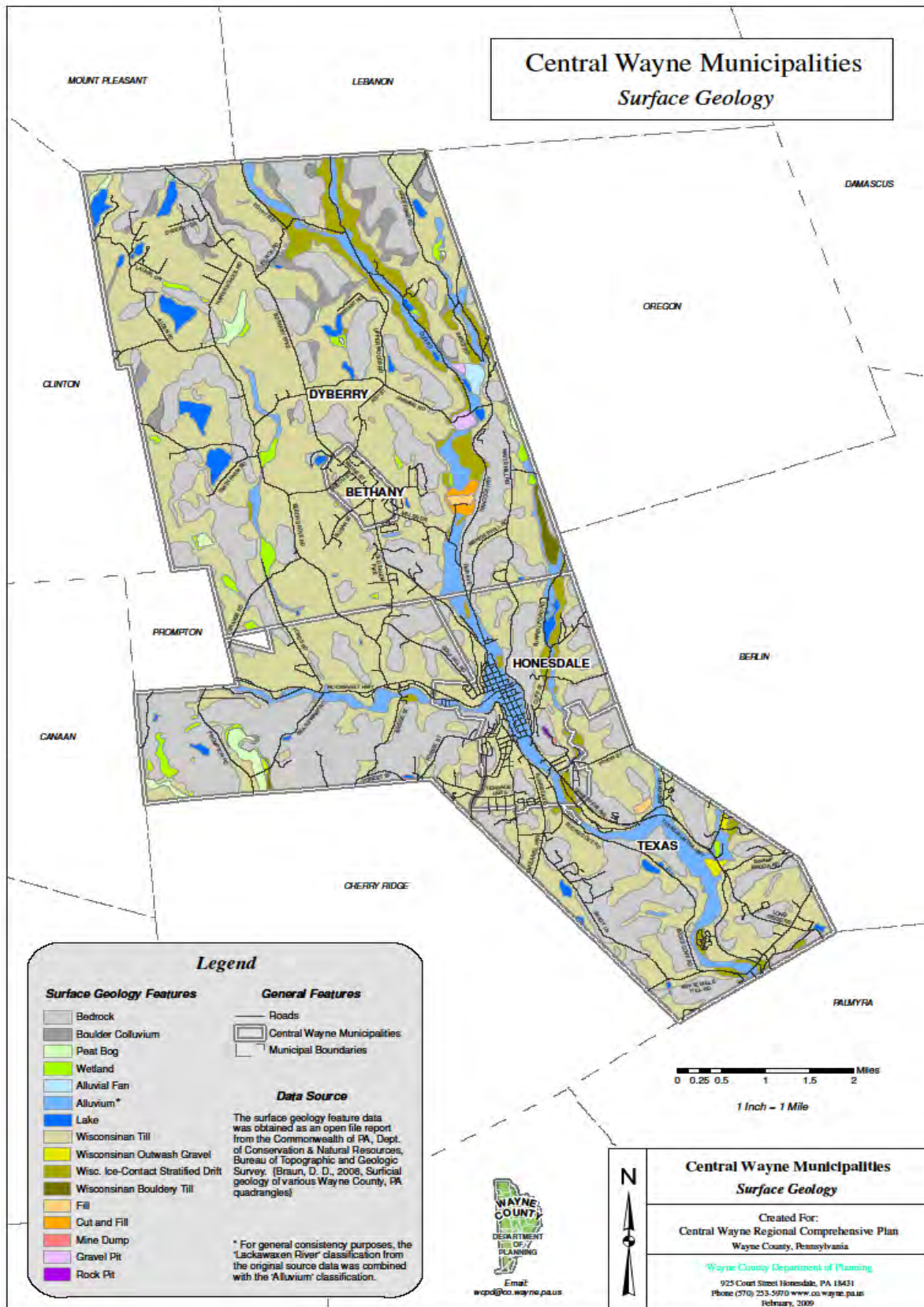
Compiled by W. D. Sevan, Fourth Edition, 2000.

The Planning Region is located in northeastern Pennsylvania in Central Wayne County in the Glaciated Low Plateaus Section of the Appalachian Plateaus Province. The Glaciated Low Plateau section is composed of shale, siltstone and sandstone that have been shaped into rounded hills and valleys over many years. Millions of years ago, bedrock formations and glacial movements laid the groundwork for the future. Glacial movements contributed to the County's soils, lakes, streams, and topography while the bedrock formation, known as the Catskill Delta, provided a sedimentary trap. This in turn contributed to the development of shale layers, such as the Marcellus Shale, that is a very large area being explored for natural gas production. The last glacial movement thousands of years ago, shaped the Region into what it is today. The lakes, ponds, and wetlands are reminders of a time when ice covered the area.

Two maps are presented. The first, Bedrock Geology, indicates the Catskill Formation, encompassing almost all of Bethany and Dyberry, and the Long Run and Walcksville Members and Poplar Gap and Packerton Members of the Catskill Formation, encompassing Honesdale and Texas.

The second map, Surface Geology, is more varied, but much of the Region is classified as either Bedrock or Wisconsinan Till. Very generally, agricultural and developed areas tend to be Wisconsinan Till and forest areas tend to be Bedrock.





Topography

The topography of an area is concerned with the relief and detail of the Earth's surface. History plays a vital role in shaping the future of a region. The Region is characterized by natural features of rolling hills, lakes, ponds and wetlands that were formed during the glacial movements and recession, some hills that rise steeply, forested areas, and rivers. This topography provides a picturesque setting and influences how an area is developed.

Steep slopes are an important part of the topography. In general, soils which are steeply sloped, shallow, stony or poorly drained are considered unsuitable for on-lot systems. Soil suitability for on-site septic systems is not an important issue in areas served by public or private community sewage systems. Soil suitability for on-site septic systems is a critical issue for existing and future development within the Region.

Steep Slopes

The topographic features of the landscape derive from the structure and weathering characteristics of the underlying bedrock. The more weather-resistant rock is responsible for areas of higher elevation, while less resistant rock, such as limestone, tends to erode to form low-lying valleys.

Slope is measured by the change in vertical elevation (the "rise") over some horizontal distance (the "run"). This measurement is then expressed as a percentage. For example, if the ground rises two feet over a distance of twenty feet, then the slope is 2/20, or 10 percent. Areas that have slopes greater than 15 percent are deemed to have severe limitations to development. In general, development of such land can result in hazardous winter road conditions, costly excavation, erosion and sedimentation issues (a particular concern where the land may be cultivated), and accelerated velocity of stormwater runoff.

Furthermore, conventional on-lot sewage disposal systems will not function properly where slope exceeds 15 percent. While specially designed systems will work in such areas, even custom installations will not function when the slope exceeds 25 percent. In steep areas, development should be controlled such that natural vegetative cover is maintained to the greatest extent possible, and erosion controls instituted. Without such cover, stormwater runoff can rapidly erode the slopes. Steep slopes are shown on the Natural Features Map after page 12 in Chapter 9.

It is important to know where steep slopes are located because steep slopes are susceptible to erosion when soil and vegetation are disturbed. Steep slopes can add significantly to the cost of constructing and maintaining roads and buildings. The majority of the steep slopes in the Region exist along the river and water courses.

Soils

Soil is a loose covering of broken rock and decaying organic mineral matter on the earth's surface. Soils are derived from the parent material, or geology that underlies them. This geology gives the soil its specific characteristics.

Several soil types exist within the Region. Analyzing soil type is important to evaluate how well the soil can support septic systems or agriculture. Soils are classified into eight classes, beginning with I and ending with VIII. Class I soils are the highest rated and have few restrictions on uses. Class VIII soils are limited in use based on severe slope and their propensity towards erosion.

Prime Agricultural Soils

Agriculturally productive soils are Class I through IV. Class I and Class II agricultural soils are considered prime agricultural soils and indicate where the best farmland is located. Class III soils have limitations in their ability to support certain crops and require additional conservation practices. Classes IV-VII are considered the least favorable for agricultural use because of their severe limitations to farming.

The definition of “prime farmland” has been established nationwide by the U.S. Department of Agriculture to include Class I and Class II soils. Prime farmland has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is managed according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. Its soils are permeable to water and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or is protected from flooding. The Important Farmland Soils Map after page 2 in Chapter 9 shows prime farmland and soils identified by the Commonwealth of Pennsylvania as “farmland of statewide importance” (based upon conditions specific to Pennsylvania delineated and determined by the United States Department of Agriculture and Natural Resources Conservation Service).

Twelve percent (12%) of the Region includes Prime Farmland Soils and twenty-three (23%) percent includes Farmland Soils of Statewide Importance. Table 2.7 indicates the soil types in each classification and the percentage of the area of the classification in each soils type.

Soil properties are only one of several criteria that make for “prime” soil. Other factors include land use, frequency of flooding, irrigation, water table, and susceptibility to wind erosion.

- **Land use** - Prime farmland is designated independently of current land use, but it cannot be areas of water or urban or built-up land.
- **Frequency of flooding** - Some soil types include both prime farmland and land not prime farmland because of variations in flooding frequency.
- **Irrigation** - Some soil types include areas that have a developed irrigation water supply that is dependable and of adequate quality along with areas lacking such a supply. For these soil types, only the irrigated areas meet the prime farmland criteria.
- **Water table** - Some soil types include both drained and undrained areas; only the drained areas meet the prime farmland criteria.
- **Wind erodibility** – Susceptibility to erosion by wind is determined by a combination of soil characteristics and the climate. Due to varying climatic conditions, it is possible for a single soil type to be prime farmland in one part of a survey area but not in another.

Table 2.7: Soil Types Represented in the Region

Represented Soil Types with Percentage of Classification

Farmland Soils of Statewide Importance				
<i>Soil Type</i>	<i>Soil Name</i>		<i>Soil Type</i>	<i>Soil Name</i>
LdC	Lordstown(<1%)		RE	Rexnord (1%)
MaC	Mardin (3%)		SwC	Swartswood (1%)
MoA	Morris (3%)		VoB	Volusia (2%)
MoB	Morris (18%)		VoC	Volusia (<1%)
MoC	Morris (13%)		WeC	Wellsboro (24%)
OaB	Oquaga (14%)		WyB	Wyoming(2%)
OaC	Oquaga(13%)		WyC	Wyoming (5%)
Prime Farmland Soils				
<i>Soil Type</i>	<i>Soil Name</i>		<i>Soil Type</i>	<i>Soil Name</i>
Ba	Barbour (21%)		MaB	mardin (7%)
Bh	Basher (17%)		SwB	Swartswood (2%)
LdB	Lordstown (1%)		WeB	Wellsboro (52%)

Source: Wayne County Department of Planning

Hydric Soils

Hydric soils are soils that are flooded, ponded or saturated long enough during the growing season to develop anaerobic (without oxygen) conditions. They are typically poorly drained and have a shallow water table. Lack of oxygen in the soil leads to certain characteristics of wetlands soil such as: non-decomposed plant material, oxidized root channels, and concentrations and depletions of iron and other elements. These soils, if undrained, may exhibit wetland vegetation and be an indicator of wetlands.

Hydric soils should be considered in the placement of on-site sewage disposal systems. On-site sewage disposal systems should not be located within areas containing hydric soils that are subject to flooding because of the danger of contamination of the stream and the groundwater due to the proximity of the stream and the presence of the high water table. There may not be an adequate distance between the on-site facility and surface water to permit renovation of sewage effluent prior to its reaching the stream. In some instances, soils found in the floodplains are very porous and the movement of sewage effluent is too rapid to allow for the renovation of the effluent prior to reaching the groundwater table or the stream. In other situations, the soil near the surface may be saturated with water or become readily saturated with sewage effluent, resulting in effluent remaining near or rising to the surface of

the land. When flooding occurs, sewage effluent could then contaminate the surface water. The efficiency of filter fields of septic tanks can be impaired or destroyed as a result of flooding.

The hydric soils and floodplains found along the tributaries and watercourses within watersheds should be preserved. Serious consideration should be taken to limit development on hydric soils. These floodplains and hydric soils act like a sponge when floodwaters rise and, when coupled with established wetlands, can filter nutrients and pollutants to protect the surface and ground water that feed the various streams and lakes within the Region.

Hydric Soils are located on the Natural Features Map in Chapter 9.

Wetlands

Wetlands are generally found along rivers and streams or in other areas subject to frequent flooding, and are characterized by soil type and the presence of hydrophytic (“water-loving”) vegetation, in addition to the presence of visible surface water. Wetlands are typically rich in plant growth and provide habitat for a variety of animals. Furthermore, wetlands can protect water sources by acting as a natural filter, removing pollutants such as bacteria and sediment from surface water before it enters the ground. Development activity, including the placement of fill material, is regulated by the Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers.

The wetlands are dispersed throughout the Region but generally occur on or near hydric soils. The majority of these wetlands are located near streams and hydric soils. Wetlands are depicted on the Natural Features Map.

Soil Suitability for On-Site Septic Systems

Soil suitability for on-lot septic systems is based primarily on a soil’s depth to bedrock, depth to groundwater, soil permeability and the presence of slopes. Septic systems in soils that percolate too rapidly can degrade groundwater because impurities are not sufficiently absorbed before reaching the water table. Conversely, soils that do not drain properly can cause the unhealthy surface ponding of wastewater. These soil characteristics are important to consider for development that relies on private wells and private septic systems rather than public water and sewer service.

In general, soils which are steeply sloped, shallow, stony or poorly drained are considered unsuitable for on-lot systems. Soil suitability for on-site septic systems is not an important issue in areas served by public or private community sewage systems. Soil suitability for on-site septic systems is an important issue for existing and future development within the Region’s rural areas.

Water Resources

Streams, creeks, and lakes provide scenic resources, aquatic habitat, and recreational opportunities. Water is used daily for residential, agricultural, industrial and commercial use. It is of critical importance to protect our water resources and our watershed areas from pollution. Rivers, creeks, and streams often flow through several municipalities, Counties, and States so protection of these watercourses often involves watershed areas across municipal lines.

Watercourses and Watersheds

The development of the Planning Region, or at least a significant portion of it, was influenced by watercourses. Honesdale is located at the confluence of the Lackawaxen River and Dyberry Creek. The Planning Region and surrounding areas have an abundant amount of water in lakes, rivers, ponds and streams.

The Region is located in the Lackawaxen Watershed which is in turn located in the Delaware River Basin. The Lackawaxen Watershed covers all of the Planning Region and two-thirds of the County. It encompasses 598 square miles and includes 248 major lakes and 610 miles of streams. The major streams in the Lackawaxen Watershed are Lackawaxen River, Dyberry Creek, and Middle Creek.

Prompton Lake and dam was constructed in 1961 by the U.S. Army Corps of Engineers for flood control and recreation after major flooding occurred in Honesdale and Hawley in both 1942 and 1955. The lake is 290 acres with the dam being located where the Lackawaxen River begins.

The Lackawaxen River joins with Dyberry Creek in Honesdale. The Dyberry Creek has also been subject to flooding and in 1959 the Army Corps of Engineers built another dam to prevent flooding but this dam is a “dry dam” (Jadwin Dam).

Major subwatersheds of the Lackawaxen Watershed are shown on the following map.

Following that map is a map showing Water Well Groundwater Yields. Frequency distribution of water well depth and annual mean depth to water from surface for the USGS observation well in Lebanon Township are also shown.

UTILITIES

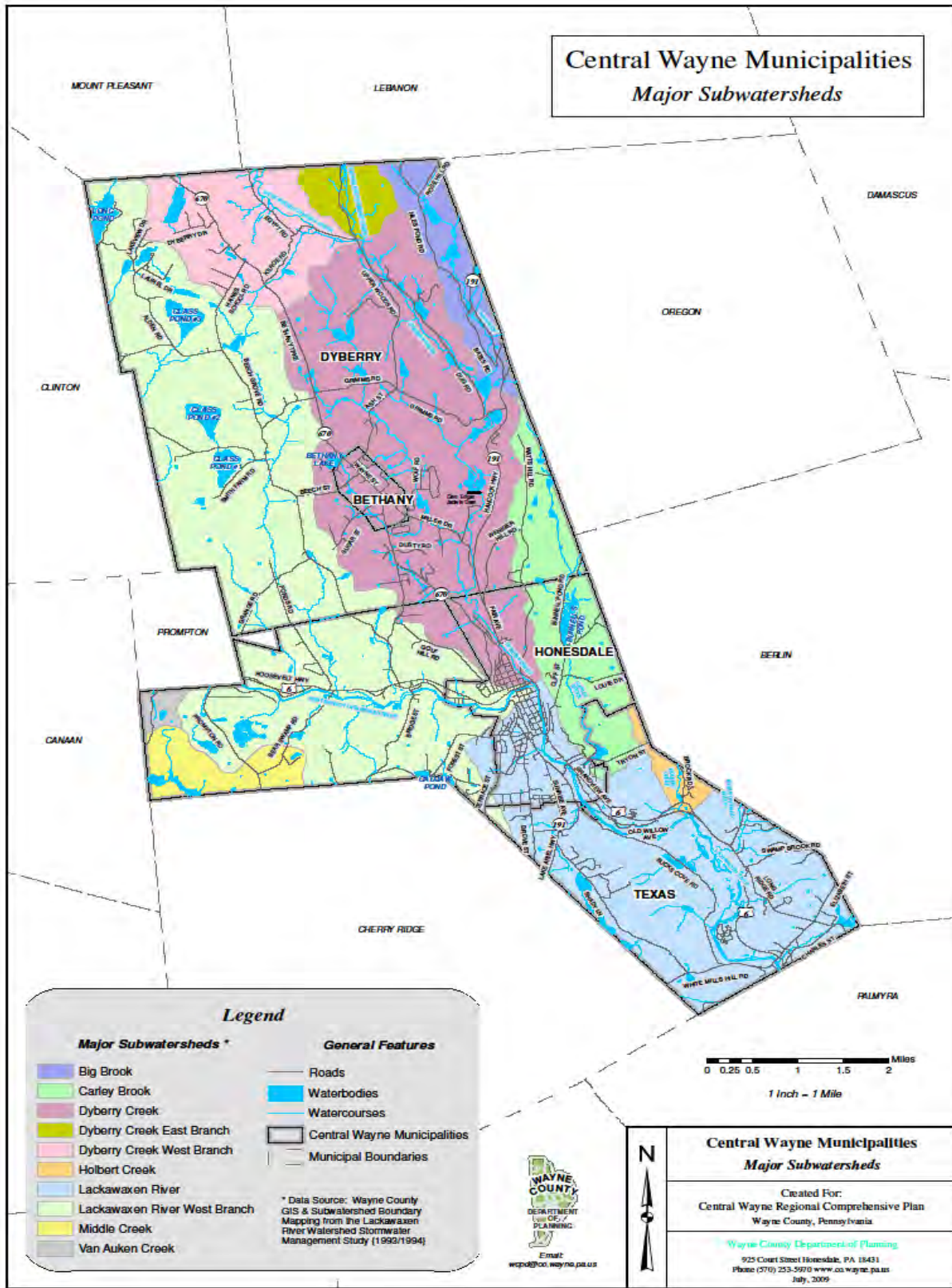
Sanitary Sewer and Water

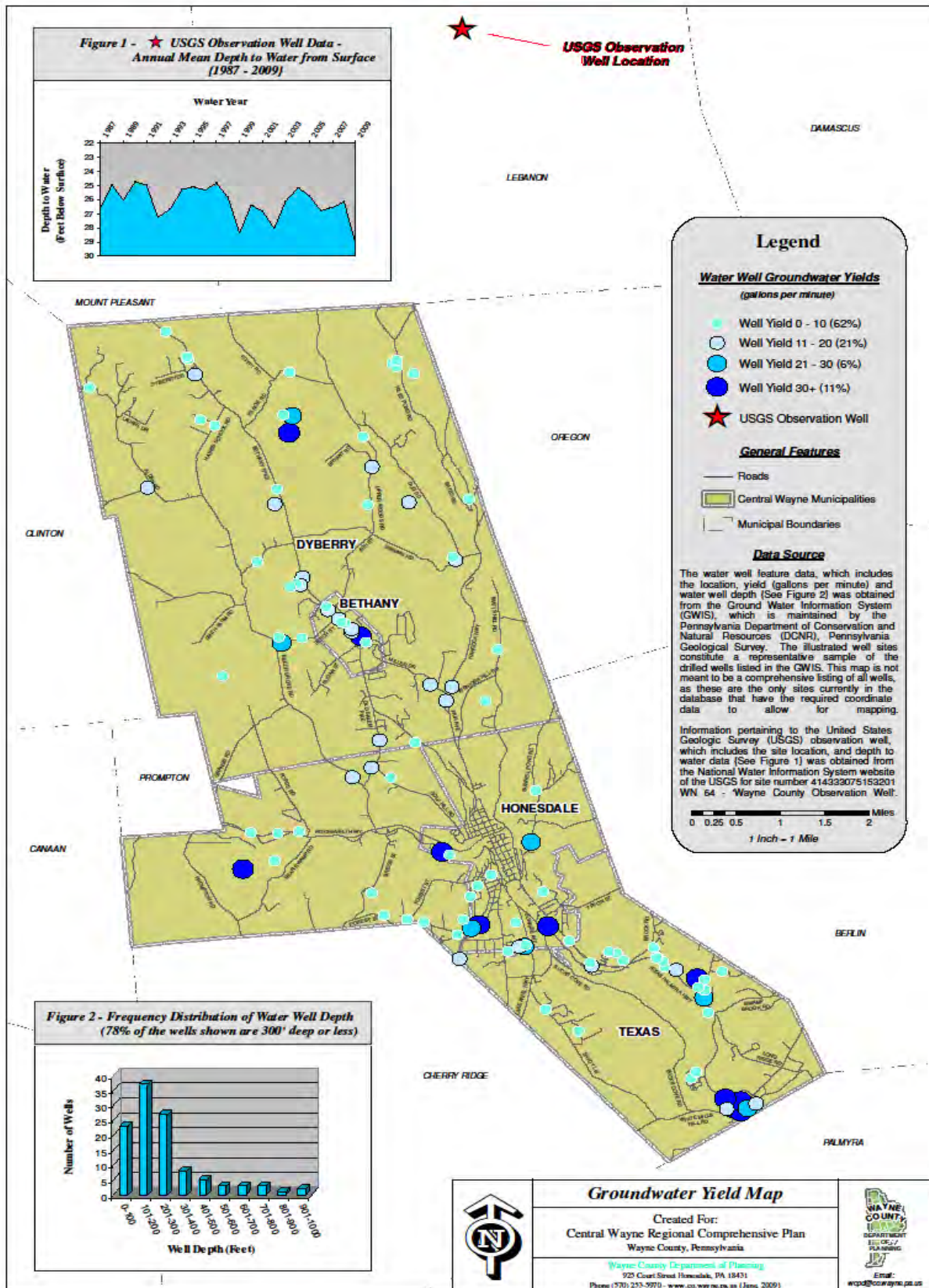
Sanitary sewer in the Region is handled by individual on-lot systems or public sewer handled by Central Wayne Regional Sewer Authority. The Central Wayne Regional Sewer Authority has the largest treatment capacity in the County and maintains a flow capacity of 1.18 million gallons per day with plans to expand the plant capacity to 2.2 million gallons per day. The Authority has 2,300 connections serving most of Honesdale, parts of Texas and Cherry Ridge Townships.

Water supply is provided by individual private wells in Bethany and Honesdale Boroughs and Texas and Dyberry Townships, or through Aqua America PA in portions of Honesdale and Texas. A map of public sewer and water areas is found after page 7 in Chapter 5.

Recycling

The Wayne County Recycling Center is located in Berlin Township and is the main collection and processing facility in the County. Honesdale has the only curbside pick-up collection. There are municipal drop-off sites located throughout the County, with Bethany Borough having the only one in the Region. Additional items can be brought to the main center in Berlin Township.





COMMUNITY FACILITIES AND SERVICES

Anticipating and preparing for the needs and safety of the citizens of the Region is critical to insuring a high quality of life within the community. Community facilities provide residents in the region with daily necessities such as water, sanitary sewer service, health and safety services, fire and police protection, library services, recycling services and schools. Community facilities are important “stabilizing” aspects of the community.

Health and Safety

Our lives are comprised of work, family and some type of community involvement. Therefore, communities are an important aspect of our lives, and choosing a community to live in requires consideration of the amenities and services available.

Consideration should be given to the health and safety of a Community. A few questions to think about are: Is the Community safe? What services are in place to keep it safe? Is health care readily available? What type of emergency systems are in place?

This section of the background report reviews the health and safety services available in the Region.

Emergence Preparedness

Emergency Services are provided to the Region by volunteer emergency and rescue organizations. Funding for training, equipment, and operational expenses come from donations and memberships and municipal contributions. Additional monies could come from a “fire tax” through the municipalities.

Fire

The following chart indicates the service and supplier of services. Honesdale Fire Department is comprised of four firehouses and supports a large geographic area.

Table 2.8: Emergency Service Coverage

	Fire Service Coverage Area	Ambulance Service Coverage Areas	Police
Bethany Borough	Honesdale Fire Dept.	Honesdale EMS	PA State Police
Dyberry Township	Honesdale Fire Dept.	Honesdale EMS	PA State Police
	Seelyville Fire Dept.		
Honesdale Borough	Honesdale Fire Dept.	Honesdale EMS	Honesdale Police
Texas Township	Honesdale Fire Dept.	Honesdale EMS	PA State Police
	Seelyville Fire Dept	White Mills Vol. Ambulance	
	White Mills Fire Dept		

*Honesdale Fire Dept. has 4 firehouses

Honesdale Fire Company #13 has 4 stations with 125 active volunteers, Seelyville has 38 volunteers, and White Mills has 35. While the number of evening active volunteers is adequate, fire companies are reporting a dwindling number of new recruits.

Ambulance service in the Region is supplied by Honesdale EMS and White Mills Ambulance. Honesdale EMS offers both Basic Life Support (BLS) and Advanced Life Support (ALS).

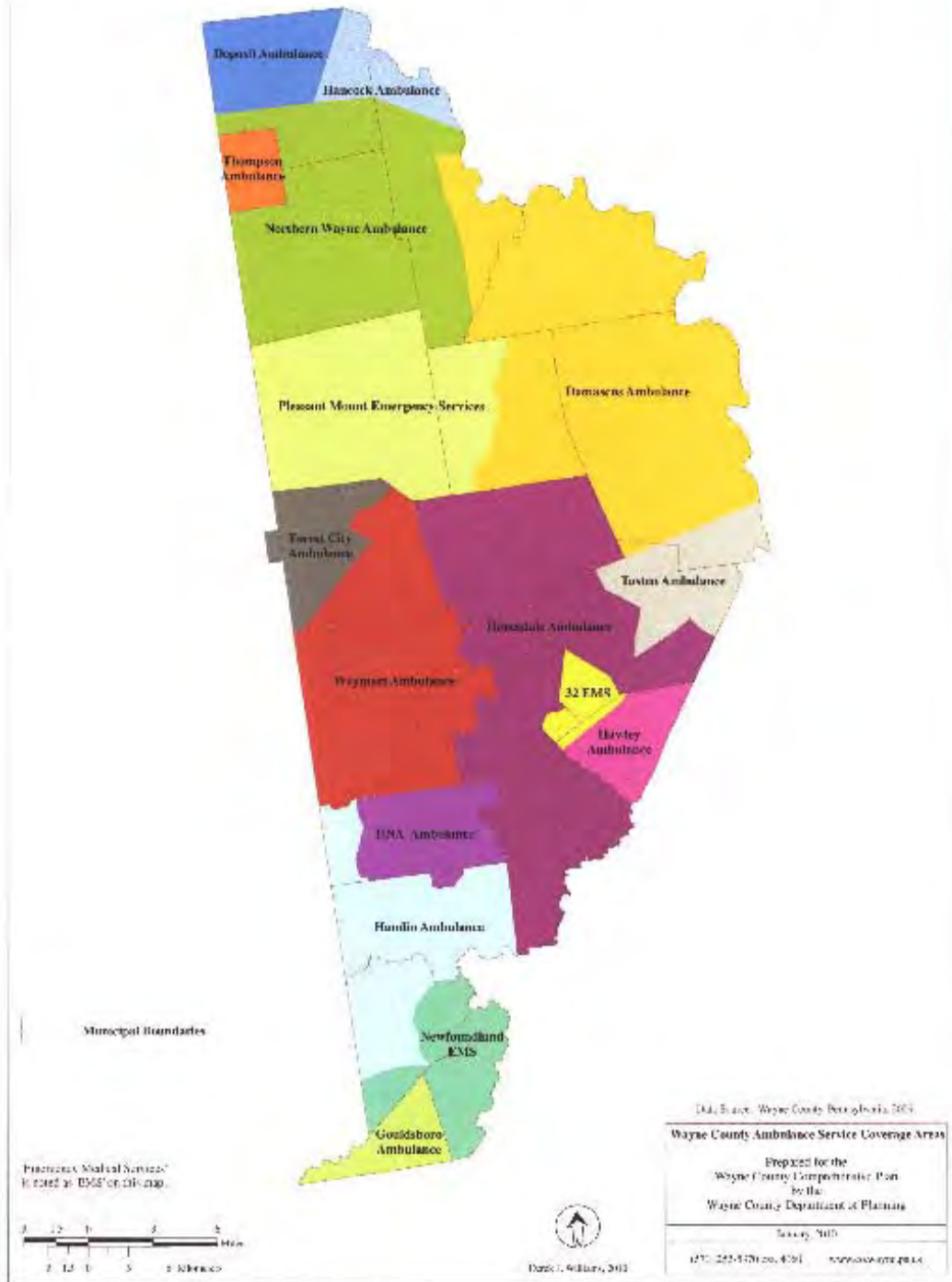
The ambulance service is also used for non-emergency transport. Alternatives for transport should be made so as to not impede the quality of service in the event of a real emergency. Ambulance Service Coverage Areas are shown on the following map.

The map after that indicates Wayne County Structure Density and Fire Services.

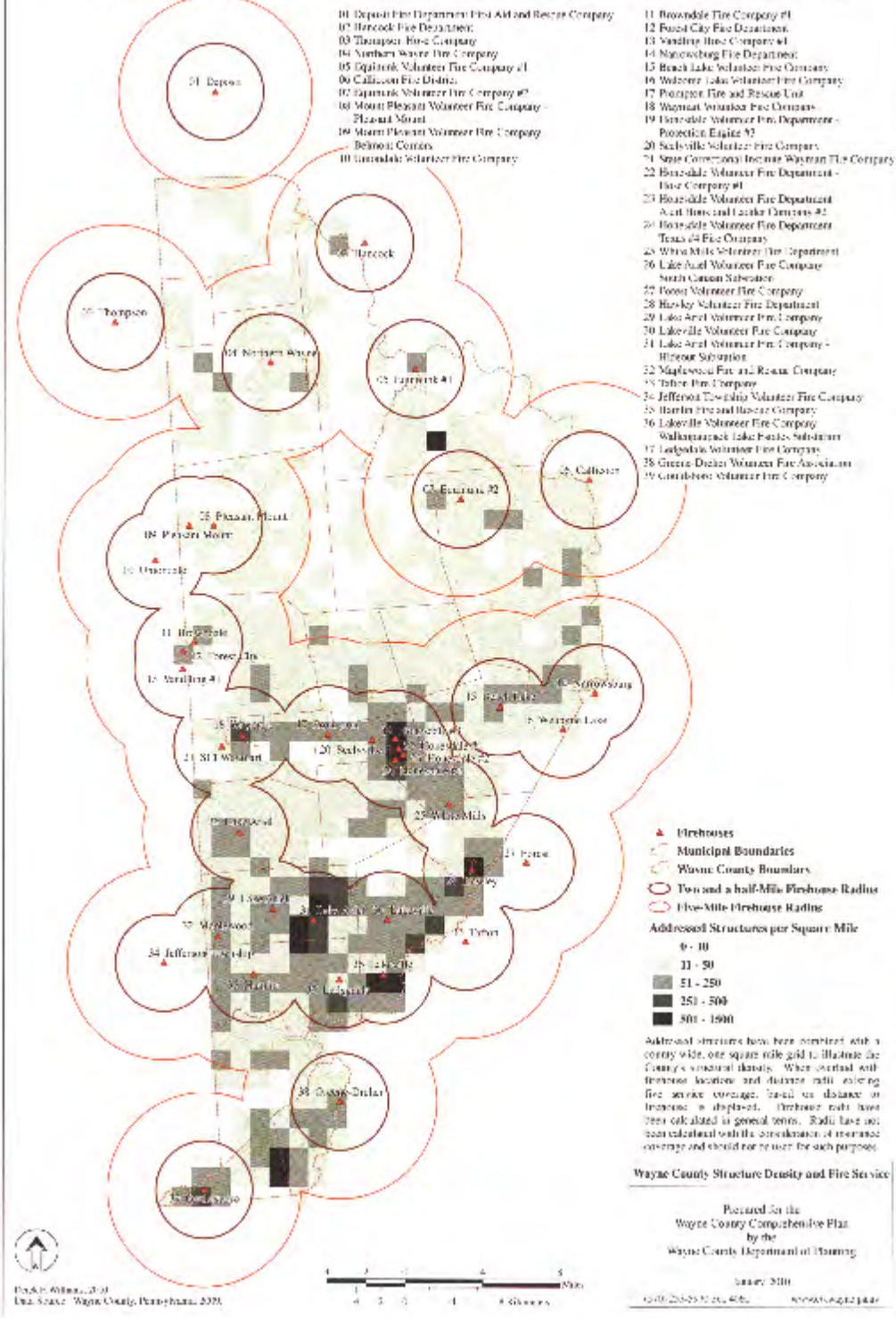
Some of the issues hindering fire fighting efforts in the Region are:

- ◇ Lack of flow in some of the hydrants during critical times
- ◇ The river is not a very efficient source of water. It is time-consuming to set up porta-pumps to use the river water and manpower can be an issue.
- ◇ Need for more preparation or planning ahead of time in reference to water resources (ponds, deep streams, dry hydrant locations)
- ◇ Dwindling volunteers – due to mandatory training; recruitment efforts
- ◇ Hydrants need to be replaced
- ◇ Code enforcement and updated codes are needed – increased fire potential in “conversions”
- ◇ Hydrant ownership and responsibility is an issue
- ◇ Possible fire inspector needed? Cost?

Wayne County Ambulance Service Coverage Areas



Wayne County Structure Density and Fire Service



- ◇ Communication between water supplier and fire companies is necessary
- ◇ No phone numbers listed on the websites – this may be a hindrance to getting people to volunteer

Emergency Health Services

Emergency care for the Region can be obtained at the following hospitals:

- ◇ Wayne Memorial Hospital – 601 Park Street, Honesdale.
- ◇ Marian Community Hospital – 100 Lincoln Avenue, Carbondale.

These hospitals provide general services in addition to emergency care. The Wayne Memorial Hospital contains 98 acute care beds. There is also a 14 bed inpatient rehabilitation center operated in partnership with the Good Shepherd Rehabilitation Network. Outpatient rehabilitation centers are located at the Stourbridge Mall in Honesdale and the Route 6 Mall in Texas. Several health centers are located at the Stourbridge Mall and a dental clinic located near the hospital.

The Region is served by the 143 bed Ellen Memorial Health Care Center (nursing facility) located in Texas Township and the Bethany Village personal care facility in Bethany.

Police

The Honesdale Police Department provides police protection for Honesdale and any assistance or need to respond to a call outside their primary jurisdiction or while working as part of the County Task Force. The police department is comprised of nine full time officers; seven on patrol, one assigned to criminal investigations and a Chief administrative/backup to all position. There are currently two certified DARE officers on staff.

Table 2.9: Crime Reported by Honesdale Police Department

2009	Calls for service	Incident reports	Crimes Reported	Crimes Cleared	Adults Arrested	Juveniles Arrested
Honesdale	2704	1726	603	445	191	45

Larceny/Theft, disorderly conduct (harassment, minor assaults), make up approximately 50% of crimes reported in Honesdale.

The Sheriff’s Department and the Pennsylvania State Police are available for backup or to assist.

Bethany Borough, Texas and Dyberry Townships rely on the PA State Police for service and protection. Larceny/Theft, minor assaults, and Vandalism are the most committed crimes in Wayne County. The services that are received are typically considered adequate.

SCHOOLS AND LIBRARIES

The Planning Region is located primarily in the Wayne Highlands School District. The District covers 435 square miles of area in central and northeastern Wayne County. The District includes four elementary schools, one middle school, and a high school. They are: Stourbridge Primary Center School, Lakeside Elementary School, Wayne Highland Middle School, Honesdale High School, Damascus Area School and Preston School. The southernmost portion of Texas Township is located in the Wallenpaupack Area District.

According to enrollment projections from the Pennsylvania Department of Education, enrollment is expected to decrease approximately 16 percent in the next 10 years in the Wayne Highlands District.

Table 2.11 indicates a decrease in students in the past school year. Enrollment for the Wayne Highlands District in 2007-2008 was 3,077 students. In 2008-2009 school year there were 3,040 students. The decrease in enrollment for the past year is negligible but supports the projection from the PA Department of Education that enrollment will continue to decrease.

The Planning Region should ensure that this trend is monitored closely. The Region is very rural with many positive attributes which make it a desirable area. As the U.S. economy improves, development could spurt, particularly given available sewer plant capacity, causing municipalities to deal with growth management issues.

Table 2.10: 2008-2009 Region School Data

School Name	Address	Grades	Enrollment
Stourbridge Primary Center School	123 ABC Drive	K-2	476
Lakeside Elementary School	129 Lakeside Drive	3-5	494
Wayne Highlands MS	482 Grove Street	6-8	532
Honesdale High School	459 Terrace Street	9-12	1,005

Table 2.11: School Enrollments: 2007-2008; 2008-2009

2007-2008

School year 2007-2008	School Name	K	1st	2nd	3rd	4th	5th	6th	Total K-6	EUG	7th	8th	9th	10th	11th	12th	Total
Wayne Highlands SD	Damascus Area School	46	28	40	51	28	49	38		0	37	56	0	0	0	0	373
	Preston School	29	11	24	18	21	21	20		0	31	26	0	0	0	0	201
	Stourbridge Primary Ctr	155	149	168	0	0	0	0		16	0	0	0	0	0	0	488
	Lakeside Elementary School	0	0	0	165	145	174	0		0	0	0	0	0	0	0	484
	Wayne Highlands MS	0	0	0	0	0	0	172		0	175	204	0	0	0	0	551
	Honesdale HS	0	0	0	0	0	0	0		3	0	0	281	230	253	277	1,044
Wayne Highlands SD		230	188	232	234	194	244	230	1,552	19	243	286	281	230	253	277	3,141
School year 2008-2009	School Name	K	1st	2nd	3rd	4th	5th	6th	Total K-6	EUG	7th	8th	9th	10th	11th	12th	Total
Wayne Highlands SD	Damascus Area School	33	39	23	36	46	27	51		0	38	34	0	0	0	0	327
	Preston School	22	28	10	27	22	24	22		0	23	28	0	0	0	0	206
	Stourbridge Primary Ctr	174	151	151	0	0	0	0		0	0	0	0	0	0	0	476
	Lakeside Elementary School	0	0	0	174	173	146	1		0	0	0	0	0	0	0	494
	Wayne Highlands MS	0	0	0	0	0	0	184		0	162	186	0	0	0	0	532
	Honesdale HS	0	0	0	0	0	0	0		0	0	0	276	266	219	244	1,005
Wayne Highlands SD		229	218	184	237	241	197	258	1,564	0	223	248	276	266	219	244	3,040

Enrollment Projections
 Prepared by the Pennsylvania Department of Education
 (717) 787-2644

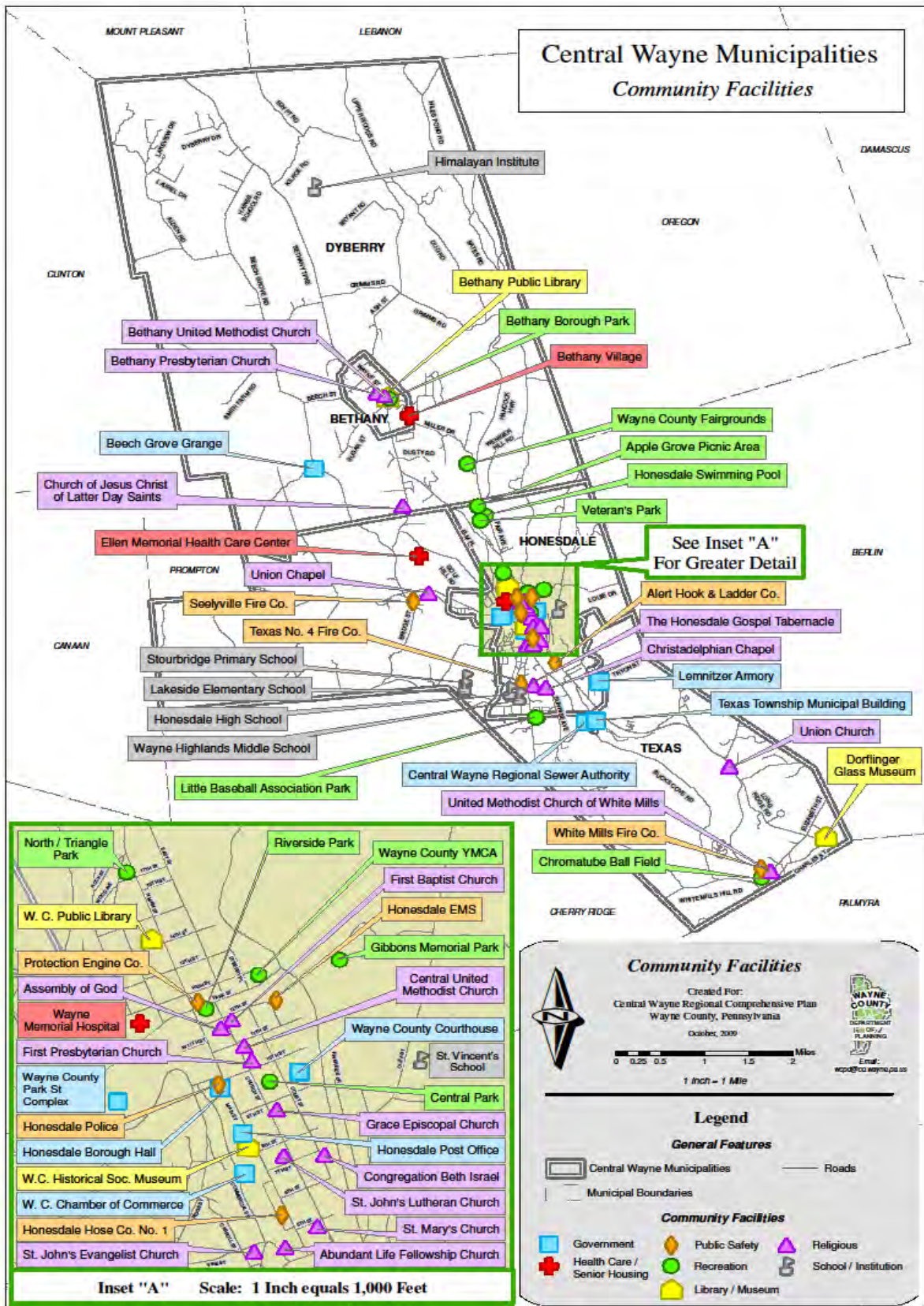
YEAR	Wayne Highlands SD												Total	
	K	1	2	3	4	5	6	7	8	9	10	11		12
2004-2005	224	192	233	237	247	273	265	249	273	306	274	252	253	3278
2005-2006	223	226	197	242	241	251	287	251	257	276	291	255	250	3247
2006-2007	192	220	234	190	239	233	252	286	267	254	267	274	261	3169
2007-2008	230	188	235	237	198	249	234	243	286	281	230	253	277	3141
2008-2009	229	218	184	237	241	197	258	223	248	276	266	219	244	3040
P R O J E C T I O N S														
2009-2010	199	228	224	185	241	242	202	249	229	249	260	253	219	2980
2010-2011	196	196	234	225	188	242	248	195	256	230	235	248	252	2945
2011-2012	204	193	201	235	229	189	248	239	201	257	217	224	247	2884
2012-2013	224	201	198	202	239	230	194	239	246	202	242	207	223	2847
2013-2014	226	221	206	199	205	240	236	187	246	247	190	230	207	2840
2014-2015	228	223	227	207	202	206	246	228	192	247	233	181	229	2849
2015-2016	231	225	229	228	210	203	211	237	235	193	233	222	181	2838
2016-2017	233	227	231	230	232	211	208	204	244	236	182	222	221	2881
2017-2018	235	229	233	232	234	233	216	201	210	245	222	173	221	2884
2018-2019	237	231	235	234	236	235	239	208	207	211	231	211	173	2888

Various Grade Groupings of the Enrollment Projections

YEAR	K-4	K-5	K-6	K-7	K-8	K-9	K-12	5-8	6-8	7-8	6-9	7-9	7-12	8-12	9-12	10-12
2008-2009	1109	1306	1564	1787	2035	2311	3040	926	729	471	1005	747	1476	1253	1005	729
2013-2014	1057	1297	1533	1720	1966	2213	2840	909	669	433	916	680	1307	1120	874	627
2018-2019	1173	1408	1647	1855	2062	2273	2888	889	654	415	865	626	1241	1033	826	615
2008-2009 to 2018-2019																
Change	64	102	83	68	27	-38	-152	-37	-75	-56	-140	-121	-235	-220	-179	-114
Percent	5.8	7.8	5.3	3.8	1.3	-1.6	-5.0	-4.0	-10.3	-11.9	-13.9	-16.2	-15.9	-17.6	-17.8	-15.6

- Notes:
1. Excludes students in full-time out-of-district special education, comprehensive AVTSs, charter schools, state-owned schools, consortium-operated alternative high schools, and juvenile correctional institutions.
 2. Enrollment projections beyond five years are subject to errors in the lower grades resulting from inconsistencies between actual and projected live births and should be reviewed closely.
 3. Four year old kindergarten students, if any, added to K enrollments.
 4. Elementary and secondary ungraded students were distributed among the grades. Therefore, enrollments by grade may differ from those reported by the local education agencies.

- Sources:
1. Public School Enrollment Report (ESPE) and Pennsylvania Information Management System (PIMS)
 2. Resident Live Birth file, 2007, supplied by the Division of Health Statistics, Pennsylvania Department of Health. The Department of Health specifically disclaims responsibility for any analyses, interpretations or conclusions.



Libraries

The Wayne County Public Library System currently consists of seven public libraries and the Wayne County Library Authority. The public libraries include Wayne County Library, located in downtown Honesdale, Hawley, Bethany, Lake and Salem, Northern Wayne, Newfoundland, and Pleasant Mount Libraries. Bethany and Dyberry are both served by the Bethany Public Library. Texas and Honesdale are served by the Wayne County Public Library (WCPL).

The Authority serves as the central library system with 9,474 volumes and a circulation rate of 17,465 times per year. There is also an inter-library loan program throughout Pennsylvania that increases access to millions of materials plus an electronic database which contains newspapers, journals, magazines, and encyclopedias.

Public access to computers is available at both libraries. Both libraries are equipped with WI-FI access for patrons that prefer to use their own laptops.

The Bethany Public Library serves a population of 1, 645 persons. There are 496 active borrowers. There are additionally 372 persons under the age of 18 that either borrow using a parent's name or have access to books through the school library system. Approximately 39% of "over 18 year old" residents are currently borrowing from the library.

The Wayne County Public Library serves a larger portion of Wayne County in addition to Honesdale Borough and Texas Township. The population in the two municipalities is 7,375 with 1,742 of those being under 18 and therefore having other access to library services via the School system.

According to a Facilities Study done in 2006, almost every library in the County is lacking in space, especially Honesdale. Issues that the Wayne County Public Library in Honesdale faces is a wait time for computers, ADA compliance, aging elevator, limited parking and limited access for seating or meeting areas. Bethany Borough Library has similar issues with lack of space and ADA compliance.

Table 2.12: Libraries Serving the Planning Region:

2009	Bethany Borough Library	Wayne County Public Library (WCPL)
Municipalities generally served	Bethany and Dyberry	Texas and Honesdale
Population (2000 Census)	1,645	24,500
Number of active borrowers	496	11,097
Total number of items checked out	7,490	106,797
Average items checked out per active borrower	~15 items per active borrower	~10 items per active borrower
Total number of items owned	6,998	37,356
Total number of visitors	4,754	74,709
Total number of Computer “visits”	1,018	15,344
Number of people attending adult programs	446	3,604
Number of children & adults attending Children’s programs	944	8,692*

Source: Wayne Libraries

*includes programs by library staff at off-site locations

RECREATION FACILITIES

Public recreation facilities within the Region include:

School District	Gyms	Ballfield	Football	Track	Soccer	Tennis	Playground	Outdoor Basketball
Wayne Highlands								
High School	1	3	1	1(a)		6		1
Middle School	1	1						
Primary School	1	2			2		2	
Lakeside Elementary School	1						1	

Source: School District, Wayne Co. Comprehensive Plan

Notes: (a) Track and Field/Field Hockey

Municipality	Municipal Park	Baseball	Basketball	Benches	Bandstand	Disc Golf	Pavilion	Picnic Facilities	Playground	Pool	Restrooms	Tennis Courts	Walking Trails
Bethany	Bethany Park		•		•				•			•	
Honesdale	Central Park			•	•				•				•
Honesdale	Fair Avenue (Apple Grove/Veterans)	•		•		•	•	•	•	•			•
Honesdale	Gibbons Memorial Park							•					•
Honesdale	Little Baseball Association Park	•		•							•		
Honesdale	North (Triangle) Park			•									
Honesdale	Riverside Park			•									•

Source: Municipalities, Wayne Co. Comprehensive Plan

Other facilities include:

- Camp and campground facilities in Dyberry Township
- Small portion of Prompton State Park in Dyberry Township (locally maintained by volunteers)
- Dorflinger-Suydam Sanctuary in Texas Township (hiking trails, festivals, education and environmental programs)
- Long Pond Public Fishing and Boating in Dyberry Township (Pennsylvania Fish and Boat Commission facility)
- Pennsylvania State Game Land No. 159 in Dyberry Township
- Himalayan Institute and Trail System in Dyberry Township
- YMCA at Park Street in Honesdale (928 active members, 859 non-member visitors)
- Honesdale Golf Club in Texas Township
- Wayne County Fairgrounds in Dyberry Township
- Bucks Cove Club in Texas Township
- Chromatube Ball Field in White Mills
- Bicycle Route Y on Route 6 through the Region
- Portion of Reinings Pond in Texas Township (Pennsylvania Fish and Boat Commission)

HISTORIC RESOURCES

Bethany Borough, Dyberry Township, Honesdale Borough, and Texas Township

The Region encompassing Bethany and Honesdale Boroughs and Texas and Dyberry Townships is part of Wayne County, located in the northeast corner of Pennsylvania. Wayne County was created from part of Northampton County, by General Anthony Wayne, on March 21, 1798. The following chart identifies the incorporation and settled dates for the municipalities in the Planning Region.

Table 2.13: Incorporation Dates

Municipality	Settled	Incorporated Date	Incorporated from:
Bethany Borough	1800	March 31, 1821	Palmyra Township
Dyberry Township	1797	September 1803 or 1805	Damascus, Palmyra, and Canaan Townships
Honesdale Borough	1826	January 26 (or 28), 1831	Dyberry Township
Texas Township	1765	November 23, 1837	Dyberry Township

Source: PHMC Web Site

The Indians were the first known inhabitants of the County and left their mark through many names of towns, rivers, and lakes. The Europeans followed. The first white man to settle in the area now known as Texas Township is thought to be Jonathan Seely, in the summer of 1760. Seelyville was deeded out from Jonathan Seely in the early 1800s.

Henry Drinker, a Philadelphia Quaker merchant, offered 1,000 acres of the 10,000 he owned between the Dyberry Creek and the West Branch of the Lackawaxen River, part of this became the Borough of Bethany. Honesdale was originally laid out in 1826 and was called Dyberry Forks.

In 1805, Bethany Borough became the original seat for Wayne County. The building that housed the County Seat is now the Bethany Public Library. The County seat was moved to its present location of Honesdale in 1840-1841.

Due to the Lackawaxen River, the Region was a very important hub for larger areas nearby. The discovery of anthracite coal fueled the commercial milling and manufacturing industries. The Delaware and Hudson Canal played an important role in the success of industries. Transportation of lumber, coal, and textiles kept population pockets around the river.

The D & H Gravity Railroad carried anthracite coal from the Lackawanna Valley to Seelyville and Honesdale where it was then loaded in the canal and transported to New York. The first locomotive was nicknamed the "Stourbridge Lion" and arrived from England in the 1820s. Unfortunately, it proved to be too heavy for the wooden tracks and only made one trial run on August 8, 1829, before being retired to a shed in town.

Several different industries made impacts on the Region. Some of the industries were strong for a period of time and then disappeared while others became less important in the Region. The major industries of the Region were: Textile Manufacturing, Glassmaking, Coal transportation. Some of the early settlers were farmers. Wheat, dairy, eggs, cloth and yarn were bartered with nearby areas. Lumbering and shoemaking were also significant to the Region. Resorts and summer camps eventually became thriving businesses and continue to run today.

Glassmaking was a significant industry in the Region. In 1820, Dyberry Township was home to a glass works making window panes and hollow glassware. There were several glass manufactures in the area including the Bethany Glass Company, Honesdale Glass Company, Anthracite Glass Company, and

eventually the Dorflinger Glass Factory. At one point, it is estimated that 90 percent of the blanks being used in the glass industry across the country came from the White Mills factory.

Coal and Railroads: In 1847, Honesdale was the largest coal depository in the world. Passenger rail service also gained acceptance and during 1882, reportedly 52,000 passengers were transported between Honesdale and Carbondale.

Forestry: Lumber was cut and shipped down the River to be used as ship masts. Saw Mills were a major industry, taking the raw trees and turning them into other products such as rafts, ship masts, siding, ceiling, flooring, and raw lumber.

Tanneries: Tanneries became a significant industry in the County because of all the Hemlock trees in the area. The trees were used because the bark produced tannic acid which was used in the industry. Tanner's Falls had a Tannery run by Deacon Olmstead in the 1800's.

Sugar Industry: Honesdale was home to the Maple City Glass Company which was a large part of the sugar industry in the Region.

Farming: Farming consisted of predominantly dairy farms producing butter, milk, and cheese; poultry farmers, and agriculture.

Textiles: Textiles and clothing mills were another successful industry. Mills could be found in Honesdale, Seelyville, and White Mills. There were several mills that operated in Honesdale but struggled to stay running.

Cigar Making was also a part of the Honesdale history. Like most of Pennsylvania's cigar making industry, this stopped around 1820.

Hotels: Several hotels were located in Downtown Honesdale and Texas Township. Eventually the Irving Cliff Hotel was built and later burned down before ever opening or entertaining guests.

Summer Camps and Tourism: The Tourism and Summer Camp industry started in the early 1900's. By 1925 there were 21 summer camps in the area. The natural features of the area and the proximity to major metropolitan areas attracted many people to the area. Tourism and summer camps continue to be an important component of economic development in the Region.

The history of a Region is important to the future of a Region. It not only provides insight into how an area was shaped but also can help guide a Region into future successes if it uses its history as an economic development tool and to enhance the regional quality of life.

HONESDALE BOROUGH

The Borough of Honesdale was formed out of lands from Dyberry Township in January 1831. In 1841 the County seat was moved from Bethany Borough to Honesdale due to population growth, political influence, and proximity to the canal. The creation of Honesdale can be attributed to the Coal Industry and the D & H Canal and Gravity Railroad which met at the point of present day Honesdale. The Canal brought an influx of workers, settlers, and money to Honesdale.

The Canal carried coal from mines in Carbondale to New York. The best year was in 1872, when 2,930,333 tons of coal were transported. This was the first million-dollar private enterprise in the United States.

Many other industries followed and Honesdale became a thriving town. A few notable businesses: Honesdale Ironworks, T.B. Clark & Company, National Elevator and Machine Company, Woden & Blakney's Box Factory, Honesdale Shirt Factory, knitting mills, cigar factories, boat building, as well as banks, hotels and boarding houses, and other services.

The Canal ended operations in 1898, which in turn led to a decline in the population. The economy struggled and a reduction in population followed until an annexation of land in 1926 increased the population by almost double. Rail service which had been running in the area also stopped a decade or two later.

Table 2.14: Interesting Events and Firsts of Honesdale

EVENT	PERSON RESPONSIBLE	YEAR
First Band Organized	Allen Plum	1830s
First Telegraph		1849
First House to House Telephones		1878
First automobile in Honesdale	L.J. Dorflinger	1901
First Chautaugua and First Dollar Day (developed into Sidewalk Sales)		1911
<i>Highlights for Children</i>	Dr. and Mrs. Garry Myers	1946

Table 2.15: Historic Sites of Honesdale

	Historic Name	Address	National Register Status	Resource Category	Date Built
1	Brown/Dorbad House	109 Brown St.	Eligible	Building	1870
2	Bryant Property	507 High St.	Ineligible		1897
3	Culley, Matthew J. & Agnes, House	Grandview Ave.	Ineligible	Building	1945
4	Delaware & Hudson Canal Company Office, D&H Canal Nat. Historic Landmark	1810 Main St.	NHL	Building	
5	Eggleston Property A	402 Church St.	Ineligible	Building	1860
6	Gillette Property	1220-1222 Main St.	Ineligible	Building	1840
7	Heinrich Property		Ineligible	Building	1920
8	Hiller, Edward & Gladys, House	117 Grandview Ave.	Ineligible	Building	1930
9	Honesdale U.S. Post Office	830 Main St.	Eligible	Building	1935
10	Hospital Residential Property B	500 Park St.	Ineligible	Building	1872
11	Hospital Residential Property E	602 Park St.	Ineligible	Building	1900
12	Omalley, Martin J., House	307 Willow Ave.	Eligible	Building	1869
13	Patmore & Oaks Property	1220-1222 Main St.	Ineligible	Building	1840
14	Roe Property	1211 Main St.	Ineligible	Building	1840
15	Stott Property	113 Willow Ave.	Ineligible	District	1850
16	Tracyville Store (Removed)	345 Willow Ave.	Eligible	Building	1850
17	Weniger's Variety Store	Main St.	Ineligible	Building	1827
18	Zaner-Bloser Building (Whitney House)	823 Church St.	Undetermined	Building	1863
19	Bridge		Undetermined	Structure	1905
20	Bridge		Undetermined	Structure	1936
21	Wayne Court Courthouse and Jail	Court Street	Eligible	Building	1879
22	Honesdale Downtown Historic District		Eligible	District	1826
23	Honesdale Residential Historic District		Listed	District	
24	Deitzer, Edward & Christina, House	301 Willow Ave.	Eligible	Building	1900
25	Stanton/Knapp House	105 Brown St.	Eligible	Building	1869
26	Buckley House	104 Tryon St.	Eligible	Building	1920
27	Honesdale Borough Hall	958 Main St.	Eligible	Building	1892
28	Hotel Wayne	Main St.	Eligible	Building	1892

TEXAS TOWNSHIP

Texas Township was created on November 23, 1837 from Dyberry Township although it was first settled in 1760. The Township was named from a Native American word for “friend” or “paradise”, *tajas*. Texas Township includes the villages of Seelyville, Indian Orchard, and White Mills.

The Seely family was a prominent family in Texas Township. Jonathan Seely is often credited with being the first settler of Texas Township. Colonel Sylvanus Seeley, Reverend Jonathan Seely, Dr. Thomas Seely, Richard Seely and R.L. Seely all contributed to the success of the Region. They started a sawmill, gristmill, scoop shovels factory, and blacksmith shop.

The most well-known businesses of the time was the Dorflinger Glass Company established in 1865 in White Mills. The factory transformed White Mills into a thriving industrial area. Christian Dorflinger, a French Glassmaker, relocated to the White Mills area to escape his glass factories in Brooklyn, New York. He soon purchased nearly 600 acres and started the glass factory in White Mills to produce the finest lead crystal in the country.

A Museum and gift shop are operational today as well as a few restored buildings to secure the history of the region. The White Mills Fire House and a few Glassworkers Houses have been restored and are available to be viewed on specific dates. A portion of the property was donated as a wildlife sanctuary and remains the Dorflinger-Suydam Wildlife Sanctuary.

Table 2.16: Interesting Events and Firsts of Texas Township

EVENT	PERSON RESPONSIBLE	YEAR
First Sawmill built	Walter Kimble	1790
Seelyville Dam		1806
First School in Indian Orchard		Before 1811
First School in Seelyville		1835
White Mills Post Office Opened		1850
First Graduation of Seelyville High School		June 2, 1899
First Airport at Route 6 Plaza site		1933

Table 2.17: Historic Sites of Texas Township

	Historic Name	Address	National Register Status	Resource Category	Date Built
1	Baer Outbuilding	Grandview Ave.	Ineligible	Building	1900
2	Brotsman, Julia & Fred, House (Removed)		Ineligible	Building	1900
3	Dorflinger, Eugene, Estate		Listed	Building	1865
4	Goodman, Floyd R. & Mildred, House		Ineligible	Building	1910
5	Goyette, Judith & Phillip, House No. 1		Ineligible	Building	1900
6	Goyette, Judith & Phillip, House No. 2		Ineligible	Building	
7	Greendlinger, George & Katherine, House		Ineligible	Building	1900
8	Holbert, D., Canal Store (Removed)		Eligible	Building	1850
9	Holbert, Decatur, Farmstead (Removed)		Eligible	Building	1850
10	Neugebauer, Adolph & Sophie M., House		Ineligible	Building	1942
11	Polt, Jack J. & Pearl B., House		Ineligible	Building	1935
12	Roots Creek Bridge		Ineligible	Building	1936
13	Schneider, Elizabeth, House	Grandview Ave.	Ineligible	Building	1945
14	Taylor, C.E. & Mary Grace, House		Ineligible	Building	1930
15	White Mills Fire House		Undetermined	District	1911
16	White Mills Industrial Historic District		Eligible	District	1870
17	Bridge		Undetermined	Structure	1903
18	Bridge	SR 2006	Ineligible	Structure	1921
19	Bridge		Undetermined	Structure	1921
20	Bridge	SR 7222	Ineligible	Structure	1920

DYBERRY TOWNSHIP

Dyberry Township was established September 1803 or 1805. It was incorporated from parts of Damascus, Palmyra and Canaan Townships. Parts were taken from it for Berlin and Texas Townships and Honesdale Borough.

The earliest settler of the Township was John Kizer in 1797. Early industries included the Bethany Glass Factory, started in 1816 and closed in 1845, a sawmill in Tanners Falls, and a tannery. A significant portion of the land was used for agriculture and dairy farms.

The population of Dyberry Township was limited in the early years – the population in the early 1900s was less than 700 people. The area, however, has always been attractive, and Pennsylvania bought a tract of land containing approximately 9,000 acres in 1938 to be used as game land.

Both the Jadwin and Prompton Dams were necessary to protect the Township and other areas from severe flooding. The Wayne County Fairgrounds has been located in Dyberry Township for 146 years.

Table 2.18: Interesting Events and Firsts of Dyberry Township

EVENT	PERSON RESPONSIBLE	YEAR
Post Office established		1854
First Sawmill in Tanners Falls	Jason Torrey	1830
First Glass Factory	Christopher Faatz, Sr., Adam Greiner, Jacob Hines, Christopher Hines, Nicholas Greiner, and Christian Faatz.	1816
First Settler	John Kizer	1797

Table 2.19: Historic Sites of Dyberry Township

	Historic Name	Address	National Register Status	Resource Category	Date Built
1	Bates Road Bridge #15 Dyberry	SR 7208	Ineligible	Structure	1905
2	Bates, F., Farmstead		Undetermined		
3	Ogden, M., Farmstead		Undetermined		
4	Farmstead		Undetermined	Building	1860
5	Bridge	SR 191	Ineligible	Structure	1931
6	Bridge	SR 4009	Ineligible	Structure	1933
7	Bridge		Undetermined		1885
8	Bridge	SR 4017	Eligible	Structure	1885
9	Bridge	SR 4006	Ineligible	Structure	1933

BETHANY BOROUGH

Bethany Borough was incorporated in 1821 from Palmyra Township. Jason Torrey is credited with giving Bethany its name.

The years before incorporation were typical of a new community. Settlers from Connecticut and Massachusetts arrived, notably Jason Torrey. The land that eventually would become Bethany Borough was owned by landowners that lived in other areas. Henry Drinker was a prominent Philadelphia Quaker that was one of these landowners. The first dwelling was built by John Bunting for Henry Drinker. A courthouse and jail were built, and eventually the first school in anticipation of Bethany being named the County Seat.

In 1805, the County Seat returned to Bethany from Milford, Pike County. During the next several years Bethany thrived. There was a tavern, store, post office, school, residences, and boarding house. A few names of significance in Bethany: Randall and David Wilmot, James Manning, Thomas Spangenberg, Henry Drinker, John Bunting, Jason Torrey. David Wilmot was the author of the Wilmot Proviso, which is credited as being the predecessor to the Thirteenth Amendment.

Bethany Borough maintained its sense of community and continued to thrive despite the County Seat and many prominent citizens moving.

Table 2.20: Interesting Events and Firsts of Bethany Borough

EVENT	PERSON RESPONSIBLE	YEAR
First Dwelling was built	John Bunting for Henry Drinker	
First School was started		1803
First Postmaster	Solomon Moore	
First Newspaper, (<i>Wayne County Mirror</i>)	James Manning	1818

Table 2.21: Historic Sites of Bethany Borough

	Historic Name	Address	National Register Status	Resource Category	Date Built
1	Bethany Historic District		Eligible	District	1799
2	Bethany Presbyterian Church	Wayne St.	Undetermined	Building	1823
3	Wilmot House	Wayne St.	Listed	Building	1811
4	Wilmot Mansion		Listed	Building	1827

POPULATION AND HOUSING OVERVIEW

Table 2.22 shows population change in the Region from 1950 to 2007. Bethany grew each decade from 1950 to 1980. Since then, it has experienced a decrease, an increase, and a decrease. Dyberry Township has increased each decade. Honesdale has decreased each decade. Texas increased each decade except from 1990 to 2000. Overall, the Region increased each decade to 2000, though the increase from 1990 to 2000 was only 17 people. From 2000 to 2007, it is estimated the Region declined in population.

Table 2.22 Population Changes from 1950 to 2007*

MUNICIPALITIES	1950	1960	% Change	1970	% Change	1980	% Change	1990	% Change	2000	% Change	2007*	% Change
Bethany Borough	148	181	22.3%	267	48%	282	6%	238	-16%	292	23%	283	-3%
Dyberry Township	584	594	1.7%	706	19%	898	27%	1,223	36%	1,353	11%	1,376	2%
Honesdale Borough	5,662	5,569	-1.6%	5,224	-6%	5,128	-2%	4,972	-3%	4,874	-2%	4,733	-3%
Texas Township	1,598	1,765	10.5%	2,003	13%	2,250	12%	2,570	14%	2,501	-3%	2,549	2%
Region	7992	8,109	1.5%	8,200	1%	8,558	4%	9,003	5%	9,020	0%	8,941	-1%
Wayne County	28,478	28,237	-0.8%	29,581	5%	35,237	19%	39,944	13%	47,722	19%	51,708	8%

Source: U.S. Bureau of the Census

*Estimate

Table 2.23 gives demographic characteristics for the Central Wayne municipalities. Honesdale was most likely to have female headed households, single persons households with persons over 65 living alone, and persons and families below the poverty line. Interestingly, Honesdale also had the lowest median age.

All municipalities experienced a decline in average household size from 1990 to 2000. Bethany gained 15 households from 1990 to 2000; Dyberry Township gained 83; Texas Township gained 27 households while experiencing a population loss. Honesdale gained 61 households, while decreasing in total population.

From 1990 to 2000, Bethany gained 11 housing units. Dyberry gained 72 housing units, Honesdale gained 101 housing units, and Texas gained 21 housing units.

Table 2.23: Demographic Characteristics

2000	BETHANY BOROUGH		DYBERRY TWP		HONESDALE BOROUGH		TEXAS TWP	
Total Population	292		1,353		4,874		2,501	
Total Households	117		498		2,166		943	
Total Families	80		355		1,251		657	
Racial Composition								
White	290	99.3%	1,324	97.9%	4,759	97.6%	2,441	97.6%
African-American	1	0.3%	8	.6%	32	.7%	14	.6%
Hispanic (of any race)*	1	0.3%	12	.9%	92	1.9%	28	1.1%
Asian and Pacific Islander	0	0.0%	11	.8%	38	.8%	15	.6%
Am. Indian/Alaska Native	0	0.0%	0	0.0%	7	.1%	12	.5%
Other, including mixed racial composition*	0	0.0%	0	0.0%	9	0.2%	5	0.2%
Household Characteristics								
Average number of persons	2.29		2.56		2.22		2.47	
Married-couple households	64	54.7%	301	60.4%	877	40.5%	485	51.4%
Total households with children under 18	24	20.5%	132	26.5%	345	15.9%	205	21.7%
Female-headed households	6	5.1%	29	5.8%	280	12.9%	122	12.9%
Single persons	30	25.6%	118	23.7%	809	37.3%	252	26.7%
Persons over 65 living alone	15	12.8%	51	10.2%	531	19.9%	111	11.8%
Age Characteristics								
Median age	45		40.7		39.6		42.1	
Under 5 years	16	5.5%	71	5.2%	317	6.5%	124	5.0%
5 to 9 years	17	5.8%	90	6.7%	332	6.8%	178	7.1%
10 to 14 years	20	6.8%	108	8.0%	295	6.1%	186	7.4%
15 to 19 years	10	3.4%	75	5.5%	310	6.4%	163	6.5%
20 to 24 years	14	4.8%	65	4.8%	302	6.2%	87	3.5%
25 to 34 years	22	7.5%	142	10.5%	601	12.3%	254	10.2%
35 to 44 years	47	16.1%	228	16.9%	653	13.4%	365	14.6%
45 to 54 years	42	14.4%	234	17.3%	617	12.7%	340	13.6%
55 to 59 years	17	5.8%	73	5.4%	262	5.4%	154	6.2%
60 to 64 years	18	6.2%	66	4.9%	206	4.2%	122	4.9%
65 to 74 years	22	7.5%	115	8.5%	466	9.6%	229	9.2%
75 to 84 years	28	9.6%	63	4.7%	363	7.4%	180	7.2%
85 years and older	19	6.5%	23	1.7%	150	3.1%	119	4.8%
Income Characteristics								
Median household income	\$39,167		\$36,042		\$28,209		\$31,389	
Median family income	\$41,161		\$43,750		\$41,336		\$37,500	
Per capita income	\$21,683		\$17,847		\$17,464		\$14,429	
Persons below poverty line	20	6.8%	98	7.7%	705	14.7%	307	13.0%
Families below poverty line	3	3.2%	14	4.0%	121	9.8%	65	9.7%

Source: U.S. Census Bureau

Table 2.24 gives Housing Tenure for the four municipalities and Wayne County in 2000.

Honesdale Borough is much more likely to have rental units. It is also more likely to have owners and renters 55 or older.

Table 2.24: Housing Tenure 2000

Municipality	% of Housing Units Owner Occupied	% of Housing Units Renter Occupied	% of Owners 55+	% of Renters 55+
Bethany	80.3	19.7	52.1	8.7
Dyberry	84.9	15.1	44.4	14.7
Honesdale	55.7	44.3	54.2	38.2
Texas	80.3	19.7	47.3	26.9
Wayne County	80.4	19.6	47.8	31.7

Source: U.S. Census Bureau

Table 2.25 gives Housing Types in 2000. Honesdale is most likely to have single family attached, 2 unit structures, and 3 unit structures. Texas Township is most likely to have mobile homes.

Table 2.25: Housing Types 2000

Municipality	Single Family Detached	Single Family Attached	Units in 2 Unit Structures	Units in 3-4 Unit Structures	Mobile Homes
Bethany	116	2	5	13	0
Dyberry	484	6	9	11	58
Honesdale	1,266	48	359	616	125
Texas	709	4	61	56	232
Wayne County	23,985	392	908	1,246	3,603

Source: U.S. Census Bureau

Table 2.26 gives age of housing in 2000. Bethany and Honesdale have the oldest housing stocks: more than half of Bethany's units and 70% of Honesdale's units were built before 1960.

Table 2.26: Age of Housing 2000

Municipality	Years Units Built					Median Year Built
	1990's	1980's	1970's	1960's	Before 1960	
Bethany	2	11	23	22	78	1954
Dyberry	99	120	132	48	169	1975
Honesdale	200	183	146	182	1,703	1939
Texas	125	201	185	99	452	1968
Wayne County	6,162	6,805	5,212	2,482	9,932	1976

Source: U.S. Census Bureau

TRANSPORTATION

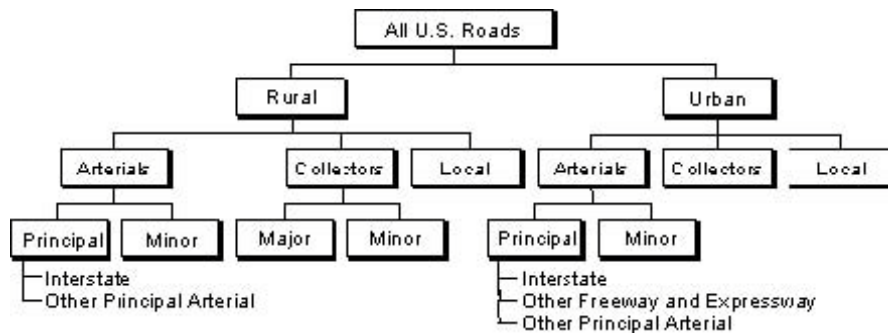
Transportation is a key element in how a community grows and prepares for growth. The reliance on the automobile has been a trend that has severely impacted growth and quality of life in many municipalities. Many communities have grown at an alarming rate and were unable to keep up or get ahead of growth. Unfortunately, this has resulted in major gridlock in some areas and is a source of frustration to many drivers. The Central Wayne Region has not been impacted by out of control growth and still maintains a predominantly rural atmosphere, but there are areas of congestion in the Route 6 corridor which need to be addressed. Some of the transportation issues addressed later in the plan are bicycle and pedestrian movement, traffic calming in Bethany, Honesdale and White Mills, parking in Honesdale and the Route 6 corridor.

Issues can occur when population growth and employment growth are at odds with each other. If population growth in outlying areas outpaces employment in those areas commuting has to occur. If employment growth occurs in a consolidated area, travel into the area increases, encouraging traffic congestion and pollution. If population growth or substantial tourism occurs during peak visitor season, traffic growth can be an issue.

The dominance of the automobile in society has resulted in land use changes and even in changes in family life as more time is devoted to commuting to and from jobs, schools and to various personal and recreational activities. As new residential and commercial subdivisions are proposed, transportation planning must be considered at the onset of the development process. However, an effective transportation plan should not only accommodate existing and increased levels of automobile traffic, but also foster and enhance alternate modes of transportation such as walking, bicycling and ride sharing.

Functional Classification

Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of traffic service that these systems are intended to provide. There are three highway functional classifications: arterial, collector, and local roads. All streets and highways are grouped into one of these classes, depending on the character of the traffic (i.e., local or long distance) and the degree of land access that they allow. The hierarchy of the Highway Functional Classification System is shown below. The Central Wayne functional classification is shown on the Highway Network and Functional Road Classification Map found after page 16 in Chapter 7.



Arterials provide the highest level of mobility, at the highest speed, for long, uninterrupted travel. The Interstate Highway System is an arterial network. Arterials generally have higher design standards than other roads, often with multiple lanes and some degree of access control.

Arterial Highways include: US 6, PA 670, PA 191, PA 652

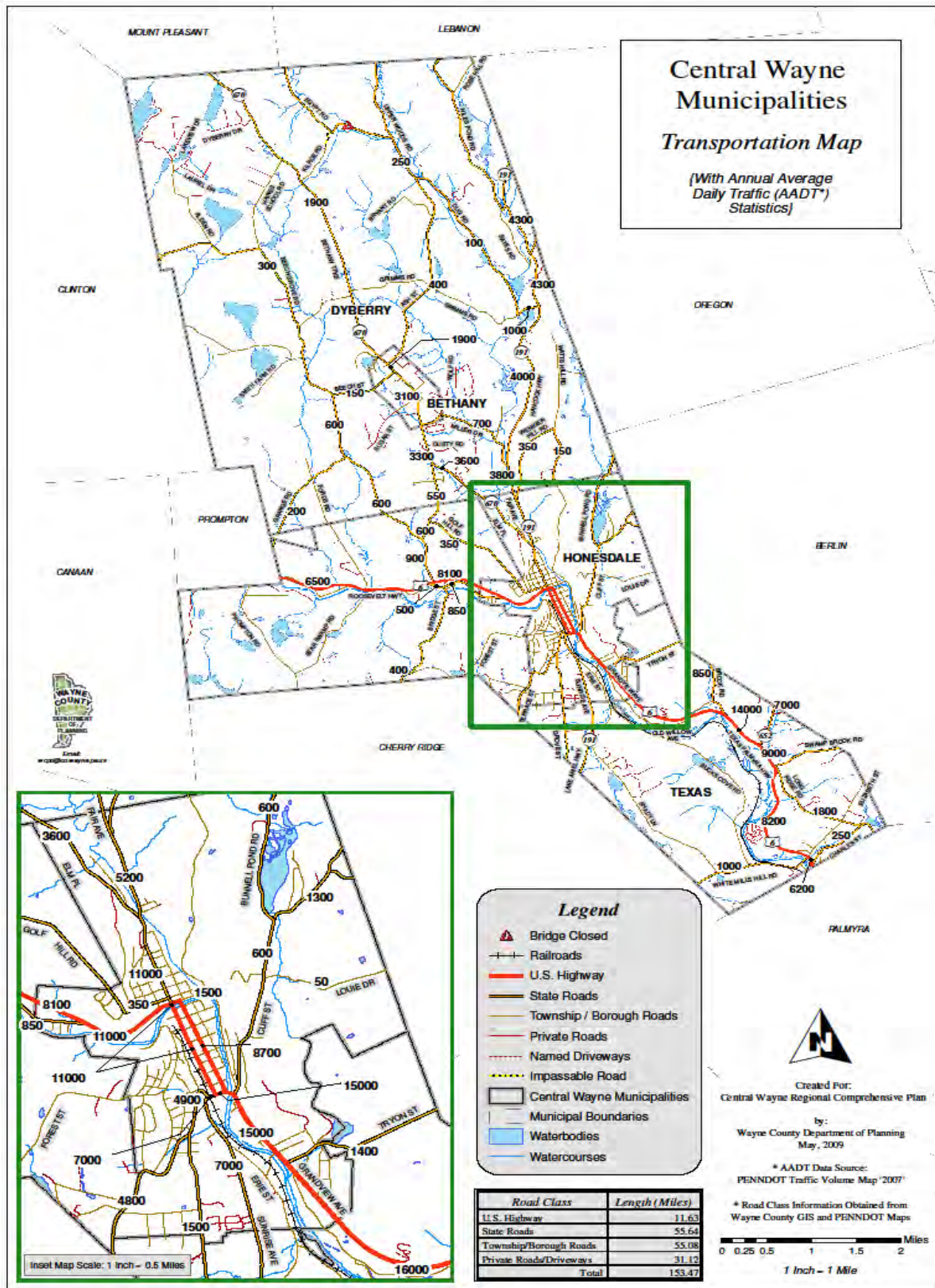
Collectors provide a lower degree of mobility than arterials. They are designed for travel at lower speeds and for shorter distances. Collectors are typically two-lane roads that collect and distribute traffic from the arterial system.

Collectors include: SR 4007, SR 1001, SR 1003, SR 2003

Local roads represent the largest element in the American public road network in terms of mileage. For rural and urban areas, all public road mileage below the collector system is considered local. Local roads provide basic access between residential and commercial properties, connecting with higher order highways.

The Transportation Map depicts the road system and bi-directional 2007 annual average daily traffic (AADT) volumes as reported by the Pennsylvania Department of Transportation. The highest AADT values were reported in Honesdale and Texas Township along Route 6, with AADT values of 15,000 to 16,000. There were several areas in Honesdale and Texas Township with values of 11,000 – 14,000. Lowest volumes on Route 6 were experienced near the regional borders, 6,200 to 6,500.

Other roads with significant volumes are Route 191 (up to 7000), Route 652 (7000), Route 670 (up to 3600), Church Street (8700), and Terrace Street (up to 4900).



The Region includes the following breakdown of roads:

Road Classification	Length (Miles)
U.S. Highway	11.63
State Roads	55.64
Township/Borough Roads	55.08
Private Roads/Driveways	31.12
Total	153.47

Traffic Volumes Trends

Traffic counts provide the accurate, permanent, and comparable records of traffic volumes. Count data may also be used to measure the degree of traffic saturation on a highway or at an intersection. Both PENNDOT and the Wayne County Planning Commission compile traffic volume data for the major roadways in the Plan area. The following tables present a tabulation of historical average daily traffic volumes in the study area. On Route 6, from 1970 to 2006, volumes have generally doubled or tripled.

Table 2.27: Counts

Route 6	AADT	2006	1990	1970
Seelyville		8,800	5,500	4,000
West Honesdale		11,000	8,750	4,550
Fourth St. Honesdale		17,600	16,000	11,200
Willow/Grandview Avenue		18,000	13,000	9,750
Texas Township to Route 652		18,000	13,000	6,500
Long Ridge Road to White Mills		8,200	6,700	3,550
Route 191				
North Main Street - Honesdale		11,000	8,200	5,900
Dyberry to Rileyville		4,200	1,500	1,000

Source: PADOT

COMMUTING TO WORK

The following chart shows the methods used for commuting to work for the Region's labor force 16 years and older in 2000.

	Bethany Borough	Dyberry Township	Honesdale Borough	Texas Township
Total Workers 16 years and over	155	648	2,113	1,037
Drove alone to work	108	518	1,721	804
Carpooled	38	76	204	101
Public Transportation (including taxicabs)	3	5	24	21
Walked to work	2	23	132	38
Other means	4	3	32	20
Worked at home	0	23	0	53
Mean travel time to work (minutes)	25.2	22.6	20.6	19.1

Travel Time to Work	Bethany Borough	Dyberry Township	Honesdale Borough	Texas Township
Total Workers:	155	648	2,113	1,037
Did not work at home	155	625	2,113	984
Less than 5 minutes	6	26	224	76
5 to 9 minutes	16	59	558	199
10 to 14 minutes	28	140	428	229
15 to 19 minutes	25	110	122	108
20 to 24 minutes	18	94	150	108
25 to 29 minutes	10	25	72	26
30 to 34 minutes	24	80	245	119
35 to 39 minutes	0	8	57	0
40 to 44 minutes	9	14	64	20
45 to 59 minutes	7	32	37	59
60 to 89 minutes	9	21	84	23
90 or more minutes	3	16	72	17
Worked at home	0	23	0	53

Most people drove alone to work or carpooled. Most of the people who walked to work or used other means lived in Honesdale. The mean travel time to work indicates that many people still have to commute outside the Region to work.

Rail Service

The Wayne County Comprehensive Plan notes:

The Stourbridge Railroad Company provides freight service and supports a tourist excursion program. The Stourbridge Railroad connects with the Central New York Railroad at Lackawaxen providing access to the national rail system and multiple carriers. These connections provide for freight rate competition and ensures the availability of daily service to important Hawley and Honesdale industries. It also connects to a proposed business park now under development in White Mills. The Wayne County Chamber of Commerce owns its own locomotive and runs a number of passenger tourist runs during the year which help support the line and the area recreation industry.

ECONOMIC DEVELOPMENT AND EMPLOYMENT

Strong economic conditions and employment trends are critical for the well-being of the residents of a Region. The Region has several economic advantages – beautiful and natural landscape, river potential, proximity to metropolitan areas, a unique summer camp industry.

The area is fortunate to have a natural environment that is beautiful enough to encourage visitors to the area. It is imperative that the Region values and protects this resource and acknowledges the importance of it. The River historically played a key role in the economic vitality of the Region and the Region should embrace the River and protect one of its vital resources.

The Region is fortunate to have a thriving Hospital and Downtown area located in Honesdale.

As business needs change, companies move from one facility to another. Vacant or under-utilized facilities can result if new businesses and tenants are not found. In the Region, this occurs mainly along the US Route 6 Corridor and the Erie Street-Sunrise Avenue Corridor. The reuse of vacant buildings and sites is sometimes complicated by the need for on-site improvements, the difficulties of converting buildings designed for one use, or liabilities for environmental cleanup. The reuse of these sites may require additional investment and targeted marketing.

Employment by Occupation and Industry

A useful indicator when analyzing an employment base is a breakdown of in which industries the Region's residents' work. In 2000, most people in the Region were employed in the "Educational, health and social services", "Retail Trade", "Arts, entertainment, recreation, accommodation and food services" and "Professional, scientific, management, administrative and waste management services" related occupations.

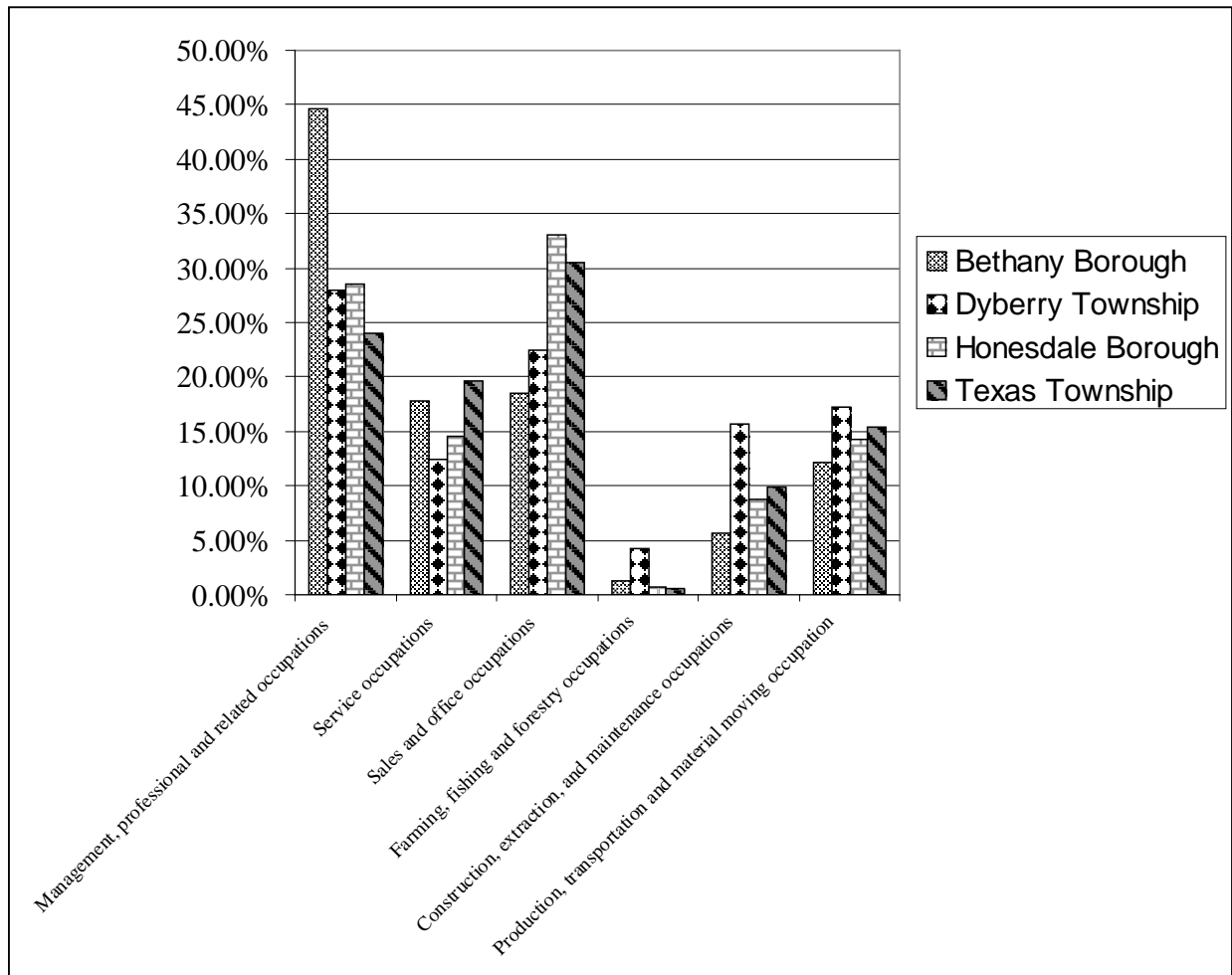
Table 2.28 and Figure 1, Employment by Industry and Occupation, depict the employment data from the 2000 Census for persons 16 and over. Figure 2 shows the employment data for 1990 by Occupation.

Table 2.28: Employment by Industry/Occupation 2000

INDUSTRY	Bethany Borough		Dyberry Township		Honesdale Borough		Texas Township	
	#	%	#	%	#	%	#	%
Agriculture, forestry, fisheries, hunting, and mining	2	1.30%	32	4.90%	16	0.80%	23	2.20%
Construction	11	7.00%	89	13.50%	125	5.90%	79	7.50%
Manufacturing	11	7.00%	59	9.00%	194	9.20%	116	11.00%
Wholesale Trade	3	1.90%	8	1.20%	87	4.10%	20	1.90%
Retail trade	15	9.60%	93	14.10%	453	21.40%	176	16.80%
Transportation, warehousing and utilities	5	3.20%	25	3.80%	78	3.70%	50	4.80%
Information	8	5.10%	16	2.40%	70	3.30%	58	5.50%
Finance, insurance, real estate, rental and leasing	0	0.00%	29	4.40%	114	5.40%	17	1.60%
Professional, scientific, management, administrative and waste management services	25	15.90%	45	6.80%	145	6.80%	92	8.80%
Educational, health and social services	37	23.60%	148	22.50%	453	21.40%	150	14.30%
Arts, entertainment, recreation, accommodation and food services	19	12.10%	33	5.00%	207	9.80%	124	11.80%
Other services (except public administration)	8	5.10%	52	7.90%	100	4.70%	61	5.80%
Public administration	13	8.30%	29	4.40%	77	3.60%	84	8.00%
OCCUPATION								
Management, professional and related occupations	70	44.60%	184	28.00%	606	28.6%	252	24.00%
Service occupations	28	17.80%	82	12.50%	310	14.6%	207	19.70%
Sales and office occupations	29	18.50%	148	22.50%	699	33%	320	30.50%
Farming, fishing and forestry occupations	2	1.30%	28	4.30%	15	0.7%	5	0.50%
Construction, extraction, and maintenance occupations	9	5.70%	103	15.70%	185	8.7%	104	9.90%
Production, transportation and material moving occupation	19	12.10%	113	17.20%	304	14.3	162	15.40%
Total employed persons 16 years and over	278		1,029		2,302		1,122	

Source: U.S. Census Bureau

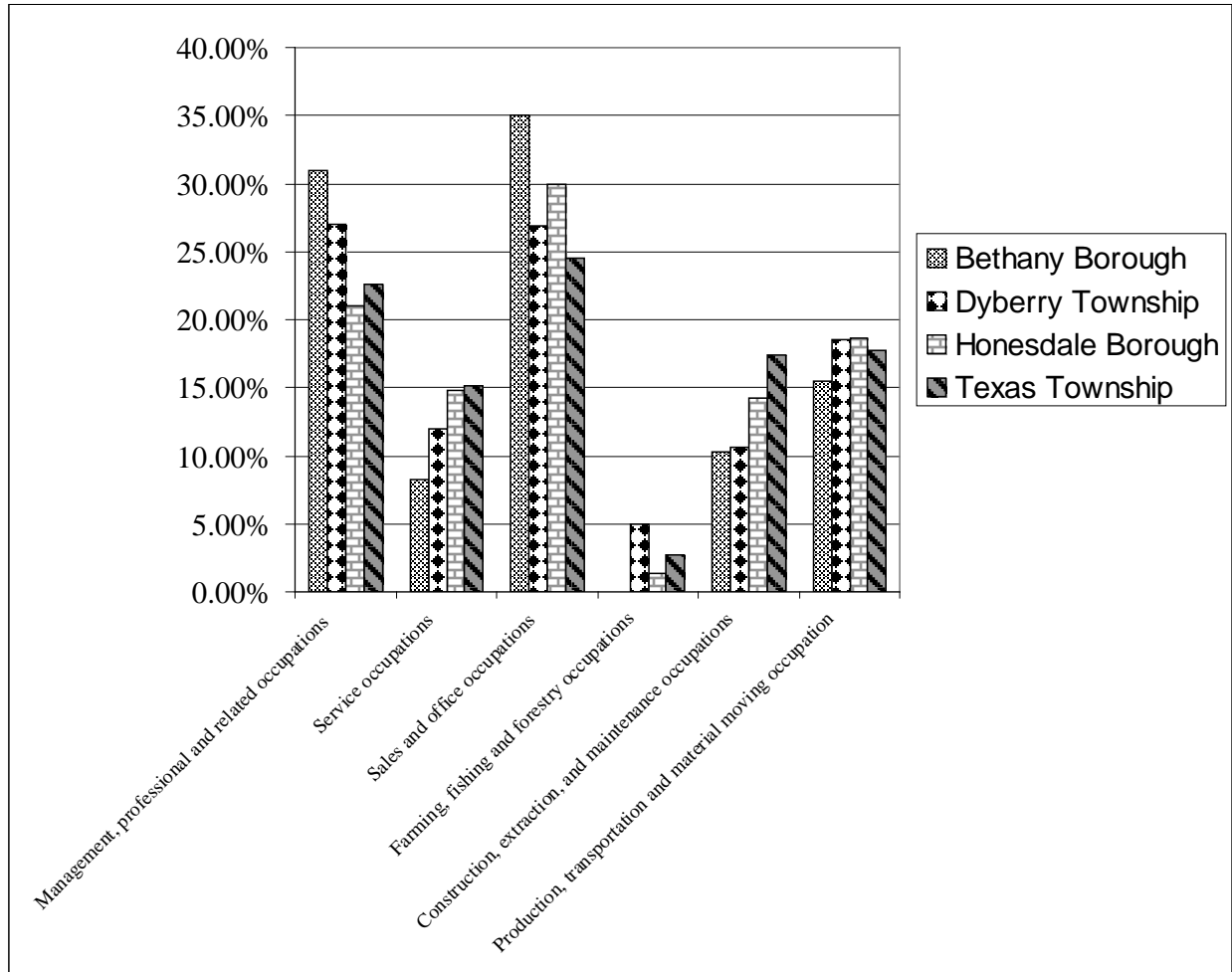
Figure 1: 2000 Employment by Occupation



OCCUPATION	Bethany Borough	Dyberry Township	Honesdale Borough	Texas Township
Management, professional and related occupations	44.60%	28.00%	28.60%	24.00%
Service occupations	17.80%	12.50%	14.60%	19.70%
Sales and office occupations	18.50%	22.50%	33%	30.50%
Farming, fishing and forestry occupations	1.30%	4.30%	0.70%	0.50%
Construction, extraction, and maintenance occupations	5.70%	15.70%	8.70%	9.90%
Production, transportation and material moving occupation	12.10%	17.20%	14.30%	15.40%

Source: U.S. Census Bureau

Figure 2: 1990 Employment by Occupation



OCCUPATION	Bethany Borough	Dyberry Township	Honesdale Borough	Texas Township
Management, professional and related occupations	30.93%	27.03%	21.04%	22.55%
Service occupations	8.25%	11.94%	14.81%	15.14%
Sales and office occupations	35.05%	26.87%	29.96%	24.53%
Farming, fishing and forestry occupations	0.00%	4.98%	1.32%	2.72%
Construction, extraction, and maintenance occupations	10.31%	10.61%	14.26%	17.37%
Production, transportation and material moving occupation	15.46%	18.57%	18.61%	17.70%

Source: U.S. Census Bureau

The employment by occupation has changed from 1990 to 2000. Bethany Borough has seen an increase of fourteen percent in Management, professional and related occupations while losing around sixteen percent in the sales and office occupations. Service occupations have also increased approximately ten percent. Dyberry's and Honesdale's workforce remained relatively stable. Texas Township had a six percent increase in sales and office occupations and a six percent decrease in construction and maintenance occupations.

Unemployment Rates in the Region in 2000

Unemployment rates are often a good reflection on the economy of a community. They are not, however, the definitive indicator of economic health, due to the variety of factors that may affect the rate. Seasonal jobs, size of workforce, national economic trends, and actions of large companies all can affect local unemployment rates.

The Census Bureau publishes a municipal profile for each municipality within Pennsylvania that contains specific employment data for the municipalities. Table 2.29 identifies the percent unemployment for each municipality in 2000.

Bethany Borough was the only municipality with no unemployment. The other three municipalities had higher unemployment rates than the Wayne County unemployment rate of 3.3 percent. Dyberry Township had the highest at 6.1%; Honesdale fell in the middle at 4.2%; and Texas was slightly higher than Wayne County with 3.7%. The average unemployment rate for the State of Pennsylvania was 6.1%. All except Dyberry Township were lower than the state unemployment rate.

The Region compared favorably with the State in terms of median family (as opposed to household) income levels. The State median family income was \$40,106 in 2000, compared to a \$40,937 average for the Region. Table 2.30 contains the Income, Poverty, and Educational levels the Region.

Table 2.29: 2000 Unemployment Rates

2000 Employment Status	Bethany Borough	Dyberry Township	Honesdale Borough	Texas Township	Wayne County
In Labor Force	157	721	2,302	1,122	21,490
Number Persons Employed	157	658	2,119	1,050	20,222
Number Persons Unemployed	0	63	164	72	1,226
Percent Unemployed	0	6.1%	4.2%	3.7%	3.3%

Source: U.S. Census Bureau

Table 2.30: 2000 Income, Poverty and Education Characteristics

2000	BETHANY BOROUGH		DYBERRY TWP		HONESDALE BOROUGH		TEXAS TWP	
Median Household Income	\$39,167		\$36,042		\$28,209		\$31,389	
Percent Below Poverty Level - Individuals	6.80%		7.70%		14.70%		13%	
Income Type								
Number of Households – Total	117		568		2,166		1,062	
With wage and salary income	99	75.00%	376	78.00%	1,421	65.70%	730	77.50%
Mean (average) earnings (dollars)	\$48,398		\$45,745		\$41,690		\$35,645	
With social security	53	40.20%	159	33.00%	911	42.10%	349	37.00%
Mean Social Security income (dollars)	\$12,008		\$11,142		\$11,201		\$21,130	
With Supplemental Security Income	10	7.60%	8	1.70%	162	7.50%	41	4.40%
Mean Supplemental Security Income (dollars)	\$8,800		\$5,300		\$6,628		\$4,710	
With public assistance income	4	3.00%	8	1.70%	94	4.30%	42	4.50%
Mean public assistance income (dollars)	\$4,225		\$3,250		\$2,429		\$2,962	
With retirement income	44	33.30%	94	19.50%	437	20.20%	182	19.30%
Mean retirement income (dollars)	\$10,025		\$13,201		\$11,771		\$9,886	
Educational Information								
High School Graduates (includes equivalency)	103	39.60%	406	45.10%	1,286	38.90%	827	46.80%
Some College, No degree	38	14.60%	128	14.20%	579	17.50%	283	16%
College Graduates (Associates Degree)	14	5.40%	69	7.70%	193	5.80%	72	4.10%
College Graduates (Bachelor's Degree)	28	10.80%	96	10.70%	362	10.90%	72	4.10%
Graduate or Professional Degree	40	15.40%	88	9.80%	226	6.80%	87	4.90%

Source: U.S. Census Bureau

Major Employers within the Region and County

Wayne County, PA - Top 50 Employers 3rd Quarter 2007 Final Data Federal and State Government Entities Aggregated			
1	State Government	26	Howe’s Twin Rocks Inc.
2	Wayne Memorial Hospital	27	Moore Wallace North America Inc.
3	Federal Government	28	<i>Wayne Bank</i>
4	Wayne County Courthouse Annex	29	Wallenpaupack Area School District
5	Wayne Highlands School District	30	Charles W. Grimm Construction
6	Wal-Mart Associates, Inc.	31	Lake Region Supermarket
7	Western Wayne School District	32	Illinois Tool Works
8	P & O Cold Logistics Inc.	33	<i>Rusty Palmers Inc.</i>
9	Caesars Pocono Resorts	34	<i>K-Mart Corporation</i>
10	Leeward Construction, Inc.	35	<i>Daves Super Duper</i>
11	Human Resource Center Inc.	36	<i>Tri-County Human Services Center Inc.</i>
12	Weis Markets Inc.	37	Wallenpaupack Lake Estates Prop Owners Assn.
13	Linde Enterprises Inc.	38	<i>Highlights for Children, Inc.</i>
14	The Jupiter Group Inc.	39	<i>Himalayan International Inc.</i>
15	Julia Ribaldo Senior Care	40	<i>Prompton Tool, Inc.</i>
16	Wayne Woodlands Manor	41	Settlers Inn LTD
17	Hideout POA Inc.	42	<i>DSFI LLC</i>
18	<i>Pioneer Construction Company</i>	43	Petty Enterprises, Inc.
19	<i>Ellen Memorial Health Care Center</i>	44	<i>Gatehouse Media Inc.</i>
20	<i>The Home Depot USA</i>	45	Hanson Aggregates East
21	Bulldog Maintenance Co. Inc.	46	PPL Electric Utilities Corp.
22	<i>The Dime Bank</i>	47	<i>Rite Aid of Pennsylvania Inc.</i>
23	The Deveroux Foundation	48	Gustin Stone Supply Inc.
24	<i>Top Notch Distributors Inc.</i>	49	Dunmore Oil Co. Inc.
25	<i>Honesdale National Bank</i>	50	Roche Supply Inc.

*Pennsylvania State Government includes all state employees except Penn State University, SEPTA, and the System of Higher Education

Source: PA Center for Workforce Information & Analysis

Top 5 Employers within the Region

- 1 Wayne Memorial Hospital
- 2 Wal-Mart
- 3 Leeward Construction
- 4 Weis Markets
- 5 Linde Corporation

The italicized and bolded names in the Top 50 Employers in the County are the Top 5 Employers in the Region. The other highlighted italicized names are companies that are located in the Region.

Chapter 3

Public Participation

ELEMENTS OF PUBLIC PARTICIPATION

A Comprehensive Plan is a useful tool for guiding future development and policy in an area. In order to be an effective tool, it is important that the residents, business owners, community service providers, and municipal officials must each have a part in forming the policies of the Comprehensive Plan.

The Pennsylvania Municipalities Planning Code (MPC) requires public input at the *end* of the process, in the form of public meetings and public hearings. Restricting public involvement to merely what is required is not likely to produce a successful plan, as the public will have little sense of participation in the process or ownership of the final document: they are being asked to approve of a plan in which they had no voice. Early and frequent public participation is essential to the development of a practical, community-based Comprehensive Plan.

The public participation component of the Central Wayne Comprehensive Plan far surpasses the requirements of the MPC. Public input was sought early in the planning process, well before any policies or future land uses were determined. The public participation was comprised of multiple components:

- The Steering Committee held workshop meetings, which were open to the public, starting in April 2008 for the duration of the planning process. Among the earliest actions of the Committee were to identify ways to gain input of residents of the Region, as well as business owners and community stakeholders identified by the Committee, regarding their perceptions of the Region, and any critical issues it faces.
- The Steering Committee and SSM prepared a written questionnaire that was sent out to 852 households with a 42% return rate. The written questionnaires allowed the responders to be anonymous, but some personal information was asked in order to identify concerns that were more prevalent among specific demographic groups. The questions were structured in a way that allowed for quantitative analysis of the responses. Questionnaire responses were reviewed and analyzed by SSM.
- The Committee held a public meeting on March 5, 2009 to present the survey findings.
- 7 Focus Group Meetings were held with landowners and stakeholders in the Community. They included:
 - Parking
 - Fire Protection
 - Historic and Natural Resources (recreation)
 - Transportation
 - Community Facilities and Services
 - Economic Development
 - Healthcare

This chapter will include an analysis of the results of the public outreach, including a summary of the questionnaire results.

Complete detailed questionnaire results can be found in Appendix 3.

QUESTIONNAIRE ANALYSIS AND PLANNING CONCLUSIONS

The following table is a summary of the survey portion of the public participation.

	Population	Households	Renters	Homeowners	# of Surveys Sent	# Ret	%
Dyberry	1,353	498	75	423	206	100	49%
Texas	2,501	943	186	757	256	99	39%
Honesdale	4,874	2,166	248	959	302	118	39%
Bethany	292	117	23	94	88	38	44%
Total	9,020	3,724	532	2,233	852	352	42%

Dyberry Township had the greatest response rate with 49% of the survey’s sent being returned. 206 surveys were sent and 100 were received. Both Texas Township and Honesdale Borough had a 39% return rate with Bethany being close to the mid point with 44%. The response rate was higher than expected with insightful comments and suggestions.

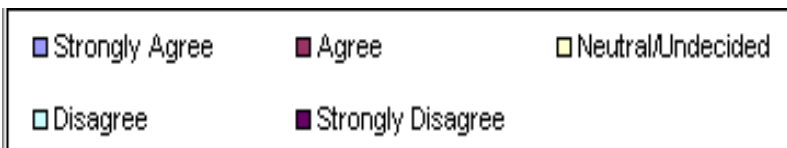
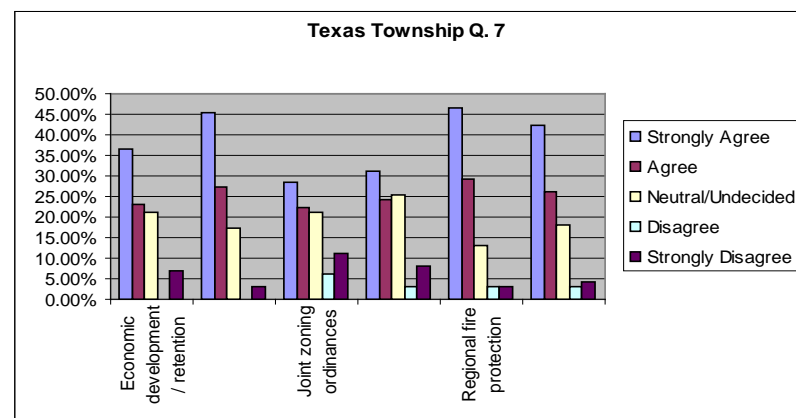
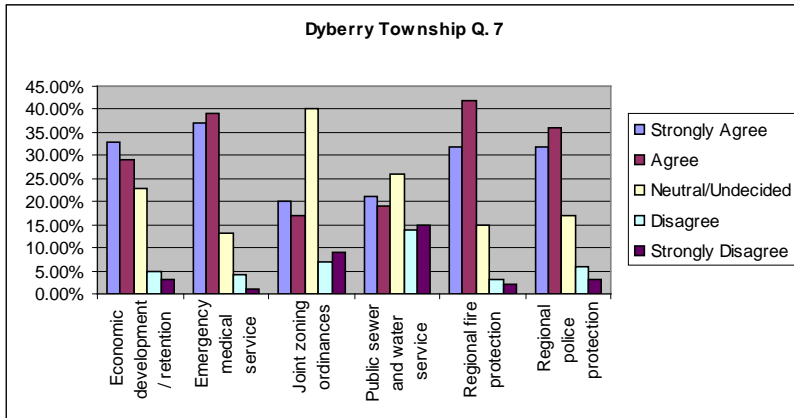
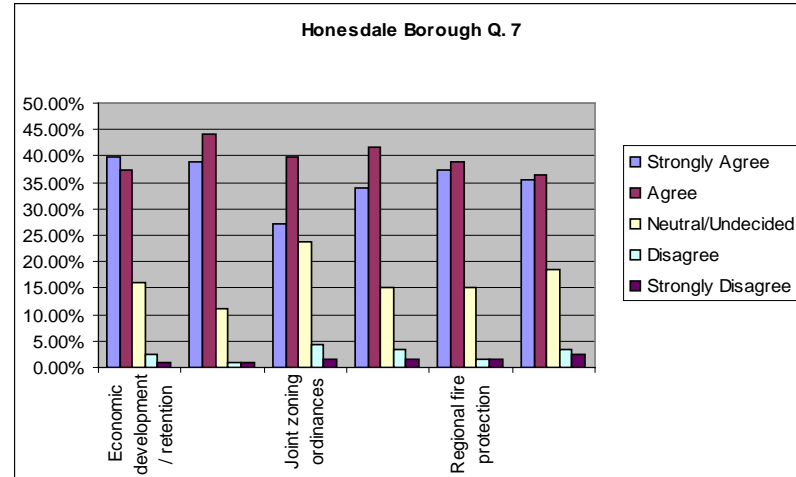
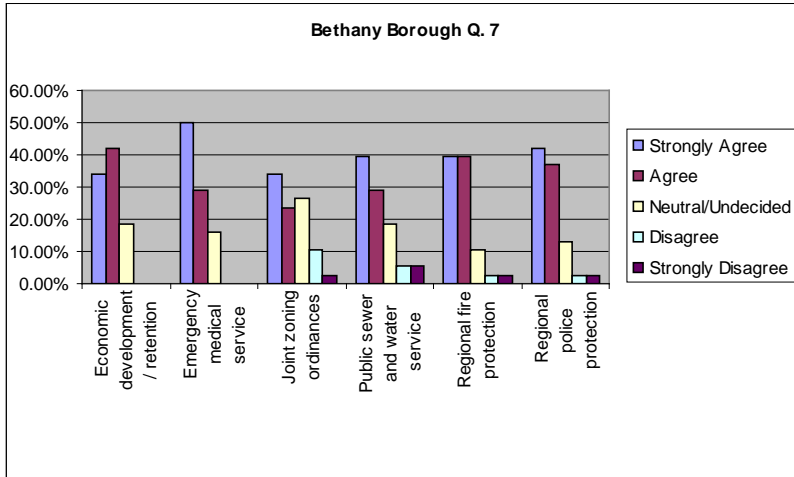
CITIZEN SURVEY HIGHLIGHTS

Several planning implications came out of the survey.

- * There is substantial support for inter-municipal cooperation, particularly in provision of emergency services
- * There is substantial dissatisfaction with tax rates
- * There is substantial support for historic preservation
- * The natural environment is a major attraction to people coming to the Region
- * There is a fairly even split regarding the need for additional commercial development
- * The most pressing transportation issues are road maintenance and keeping scenic roads scenic
- * Potential Initiatives which received most support are maintaining and enhancing existing parks and recreation facilities and preserving open space, historic resources, and agricultural land
- * Lack of parking in Honesdale is a big issue
- * There is a significant amount of support for a Historic District and a HARB.
- * There is much concern regarding junk in yards and lack of maintenance on homes
- * People are most satisfied with the attractiveness/aesthetics of the Townships, recreational opportunities, and fire and police service.

Results from some survey questions which were presented at the public information meeting follow:

Cooperation with surrounding municipalities?



8. Please indicate whether you are satisfied with each of the following aspects of the Region:

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied
Attractiveness/aesthetics of the area	26.2%	56.3%	8.7%	5.4%	0.8%
Biking opportunities	6.8%	27.6%	40.6%	18.6%	3.4%
Convenience to shopping	14.4%	58.3%	11.5%	11.8%	1.4%
Convenience to work	18.3%	43.9%	20.8%	8.5%	2.8%
Cost of living	7.0%	34.6%	15.5%	31.3%	10.1%
Feeling of safety	16.1%	63.1%	12.4%	5.4%	0.6%
Fire protection services	23.9%	65.9%	7.9%	0.8%	0.3%
Housing availability/choice	8.2%	40.6%	33.5%	12.7%	1.1%
Housing cost	5.4%	38.0%	25.4%	23.4%	5.6%
Job opportunities	3.1%	14.4%	22.3%	40.8%	17.5%
Land Use and Zoning Regulations	3.9%	30.4%	36.9%	18.6%	6.2%
Law enforcement services	8.7%	63.1%	16.6%	8.2%	1.4%
Management of growth and new development	3.7%	25.4%	34.1%	27.0%	7.6%
Medical services	7.9%	50.7%	16.3%	16.9%	6.2%
Parks/open space	2.0%	48.7%	19.7%	16.6%	3.4%
Playgrounds for children	0.8%	33.8%	32.1%	21.7%	4.5%
Quality of public schools	2.8%	52.4%	18.9%	5.1%	2.8%
Recreational opportunities	2.3%	46.2%	22.5%	15.2%	5.4%
Road surface conditions	1.7%	14.4%	11.0%	41.7%	29.6%
Sense of community	9.3%	49.9%	26.2%	7.3%	2.5%
Tax rates	2.8%	24.8%	21.7%	31.5%	17.2%
Traffic volume	2.5%	18.9%	16.1%	32.4%	27.6%
Walking opportunities	10.1%	43.9%	21.4%	14.6%	7.9%

Green = Satisfied; Very Satisfied above 25%

Blue = Neutral above 25%

Red = Dissatisfied; Very Dissatisfied above 25%

9. Sign regulations are used in municipalities to control the type, size and placement of signs (i.e., flashing signs, lighting on signs, billboards) in a community. Should your Township or Borough adopt stricter sign regulations along road corridors?

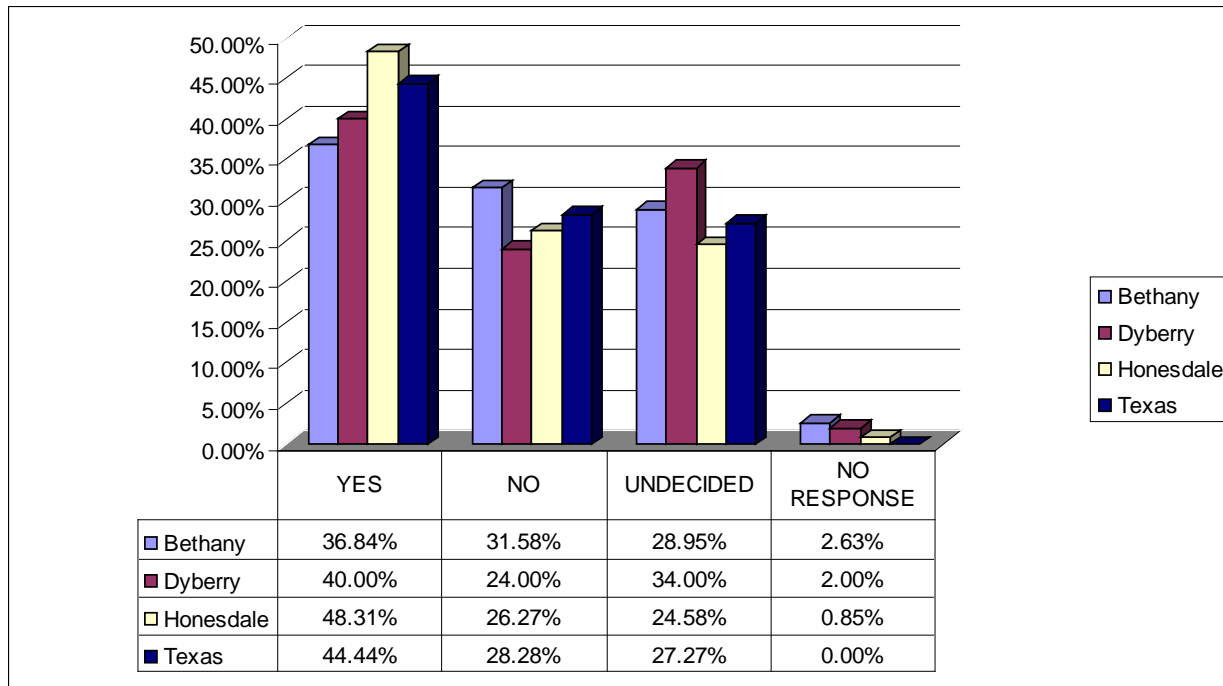
	Q9 Yes	Q9 No	Q9 Undecided	Q9 No Response
Bethany	17 44.74%	12 31.58%	7 18.42%	2 5.26%
Dyberry	26 26.00%	43 43.00%	31 31.00%	0 0.00%
Honesdale	44 37.29%	39 33.05%	33 27.97%	2 1.69%
Texas	38 38.38%	26 26.26%	32 32.32%	2 2.02%

10. How likely would you be to support the following initiatives?

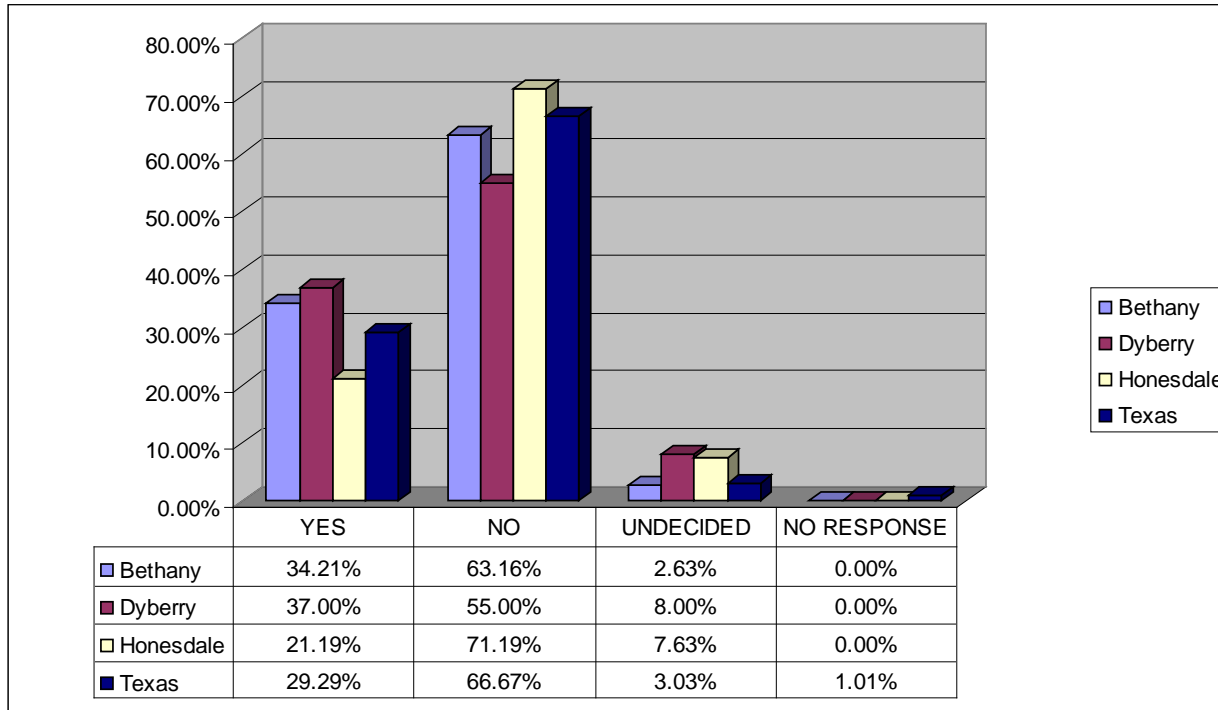
	Very Likely	Likely	Neutral	Unlikely	Very Unlikely
Acquisition of additional property for public parkland (new parks or expansion of existing parks)	24.2%	34.6%	20.3%	14.9%	3.7%
Biking, hiking, and walking trails	28.7%	34.1%	20.8%	11.3%	3.7%
Honesdale Community Swimming Pool and new complex	25.4%	36.3%	17.2%	13.2%	5.4%
Improved drinking water quality	44.5%	22.3%	19.4%	8.5%	3.7%
Improvements to or maintenance of existing parks and recreational facilities	26.2%	43.9%	20.3%	5.4%	1.4%
Increased police/public safety	19.7%	43.1%	22.3%	9.9%	2.5%
Preservation/maintenance of open space for environmental and aesthetic purposes	27.0%	41.1%	19.2%	6.5%	3.1%
Preservation/protection of historic resources	28.7%	39.4%	19.2%	7.3%	3.7%
Preserving agricultural land	34.6%	42.5%	14.1%	5.1%	2.0%
Promoting economic development	27.9%	45.1%	14.9%	5.1%	3.7%
Public sewer and water improvements	27.9%	36.6%	19.4%	9.3%	4.8%
Road improvements	57.5%	33.5%	4.2%	2.3%	1.1%

11. Should the Boroughs or Townships establish official Historic Districts with working Historic and Architectural Review Boards (HARB)?

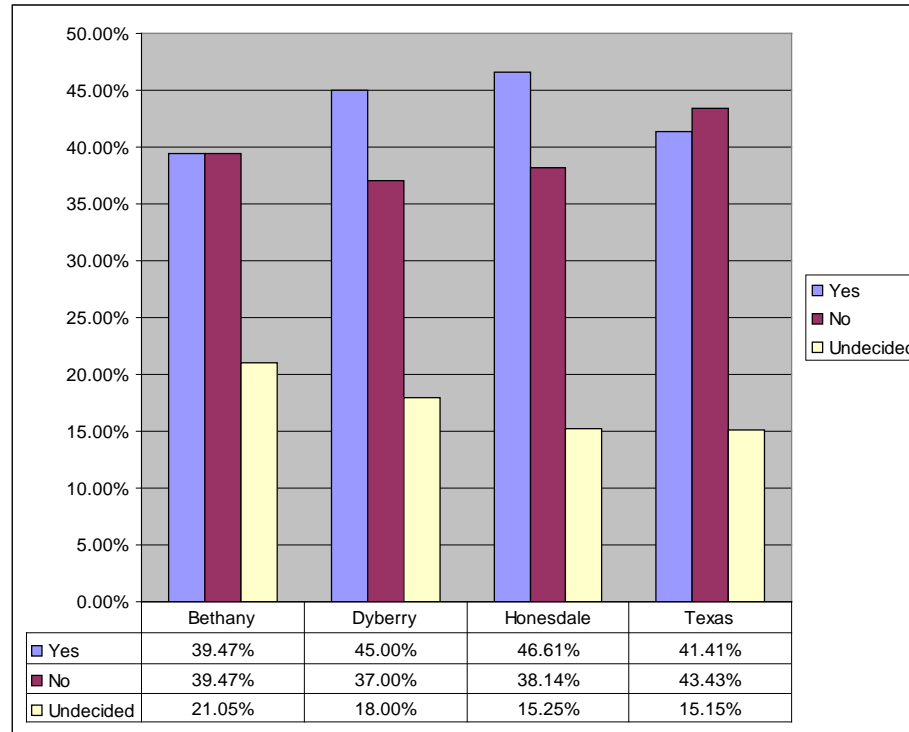
HARBs are boards that review proposed alteration, erection, restoration, or reconstruction of buildings within the historic district. They are used to ensure a consistent approach to design in a historic area to preserve the original “character” of an area.



12. Do you believe there is sufficient parking in Downtown Honesdale?



13. Would you be in favor of additional commercial development along the Route 6 Corridor in Texas Township?



14. Do you believe the Fairgrounds in Dyberry Township are being utilized enough?

		Yes	No	Undecided	No
Bethany		9	24	5	0
		23.68%	63.16%	13.16%	0.00%
Dyberry		23	55	20	2
		23.00%	55.00%	20.00%	2.00%
Honesdale		21	71	26	0
		17.80%	60.17%	22.03%	0.00%
Texas		20	59	20	0
		20.20%	59.60%	20.20%	0.00%

15. Do you believe Dyberry Township is in need of a municipal building?

	YES	NO	UNDECIDED	NO RESPONSE
Bethany	9 23.68%	13 34.21%	16 42.11%	0 0.00%
Dyberry	32 32.00%	43 43.00%	24 24.00%	1 1.00%
Honesdale	21 17.80%	29 24.58%	66 55.93%	2 1.69%
Texas	11 11.11%	30 30.30%	58 58.59%	0 0.00%

16. Would you be in favor of additional traffic lights through the region?

	Yes	No	Undecided	No Response
Bethany	23.68%	55.26%	18.42%	2.63%
Dyberry	17.00%	59.00%	21.00%	3.00%
Honesdale	27.97%	53.39%	16.95%	1.69%
Texas	35.35%	48.48%	16.16%	0.00%

Roundabouts:

- Increased safety
- Less congestion
- Less accidents
- Improved traffic flow
- Reduced emissions

17. Do you support funding for development and additional facilities for Bethany Commons/Park?

	Yes	No	Undecided	No Response
Bethany	23.68%	55.26%	18.42%	2.63%
Dyberry	17.00%	59.00%	21.00%	3.00%
Honesdale	27.97%	53.39%	16.95%	1.69%
Texas	35.35%	48.48%	16.16%	0.00%

18. Do you agree or disagree that the following are serious transportation issues in the Region?

	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
Additional bikeways	20.56%	23.10%	31.27%	15.21%	5.63%
Additional sidewalks or walking paths	19.44%	34.08%	24.79%	13.52%	3.66%
Keeping scenic roads scenic	32.68%	46.76%	10.70%	4.23%	1.69%
Mobility for senior citizens	27.04%	47.89%	16.90%	4.79%	0.85%
Road maintenance	51.83%	38.03%	5.35%	1.97%	0.85%
Route 191 (corridor / intersections)	22.54%	35.49%	28.17%	7.32%	2.54%
Route 6 (corridor / intersections)	31.83%	40.28%	19.44%	2.54%	2.25%
Route 670 (corridor / intersections)	19.72%	28.17%	33.52%	10.14%	3.66%
Traffic / parking in Honesdale	43.10%	34.93%	11.83%	5.07%	1.69%

FOCUS GROUP HIGHLIGHTS

Seven focus group meetings were held over a seven month period. The determination of focus group topics were a combination of survey comments and responses, Steering Committee input, and general issues that arose at Committee workshops. Detailed lists of issues raised at the focus group meetings are provided in plan element chapters.

Parking Issues

- * Parking for businesses/agencies located or looking to locate in downtown Honesdale. Also, the availability of space in the 10,000 sq. ft. range.
- * Physicians have relocated from the center of Honesdale because of parking, congestion, and space needs issues.
- * Is there a need for parking garage(s) to serve railroad and/or hospital.
- * Need a garage for Wayne County Transportation vehicles.
- * Potential for diagonal parking on side streets
- * Strategies to encourage efficient use of all available parking areas

Fire Protection Issues

- * Planning should occur for a system of fire protection ponds, dry hydrants and watercourses throughout the Region.
- * Aqua PA Water Company and fire companies should cooperate to maximize the flow of water to and from hydrants during fires.
- * Maintenance responsibility for hydrants should be established.
- * Adequate numbers of daytime volunteer personnel
- * Raising money to replace aging equipment
- * Need to replace some hydrants and undersized pipes
- * Fire fighters should have training regarding hydrants
- * Aqua PA is taking steps to improve water quality

Historic and Natural Resources; Recreation Issues

- * Protecting historic resources in the north end of Main Street.
- * Some level of protection should be provided for historic resources in the Region.
- * Pedestrian circulation needs to be improved with sidewalks and trails. The towpath and Gravity Rail Bed are potential trail resources.
- * Recreational facilities in the Region could be enhanced, such as improvements to Apple Grove, Bethany Park, Little League, and new facilities in Seelyville and White Mills and at Texas TWP building.
- * Dorflinger is a major resource, with long-range planning efforts underway.
- * Consideration should be given to regional recreation planning and cooperation
- * Conservancies and Environmental Advisory Councils can be used to protect natural resources

Transportation Issues

- * Maintaining the character of Church Street after the traffic improvement project is completed.
- * The impact of Honesdale's Traffic Improvement Project should be reviewed when completed.
- * Does downtown Honesdale need a multi-modal transportation facility.
- * A bypass around Honesdale does not appear to be feasible.
- * Route 6 is a congested corridor.
- * Slowing traffic through Bethany.
- * Improving intersections of concern.

Community Facility Issues

- * Expanding sanitary sewer service areas will require Act 537 planning and anti-degradation analysis (because of high quality streams).
- * What future use should be made of St. Vincent's.
- * Need a new ambulance facility.
- * Is there a need for regional police service.
- * Human service providers should cooperate in providing facilities for the Region's residents.
- * The Honesdale Library needs additional space.
- * Bethany will likely remain residential in character.
- * Dyberry will likely retain its rural character.

Economic Development Issues

- * Revitalizing the Purple Cow area.
- * Potential for revitalization near the old prison.
- * Should economic development expand west of Seelyville along Route 6.
- * Look at how the River/Riverside Drive area can be enhanced.
- * Large amount of non-taxable property in Honesdale.
- * There is potential for industrial development and a train station in the White Mills area.
- * Village zoning might be appropriate for White Mills and Seelyville.
- * Design standards can be used to encourage attractive commercial development.
- * Need for office, entrepreneurial and incubator space, and industrial space revitalization are some of the economic development issues facing the Region. Revitalize industrial sites such as DSFI and Bailey building.

Healthcare Issues

- * How would expansion of the Hospital occur?
- * There is a need for primary care and specialty care physicians in the Region.
- * No medical van transportation system for non-emergency service exists in the Region.
- * Is there a need for additional senior housing and personal care facilities in the Region?

ADDRESSING SURVEY AND FOCUS GROUP FINDINGS IN THE COMPREHENSIVE PLAN

This Comprehensive Plan will include six (6) distinct plan elements: Future Land Use and Housing, Economic Development, Transportation and Circulation, Community Facilities, Agricultural and Natural Resource Protection, and Historic and Cultural Resources. Each of the elements will incorporate the findings from the committee meetings, public input, surveys and focus group meetings, into the vision of the Region.

Chapter 4
Issues, Vision, Goals and Objectives

ISSUES IN THE REGION

The preceding Chapter discusses issues identified in the resident survey. Before the Comprehensive Plan was begun, visioning was done among the municipalities to identify issues to be addressed in the planning process:

“Key areas of concern are infrastructure, traffic, storm water, preservation and enhancement of our historical areas, preservation and conservation of agricultural land, downtown revitalization and parking, and public safety issues. Tourism is also significant because of Honesdale’s designation as the Birthplace of American Railroad.”

Community Visioning Table

Bethany Borough	Dyberry Township	Texas Township	Honesdale Borough
Ambulance	Agriculture	Agriculture	Agricultural
Fire	Ambulance	Ambulance	Ambulance
Historical	Fire	Bike Path	Bike Path
Land Use	Land Use	Bridge	City Hall Remodel
Library	Municipal Bldg.	Fire	Composting Site
Parks & Rec.	Police	Historical	Downtown
Police	Revitalization	Hwy. Commercial	Fire
Revitalization	Sewer	Industrial Sites	Historical
Sewer	Storm Water	Land Use	Industrial Sites
Storm Water	Tax Base	Library	Land Use
Traffic	Traffic	Parks & Rec.	Library
Water (fresh)	Water (fresh)	Police	Parking
		Railroad	Parks & Rec.
		Revitalization	Police
		River Use	Railroad
		Seelyville Dam	Revitalization
		Sewer	River Use
		Storm Water	Sewer
		Traffic	Storm Water
		Water (fresh)	Tax Base
			Traffic
			Water (fresh)
			Intermodal Transportation

A more specific list of Honesdale issues was also put together:

Borough of Honesdale Issues

- Road Projects
- Bike Path
- Library Parking
- Rental Concentrations
- Hospital Impact/Building
- Revitalization Areas (such as Old Courthouse/Old Borough Garage)
- River Area/Riverside Drive
- Courthouse Parking
- Bailey Building
- Downtown Parking
- Gateways
- Industrial Areas
- Alternative Routes
- Historic Areas
- Apple Grove Utilization
- Church Street Design Standards
- Utilization of Cliff Area

During the reconnaissance tour of the Region held with the Steering Committee, the following observations were made and issues identified:

**CENTRAL WAYNE PARTNERSHIP
TOUR OBSERVATIONS AND ISSUES**

- Potential for walking trail along towpath
- Potential for industrial development at White Mills – rail access will be available
- Continued commercial development will occur in the vicinity of Wal-Mart – access issues
- Historic nature of the glassworks
- Available facilities at museum/wildlife sanctuary
- Elizabeth Street drainage problems
- Improvements to pond/bridge along Long Ridge Road
- Access to “Ethanol Plant” site to facilitate development
- Condition of Old Willow bridge
- One-way road system in vicinity of Route 6 per the Congested Corridor study?
- “Village” type zoning in White Mills and Seelyville?
- Park/trail in vicinity of Texas Township building?
- No franchise sit-down restaurant in the area
- New STP on-line in 2011
- Open land to north of K-Mart, but it is in floodplain
- No business incubator in the area
- Economic development potential south end of Honesdale
- Redevelopment of waterfalls area
- Old school could be adaptively reused/also buildings in White Mills
- Underutilization of River area/Riverside Drive – restaurant along river, housing along Riverside Drive?
- Utilization of Cliff area, identify entrance to trail and promote utilization of trail

- Need for design standards/landscaping along Church Street as it gets more commercial
- Revitalization of area of old Courthouse and old Borough Garage
- Protection of historic areas
- Parking needs in the area of the Courthouse
- Need for new fire-training area
- Underutilization of Apple Grove area – area to Fairgrounds could be enhanced
- Dyberry Township parameters for Township Building
- Improvements to Bethany Commons
- Historic area in Bethany
- “Old” lotting near Bethany Village
- Dyberry should be prepared for sanitary sewer up Route 670
- Commercial tax base in Dyberry would help pay for the Township Building
- Some gas leasing in northern Dyberry Township
- Dyberry River is a great trout fishing stream
- Medical facilities are at the outskirts of town
- Seelyville Dam area:
 - Pond silting in, reduced in size
 - Potential of old factory site
 - Potential for trail to Honesdale
 - Potential Township park area?
- Tax base is a concern in Honesdale. It is desirable to retain and expand taxable properties, as a significant portion of the land in the Borough is not taxable.

Focus Group Meetings

A number of issues were raised at focus group meetings. Those issues are listed in specific plan chapters as follows:

<u>Chapter</u>	<u>Focus Group(s)</u>
Transportation	- Transportation - Parking
Historic and Cultural Resources	- Natural and Historic Resources and Recreation
Agricultural and Natural Resources	- Natural and Historic Resources and Recreation
Community Facilities	- Community Facilities and Services - Natural and Historic Resources and Recreation - Health Care - Fire Protection
Economic Development	- Economic Development

A summary of some of the major issues raised in focus group meetings was presented in Chapter 3, which discusses the public participation process.

REGIONAL ASSETS

The following is a list of identified Regional Treasures/Assets, which should be protected, enhanced and promoted:

Regional Treasures/Assets

- Downtown Honesdale
- Waterfalls (Tanner's Falls, Route 6 in Honesdale)
- State Game Lands
- Gravity Rail Bed
- Canal/Towpath
- Lakes
- Agricultural Areas
- Irving Cliff
- Lackawaxen River
- Dyberry Creek
- Jadwin Dam

- Fairgrounds and County Fair
- Scenic Rural Areas and Roads
- White Mills
- Seelyville
- Historic Areas
 - North Main Street
 - Main Street
 - Church Street
 - Bethany Borough
 - Dorflinger Complex/White Mills
 - Courthouse Square
- Central Park
- Courthouse
- Stourbridge Rail Line Excursions
- Transportation Heritage (Rail/Canal)
- Visitors Center
- Historical Society and Museum
- Churches
- Northampton Community College
- Farmers Market
- Dorflinger-Suydam Wildlife Sanctuary
- Wildflower Festival of Music and Art
- Arts, Crafts & Antiques Weekend
- Roots and Rhythm Music and Arts Festival
- Lincoln School
- Fireworks Celebration
- Street Festival and Sidewalk Sale
- Libraries
- Old Jail
- Bunnell's Pond
- Harvest & Heritage Days
- Honesdale for the Holidays

- Central Park Concerts
- Apple Grove

In the resident survey, the following were most often listed as treasures:

Central Park
Irving Cliff
North Main Street
Courthouse
Downtown Honesdale

REGIONAL ASSETS



Jadwin Dam



Scenic Road



Rural Areas



Old Jail in Honesdale



Street Event in Honesdale



Stourbridge Line



Fairgrounds



Historic Cemetery



Tanners Falls



State Game Land



Dyberry Creek



Long Pond



Agricultural Area



Lincoln School



One of many Churches



Lackawaxen River



Seelyville



Gravity Rail Bed



Wayne Memorial Hospital



Farmers Market



Dorflinger - Suydam



Dorflinger - Suydam



White Mills



White Mills



Church Street



Historic Bethany



Historic Bethany



Bethany Library



Transportation Heritage



Transportation Heritage



Downtown Honesdale



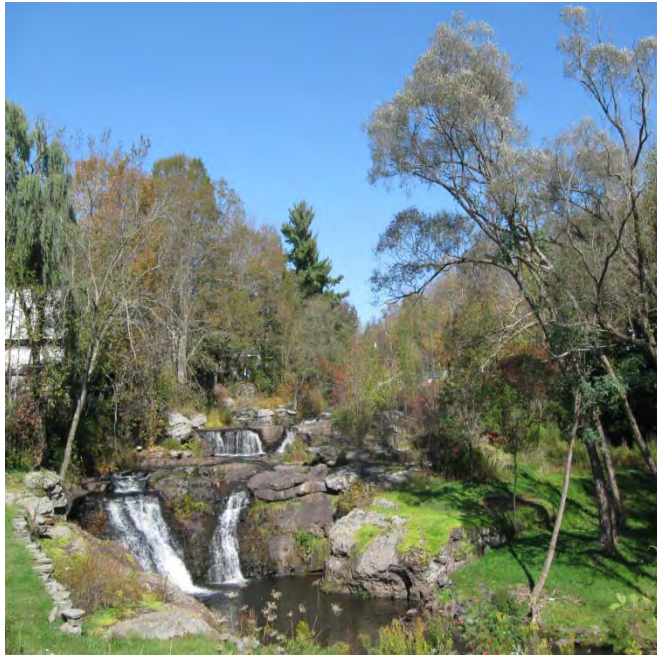
Downtown Honesdale



Wide Sidewalk in Honesdale



Historical Society and Museum



Gateway Falls Area along Rt. 6



Irving Cliff



Lackawaxen River in Honesdale



Apple Grove



North Main Street



Courthouse and Central Park

COMMUNITY VISION

The Community Vision is a statement of what we want the Central Wayne Region to be like in the future. It is arrived at through review of the results of the questionnaire sent out to residents of the Region, input from public meetings and focus groups, discussions of the Steering Committee, and review by municipal governing bodies and planning commissions. The Vision is attained by setting goals; establishing objectives to achieve those goals; setting forth policies to meet the objectives; and identifying actions to implement the policies.

The Central Wayne County Region will be a vital, livable community comprised of attractive residential neighborhoods, outstanding community services and facilities, vibrant commercial areas including a revitalized downtown, and significant open space. The Region will demonstrate a commitment to open space preservation, protection of natural resources, managed economic growth that is environmentally sound, and the enhancement of the unique cultural and historical heritage of the Region. The Region will support needed road improvements for vehicular and pedestrian safety and will develop a cooperative partnership between residents, community organizations, and municipal governments to accomplish this vision.

GOALS AND OBJECTIVES

Goals are relatively general aspirations for the Region, indicating desired direction and providing criteria for measuring the success of this Plan. Objectives are more specific guidelines for the Region to follow in order to realize the goals. Goals and objectives should be reviewed periodically for their continued relevancy and success in achieving them through implementation of the Action Plan.

**STATEMENT OF REGIONAL GOALS
CENTRAL WAYNE REGION**

Natural and Scenic Resources

Goal: Protect and preserve the natural and scenic resources and beauty of the Region, including woodlands, open space, stream corridors, and viewsheds.

Historic, Architectural and Cultural Resources

Goal: Protect, preserve, and enhance the remaining historic, architectural, and cultural resources and their surroundings. Identify potential historic districts for preservation.

Agricultural Resources

Goal: Encourage the continuation of existing productive farmland for agricultural use and support the continuation of agricultural and agricultural support operations in the Region.

Open Space and Recreation

Goal: Provide for open space within the Region through the preservation of natural resources and the development and retention of recreation areas and parks. Preserve green infrastructure and develop a system of greenways to connect natural, open space, and recreation areas.

Land Use

Goal: Manage, control, and guide development to preserve natural resources, agricultural uses, and existing communities in order to retain a mix of small town atmosphere, suburban environment, and rural character within the Region.

Transportation and Circulation

Goal: Achieve a safe, efficient, multi-modal, and cost effective regional circulation system which will enhance pedestrian and bicycle movement, ease vehicular travel within the municipalities, minimize adverse impacts on residential neighborhoods, enhance the safety, mobility and livability of road corridors within the region, and relieve congestion.

Economic Development

Goal: Sustain and enhance the vitality of Honesdale while identifying appropriate locations for environmentally responsible industrial, office, retail and service use which are appropriate in scale and character to the Region.

Housing

Goal: Provide for a diversity of housing opportunities for the economic and demographic groups within the Region, in harmony with existing development and the historical and natural environments and in a manner that allows existing and potential residents of the region to live in the region throughout the life cycle.

Community Facilities, Services, and Development

Goal: Provide necessary community facilities and services to the Region's residents in an efficient, cost-effective and quality manner within the financial resources of the municipalities, consistent with concerns to protect natural resources and accomplish managed, concentrated, and well-planned development.

Planning

Goal: Identify and implement a variety of approaches, mechanisms, and tools appropriate for dealing with the challenges posed by growth within the Region.

OBJECTIVES

General Objectives

Some of the objectives for multi-municipal planning are set forth in Chapter 1. Additional objectives of this plan are to:

- Provide a means of perpetuating for future generations those agricultural, environmental, historic, scenic, cultural and economic resources which make the Region special to those who live and work in its communities.
- Achieve consistency with the Wayne County Comprehensive Plan.
- Provide for economic development opportunities consistent with available infrastructure and environmental suitability.
- Prepare a scenario which will enable the Region to accommodate new development and enhance the tax base, but not overburden municipal resources, infrastructure and roads, nor degrade environmental resources.
- Properly control, manage, allocate, balance and locate future development, including increased commercial and industrial development, in the Region consistent with the vision through the establishment of designated growth areas.
- Protect agricultural resources.
- Ensure open space remains accessible to all residents.
- Protect water resources.
- Maintain and enhance the quality of life in the Region.
- Identify the unique characteristics of the region and provide means of protecting these characteristics while providing for responsible, well-planned and managed development.
- Coordinate with Act 537 Planning for the Region.
- Provide a unified approach to managing future growth and development in the Region.
- Identify capital improvement projects to address transportation and community facilities needs.
- Coordinate with Act 167 Planning.
- Identify how the Region can take advantage of opportunities and benefits provided in the MPC to municipalities who prepare Multi-Municipal plans.
- Manage the Region's road corridors, particularly the Route 6 Corridor.
- Protect historic and cultural resources.
- Support revitalization efforts in Honesdale.
- Address the housing needs of the Region.

Specific Objectives

Specific objectives by element are:

Natural and Scenic Resources

Objectives:

- Protect the supply and quality of groundwater and surface water.
- Prevent deterioration of air quality
- Protect forests
- Protect lakes, ponds, creeks, and river
- Protect important Natural Areas
- Protect hunting and fishing environments
- Preserve watersheds, stream corridors, floodplains, and wetlands
- Protect groundwater aquifers and recharge areas
- Protect steep slopes
- Protect hills and ridgelines
- Preserve significant natural wildlife habitats, and preserve biodiversity
- Protect the night sky from excessive light pollution
- Protect scenic views, features and landscapes
- Encourage the preservation of scenic road corridors and viewsheds along them

Historic, Architectural, and Cultural Resources

Objectives:

- Protect historic sites and districts.
- Encourage development approaches that integrate historic resources into site and building design.
- Encourage adaptive reuse and building rehabilitation/restoration.
- Promote historic and cultural sites and events to residents and visitors.
- Integrate historical preservation efforts into regional initiatives.
- Retain and celebrate the various elements of the history of the Region.

Agricultural Resources

Objectives:

- Protect existing farmlands.
- Promote continuation of agricultural activities.
- Foster fresh local food supply.

Open Space and Recreation

Objectives:

- Identify areas which should be protected from development or receive only very low density development because of natural constraints or assets, and/or lack of supporting facilities and services.
- Identify significant natural resource lands and stream corridors for perpetual open space conservation.
- Achieve a balance between the need for economic growth and the need for environmental conservation and preservation.
- Emphasize open space conservation during residential development.
- Support provision of year-round recreational programs for residents of all ages.
- Support provision of recreational facilities for residents of all ages as part of a recreational network within the Region.

- Support development of trails that link residential neighborhoods with park facilities and connect park facilities.
- Encourage the development of accessible resource-based recreation opportunities.
- Encourage the development of adequate recreational infrastructure.
- Encourage new development to incorporate trail connections with adjacent properties.
- Encourage re-development of underused or substandard recreation facilities.
- Encourage shared use of specialized recreational facilities (e.g., indoor swimming pools) that require significant investment and operations/maintenance support.

Land Use

Objectives:

- Promote safe, vibrant, and livable neighborhoods.
- Encourage attractive streetscapes.
- Encourage new uses within neighborhoods to be compatible with existing development patterns.
- Determine appropriate residential development techniques.
- Discourage uncoordinated strip development along major road corridors.
- Improve the visual image of the community at entranceways and along corridors.
- Guide new development in such a way as to minimize impacts on existing community character.
- Allocate land uses over the entire Region in an appropriate manner.
- Develop and implement Smart Growth Policies.
- Ensure consistency between land use designation and the availability of public sewer and water capacity.
- Establish designated growth area boundaries and discourage development outside those areas.
- Implement land use controls to guide uses toward suitable sites and away from sensitive natural resources.
- Identify sites for economic development.

- Determine appropriate land use strategies for riverfront development and supportive improvements.
- Attain consistency of land use along municipal boundaries.
- Provide for mixed use where appropriate.
- Encourage development with pedestrian scale.
- Minimize conflicts between non-residential and residential uses through allocation of land use and utilization of performance and design standards and buffer yards. Discourage proximity of incompatible land uses within the area and along municipal boundaries.
- Create a common vision for the major road corridors in the Region.
- Maintain the integrity and enhance visual aesthetics of existing neighborhoods.
- Identify appropriate implementation techniques for use in the Region.
- Retain the rural character of designated rural conservation areas within the Region.
- Promote revitalization within existing centers, in conformity with the general character of the existing centers.
- Determine appropriate land use patterns in the vicinity of multi-modal transportation facilities.
- Identify appropriate future character for available commercial and industrial areas in the Region.

Transportation and Circulation

Objectives:

- Relieve congestion on Route 6.
- Support appropriate alternatives to reliance upon automobile and truck travel.
- Preserve rights-of-way for future highway projects.
- Plan for safe and accessible routes of travel for pedestrians and bicyclists.
- Address multi-modal facilities within the Region.
- Manage access along the Region's roads.
- Calm traffic in existing settlements.
- Improve the safety of the Region's roads and intersections.

- Provide a system of alternative routes to destinations.
- Upgrade bridges as needed.
- Establish developer responsibilities for transportation improvements.
- Improve pedestrian safety in the Region
- Address parking needs within Honesdale Borough.
- Address impacts of land uses on major road corridors in the Region.
- Preserve the scenic road corridors and vistas within the Region.

Economic Development

Objectives:

- Enhance tax revenue from business development.
- Enhance the quality of life in the Region.
- Promote job creation for local residents through cooperative efforts of municipalities, the county, economic development agencies, businesses, and educational institutions.
- Protect the natural environment as economic development occurs.
- Enhance Downtown Honesdale as a unique shopping and cultural destination and mixed use environment, emphasizing the unique character of the downtown while balancing circulation needs of all travelers.
- Encourage the adaptive re-use of vacant and underutilized properties in the Boroughs and Townships.
- Protect natural, cultural and recreational resources and landscapes in order to enable tourism that is based on nature and cultural, recreational, educational and family activities.
- Retain existing desirable businesses and industries, support their appropriate expansion.
- Identify and designate appropriate areas for future economic development and determine the types of economic development which are most appropriate for the Region.
- Identify strategies to attract desirable firms.
- Address parking needs.
- Relate economic development to available infrastructure.

- Establish developer responsibilities in providing improvements when they develop.
- Facilitate pedestrian access to businesses.
- Establish standards to improve the design and appearance of commercial areas.
- Provide alternatives to strip commercial development.
- Support revitalization efforts in Honesdale Borough.
- Support streetscape enhancement.

Housing

Objectives:

- Support development of new owner-occupied housing.
- Develop alternative zoning/subdivision and land development techniques that provide for flexible housing designs.
- Promote sound maintenance, renovation, and modernization of existing housing.
- Eliminate and prevent conditions that contribute to and perpetuate blight in residential areas.
- Establish appropriate policies for residential conversions within the area which will be consistent with retention of the character, stability, and upkeep of residential neighborhoods.
- Provide a wide range of housing choices for seniors, which have reasonable access to required services.
- Encourage home ownership and retention of the single-family housing stock, and discourage absentee property ownership.
- Provide appropriate areas for a variety of single family, two family, and multiple-family dwellings and a variety of densities to allow housing choices, while retaining the existing character of the Region.

Community Facilities, Services, and Development

Objectives:

- Enhance and expand parks, recreation and open spaces for area residents which are accessible, inviting, well maintained and safe
- Promote safe, reliable, and well-maintained sanitary sewage disposal and water supply in the Region.

- Coordinate land use and sewer and water planning.
- Encourage provision of additional community, cultural and social facilities in the Region.
- Identify community facilities and services which can aid in the attraction of and support desired economic development.
- Identify services and facilities which can be provided on a cooperative basis and work toward intermunicipal cooperation.
- Provide efficient police, fire, and emergency services to the Region.
- Successfully address the area's storm drainage problems.
- Address the fire protection needs of the community.
- Enhance the Region's public library services.
- Support adequate solid waste disposal and collection systems to serve the needs of the Region's residents.
- Encourage disaster preparedness planning in the region.
- Support the needed maintenance, updating and expansion of water and sewer infrastructure, in a cost-efficient manner, to meet the needs of residents and businesses in the Region.
- Protect water supplies for the Region.

Planning and Regionalization Efforts

Objectives:

- Prepare a Regional Park, Recreation and Open Space Plan.
- Create appropriate cooperative mechanisms to implement this Comprehensive Plan.
- Identify opportunities for continued intermunicipal cooperation and planning.
- Identify specific techniques for implementation of this Plan.
- Encourage coordination in municipal regulations for land use and development to promote quality development throughout the community.
- Position all participating municipalities to be able to utilize the tools and incentives afforded to multi-municipal plan participants in accord with Article XI and other sections of the Municipalities Planning Code.

- Encourage cooperation with school districts to enhance education opportunities for students in the Region and meet the educational needs of the community.
- Address economic development on a regional basis.
- Pursue joint opportunities for funding of projects through grant programs.
- Foster coordination with school boards with regard to use of and planning for facilities.
- Address the enhancement of the Lackawaxen River Corridor on a regional basis.

Chapter 5

Community Facilities

INTRODUCTION

Community facilities consist of public services that are directly related to the physical development of the Region and the safety, health, and physical well-being of the citizens that live and work within the Region. These services include sanitary sewerage and water supply, school facilities, emergency services, police and fire protection, stormwater management, trash collection and recycling, libraries, community centers, and recreation facilities. The challenge to municipal government is to provide these services in an efficient and cost-effective manner, while still protecting the character of the Region.

Determination of which community facilities and public services are most needed in the Region is dependent on the availability of current services, residents' needs, municipal policy, financial resources, and availability of the services being supplied by other levels of government, private resources, or other agencies. Financing may be provided through resident user fees, tax revenue, state or federal funding, or through contracts with private or quasi-public agencies, thereby tailoring activities and expenditures for specific needs. Municipal governments need to evaluate the cost of these facilities and services and develop an approach for providing them.

PROJECTS

The following projects related to community facilities have been identified during the planning process, and are listed in Chapter 14, Implementation Actions:

- Plan and develop a series of ponds and dry hydrants for fire protection in the Region
- Determine maintenance responsibility for and encourage maintenance of all fire hydrants in the Region.
- Implement planned storm drainage facilities and stream bank stabilization improvements.
- Support fire companies' efforts to raise money to replace aging equipment, maintain adequate numbers of volunteers, secure necessary training for personnel, and coordinate firefighting efforts with Aqua PA.
- Provide improved access to the River for fire fighting.
- Improve Lollipop Pond Dam and Bridge.
- Update Bethany, Honesdale, and Texas Zoning and Subdivision and Land Development Ordinances.
- Continue I & I work on the existing sanitary sewer system.
- Acquire emitters for emergency vehicles.
- Improve the Apple Grove/pool site with passive and/or active recreation facilities, create pedestrian connection to Fairgrounds, improve pedestrian access to Apple Grove area.
- Acquire land for and construct a Dyberry Township municipal building.
- Develop a community facility complex in Honesdale, which will consider the needs for improved/expanded senior center, YMCA, library, indoor pool, and other services to the Region.



Dry Hydrant System Proposed for Region's Ponds



Veterans' Park/Apple Grove Site



Lollipop Pond Dam



Lollipop Pond



Little League Field



Inadequate Parking at Field



Little League Field Expansion Possibilities



YMCA



Route 6 Without Sidewalk



Honesdale EMS



Honesdale Salt Shed



Seelyville Dam



Seelyville Fire Company



**Old Wastewater Treatment Plant -
New WWTP Project Underway**



**Old Fire Training Facility -
New One to be Constructed**

- Prepare Act 537 Plan(s) with anti-degradation analysis for expansion of sanitary sewer system beyond current service area (consider Bethany, portions of Dyberry, portions of Texas), as directed by the Governing Bodies.
- Construct a sidewalk along Route 6 to the commercial area in Texas Township south of Honesdale.
- Support efforts of Aqua PA to replace pipes and hydrants as necessary, increase flow to Seelyville area, and clean wells and tanks.
- Construct a fire training facility.
- Address drainage issues along Elizabeth Avenue in Texas Township.
- Conduct a feasibility study for and construct a new ambulance facility as appropriate.
- Repair the bulkhead at Seelyville Dam and remove silt from the pond.
- Institute medical transportation service for non-emergency situations.
- Develop a regional approach to provision of police service.
- Implement the trail plan for the Region with a system of trails, bike paths, and bike lanes.
- Acquire additional land near the Little League field for parking and possibly additional recreation facilities.
- Acquire another area for Honesdale materials recycling if the current area at the Little League field is used for parking.
- Work with the Diocese to determine appropriate future use of the St. Vincent Catholic school site.
- Construct a trail along the Gravity Rail Bed.
- Improve Bethany Park.
- Provide specialized recreation facilities at a new or existing park in Honesdale.
- Construct a trail along the Towpath within the Region, develop a park at the Texas Township Building.
- Construct a trail and Linear Park along the River in Honesdale.
- Consolidate Honesdale Borough public works facilities to one area.
- Acquire land for and develop a Dyberry Township community park.
- Prepare Dyberry Township Zoning and Subdivision Land Development Ordinances.
- Develop a Park in White Mills.
- Develop a Park in Seelyville.
- Construct a new Honesdale Salt Shed.
- Construct improvements within and nearby Central Park to facilitate its use for events.
- Provide expanded library facilities
- Construct a garage for Wayne County Transportation vehicles.

- Improve Gibbons Park.

The Bethany Library requires an addition, including an ADA compliant restroom.

Bethany Park improvements include improving playground drainage and Band Shell improvements, detailed below:

Bethany Borough Band Shell Repairs

Front of Band Shell

1. Repair or replace wood boards on roofline.
2. Cement bases of columns repaired (all 6).
3. Wood trim at base of columns repaired (all 6).
4. Scrape and paint columns (all 6) white on columns - black at cement base.
5. Scrape and paint all trim white.
6. Scrape and paint inside of band shell - white.
7. Replace floor of band shell and put steps on both sides.

Right Side of Band Shell

1. Repair foundation.
2. Repair roofline board.
3. Scrape and paint all wood and paint cement sides - white.

Left Side of Band Shell

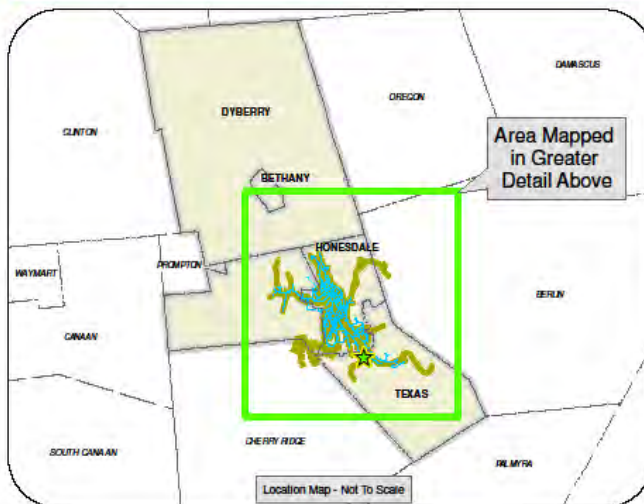
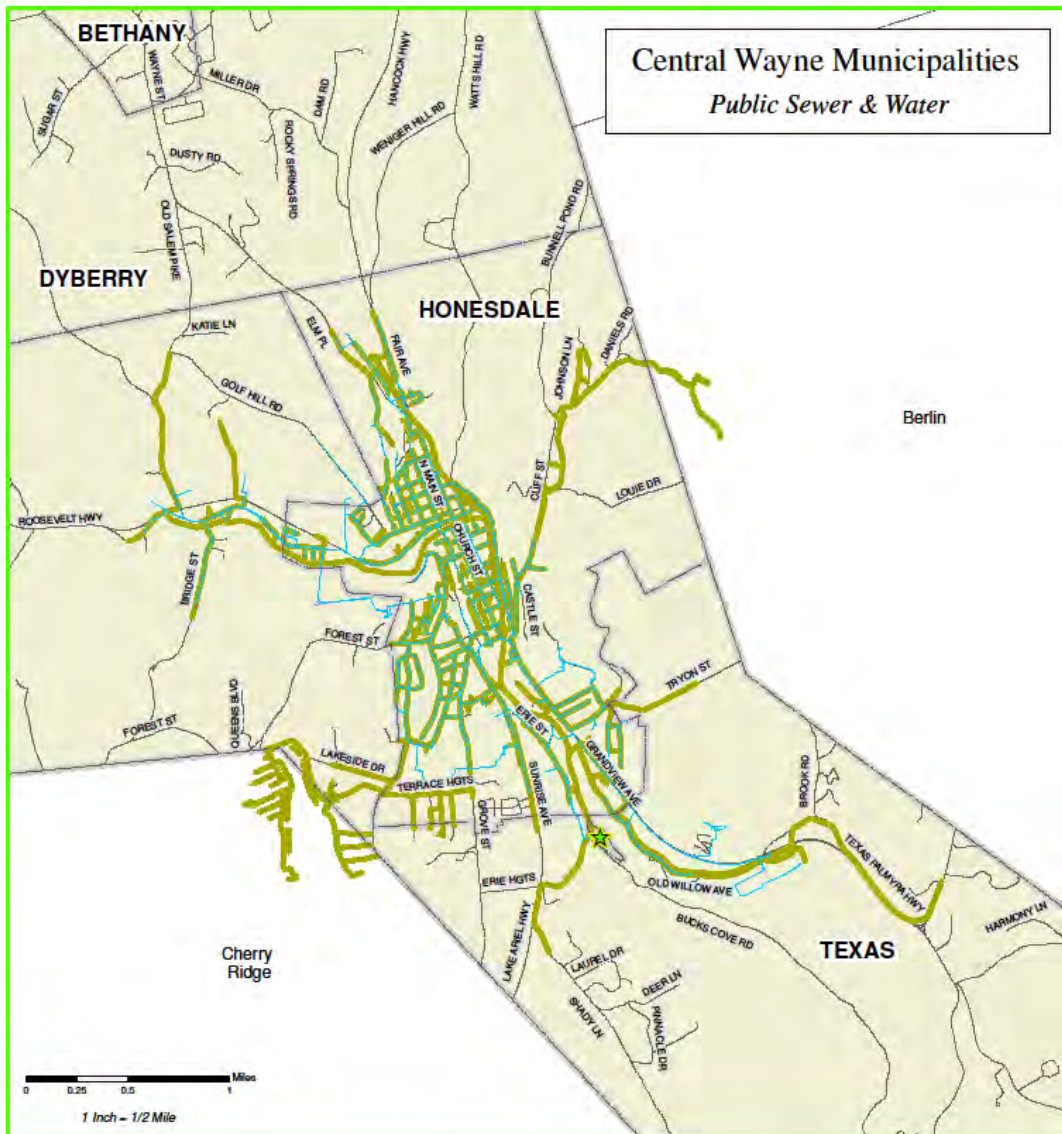
1. Scrape and paint all wood and paint cement sides - white.

Put on new roof.

Bring electrical up to date.

Put on extension to back - approximately 8 to 10 feet - 3 bay.







Public Sewer & Water







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Central Wayne
Regional Comprehensive Plan

Created By:
Wayne County
Department of Planning

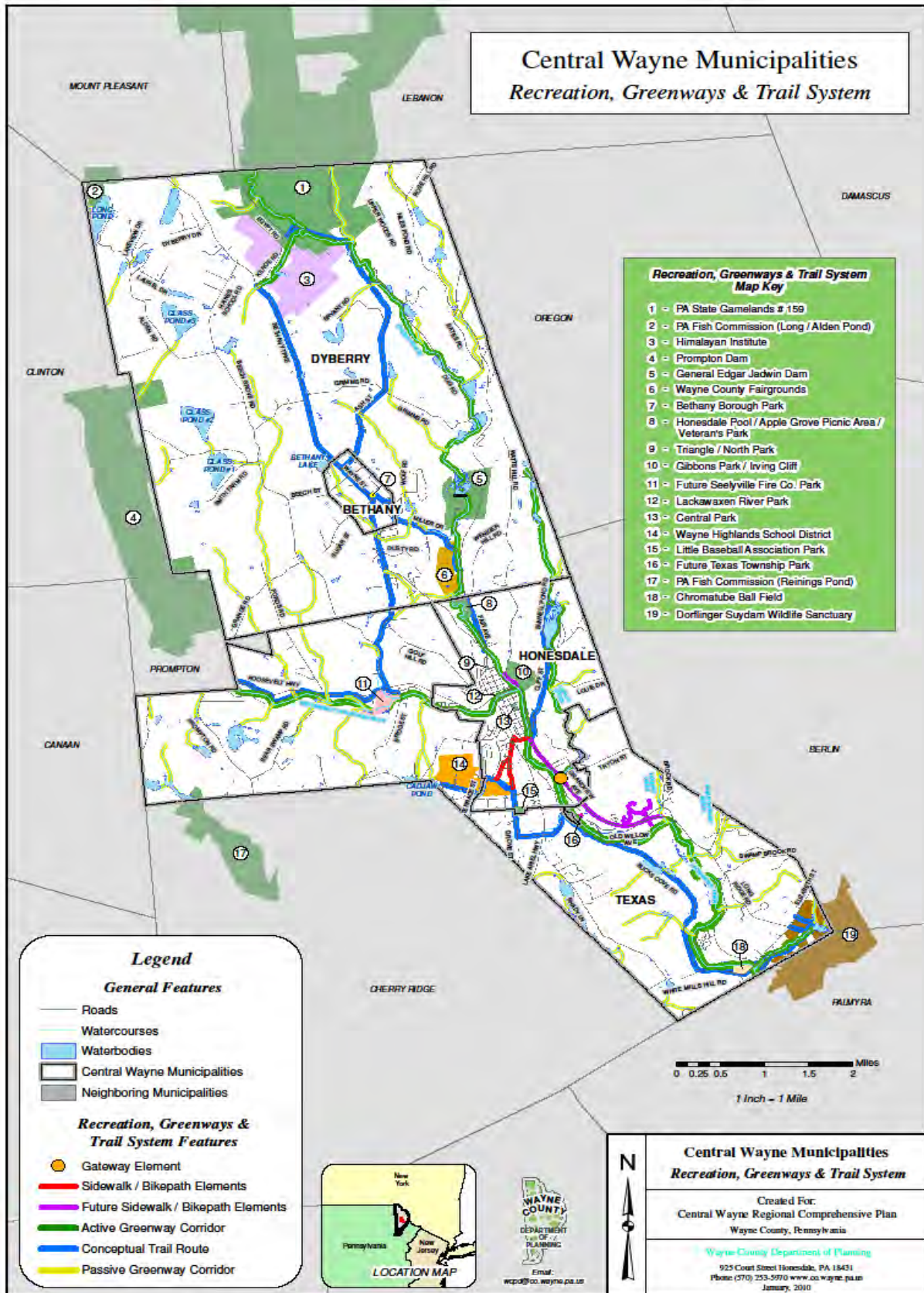
October, 2009

Legend

-  Central Wayne Regional Sewer Authority
-  Municipal Boundaries
-  Water Main *
-  Sewer Main *
-  Roads
-  Central Wayne Municipalities

* Data Source: Entech Engineering, Inc. & Wayne County GIS (The exact location of all illustrated sewer and water lines is not confirmed. The purpose of this map is to generally illustrate the extent of the sewer and water infrastructure in the Central Wayne Area.)



RECREATION, GREENWAYS AND TRAIL SYSTEM MAP

A number of the community facilities projects are listed on the above-referenced map, which follows, including:

- Lackawaxen River Active Greenway, which can include the D&H Canal Co. Gravity Railway Bed and D&H Canal Co. Towpath
- Dyberry Creek Active Greenway
- Carley Brook Active Greenway
- Future sidewalk/bikepath element along Route 6 from Honesdale to the Texas Township Commercial areas
- Future sidewalk/bikepath element in vicinity of Gibbons Park/Irving Cliff
- Existing sidewalk system from downtown Honesdale to the school campus



Gravity Rail Bed



Pedestrian Bridge in Honesdale



Bike Path



Bike Path



Bethany Park



Veterans Park



Gibbons Park/Irving Cliff



Lackawaxen River Park



Potential Seelyville Park Site



Potential Texas Township Building Park Site



Potential White Mills Park Site



Potential Expanded Lackawaxen River Park



- Conceptual Trail Route from Dorflinger Snyder Wildlife Sanctuary to the school campus
- Conceptual Trail Route along Cliff Street from the Lackawaxen River to Bunnell Pond
- Conceptual Trail Route from Seelyville toward Prompton and Prompton State Park
- Enhanced pedestrian and bike access from downtown Honesdale to Apple Grove
- Conceptual Trail Route between Bethany and Seelyville
- Conceptual Trail Route from the Fairgrounds to Bethany
- A looped Conceptual Trail Route from Bethany to the Himalayan Institute and State Gamelands, back to Bethany

Trail and greenway planning is discussed in further detail in Chapter 13, Linkages.

The Recreation, Greenways and Trail System Map shows existing recreation facilities, some of which are proposed to be enhanced, and proposed recreation facilities. Existing recreation facilities to be enhanced include:

- Bethany Borough Park
- Honesdale Pool/Apple Grove Picnic Area/Veterans Park
- Gibbons Park/Irving Cliff
- Lackawaxen River Park
- Central Park
- Little Baseball Association Park

Proposed recreation facilities include:

- Future Seelyville Fire Company Park
- Future Texas Township Park

The Chromatube Ball Field could be incorporated into the proposed White Mills Park. While a Township Park in Dyberry is recommended, no site has been mapped.

It would be desirable to acquire a parcel between the Apple Grove area and the Fairgrounds for recreational use to provide an expanded contiguous recreation area. The feasibility of doing this should be explored.

PROPOSED DRY HYDRANT SYSTEM

The following map shows a system of existing and proposed dry hydrants throughout the Region. The system of dry hydrants can assist in fire protection in the Region by making water available in rivers, streams, ponds and lakes readily accessible as an uninterrupted supply of water.

A dry hydrant consists of an arrangement of piping with one end in the water and the other end extending to dry land and available for connection to a pumper.

HONESDALE STORMWATER IMPROVEMENTS

Listing of Improvements

The Borough of Honesdale authorized in 2008 a Stormwater Management Study of the three (3) tributaries that drain down the hillside on the west side of the Borough and into the Lackawaxen River. The southernmost tributary is Tributary A. Tributary A originates above the High School property and crosses Grove Street near the Fire Company before heading downslope, across Route 191 toward the Lackawaxen River. The middle tributary is known as Blake's Creek, or Tributary B. Blake's Creek originates near the school's athletic complex and drains through the residential areas along Ridge Street, Terrace Street and Grove Street and eventually discharges to the Lackawaxen River. The northernmost tributary is Tributary C. Tributary C originates to the South of Forest Street in Texas Township. It drains through a series of storm sewers and open channels, crosses under the St. John's Church property and under the DSFI building before discharging to the Lackawaxen River.

Recommended solutions were developed with the goal of safely conveying the 25-year storm through the system to the River.

In addition to the recommendations below, the study recommends a public education campaign to remind residents that they should not throw debris in the stream channel. Debris includes, among other things, tires, appliances, Christmas trees, leaves and grass clippings. Additionally, the floodplain should be kept clear of obstructions including sheds, playhouses, picnic tables, etc.

Recognizing that the Borough cannot implement all of the solutions listed due to limits on time, finances and staffing, a prioritized list of projects was provided. The projects are broken down by tributary and are assigned a priority of top, medium or low. It should be noted that many of the projects will require the cooperation of another party, such as a private property owner or the school district.

Tributary A

Top Priorities

1. Removing debris and vegetation from stream channel.

Medium Priorities

1. Connecting the school pipe to the Grove Street Storm Sewer pipe and providing a headwall to collect water from the riprap channel.

Low Priorities

1. Upsizing the Grove Street storm sewer system
2. Correcting the erosion in Reach 2, 400 feet upslope of Route 191/Erie Street

Tributary B

Top Priorities

1. Surveying the storm sewer system under Elm Street and the adjacent house to identify the origin of the seeping water. Changes to this system would be based on the results of the survey.
2. Improving the entrance/inlet control condition at the culvert and concrete wall in the Rickard backyard.
3. Changing the inlet grates along Terrace Street.
4. Removing pipe and creating a channel between Elm Street and Ridge Street.
5. Removing the backyard culverts and regrading channel between Ridge Street and Terrace Street.
6. Regrading and stabilizing channel approximately 100 feet upslope of Route 191/Erie Street.
7. Creating additional storage in the wetland basin near the school athletic complex.
8. Creating additional storage in the existing school district detention basin along Terrace Street.
9. Removing debris found in the channel.

Medium Priorities

1. Surveying the storm sewer system under the Top Notch parking lot to the River.
2. Removing the trash rack on the pipe behind the Top Notch building and installing one on the upstream side of the culvert under Route 191/Erie Street.
3. Improving the entrance/inlet control condition at the culvert crossing Terrace Street.
4. Improving the entrance/inlet control condition at the culvert crossing Route 191/Erie Street.
5. Improving the cross section of the channel immediately upslope of Elm Street.

Low Priorities

1. Correcting the erosion in Reach 17, upslope of Corey Street.
2. Survey the storm sewer system coming down Ray Street.
3. Upsizing the culvert under the north-south section of Corey Street.
4. Improving the entrance/inlet control condition at the culvert under the Apartment complex driveway.

5. Improving the entrance/inlet control condition at the culvert crossing the east-west section of Corey Street.

Tributary C

Top Priorities

1. Creating a storage area in the upper reaches of the watershed.
2. Changing the inlet grates along Forest Street.
3. Installing a check valve on the basement drains in the house on Carroll Street.

Medium Priorities

1. Improving entrance/inlet control condition at culvert under Ridge Street.
2. Improving the cross section of the swale west of Maplewood Drive.
3. Surveying the storm sewer system from St. John's Church, under DSFI to the River to determine pipe sizes, materials, connections and conditions.

Low Priorities

1. Upsizing the culvert(s) through the backyards along Maplewood Drive.
2. Making changes to the storm sewer system from St. John's Church, under DSFI to the River.

Subsequent to the Stormwater Management study, the Borough of Honesdale submitted an H2OPAWSSW Grant application to the State for funding for storm water management. Portions of the grant application are provided below:

Stormwater Improvements Project Narrative

The project area is located in Honesdale Borough, Wayne County along an unnamed tributary to the Lackawaxen River, locally known as Blakes Creek. The creek originates in Texas Township on the property of the Wayne Highlands School District. It then flows through a steeply sloping residential neighborhood and eventually discharges into the Lackawaxen River. In a stormwater management study completed in early 2008, it was found that the existing problems along Blakes Creek included erosion, lack of pipe capacity, lack of inlet capacity and lack of swale capacity. These problem areas have a history of flooding and property damage in the residential neighborhood. Storm flows have also overtopped the roadways, creating a hazardous condition and restricting traffic flow. Correction of these problems is consistent with both the County and Borough Comprehensive plans and the County Act 167 Stormwater Management Plan. This project will benefit and protect the Borough of Honesdale and its residents by reducing repetitive private property damage and damage to Borough Streets and facilities.

Uncompleted activities proposed as part of the grant application are detailed below:

- Elm Street Stormwater Improvements – The Borough, at their own cost, will design and install a larger culvert under Elm Street. This will correct a drainage problem listed in the 2008 Stormwater Management Study and will improve the conveyance capacity under the Township roadway.
- Stormwater Improvements Below Elm Street – An extension of the Elm Street culvert will be designed and constructed behind the residence on the east side of Elm Street. This will correct a drainage problem listed in the 2008 Stormwater Management Study and will improve the conveyance capacity through the private property.
- Ridge Street Stormwater Improvements – A storm sewer will be designed and constructed from the rear yard of the properties located along Ridge Street to a private drive and then into an existing catch basin in Ridge Street. The project proposes a concrete entrance headwall and approximately forty five (45) feet of channel excavation upstream of the storm sewer inlet. The project will replace the existing catch basin in Ridge Street and will replace the existing 24 inch pipe exiting the catch basin with a larger pipe. A cost estimate for this work is attached. This will correct a drainage problem listed in the 2008 Stormwater Management Study and will improve the conveyance capacity under the Township roadway.
- Stormwater Improvements from Ridge Street to Terrace Street – A storm sewer will be designed and constructed from the end of the previous project through the residential back yards to the existing culvert under Terrace Street. This will correct a drainage problem listed in the 2008 Stormwater Management Study and will improve the conveyance capacity through the private property.
- Grove Street Stormwater Improvements – A storm sewer will be designed and constructed from the existing headwall in the residential back yard across Grove Street to discharge in the stream channel. A higher headwall will be constructed in the residential backyard. This will correct a drainage problem listed in the 2008 Stormwater Management Study and will improve the conveyance capacity through the private property.

Each of these segments is designed and intended to provide additional stormwater conveyance capacity in the Blakes Creek system. The improvements will provide more efficient opportunities for stormwater

to enter the storm sewer system and stay in the storm sewer system. This will reduce flooding, property damage and road damage in the project area.

Both the Borough and the School District are committed to improving the situation. The Borough hosts an ongoing stormwater management committee that tracks the progress of the improvements in this area. The Borough staff inspects and cleans out the storm sewer inlets twice per year and keeps a maintenance log of all activities. Additionally, the Borough conducts regular street sweeping to keep debris out of the storm sewer system. Both the School District and the Borough actively participated in the 2008 stormwater study to develop proposed solutions to these problems. The School District has plans to expand an existing wetland detention area and to create a new detention area. Both projects will reduce the peak flows contributing to Blakes Creek.

IDENTIFICATION OF ISSUES

Issues concerning community facilities, and subsequent projects, were identified during Regional Steering Committee meetings, a tour of the Region with the Regional Steering Committee and a series of focus group meetings. Focus group meetings were held on Community Facilities and Services, Natural and Historic Resources and Recreation, Fire Protection and Health Care.

Tour Observations

- Potential for walking trail along towpath
- Available facilities at museum/wildlife sanctuary
- Elizabeth Street drainage problems affect resident properties
- Improvements to Lollipop Pond Bridge and dam are needed
- Potential for park/trail in vicinity of Texas Township building
- New sewage treatment plant on-line in 2011
- Increase utilization of Cliff area, identify entrance to trail and promote utilization of trail
- Revitalization of area of old courthouse and old Borough Garage
- Need for fire training area
- Underutilization of Apple Grove area - area to Fairgrounds could be enhanced
- What are parameters for Dyberry Township Building?
- Improvements to Bethany Park will continue
- Dyberry Creek is a great trout fishing stream
- Medical facilities are locating at the outskirts of town
- Seelyville Dam area:
 - Pond silting in, reduced in size
 - Bulkhead needs improvements
 - Potential for trail to Honesdale
 - Potential Township park area

Fire Protection Focus Group

- Concern if there is enough water to fight fires, especially when they get hot very quickly.
- Concern for flow out of some hydrants in Honesdale.
- The river can be a source of water, but it takes a long time to set up porta-pumps to use river water. When manpower and time are short, this creates a problem.
- The Region needs to look at where it can get water resources, such as ponds and deep streams, and where dry hydrants should go, and prepare a plan for the Region.
- There are daytime issues with getting adequate volunteers. There are dwindling numbers and problems with retention and recruiting. Employers in the area are fire fighter friendly.
- Aqua PA Water Company will hydraulically model the system to determine where there are issues, including pipe constraints such as old or plugged pipes. Field tests will also be conducted.
- There will be a plan for future pipe replacement over a 10 to 20 year period. Will target undersized pipe. Some hydrants need to be replaced.
- Aqua people can cooperate with fire company during fires to determine which valves should be open or closed to increase water flow to an area or redirect to another hydrant where there would be more flow. The water company can maintain a list of hydrants, with flows.
- Maintenance responsibility for hydrants needs to be established. Some private hydrants on private property may not be operating. Need to work with water company to maintain them.
- There should be training sessions given by the water company to fire fighters so they know how to open and close hydrants.
- In Honesdale, need better access to the river.
- Flow in Seelyville is an issue. Flow from the North has been cut.
- Water quality has been an issue, and a big concern of Aqua. Initially, Aqua will clean three wells. Cleaning the bore hole will get rid of bacteria and also increase yield. Then the tanks will be cleaned. Then there will be main replacement.
- Seelyville has a need for a water booster pump.
- There are no standards for private well drilling. Wells still happen in Honesdale, as connection to the water system is not mandatory. There are not mains throughout the Borough.
- Honesdale has had fires where had conversions. Good codes, good enforcement, one owner/occupant will help.
- Should there be a full-time paid fire inspector for the Region, to help bear the expense? The inspector would look at buildings and hydrants.
- Aqua will have a conference room which can be used for training of fire company personnel on hydrants.
- Aqua needs input from fire companies after fires as to problem areas.

Recreation Focus Group

- Honesdale has significant expenses taking care of parks.
- Should there be a handicapped playground? Or add modules to existing facilities?
- Little League Field – Parking is a key issue. Can Honesdale and Texas cooperate to acquire the 4 acre parcel next door? Could have more fields, a building is there, room for parking. The Borough now recycles materials at the field's area. If it gave that up, it would have to find another recycling area. The LL would like to put parking at the current recycling area.
- Honesdale would like to build a salt and cinder storage facility. The current road maintenance facility is inadequate.
- Texas Township has no municipal recreation facility. It has 5-6 acres behind the Township building, across from the sewer plant.
- There are no municipal facilities in Dyberry.
- The School complex has recreation facilities.
- Walking trail at the Horseshoe should be considered.
- A year-round pool would be a big expense.
- No interest in ice skating/hockey rink/roller skating area. Interest in skateboarding area comes and goes.
- There is a ballfield behind Honesdale pool. An old field, it has been damaged by flooding and is still subject to flooding.
- Losing community parkland in Honesdale.
- The YMCA needs space. Need money to renovate. They really need a new facility – building is old armory. Have no money.
- Plan a White Mills park/playground in conjunction with the ballfields there. Plan a park at Seelyville.
- Potential for pathway on Gravity Railroad bed from Seelyville to Honesdale.
- Potential of White Mills – ballfield there. River, canal, towpath. Could have recreation area, connection toward Honesdale and lockhouse. It would be nice to connect Honesdale to Hawley via the old towpath.
- Wildlife Sanctuary – trails by pond, trail system map on website. Link trail system to canal/towpath.
- Fire company owns the Seelyville Pond – has 60 acres, most on fire company side.
- Bethany got playground equipment for park. Things remaining to do include: refurbish bandshell, addition to library (restrooms not ADA compliant), fencing (coming).
- Make the bikepath safer.
- Connect Honesdale to Fairgrounds.
- Dyberry does not have a Township park.

Health Care Focus Group

- Need medical transportation service for non-emergencies. The closest is in Carbondale. Now use ambulances for non-emergencies. Need to be able to provide bed to bed service as necessary. Need medical wheelchair van with a lift.
- The County transportation service works on appointments with 24 hour notice, and doesn't help people who need immediate assistance. People call 911. Transportation does not bring people home from the ER, sometimes the ambulance service does.
- Honesdale EMS does non-emergency work as a sideline and service. It has overqualified people and equipment, and insurance doesn't pay. EMS is acting as a safety net for people not taking medications and who do not have people checking on them.
- There has been movement of physicians from the center of town, such as up Route 191 north. If doctors go further North, they will want public sewer and water (antibiotics and septic don't mix).
- Availability of land in Borough for 11,000 sq. ft. or so doctors' offices is limited to non-existent.
- Parking availability downtown has been a concern.
- Need location for EMS building in the future – 10,000 sq. ft. range. Challenge to find in the Borough.
- Regulations for hospital construction (private rooms) drive a larger footprint for the same number of beds. Technology needs also cause a space squeeze.
- Hospital is ok for parking for the next couple of years.
- If the Hospital expands, it is more likely that it will expand at grade rather than go up two floors on the 1980 building. The hospital could expand into its parking area, and provide for parking on the other side of the river.
- Should there be at-grade parking in the future? Or elevated parking?
- The hillside on High Street would make expansion to that direction difficult. There is concern for historic houses on the south side of Route 6.
- Geisinger has land on Route 191 south. It has no definite plans, but would likely do a multi-specialty facility to complement existing facilities in the community.
- Need more physicians. Many physicians are nearing retirement, and are not regenerating themselves. People to care for boomers are needed. Need primary care physicians and specialty care. Get specialty care physicians from Scranton – volume issue, need larger base for specialty care. Also need primary care physician base to feed specialists. Core specialists are needed, such as oncology, cardiology, orthopedics.
- Pool in the community would be a plus.

Bethany Village





Wayne Memorial Hospital



Potential Geisinger Site on Route 191



Medical Facility Route 6 West



Medical Facility Near Hospital

Community Facilities and Services Focus Group

Police Protection

- Only Honesdale has police force.
- Honesdale goes outside its boundaries if immediate attention is needed and the State Police are not available.
- In the early 1990's a police regionalization study was done in Wayne County. People without police forces were not willing to pay the costs for regional police service.
- Could Honesdale/Texas be a start toward a regional force, with other municipalities coming on later?

Wayne County Human Services

- Would like to see a new senior citizen center developed with the Y or other organizations to meet the needs of retirees. Would like to get a pool. Retirees will have new interests and there will have to be a more comprehensive approach to serving them.
- Theme of agencies working together to provide/share facilities because of the cost of maintaining buildings, providing a network of buildings serving the community. But there is a concern that if you get too regional, providers can get separated from the community they serve, resulting in less community cohesion.
- Drug and alcohol issues in the County. There is a need to look at prevention and attitude toward addiction.
- Need to increase the quality of life in the area to attract medical professionals to work in fields where the area needs more professionals (such as psychologists to help out in mental health and mental retardation, and speech and physical therapists).

County Transportation

- Need a garage for vehicles – need 20,000 square feet of garage space.

Honesdale Library

- Facilities study 3 years ago indicated almost every library in the County needs more space, especially Honesdale.
- At Honesdale, have wait time for computers, want to do more for teens – rooms are multi-use, difficult to find space for people to sit.
- Have thought about the concept of a community campus with the Y or other organizations, where they could share rooms – in some County libraries, space is shared with a senior center.
- Honesdale Library needs space for computers, teens, parking, stacks; quiet space, noisy space, private space, public space, talking space, waiting space, community space (where a person can go and feel part of the community, around people).
- Library would like 20,000-25,000 square feet eventually. Initially they might use 12-15,000 square feet to double what they have. They would design for and leave room for future expansion.

Sanitary Sewers

- Current WWTP project resulted from consent order to Honesdale from PA DEP. Honesdale Borough did a 537 Plan (not a regional 537 plan), but looked at the needs of the region, projecting 15 years out – 2.2 gpd WWTP.
- Huge I&I component and combined sewer flow, very high peak flows. As they do I&I work, the flow will go down and there will be more capacity for growth.
- High quality streams are an issue in the region, need to consider anti-degradation alternatives when doing sewer planning beyond current service area. Expanding sewers will require 537 planning, anti-degradation analysis with DEP, and likely DRBC.
- There are some areas in Honesdale itself which will require anti-degradation analysis, and demonstrating that it is more cost effective to go to the existing plant than to use alternative such as spray irrigation (and soils probably won't support spray irrigation).
- Serving Dyberry, Bethany, White Mills, and west of Seelyville will have issues. Capacity and pipe construction is not the problem – anti-degradation is.
- Texas is looking at a 537 study for the Indian Orchard–White Mills area.
- The Central Wayne Regional Authority can't expand sewers beyond current area unless there is a municipal request to expand sewers, a 537 study, and an agreement with the municipality. DEP will not mandate sewer expansion in this region. It will want to see anti-degradation alternatives.
- Bethany did a 537 study. It recommended building sewers and piping sewage to Honesdale. DEP returned the study because it had no anti-degradation analysis.
- Bethany and Dyberry are not part of the Central Wayne Regional Authority, but reserved the right to join and connect sewers. They would need to approach the Authority with a project.
- Bethany has few customers and is a long way from the treatment plant. Alternatives could include, but not be limited to, piping to the plant, spray irrigation in Dyberry Township, or piping to the plant, taking some effluent out, and spraying it. If Dyberry would connect to sewers to Bethany, it would have to participate in the 537 study. If Dyberry would not connect, just Bethany would be in the 537 study.

Honesdale Shade Tree Committee

The Shade Tree Committee is an advisory board to provide input on what trees are best suited for certain areas and conditions in the Borough. Areas identified for focus and concentration of effort are:

- Downtown, from 4th Street to 12th Street, from Commercial Street proceeding east to the river.
- Uptown, from the 12th Street Bridge to the junction of Routes 191 and 670, from West Street proceeding east to the river.

Wayne County Public Library Building Program Statement June 2006

This study identified the following issues with the facility located in Honesdale:

- There is no off-street parking.
- The site is insufficient for the Library's needs.
- There are numerous rooms, most of which are very small.
- The library is not totally ADA compliant.
- Condition and age of elevator.
- Ability to place shelving.
- More space is needed for the staff and patrons to function properly.
- Some areas are not functional.
- There is limited storage space.

Space requirements were put at 27,650 square feet. No decision has been made as to how the library will address securing more space.

General Community Facilities Policies for the Region

- Support water supply and wastewater facility planning for expansion of capacities and extensions of the areas of service in designated growth areas. Work to achieve consistency of the Act 537 plan and infrastructure planning with this Plan and its land use element.
- Provide for recreation facilities, both active and passive, to serve the Region's residents pursuant to this plan and the Regional Recreation, Parks and Open Space Plan.
- Identify opportunities for regional cooperation and sharing of equipment, facilities and services.
- Require developers to adequately manage stormwater runoff and erosion and sedimentation in manners consistent with the protection of water resources in the area, Stormwater Management Plans, and municipal ordinances. Encourage recharge of the water table as development occurs.
- Do not plan for extension of sewer and water facilities into areas intended to remain rural.
- Continue to monitor the need for additional community, cultural and social facilities and services in the Township, such as expanded senior center facilities, library facilities and YMCA facilities, and plan for such facilities as resources permit.
- Encourage the School Districts, churches, clubs, and other organizations in the community to allow use of facilities for community activities.
- Identify opportunities for cooperation between the municipalities and the School Districts in providing facilities and programs to area residents.

- Encourage utilization of recycling programs. Identify convenient locations for additional recycling facilities.
- Ensure that required infrastructure is constructed by developers.
- Pursue funding for and support fundraising efforts to support the replacement of vehicles and equipment for fire companies in the Region.
- Plan for and seek funding for the continued acquisition, improvement and appropriate development of recreation facilities, greenways, and recreation programs in the Region.
- Establish and maintain language in the Subdivision and Land Development Ordinances to require developers to dedicate land or pay a fee in lieu of land for all new subdivisions.

Each subdivision or land development would have to be reviewed to determine whether the dedication of land or the fee in lieu of land would be more appropriate, based upon the size and location of the development.

Maintain standards for recreation facilities. Review National Recreation and Park Association (NRPA) Standards for appropriateness.

- Where appropriate, work with PennDOT to widen and improve road shoulders and require developers to improve shoulders along their properties in order to accommodate pedestrian and bicycle facilities.
- Maintain a dialog with the School Districts regarding development activities, school facilities needs, location of school facilities, and school bus routes.
- Promote and support efforts of community organizations to provide recreational facilities and programs for all area residents and services and programs for seniors and youth.
- Involve local fire companies and school district personnel in review of subdivision and land development plans, where appropriate. The design of developments should address emergency access and egress, including multiple access/egress points.
- Encourage volunteerism for fire companies and other non-profit agencies and increased coordination of volunteer services among agencies.
- Address the need for fire and emergency medical personnel as fewer volunteers become available. Cooperate regionally to ensure adequate service throughout the Region.
- Maintain current and workable emergency operations plans.
- Consider adoption of an official map to reserve land identified for public park, recreation, greenway and trail use.
- Support and encourage additional public transportation/para-transit services.

- Review and use as appropriate resources of PADCED to improve municipal government.
- Monitor needs and opportunities for additional, expanded, or improved community services and facilities, the needs of demographic groups in the region, and grant opportunities. Review opportunities for regional cooperation.
- Prioritize storm drainage problems within each municipality based upon frequency of occurrence, potential for injury to persons or property, damage history, public perception of the problems and other appropriate criteria.
- For the top priority drainage problems in the municipality, conduct detailed engineering evaluations to determine the exact nature of the problems, determine alternative solutions, provide cost estimates for the alternative solutions, and recommend a course of municipal action.
- Incorporate implementation of recommended solutions to the drainage problems in the annual municipal capital or maintenance budgets as funds are available.
- In SALDOs require new developments to provide sufficient water supplies and storage for fire protection, such as ponds, cisterns, and dry hydrants. Require developers to address fire hydrants, building protection and access of fire vehicles.
- Prepare Capital Improvements Programs.
- Support legislation for additional impact fees.
- Enact zoning ordinances and SALDO provisions to protect water supplies.
- Enact BMP requirements in SALDOs for stormwater management and erosion and sedimentation control.
- Require hydrogeologic studies in SALDOs for substantial water uses

PLAN FOR THE RELIABLE SUPPLY OF WATER

Public water supply in the Region is provided to portions of Honesdale and very limited areas of Texas Township by Aqua PA. Honesdale and Texas will support the efforts of Aqua to improve the water system. Aqua will clean and remediate wells, clean tanks, and replace mains as needed. Flow to Seelyville needs to be improved. Some hydrants need to be replaced. Aqua, the municipalities and private landowners need to cooperate to assure there is adequate maintenance of fire hydrants.

To improve supply of water for fire fighting, a series of dry hydrants has been planned; access to the River will be improved; hydrants will be replaced; undersized pipes will be replaced; and there will be coordination of utilization of valves and hydrants during fire fighting. Developers should be required to provide supplies of water for fire fighting.

Where public water supply is not available, reliance is on private wells, including portions of Honesdale. The municipalities should consider whether standards for private well drilling should be adopted. Actions for consideration with regard to wells include:

- Adopt well siting, construction, water quality testing, and abandonment standards as part of the subdivision and permitting process to protect groundwater quality; such requirements should involve siting wells at safe distances from potential contaminant threats, grouting, and the placement of a sanitary seal on all at- or below-grade well openings.
- Adopt aquifer testing requirements for proposed new subdivisions and land developments to assure adequate water supply and to assure no adverse impacts on adjacent existing development.
- Require that any new development within a reasonable distance of an existing municipal community water system be connected to the municipal water system.

Both surface and groundwater must be protected with regard to quality and quantity. Examples of techniques for the protection of water quality and quantity include:

- Riparian stream buffers
- Stream corridor overlay zoning
- Minimize effects of impervious surfaces
- Protect headwaters and groundwater recharge areas
- Wellhead protection
- Hydrogeologic impact analyses
- Preserve critical watershed areas
- Best Management Practices
- Implement stormwater management and erosion and sedimentation control plans
- Restore stream banks and crossings
- Sewage treatment and discharge practices
- Protect wetlands and floodplains

- Greenway development
- Conservation Development
- Increase watershed awareness
- Regulate/restrict potential contaminating uses

Key areas include floodplains, wetlands, hydric soils, adjoining steep slopes, and headwaters of streams. The granting of conservation easements or dedication of land to municipalities and conservation groups will be encouraged. If land near streams is developed, developers will be encouraged to establish riparian forest buffers. Conservation development will be encouraged if development occurs, in order to protect the watersheds of watercourses and water supplies, vulnerable steep slopes, and woodlands. The density of development will be established through analysis of the natural, scenic, historic features, and resources at each site; and, steep slopes, floodplains, woodlands, and wetlands will be protected.

PROTECTING WATER SUPPLIES

Stream Corridor Protection	Aquifer Protection	Groundwater Resource Protection Provisions	Hydrogeologic Impact Analyses
<ul style="list-style-type: none"> • Restrict development and impervious surfaces 	<ul style="list-style-type: none"> • Review development plans to prevent groundwater pollution 	<ul style="list-style-type: none"> • Wellhead Protection 	<ul style="list-style-type: none"> • Proposed supply locations
<ul style="list-style-type: none"> • Require riparian vegetative buffers 	<ul style="list-style-type: none"> • Limit impervious surfaces 	<ul style="list-style-type: none"> • Increase watershed awareness 	<ul style="list-style-type: none"> • Geologic conditions, recharge rate, degree of renovation
<ul style="list-style-type: none"> • Encourage use of best management practices 	<ul style="list-style-type: none"> • Establish performance standards for commercial and industrial uses 	<ul style="list-style-type: none"> • Regulation/restriction of potential contaminating uses 	<ul style="list-style-type: none"> • Aquifer characteristics; groundwater movement, use, yield, quality, quantity, well interference
<ul style="list-style-type: none"> • Encourage stream habitat improvement 	<ul style="list-style-type: none"> • Protect aquifers through controlling uses and potential polluting activities 	<ul style="list-style-type: none"> • Performance standards 	<ul style="list-style-type: none"> • Test well results and impacts
<ul style="list-style-type: none"> • Encourage conservation easements/donations/dedications 	<ul style="list-style-type: none"> • Utilize appropriate sewage disposal and water supply techniques, with appropriate standards and management. Encourage development where public sanitary sewer and water exist 	<ul style="list-style-type: none"> • Design standards 	<ul style="list-style-type: none"> • Plan to protect groundwater system underlying and adjacent to the site: prevention, remediation, emergency management

Stream Corridor Protection	Aquifer Protection	Groundwater Resource Protection Provisions	Hydrogeologic Impact Analyses
<ul style="list-style-type: none"> • Protect wetlands and wetland margins 	<ul style="list-style-type: none"> • Protect headwaters and groundwater recharge areas 	<ul style="list-style-type: none"> • Operating requirements 	<ul style="list-style-type: none"> • Monitoring of groundwater quality and quantity
<ul style="list-style-type: none"> • Require floodplain and wetland studies where not identified 	<ul style="list-style-type: none"> • Best Management Practices 	<ul style="list-style-type: none"> • Review process 	
<ul style="list-style-type: none"> • Restore stream banks and crossings 	<ul style="list-style-type: none"> • Implement stormwater management plans 	<ul style="list-style-type: none"> • Conservation subdivisions 	
<ul style="list-style-type: none"> • Greenway development 	<ul style="list-style-type: none"> • Implement erosion and sedimentation control plans 	<ul style="list-style-type: none"> • Net-out zoning provisions 	
<ul style="list-style-type: none"> • Steep slope protection within corridors 		<ul style="list-style-type: none"> • Woodland protection 	

Where residential developments, businesses, or other uses propose to utilize ground water or surface water supplies in substantial amounts, hydrologic studies should be required; and, the party causing the extraction should be required to demonstrate that there will be no adverse effects on the water supplies of other entities in the Region. Hydrologic impact analyses noted in the preceding table should be incorporated into land development regulations.

Where watershed areas are used for public recreation purposes, any public access and usage should be consistent with the need to protect water supplies.

Zoning Ordinance Provisions

Zoning Ordinances should contain provisions to protect sources of water supply through the following techniques:

1. Net-out provisions protecting floodplains, wetlands, wetland margins, steep slopes, watercourses, water bodies, and lake and pond shores.
2. Conservation zoning to protect natural resources and aquifers through open space preservation.
3. Provisions to minimize impervious cover.
4. Steep slope protection provisions to minimize erosion and sedimentation resulting from impervious surfaces and tree clearance.
5. Woodland protection provisions to maintain tree cover.
6. Wetlands, wetland margin, and hydric soil protection provisions to protect groundwater and surface water supplies from contamination and allow infiltration. Restrict development in

wetlands. Establish consistent wetland, wet area, lake, and water body buffer (margin) requirements. Require wetland delineation in hydric soil areas.

7. Floodplain protection provisions to protect surface water quality and quantity. Severely restrict development.
8. Aquifer protection standards to protect groundwater supplies from contamination through use and impervious restrictions and design standards, particularly for non-residential uses.
9. Wellhead protection provisions to protect water supplies by restricting and regulating potential contaminating substances and uses.
10. Stream Corridor Overlay Zoning/Riparian Buffer Requirements to protect surface water from adverse impacts from development and other nearby disturbance.
11. Environmental performance standards and environmental assessment requirements for industrial and commercial uses. Businesses should have Spill and Pollution Prevention Plans.

Other Strategies

Zoning strategies should be coordinated with efforts of the Wayne County Conservation District, Penn State Cooperative Extension, Watershed Associations, and other agencies to restore, protect, and stabilize stream banks and use other Best Management Practices (BMPs) to protect stream quality. Development of impervious surfaces should be limited, riparian buffers established, and stream habitats improved. Cooperate in securing easements along streams.

Subdivision and land development ordinances should be updated to address water resource protection. When development plans are reviewed, developers should be required to adequately manage storm water runoff and erosion and sedimentation in manners consistent with the protection of water resources in the area. Storm water management should be considered as part of the hydrologic cycle with consideration of infiltration, reducing pollution, and reducing thermal impacts through BMPs. Recommendations and ordinances pursuant to adopted Act 167 Stormwater Management Plans should be implemented.

Water planning and review of development should involve fire companies in the area to ensure that there will be adequate fire hydrants and volume and pressure of water to provide adequate fire protection.

Developers should also be required to identify the resources within their tracts, analyze the impacts of development, and mitigate those impacts. Natural resources should be incorporated into the open space system. Stream corridors should be incorporated into greenways.

It should be noted that lawful activities such as extraction of minerals impact water supply sources and that such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Commercial agricultural production impacts water supply sources; and, Best Management Practices should be applied to mitigate the impact on water supply sources.

Watershed associations should be encouraged and the formation of municipal environmental advisory councils considered.

Public education programs should encourage the community to be aware of potential sources of water supply in their watersheds and to exercise good “housekeeping” and stewardship practices to help protect them.

Landscape management programs can be formulated to encourage residents to reduce nutrients and pesticides reaching streams and ground water. A regular program of household hazardous waste collection and public education programs should be maintained.

Pursuant to the State’s Source Water Assessment Program (SWAP), source water areas of public water systems have been identified, potential pollution sources identified, and vulnerability of water supply to pollution sources assessed. The program also encourages and provides a tool for water suppliers, municipalities, and the public to develop methods and programs which reduce or eliminate the contamination of water used for drinking water supplies. Within the Region, the municipalities, watershed associations, and water suppliers should work together to develop a program to protect watersheds.

Drought contingency plans should be maintained by all water suppliers to establish how water supplies will be continued during times of drought. Elements to address include alternative sources of supply, interconnections between systems, emergency water transfer agreements, and water conservation provisions.

Even outside times of drought, water suppliers should implement water conservation programs for both the system and individual users.

Implement required National Pollution Discharge Elimination System (NPDES) regulations for storm water related non-point source pollution from existing developments.

Stormwater management practices are increasingly being used to not only control stormwater runoff volume and velocity from sites being developed but also to protect surface water quality and preserve the hydrological cycle (i.e., the water budget). Precipitation (rain and snow) is ultimately the source of drinking water. For sites that rely on groundwater for a water supply, it is the precipitation that falls on the property and percolates into the ground that creates and replenishes the aquifer. When a property is developed, more impervious surface area is created, reducing the amount of precipitation that can percolate into the groundwater table. Furthermore, on site wells constructed for new developments draw water from the existing aquifer, potentially reducing the groundwater table.

The objective of recharging stormwater runoff is to compensate for the loss of natural infiltration due to the addition of impervious surfaces. Other best management practices relative to water supply include the treatment and discharge of wastewater on site when appropriate (e.g., septic systems) rather than collecting wastewater and conveying it to an off site treatment facility.

Wellhead Protection

Wellhead protection programs are an element of protecting groundwater sources. Key elements of wellhead and watershed protection programs include:

- delineation of critical recharge areas surrounding groundwater sources;
- acquisition of land or easements to protect water supplies;
- adoption and enforcement of ordinance provisions to ensure compatibility of land use with groundwater protection within delineated critical recharge areas;
 - Regulate/Restrict potential contaminating uses
 - Regulate/Restrict potential contaminating substances
 - Establish performance standards for uses in overlay zones near water supplies
 - Establish design standards for uses in overlay zones near water supplies
 - Establish operating requirements for uses in overlay zones near water supplies
 - Establish review process for uses in overlay zones near water supplies
- groundwater quality monitoring surrounding water supply sources;
- inventory of contaminant activities surrounding groundwater supply sources;
- coordination with EPA and DEP regarding enforcement of permitting, registration, or emergency planning requirements for contaminant activities; and
- creation of agreements with the County conservation district for routine inspection of land development erosion and sedimentation plans within delineated critical recharge areas.

Chapter 6

Economic Development

INTRODUCTION

Economic development planning is not only the responsibility of the municipal officials. Local economic development groups, non-profit organizations, business and property owners, and State legislators all have a stake in the economic well being of the Region. The Region has access to several economic development groups, such as the Wayne Economic Development Corporation, Wayne County Chamber of Commerce and Greater Honesdale Partnership. These groups should work with the Region to establish a consistent approach and common focus for future economic development and work closely with the public and private sectors to avoid duplication of efforts. One step to improve the climate for economic development and develop a community-wide vision is to identify the crucial or “target areas” that present the most future economic development potential in the Region. These are discussed below.

ENCOURAGING ECONOMIC VITALITY

Municipalities can support economic vitality through municipal ordinances. Amending zoning ordinances and maps to allow additional commercial and industrial development, as well as adaptive reuse of older buildings is one method. Streetscape enhancement of commercial areas and entry or “gateway” enhancements are others. The Region must take advantage of the public/private partnerships that exist and provide leadership to the business community to help establish a common focus for future economic development.

A healthy economy requires a balance between residential and non-residential uses, preserving residential neighborhoods to support commercial areas and provide a workforce. Communities with high quality-of-life amenities attract more affluent and skilled workers and retain existing workforces better than communities with poor quality-of-life amenities. Preserving open space, architecture, and culture helps a community maintain a sense of place and attract people and businesses to the region.

The Region wishes to increase job opportunities for the Region’s residents, and further diversify the economy. While one component of the Region’s economy will remain recreation and tourism oriented, thus emphasizing the importance of preserving the rural character and natural resources of the Region, a number of environmentally friendly employment opportunities can be appropriate in the Region.

Key elements of economic development include **Formation; Expansion** (variety of business venues available, such as flex rental buildings, multiple-tenant buildings, and shovel-ready sites); **Retention** (including workforce education and availability, promotions, and attention to needs); and **Attraction** (marketing).

Many of the necessary activities in these four elements fall outside the realm of the municipalities. The following are some of the economic development recommendations found in the draft Wayne County Comprehensive Plan Update:

- WEDCO, local Chambers of Commerce and others should, through employment of business retention programs, support existing businesses that offer stability to the economy and offset the seasonality of the tourism sector.
- Workforce Wayne's efforts should be directed toward developing a labor force of skilled workers through job training and community college programs, with much of this training targeted toward existing job opportunities in our area (e.g., construction, health care, hospitality and the natural gas industry).
- Business retention programs should, among other tasks, be directed to supporting existing industry with technical help in securing and training workers, obtaining financial assistance for expansions and improvements and interfacing with government.
- WEDCO should identify and package industrial sites with financing to make Wayne County more competitive.
- The County and its constituent municipalities should through zoning and other vehicles provide opportunities for well-planned commercial, industrial, residential and recreational growth that will offer local employment, shopping and recreation that will, in turn, balance and strengthen the tax base.
- The County and its constituent municipalities should promote the redevelopment of existing commercial and industrial sites with economic and zoning incentives and avoid disincentives such as onerous parking requirements that such sites cannot meet.
- WEDCO and other industrial recruitment entities should promote the availability of rail service to Wayne County and the use of industrial sites along it.
- The County should pursue a balanced approach to exploration and recovery of natural gas and/or oil from the Marcellus Shale and other geologic formations. This balanced approach should capitalize on the economic opportunities, while also dealing with growth impacts and protecting the County's natural environment. Existing economic development organizations, local chambers of commerce and individual municipalities as well as regulatory agencies and environmental organizations all have roles to play so as to maximize the benefits of opportunities and minimize the costs of developing this natural resource.

Jobs have come into the Region in retail, health care, hospitality, construction and business services. In addition to these sectors, desired types of businesses would be offices, professional services, light industrial, downtown wireless, shared office space, year-round farmers' market, and entrepreneurial space.

GENERAL ECONOMIC REVITALIZATION AND REINVESTMENT STRATEGIES INCLUDE:

The following are strategies which should be followed in the Region to promote economic revitalization and reinvestment:

- Enhance the quality of life in the Region through revitalization efforts, protection of natural resources, transportation improvements, and provision of community services and facilities.
- Provide financial incentives for re-use of buildings.
- Utilizing Anchor Building program of PA DCED in downtown Honesdale.
- Secure land and buildings for reuse.
- Having the ability to market rail-served industrial sites, such as in White Mills and Honesdale.
- Support business incubation and micro-enterprise use of vacant and underutilized buildings.
- Maintaining zoning policies which allow viable and appropriate use of buildings particularly in the Downtown Enhancement/Revitalization, Economic Development, Village Enhancement and Mixed Use Revitalization categories of the Future Land Use Plan.
- Remediate and redevelop Brownfield properties.
- Consider development of Specific Plans. Identify potential funding strategies for land purchase and infrastructure improvements to support economic development.
- Review opportunities created with the passage of Pennsylvania's Economic Stimulus Package.
- Investigate the potential for PENNVEST funding for reinvestment and redevelopment of brownfield sites.
- Inform economic development agencies of areas and buildings available for commercial and industrial development.
- Maintain low interest revolving loan funds for business start-up and improvements, such as façade enhancement.
- In the zoning ordinances, build in flexibility with regard to permitted uses to facilitate the re-use of vacant and underutilized buildings.
- Zone appropriate areas for economic development.
- Identify sources of gap financing to make investment projects feasible.
- Determine opportunities for Keystone Innovation Zones (KIZs), and Keystone Opportunity Zones (KOZs).

- Generally encouraging office, commercial, and light industrial uses.
- Considering incentives for businesses such as LERTA tax abatement.
- Identify programs to address the needs of and retain existing businesses.
- Retain retail uses on first floor of buildings in downtown Honesdale.
- Protect the character of Church Street, putting zoning in place such that any commercial development will conform to the institutional/residential/mixed use character of the street.
- Retain and expand passenger rail service in the Region.
- Continue to provide for visitor amenities.
- Protect natural, cultural, historic and scenic resources in the Region.
- Promote ecotourism, scenic corridor auto tours, and heritage tourism. Determine whether additional linkage to the Route 6 Heritage Corridor Initiative will benefit the Region.
- Encourage alternatives to strip commercial development.
- Promote standards to improve the design and appearance of new development.
- Allow income generating accessory uses on farms in agricultural areas.
- Support agriculture as detailed in Chapter 9.
- Establish zoning policies for home employment and home occupations. Address home based businesses pursuant to the Municipalities Planning Code.
- Maintain efficient plan processing procedures for economic development projects.
- Provide adequate training of the Region's residents to enable them to be participants in the workforce.
- Improve workforce support and development to improve the employability of the Region's residents. Promote pre-employment training, on-the-job training, and on-going educational programs.
- Link the local work force with existing businesses in the Region and County.
- Identify work force needs of businesses and coordinate with school districts, institutions of higher education within the region, and job training programs to prepare skilled workers for employment.

POTENTIAL ECONOMIC DEVELOPMENT TARGET AREAS

The following areas have been identified as potential economic development areas. Discussions of the areas follow.

- Downtown Honesdale/River Area
- Route 6 Commercial Areas in Honesdale Borough and Texas Township
- Commercial and Industrial Properties Off Route 6 in Texas Township in the Indian Orchard Area
- Erie Street - Sunrise Avenue Industrial/Commercial Areas
- White Mills Industrial Area
- White Mills Village
- Seelyville Village
- Dyberry Township Agricultural and Recreation/Resort/Camp/Campground Areas
- Route 191 in Texas Township
- Portion of Route 191 North in Honesdale



Downtown Honesdale



Riverside in Honesdale



Creating Spaces in Downtown Honesdale

ROUTE 6 CORRIDOR



ROUTE 6 CORRIDOR



RE-USE OPPORTUNITIES



Erie Street - Sunrise Avenue Area



White Mills



Seelyville

WHITE MILLS INDUSTRIAL AREA



Downtown Honesdale

The vitality of downtown Honesdale is crucial to the economic health of the entire Region. There are a number of elements involved in enhancing and revitalizing downtown Honesdale. Importance of the Lackawaxen River area is discussed in Chapter 13. Recreation/park, a river trail, a restaurant and other similar resident and tourist serving businesses, and some residential uses would be appropriate in the River area, pursuant to an overall plan.

- Forming a consensus on the character of downtown Honesdale, what it should be like in the future, and what will be the components of revitalization and streetscape plans.
- Respecting architectural traditions of the Borough
- Retaining the character and integrity of neighborhoods and buildings
- Enhancing gateways to Honesdale Borough, such as the area from 4th Street to 5th Street and Main Street to the River.
- Limiting building heights to what is deemed appropriate to the Borough and consistent with existing Borough buildings
- Addressing parking needs in business areas
- Attracting commercial uses which enhance the commercial character of the Borough
- Providing greenspace
- Encouraging owner-occupation, controlling conversions, and addressing parking needs in residential areas
- Making the Borough more walkable and bikeable
- Protecting the character of historic districts
- Providing people-oriented spaces
- Encouraging building facades in character with the Borough
- Having appropriate signage control
- Coordinating business hours and meeting demands of customers
- Improving the image by enhancing physical appearance, as appropriate
- Securing consensus and cooperation among the groups that are involved in economic development
- Promoting the Center

- Facilitate wayfinding and finding parking areas
- Specific tasks to help maintain economic vitality can include:
 - Helping businesses identify new sales opportunities
 - Promoting the center as a cohesive shopping area to market groups
 - Listing potential new businesses
 - Keeping track of prospective businesses
 - Improving the quality of businesses by helping them be more customer responsive and competitive
 - Establishing market niches
 - Having coordinated business hours that meet consumer needs. Encouraging businesses to work together
 - Encouraging attractive window and interior merchandise displays
 - Maintaining information on the center
 - Marketing and promoting businesses
 - Conducting an advertising campaign
 - Helping to maintain existing businesses and encouraging patronage of those businesses
 - Working with financial institutions to establish loan pools
 - Maintaining a good working relationship between public and private sectors
 - Finding new uses for any underutilized or vacant buildings
 - Recruiting businesses to complement the retail and service mix
 - Identifying sources of grants for physical improvements or providing matching grants for such improvements

- Assuring promotional activities create a consistent, positive image for the downtown, consistent with community characteristics and history
- Scheduling events to bring people into the community on a regular basis
- Understanding the center’s history
- Managing parking spaces
- Working with developers to assure attractive, well-planned development
- Landscaping standards
- Enhancing the pedestrian system and coordinating with open space and recreation and greenway planning
- Managing road corridors
- Protecting remaining natural resources
- Encouraging appropriate mixed use
- Allow only appropriate uses in scale, and compatible with, existing appropriate uses. Discourage uses which would transform the character of the area.
- Utilize coverage, density, intensity, and yard bonuses for architectural treatments, building design, amenities, street furniture, open spaces and parking designs consistent with the character of the area.
- Minimize use of drive-through facilities.
- Encourage new development to be compatible with, and integrated into, existing attractive streetscapes when appropriate, with consideration of:
 - Maintaining appropriate siting patterns including setbacks on lots
 - Respecting the massing (volume created by sections of the building) within the neighborhood
 - Using materials of similar appearance and texture to those on existing attractive buildings
 - Using similar architectural details as other buildings in the neighborhood
 - Maintaining the scale and proportion of buildings near new structures. Scale deals with the relationship of each building to other buildings in the area; and, proportion deals with the

relationship of the height to the width of a building and with the relationship of each part to the whole

- Use of similar roof shapes
- Maintaining similar footprints of buildings and rooflines (matching façade masses with existing buildings)
- Using similar building heights
- Having store fronts of commercial buildings compatible with existing buildings
- Utilizing the potential of the River area.
- Working with the Pocono Mountain Visitors Bureau to increase tourism and put packages together.
- Facilitating a year-round farmers market in downtown Honesdale.
- Continue to promote Walking Historic Honesdale.
- Find an appropriate use for the Anchor Building at 6th and Main Streets.
- Work with the Stourbridge Rail Line to maximize the potential of this tourist resource in the context of an overall downtown revitalization strategy
- Work to have a grocery store locate in central Honesdale.

The Commercial Street area should be looked at as a revitalization area. Commercial Street is used as an alternative to Main Street now, but should be improved. There are areas of constraint which will make this a challenge. There are also some buildings very close to the street, which will make improving the street difficult. In some areas potentially the bank could be cut back to facilitate improvement. Some of the buildings along the street are old and in need of renovation, or perhaps replacement, but the Borough is hesitant to have some of the old buildings, still used and on the tax roll, removed unless a replacement building would be proposed.

Route 6 Commercial Areas in Honesdale and Texas and Commercial/Industrial Properties off Route 6 in the Indian Orchard Area

Substantial commercial development has occurred in the Route 6 corridor, and additional capacity remains. Crucial to the corridor are:

- Implementing the Congested Corridor Study Recommendations (see Chapter 7).
- Implementing Corridor Overlay Zoning (see Chapter 12).
- Managing access to Route 6 (see Chapter 7).

- Improving pedestrian access in the corridor (see Chapter 13).

Erie Street - Sunrise Avenue Industrial/Commercial Areas

This area will primarily see building re-use and redevelopment of sites. Of particular concern are optimal utilization of the DSFI and Bailey Buildings to create jobs. Appropriate zoning to facilitate use of the buildings should be put in place. Emphasis should be on job creation because of the limited amount of light industrial land in the Region.

White Mills Industrial Area

This is centered on the “Chromatube Building”. With access to Route 6, rail access potential for a new railroad station, and planning for sanitary sewers, there are opportunities for future development. WEDCO could secure a Business in Our Sites planning grant for the area.

White Mills and Seelyville Villages

Both villages have older mill sites with adaptive reuse potential. The villages are also appropriate for small scale commercial uses intended to serve the local residents and seasonal visitors such as retail, markets, personal service businesses, professional offices. These uses should be environmentally and pedestrian friendly, with proper landscaping and buffering required to not impact adjacent residential development. Mixed use should be encouraged, providing the opportunity for neighborhood commercial and residential. Village zoning is appropriate.

Dyberry Township Recreation/Resort/Camp/Campground Areas

Dyberry Township has a few scattered businesses, but no real concentration of commercial or industrial uses. The largest business is Dyberry Sand and Gravel in the eastern portion of the Township. Otherwise, major sectors are agriculture (particularly in the Beech Grove Road corridor), further discussed in Chapter 9, and Recreation. As Dyberry Township is anticipated to remain rural in the next ten years, agriculture and recreation are expected to remain the major sectors.

Some gas leasing has occurred in northern Dyberry Township, and more is likely to occur in the future. Municipal regulation over gas drilling is limited so it is crucial for PADEP to monitor what activity does occur in order that the drilling industry does not adversely affect the agricultural and recreation sectors. Without zoning in place, the Township does not have the ability to regulate the location of the drilling operations. The Township should continue to monitor what authority to regulate the industry will be available to it, such as requiring bonding for road impacts. Some municipalities have prepared road agreements with drilling companies to ensure that roads in the municipality are maintained and repaired as the need arises.

Elements of the recreation sector will be the State Game Lands and its resources, lakes, Dyberry Creek, the Fairgrounds, camps, campgrounds, proximity to Prompton State Park, the resources of the Himalayan Institute, and recreation-oriented businesses.

Route 191 in Texas Township

This corridor is developing for commercial use, and has additional capacity available. As is the case with the Route 6 corridor, implementing corridor overlay zoning and managing access will be concerns.

Portion of Route 191 North in Honesdale

There is limited capacity for additional office development, such as medical offices.

PROTECTION OF SCENIC RESOURCES

Scenic roadways help the tourism sector of the economy. The ability to drive along scenic routes can enhance the driving experience and appreciation of natural resources for residents, but can also contribute to tourism. Scenic roadways are dependent upon open space retention, the presence of natural resources within that open space, and water resources. Scenic resources are degraded by unattractive roadside development, inappropriate signage, and removal of natural resources.

To maintain scenic roadways, open space can be permanently protected. Signage should be regulated. Developers can be encouraged to incorporate natural features and resources into an open space system within the developments and to site homes with consideration of the natural features and resources.

Adoption of zoning regulations, such as scenic road overlays, to protect scenic roads can be considered by municipalities. Within such overlay zones, greater setbacks along the roads could be required, additional landscaping and screening requirements could be established, and design standards for buildings could be instituted to minimize visual impacts of any development.

SCENIC ROADS



Route 191



Rural Dyberry Township



Bucks Cove Road



Route 6 West

THE RURAL ECONOMY



THE RURAL ECONOMY



THE RURAL ECONOMY



REGION ASSETS TO PROTECT AND CONTINUE

The following assets in the Region contribute to tourism and other aspects of the economy, and should be protected, enhanced, and promoted as possible.

Regional Treasures/Assets

- Downtown Honesdale
- Waterfalls
- State Game Lands
- Lakes
- Agricultural Areas
- Irving Cliff
- Lackawaxen River
- Dyberry Creek
- Jadwin Dam
- Fairgrounds and County Fair
- Scenic Rural Areas and Roads
- White Mills
- Seelyville
- Historic Areas
 - North Main Street
 - Main Street
 - Church Street
 - Bethany Borough
 - Dorflinger Complex/White Mills
- Central Park
- Courthouse
- Stourbridge Rail Line Excursions
- Transportation Heritage (Rail/Canal)
- Visitors Center
- Historical Society and Museum
- Churches
- Farmers Market

- Dorflinger-Suydam Wildlife Sanctuary
- Wildflower Festival of Music and Art
- Arts, Crafts & Antiques Weekend
- Roots and Rhythm Music and Arts Festival
- Fireworks Celebration
- Street Festival and Sidewalk Sale
- Harvest & Heritage Days
- Honesdale for the Holidays
- Central Park Concerts

ECONOMIC DEVELOPMENT PROJECTS

The following projects listed in Chapter 14 are related to economic development:

- Secure expanded use of private parking areas for event, bus, and train patron parking as necessary.
- Establish a job service/training facility in the Region or elsewhere in the County.
- Redevelop the Purple Cow site.
- Remodel and adaptively reuse the Lincoln School.
- Construct a sidewalk along Route 6 to the commercial area in Texas Township south of Honesdale.
- Reuse the DSFI site in Honesdale, determine if rezoning is appropriate.
- Adaptively re-use the vacant Seelyville woolen mill.
- Develop an overall strategy for parking management in Honesdale, with consideration of lease pricing, meter location, meter cost, meter time limits, and fine imposition strategies, working with employees and employers to encourage use of perimeter parking areas and turnover of downtown parking spaces, and restriping on-street parking areas to diagonal parking where appropriate.
- Increase parking spaces at the coal pocket through more efficient space designation and the addition of parking spaces as feasible.
- Add Wayfinding Signage as necessary once the traffic pattern in Honesdale is revised.
- Plan for industrial development in White Mills.
- Support business development through loan programs of locally-owned banks, shared office space, business incubator, and other initiatives.
- Construct necessary improvements and facilities to implement a coordinated strategy to accommodate auto, bus, rail, bike, and pedestrian traffic generated by patrons in Honesdale.
- Revitalize the River area in Honesdale.
- Revitalize the Industrial Point area in Honesdale.
- Support preservation efforts at the Dorflinger site in White Mills and create an historic district.
- Provide additional infrastructure for tourists in downtown Honesdale.

- Implement a streetscape project for downtown Honesdale.
- Revitalize and reuse the Bailey Building site in Honesdale.
- Develop a train station in White Mills.
- Construct improvements within and nearby Central Park to facilitate its use for events.
- Encourage bus tours to Honesdale/White Mills and develop a plan for bus parking.
- Identify sites for office utilization in the Honesdale area.
- Create/enhance gateways to downtown Honesdale.

Chapter 7

Transportation and Circulation Plan

INTRODUCTION

There is a direct connection between land use planning and transportation, one cannot plan for one and ignore the other. The transportation system needs to provide each community with adequate access to the system; support economic development and revitalization efforts; serve but not adversely affect residential areas; and provide access to destinations within the Region. The identification of necessary improvements throughout a Region's transportation network, as well as a logical land use plan that enables residents to make fewer vehicle trips, are key components to a comprehensive plan.

IDENTIFICATION OF ISSUES

Issues concerning transportation and circulation were identified during the tour of the Region with the Steering Committee, Steering Committee meetings, and focus group meetings on transportation and parking. Issues identified with the Steering Committee include:

- Completion of Honesdale Road Projects
- Alternative travel modes (bike paths, trails, sidewalks)
- Parking downtown at the Library in Honesdale and in the vicinity of the Courthouse
- Alternative routes to Main Street, Church Street and Route 6
- Implementation of the Route 6 Congested Corridor Study

Transportation Focus Group Issues

- Post Honesdale street construction studies at traffic lights should be done to see that there are no problems and the lights are synchronized. Look at traffic volumes and the need for retiming of lights.
- A bypass around Honesdale is not likely for topographic and economic reasons. An alternative route would be desirable.
- Sidewalks are a plus.
- Rail excursions out of Honesdale will continue.
- Is a parking garage needed downtown?
- Support for grade crossing improvements, such as at Brown Street, Chapel Street, and 4th Street.
- Handling buses for campers.
- Do a study for a multi-modal facility in town. Accommodate buses, rest rooms, train stations.
- Rt. 6 South is a congested corridor. Lot of people walk, but no room for walking.
- Impact from natural gas drilling – ruining roads from trucks a concern.
- Rt. 6 still has issues. Will be improved to Rt. 652 from Honesdale.
- Large walking population in the area – a lot of people walk around Central Park and in the cemetery.

- Riverside Drive – can it be enhanced? Want to move traffic, but it is scary to walk there because it is narrow.
- The river is underutilized – want to do walking in the area. Borough has ownership of a lot of land along the river.
- Sidewalk to Wal-Mart.
- Sunrise/Erie Heights intersection in Texas Township is bad – sight distance – will need study for warrants for a light or how far back to cut the bank to improve the intersection.
- Bad curve on Woodside in Dyberry.
- Would like to slow down traffic through Bethany.
- Sometimes there can be a wait to get out at 191/670 intersection.
- People do walk up 191 to the cemetery and Apple Grove, there is a bike lane, but not much margin for safety.
- Brown and Erie intersection is a concern.
- The Sunrise/Erie intersection is poorly aligned.
- Church Street Bridge project did not address issues such as underground utilities, lighting, pedestrian amenities, pocket parks. An enhancement project on Main St. would look at these issues.
- Bridge Street to Fourth Street trail.

The following points were made in a letter to the Steering Committee as a follow-up to the focus group discussion:

- A crash analysis may be beneficial. The analysis may reveal locations of concern that could spur further investigation and the addition of potential safety features. The following intersections are suggested for a crash analysis:

Honesdale Borough

- S.R. 0191 and S.R. 0670
- S.R. 2007 (Tryon Street) and S.R. 0006
- S.R. 0191 and Erie Street (near hotel)
- S.R. 0191 and Erie Street (near Pet Central)
- Erie Street and Brown Street

Honesdale Borough and Texas Township

- S.R. 3031 (Terrace Street) and Lakeside Drive

Texas Township

- S.R. 0191 and Erie Street (near Dirlam Brothers Lumber)
- S.R. 0006, S.R. 2006 (Park Street) and Elizabeth Street - existing flashing beacon
- S.R. 0006 and S.R. 4005 (Beech Grove Road)
- S.R. 0006 and S.R. 2003 (Long Ridge Road)
- S.R. 3031 (Terrace Street) and Terrace Heights
- S.R. 3031 (Terrace Street) and S.R. 3036 (Schoolhouse Road)

Bethany Borough

- S.R. 0670, Sugar Street and Old Wayne Street
- S.R. 4006 (Miller Drive) and S.R. 0670

Dyberry Township

- S.R. 4009 and S.R. 0191
 - S.R. 0191 and S.R. 1003 (Oregon Turnpike)
- Additional areas of concern within the study area are:
 - Horizontal curve on S.R. 4011 (Golf Hill Road)
 - Horizontal curve on S.R. 0006 east of the intersection with Long Ridge Road
 - Horizontal and vertical curve on S.R. 0670 near the intersection with Sugar Street
 - Some intersections may benefit from the installation of a traffic signal, should it be warranted. Other areas for improvement are lighting to enhance intersection and pedestrian safety, delineation of some of the wider undefined intersections, sight distance improvement by cutting back brush or embankment, and evaluation of speed limits, signing and pavement markings.
 - An evaluation of the school zone speed limit signing and flashing warning devices on Terrace Street is suggested to evaluate the system for compliance with current standards, and general upgrading of equipment. Additional features can be added to the system to enhance operation and accommodate delayed starts, early dismissals and snow days.
 - Another focus could be on pedestrian accommodation in the area, including determining existing walking routes and patterns. Evaluation of pedestrian safety in relation to crossings and parallel walking paths including sight distance, available path widths and adequate lighting should be conducted.
 - A level of service and capacity analysis could be done in some locations. This determines if the roadway geometry and lane configuration is adequate on a particular roadway segment. A level of service and capacity analysis should be considered for the segment of S.R. 0006 between the S.R. 0652 intersection and S.R. 0590, as well as S.R. 0191 south of Honesdale.
 - During the meeting, the potential one-way couplet in Texas Township was discussed, utilizing Brook Road and Old Willow Avenue in one direction and Route 6 in the other. In our previous conversations, it was mentioned that the structure that carries Old Willow Avenue over Holbert Creek may be replaced. A level of service and capacity analysis should be conducted in the vicinity of the structure to determine the number of lanes on the new structure that would be needed to accommodate the potential one-way couplet.

Parking Focus Group Issues

- The Hospital has been accommodating on weekends.
- With one-way streets Main and Church, get one-way on side streets? Use diagonal parking on side streets?
- Train patrons won't walk from West 11th Street?
- YMCA lot – cars off street in winter – reserve some permanent parking?
- Encourage use of perimeter parking.
- Charge more for parking downtown, charge less as get further from downtown?
- St. Mary's lot – agreement for 29 spaces, but rates are cheaper elsewhere, need to get in same price range.
- Courthouse employees try to go where don't have to pay.
- Use more diagonal parking to get more spaces?
- Some apartments need parking.
- Old prison coming down for parking.
- Across from courthouse, utilize straight-in parking? Perhaps could get 8 more spaces. Meters are off center.
- County workers park on Court Street where there are no meters.
- Use YMCA for night lot?
- Library needs parking.
- River areas have County parking lot.
- Pick-up parking at Romans on Chapel?
- Hospital parking lot across the street from hospital, across bridge. Share for events on weekends.
- Train patrons take up parking spaces, then go to Hawley to spend money.
- Should there be more places for parking meters? Don't want to have ones that don't pay.
- Phase in zone meters?
- Differentiate permit lots fees to fill all lots?
- Railroad track parking – keep prices reasonable – merchants go there.
- Waiting list Coal Pocket lots.
- 10 minute parking meters on corners? Had at one time.
- Identify diagonal parking possibilities on side streets.
- Roots and Rhythms in summer – get 5000 people – need to park people.
- Utilize higher prices in central downtown, lower prices on outskirts?
- Coal pocket parking – get angle parking to better utilize lot? Could add some spaces alongside on north.

- Secure money to upgrade some old meters? Put meters on Court Street?
- Don't have employees park in prime on-street parking spaces.

GENERAL TRANSPORTATION POLICIES

The following are the transportation policies which should be followed in the Region:

- Coordinate land use and road improvement policies, with consideration of roadway network capacities.
- Preserve and improve the capacity of the existing roads within the area as future development occurs through cooperative efforts with developers and PennDOT. Consider:
 - Requiring on-site improvements and frontage improvements
 - Traffic impact fee studies and ordinances on an individual and/or multi-municipal basis
 - Charging of traffic impact fees
- Monitor impacts on roadway capacity from new development and require developers to address projected increased traffic volumes in the road system by improving the existing system.
- Assure adequate access management occurs along the major road corridors such as PA Routes 6, 191, 652, and 670 to minimize the number of access points to the road system.



Unmanaged Access



Unmanaged Access

- Enhance pedestrian circulation within the business areas of the community through such means as benches, landscaping and other pedestrian amenities.
- Preserve the scenic road corridors and vistas within the Townships.
- Maintain and upgrade the existing road system as necessary and encourage PennDOT to improve state-controlled roads and intersections.

- Encourage and support the development of a network of trails linking residential areas to open space and recreation resources, surrounding municipalities' trail systems.
- Encourage maintenance and improvement of sidewalks and curbs, completion of gaps in the sidewalk system, and extension of the sidewalk system.

In mixed use areas, where pedestrian activity can be higher, discourage curb cuts over sidewalks to limit pedestrian/vehicular conflict.

Review permissibility of parking on narrow streets with no sidewalks, where pedestrians share the roadway with vehicular traffic (such as along High Street between Main Street and East Street).

- Develop and maintain an integrated transportation system utilizing bicycle/pedestrian, rail, and highway networks. Support the development of adequate facilities for linking different modes of transportation.
- Plan for provision of alternate routes of travel to Route 6 within the Region.
- Limiting designated growth areas to areas which are or can readily be served by public sewer can concentrate development making alternative transportation modes more feasible as well as resulting in reduced trips in areas with roads not suited for higher traffic volumes and without alternative travel modes.
- Reducing density of development outside growth areas can reduce trips in areas with roads not suited for higher traffic volumes and without alternative travel modes. Consider applying conservation development/net out/open space requirements in zoning ordinances and applying density reductions/lot size reductions in zoning districts.
- Consider merits of transfer of development rights from Rural Conservation areas to designated growth areas.
- Encourage development within existing centers and allow mixed use within and among buildings at appropriate locations to reduce vehicle trips and facilitate multi-modal travel and pedestrian and bicycle scale possibilities.
- Use Official Map/Right-of-way Acquisition to facilitate improvements by placing street rights-of-way on official maps and beginning to acquire necessary rights-of-way.
- Implement Capital Improvements Plans for Transportation projects.
- Utilize 12-year Transportation Program to complete essential projects.
- Support transit oriented development (mixed use of residential, commercial, office) in the vicinity of the train station in Honesdale and potential station in White Mills.
- Institute Traffic Calming as necessary in Bethany, Honesdale and White Mills.
 - Active speed reduction (physical changes)
 - Passive speed reduction (signage), speed limits
 - Streetside design
- Require master planning for large tracts of land, including provision for multiple access points and intersections to adjoining properties.
- Work with the Honesdale parking committee to institute necessary parking management strategies, such as:
 - Shared parking (multiple users sharing a parking facility)
 - Monitoring needs for additional public facilities

- Minimize use of project design which eliminates on-street spaces
 - Provision for bicycle parking
 - Parking facility design standards
 - If a parking garage would be constructed in the Borough, consider:
 - Off-site parking options to required parking (rather than require parking on site, allow parking to be provided at an accessible location off site)
 - Fee-in lieu of parking spaces as option (rather than require off-street parking, permit a contribution to a fund to be used to provide public parking facilities within the Borough)
 - Landscaping requirements
 - Coordinated design of adjoining parking
 - Meter policies - location, price, timing
 - Public/private cooperation
 - Prime space policies to increase availability to patrons
 - Signage for identification of and directions to facilities
 - Use of parallel and diagonal parking
 - Pricing policies for public lots
 - Strategies for event, excursion patrons
- Improve accessibility of the circulation system for all users, including persons with disabilities.
 - Improve streetscapes along the roads in the Region through use of screening, landscaping, design standards, and street furniture enhancements.
 - Consider the adoption of Official Maps designating proposed public facilities, streets, intersection and road improvements, bike paths, and trails.
 - Work with PennDOT and the County to recommend appropriate speed limits, reducing them as necessary, in developed areas.
 - Prepare multi-year programs for street maintenance and improvement.
 - Develop access management plans in cooperation with PennDOT to address access to major roads and access design standards. Encourage cooperative efforts of landowners to manage and share access.
 - Require developers to provide pedestrian paths and sidewalks to enhance foot traffic.
 - Request right-of-way dedication along existing roadways to meet design standards.
 - Require necessary roadway improvements along the frontage of developments.
 - Review setback and building location policies along major road corridors to refine regulations that will facilitate future road improvements.
 - Encourage landowners to cooperate with PennDOT and the municipalities in the redesign of existing strip development areas to manage access and improve streetscapes.
 - Coordinate utility and road improvements so that utilities are constructed before road improvements are made.
 - Require property owners to keep street rights-of-way available for required improvements and pedestrian systems.

- Encourage rail linkages to metropolitan areas and support feasibility studies for such linkages.
- If commuter rail comes to fruition in the Region, address the need for commuter parking.
- Work with transportation organizations and agencies providing services to seniors to facilitate mobility of seniors by determining desired destinations and means of providing access to those destinations.
- Require developers to recognize existing and planned trails and to provide new trails. Standards for trails can be included in the Subdivision and Land Development Ordinances. Sufficient rights-of-way and easements could be required during the review process.

CORRIDOR PLANNING

Design Considerations

Corridor Overlay Zoning can be used to enhance the appearance of commercial corridors such as Route 6 and Route 191. Aspects of such zoning are detailed in Chapter 12, Design Considerations.

U.S. 6 Corridor - Congested Corridor Improvement Program

Recommended improvements of the study of Route 6 are contained in Appendix 2. This plan supports implementation of remaining improvement projects.

Land use and transportation tools and policies can affect the functioning and efficiency of the Corridor. The following should be considered as elements of a Corridor improvement program:

- Coordination of traffic signals.
- Construction of a center turn lane or left turn bays to decrease queuing and create space for emergency vehicle travel.
- Construction of a bike path or multi-use trail running parallel to the corridor.
- Evaluation of a transit shuttle that will run along the corridor.
- Employ land use tools:
 - Traditional Neighborhood Development (TND) to help preserve transportation capacity (sprawl isolates uses and increases reliance on automobile travel between low density, single use areas). TND's, with a mix of residential, commercial, and professional uses within walking distance of each other, could reduce the need for automobile trips.
 - Site plan guidelines
Site plan guidelines and standards are important in corridor management programs, and include:
 - Lots that do not require direct access to the arterial.
 - Siting commercial buildings nearer to roads and provide for parking to the rear of lots with access to secondary roads and/or interconnected parking areas (requiring cross-easements over properties for common use of areas).
 - Providing adequate driveway length to allow stacking.

- Establishing limits for vertical alignment of major roadways at curb cuts.
- Installing crossings for pedestrians and bicyclists.
- Requiring connections between parking lots and building entrances.
 - Limiting service road widths and curb radii and minimizing the number of conflict points.
 - Providing incentives for smaller and fewer signs by allowing a reduced setback from roads.
 - Encouraging attractive, interesting building design.

– Access management plans

Access management plans address provision of access to adjacent land while simultaneously preserving the flow of traffic on the road system in terms of safety, capacity, and speed. Intent is to increase capacity of transportation infrastructure, create shorter travel times, and prolong functional life of the infrastructure.

Typical access management strategies include:

- Utilizing service roads with limited access points, shared driveways for adjacent parcels, and cross access among adjoining businesses as alternatives to individual curb cuts.
- Requiring developers to provide a connected and sufficient local road system to minimize using the main arterial that is designed to accommodate through traffic.
- Reducing/limiting the number of curb cuts by considering the location, design, and spacing of driveways.
- Requiring shared access points and connectivity between parcels.
- Reducing the number of parking spaces by permitting shared parking arrangements among individual businesses.
- Planning for a new street network.
- Aligning driveways and creating regular offsets.
- Relating driveway designs to travel speeds and traffic volumes.
- Prohibiting direct parking access from a parking space to the road.
- Providing pedestrian and transit friendly accommodations, and
 - Planning for public parking

– Corridor preservation techniques to allow for future capacity improvements.

Corridor preservation techniques minimize or prevent development in areas likely to be needed to meet future transportation needs, such as capacity expansion of roadways, parallel service roads, and bicycle, pedestrian, and transit improvements.

Methods of corridor preservation include:

- Purchase of land
 - Official Mapping
 - Building Setback Standards
 - Developer Dedications
- Traffic impact fees
 - Land use policies to provide and operate infrastructure more efficiently
 - Mixed development
 - Residential, commercial and industrial growth in close proximity
 - Compact activity centers which encourage alternative travel patterns and provide cross-access at arterials
 - Avoid the creation of narrow, commercial strips along the corridor by focusing development on major intersections;
 - Encourage mixed uses and higher densities in the TNDs;
 - Redesign existing strip development areas and adjacent land areas;
 - Plan for an integrated, community street network that links to adjacent areas;
 - Require master planning for large tracts of land;

IDENTIFIED TRANSPORTATION PROJECTS

The following are transportation related projects listed in Chapter 14, Implementation:

- Study the Brown/Erie intersection to determine necessary improvements.
- Improve Old Willow Bridge
- Improve Lollipop Pond Dam and Bridge.
- Study Sunrise Avenue/Erie Heights street intersection for warrants for a traffic signal or needed sight distance improvements.
- Secure expanded use of private parking areas for event, bus, and train patron parking as necessary.
- Create pedestrian connection to Fairgrounds, improve pedestrian access to Apple Grove area.
- Construct a sidewalk along Route 6 to the commercial area in Texas Township south of Honesdale.
- Reduce automobile traffic volumes in the Route 6 Congested Corridor.
- Conduct post construction studies of traffic lights along Main Street.

- Support grade crossing improvements along the railroad line.
- Implement the trail plan for the Region with a system of trails, bike paths, and bike lanes.
- Increase parking spaces at the coal pocket through more efficient space designation and the addition of parking spaces as feasible.
- Add Wayfinding Signage as necessary once the traffic pattern in Honesdale is revised.
- Construct necessary improvements and facilities to implement a coordinated strategy to accommodate auto, bus, rail, bike, and pedestrian traffic generated by patrons in Honesdale.
- Construct a trail along the Gravity Rail Bed.
- Establish a policy for overnight parking in public parking lots -- and make expanded arrangements for overnight parking in private facilities.
- Construct a trail along the Towpath within the Region.
- Construct a trail and Linear Park along the River in Honesdale.
- Implement a streetscape project for downtown Honesdale.
- Develop a train station in White Mills.
- Encourage bus tours to Honesdale/White Mills and develop a plan for bus parking.
- Address parking needs for County employees, including the need for additional meters, restriping of areas, signage, enforcement, and additional available parking areas in the Wayne County Courthouse area.
- Sugar Street paving and storm drainage improvements in Bethany.

The Wayne County Comprehensive Update states:

Route 191 from Honesdale to Hancock and Route 670 from Honesdale Borough to Bethany Borough are too narrow for the extensive use they receive and should be widened and realigned. These highways are primary routes to and from Northern Wayne County. They serve some vital industries, including agriculture, mining and manufacturing (bottled water). They also receive a fair amount of seasonal usage when summer camps are in session and second homes are heavily occupied. They also include a number of steep hills through an area of the County that often experiences cold temperatures and heavier snowfalls. Eliminating some of the curvature and widening the road will help alleviate this situation.

Bethany Borough is concerned that any improvement to Route 670 be done with consideration of the following two policies in mind:

- Travel speeds through Bethany must be reduced.
- Pedestrian safety in Bethany must be enhanced.

See discussion on traffic calming below.

The feasibility of making Erie Street one-way east from Bucks Cove Road to Route 191 should be studied.

Transportation System Improvement Map (TSIM)

The TSIM shows the following improvements:

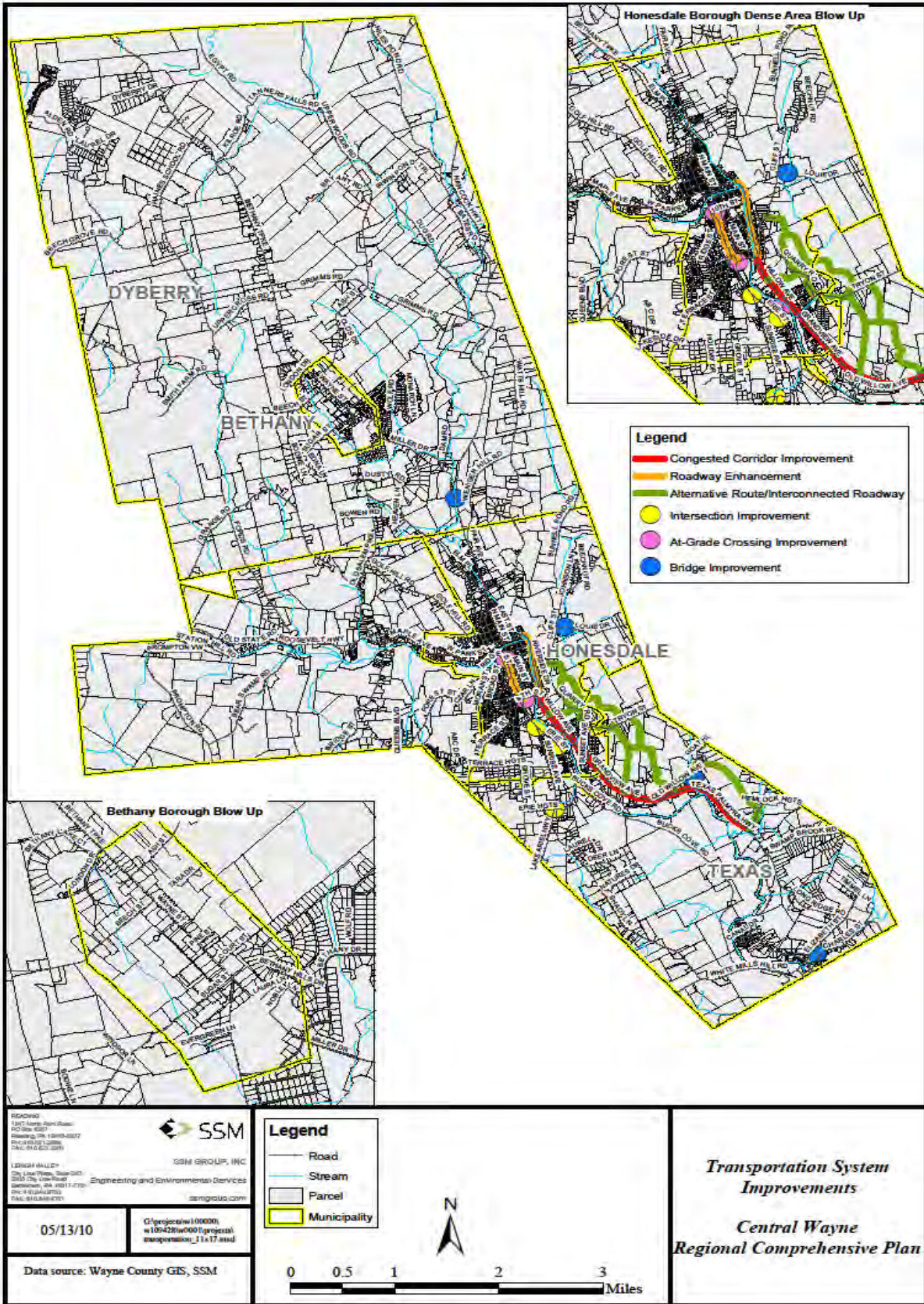
- Route 6 Congested Corridor Improvement from Honesdale to Route 652. See recommended improvements in Appendix 2. See corridor improvement strategies above.
- Roadway Enhancement for Commercial Street and Riverside Drive in Honesdale. Improvement of these streets can facilitate circulation in the Borough and reduce volumes on Main and Church Streets by providing more attractive alternative routes to Main and Church.

In conjunction with the Riverside Drive enhancement, consideration should be given to construction of a bridge over the River in the vicinity of 9th or 10th Street to facilitate movement of traffic in the downtown area.

- Alternative Route/Interconnected Roadway

These are shown from Cliff Street to Old Willow Avenue and from Brook Road to Route 652. The intent is to provide alternative routes to congested Route 6, and these routes should be shown on Official Maps. The alternative routes also serve the purpose of interconnecting parcels of land as they are developed in the future. The routes generally are shown on undeveloped parcels, and the expectation is that developers would build significant portions of the alternative routes, incorporating them into their developments.

The Region is also concerned with providing a second access to Home Depot for emergency access, interconnecting Home Depot and Wal-Mart.



RIVERSIDE DRIVE



COMMERCIAL STREET



COMMERCIAL STREET



FUNCTIONAL ROAD CLASSIFICATION

The Highway Network and Functional Road Classification Map classifies roads as follows:

Arterial Highways

- U.S. Route 6
- PA Route 670
- PA Route 652
- PA Route 191

Collector Highways

- S.R. 4007 (Ash Street/Upper Woods Road)
- S.R. 2003 (Long Ridge Road)
- S.R. 1003 (Oregon Turnpike)
- S.R. 1001 (Bunnell Pond Road)

Local Highways

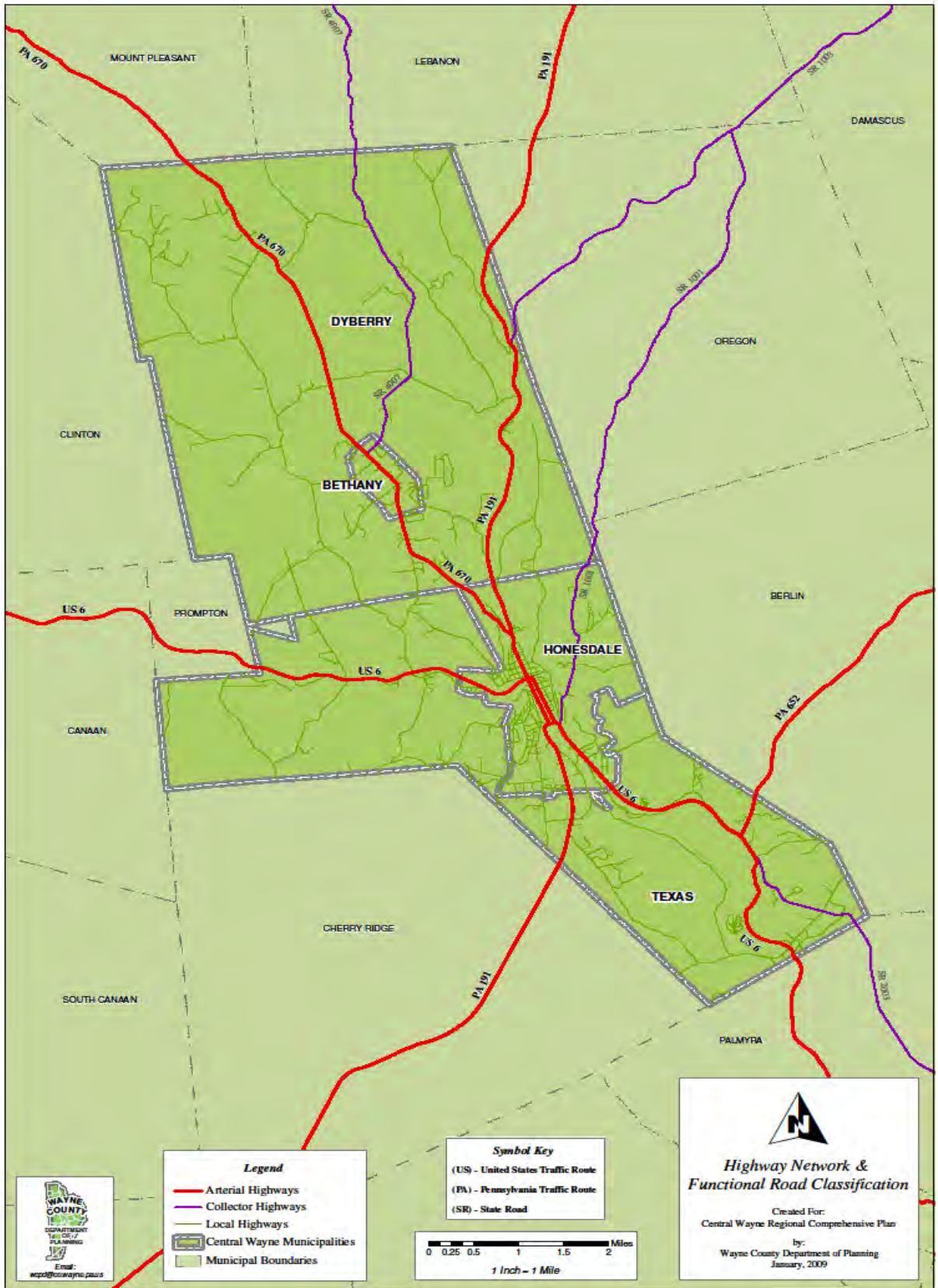
- All other roads

The following description of the types of highways is from the *Wayne County Comprehensive Plan Update*:

Local highways are the connectors from bordering lands to Collector highways. They are characterized by smaller widths, shorter segments and occasionally unpaved roadways. Traffic volumes and road speeds are far lower than Arterial and Collector volumes. These include all the other streets and highways that form the “capillaries” of the road network, picking up traffic from individual homes and businesses and moving it outward to Collector highways.

Collector highways provide access from local roads to arterial highways. They also link local commercial enterprises to major avenues of travel. Lower traffic volumes and speed limits are features of collectors. Examples of collector routes in the County are Goose Pond Road (S.R. 3008) between Lake Wallenpaupack and Route 590 and Long Ridge Road (S.R. 2003) between Indian Orchard and Lackawaxen Township. The Scott Center Road (S.R. 4037) is another.

Arterial highways move high traffic volumes at a fast pace between communities and to points outside the County. They also connect Collector highways. Pavement widths are at least two or three lanes with a one lane wide berm or shoulder on either side. Examples of arterial highways in Wayne County are Route 6 between Waymart and Hawley, Route 590 between Lake Wallenpaupack and Hamlin and Route 191 from Newfoundland north through Honesdale and Equinunk. This classification is due to the high volume of traffic and speeds typically found.



Intersection Improvements

Intersection improvements are shown at three locations:

- Sunrise Avenue-Erie Street Intersection - Alignment concerns because of the sharp angle of the intersection.
- Erie Street-Brown Street Intersection - Sight distance concerns.
- Sunrise Avenue-Erie Heights Intersection - Sight distance concerns.

At-Grade Crossing Improvements (Railroad Crossings)

Shown at Chapel Street, 4th Street, and Brown Street

Bridge Improvements

- Over Dyberry Creek at Miller Road
- Over Carley Brook at Louie Drive
- Willow Avenue Bridge near Route 6
- Lollipop Dam Bridge on Ash Street

TRANSPORTATION DEVELOPMENT DISTRICTS

The Transportation Partnership Act (Act 47 of 1985 as amended) allows municipalities to create Transportation Development Districts to assist in the financing of transportation facilities and services including roads, railroads, and public transit systems. If municipalities propose a district, property owners who represent more than fifty percent of the assessed valuation in a proposed district must be in favor of the district. The creation of the Transportation Development District allows municipalities to impose assessments upon benefited properties in the District to construct transportation improvements. The need for such a district along Route 6 in the Region should be monitored.

SHOULDER IMPROVEMENTS

Developers should be required to improve shoulders along the frontages of the tracts they develop when curbs will not be constructed. Shoulders should be wide enough to accommodate trails in accordance with the guidelines in the Statewide Bicycle and Pedestrian Master Plan. Borough and Township ordinances may mandate these actions.

GENERAL STRATEGIES FOR REDUCING SPEEDS AND INCREASING PEDESTRIAN SAFETY THROUGH EXISTING SETTLEMENTS

- Encourage PennDOT to reduce speed limit.
- The use of “gateway” treatments such as roundabouts, islands, medians, and other physical strategies, and signage, to slow traffic as it enters the town or village.
- Traffic calming treatments to slow traffic and improve pedestrian safety, such as reduced lane widths, marked or textured crosswalks, and roadside improvements.

- Improvement of existing alternate routes that bypass the town center.
- Improvement of pedestrian system.
- Building and site design guidelines to ensure that development supports pedestrian travel and is consistent with aesthetic and historic character of the town.



Sunrise Avenue - Erie Street Intersection



Erie Street - Brown Street Intersection

GATEWAYS

Formal gateways should be provided at the entrances to Bethany along Route 670, Honesdale on Route 6 and Route 191, and White Mills on Route 6. A gateway is an entrance that defines the arrival point as a destination. Gateway planning addresses the arrangement of the landscape to create a visual experience that establishes a sense of arrival at the destination and provides a positive image of the destination. Texas Township and the Boroughs can work with property owners to enhance these gateways. Consistent road corridor overlay zoning along the major roadways would facilitate this.

At gateways, the Township and Boroughs can work with property owners to enhance commercial areas through coordinated landscaping, signage, lighting, street furniture, paving materials, site improvement design, building facades, and window displays. When infill, redevelopment, or new development occurs, developers should be required to comply with performance and design standards that would address these elements. When new parking facilities are constructed, they should be landscaped, buffered, and located to the side or rear of buildings. Signage should be minimal, and appropriate to the character of the Region. Property owners should be encouraged to maintain and improve properties, particularly those that may have negative impacts on surrounding properties.

ACCESS MANAGEMENT PROVISIONS FOR ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES

Access management standards can be included, which address:

- Establish access location standards
- Establish access point separation requirements
- Require access to streets of lower functional classification
- Require internal road systems
- Require coordinated/shared ingress and egress
- Require interconnection of properties, including access, parking, loading
- Establish separations from intersections
- Require coordinated traffic movements
- Require acceleration and deceleration lanes where appropriate
- Require left and right turn lanes where appropriate
- Refine design standards for intersections, driveways, internal circulation, and parking lot design
- Minimize entrances to roads
- Prohibit inappropriate turning movements
- Consider signalization of high volume driveways
- Refine location, size, and design requirements for billboards and signs.

GATEWAY TREATMENT OPPORTUNITIES, 4TH STREET AREA IN HONESDALE



IMPACT FEES AND NEGOTIATED FINANCIAL CONTRIBUTIONS

The Municipalities Planning Code allows municipalities to assess a traffic impact fee provided they have adopted a traffic impact fee ordinance. With a traffic impact fee system in place, a municipality can collect fees to finance improvements to the road system.

The Municipalities Planning Code indicates that when municipalities have prepared a multi-municipal plan, to allow for the provision of transportation capital improvements in a cooperative manner, the municipalities may cooperate to enact joint transportation impact fee ordinances.

In municipalities where traffic impact fee systems are not in place, financial contributions from developers for road improvements should be negotiated. Developer-financed road improvements at existing intersections and along road segments could correct current deficiencies and mitigate traffic increases associated with new development. The following table identifies the steps involved in setting up and implementing an impact fee ordinance.

**TABLE 7.1
SUMMARY OF THE STEPS FOR IMPLEMENTING
TRAFFIC IMPACT FEE ORDINANCE**

Task	Responsible Entity
<p>1. Establish Transportation Service Area and appoint an advisory committee. <i>Note: Committee must be at least 7 members, can be the <u>entire</u> Planning Commission, with ad hoc members if necessary to meet the 40% builder/realtor requirement. Other than this, the committee <u>cannot</u> contain municipal officials or employees.</i></p>	Governing Body
<p>2. Public Notice of Intent to implement a Traffic Impact Fee Ordinance. <i>Note: This allows for fees to start being collected <u>and</u> starts an 18 month clock, by which time the Ordinance must be adopted.</i></p>	Governing Body
<p>3. Committee oversees preparation of Land Use Assumptions plan, holds public hearing, forwards to Governing Body for adoption.</p>	Impact Fee Advisory Committee
<p>4. Committee oversees preparation of Roadway Sufficiency Analysis and forwards to Governing Body for approval.</p>	Impact Fee Advisory Committee
<p>5. Committee oversees preparation of Capital Improvements Plan, holds public hearing, forwards to Governing Body for approval.</p>	Impact Fee Advisory Committee
<p>6. Impact Fee Ordinance text developed and Ordinance adopted.</p>	Governing Body

TRAFFIC CALMING

Traffic calming is defined by the Institute of Transportation Engineers (ITE) as “the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.”

The purpose of traffic calming is to manage movement through an area in a way that is compatible with the nearby land uses. Streets should be safe for local drivers, pedestrians and bicyclists. Traffic should not adversely affect the quality of life of residents.

The general methods of traffic calming include the following:

- Active speed reduction (constructing barriers to traffic movements, pedestrian enhancements, roadway redesign)
- Passive speed reduction (installation of signage)
- Street side design (landscaping and other enhancements that change the appearance of the area and driver attitudes)
- Regional planning efforts that direct external traffic to other routes
- Opportunities for use of alternative modes (mass transportation, pedestrian, bicycle)

Active Speed Reduction

- a. Road “diets” - removing or narrowing travel lanes.
- b. Speed tables are raised areas in the street surface that extend across the width of the street. Raised intersections can be used. Speed humps have fewer opportunities for use.
- c. Gateway treatments
- d. Changes in roadway surface may include rumble strips, milling, and special roadway surfaces. These techniques can increase noise in areas and raise objections from area residents.
- e. Cross-section measures such as removing shoulders and adding curb, adding sidewalks and bicycle lanes, constructing parking lanes, using different textures for different use areas, planting street trees, utilizing pedestrian-scale lighting.
- f. Provision of pedestrian refuge areas such as center islands, providing protected parking bays through landscaped islands, reducing intersection radii and shortening pedestrian distances by constructing curb extensions.
- g. Utilizing roundabouts and islands at entrances to or within settlements to reduce speeds.

TRAFFIC CALMING TECHNIQUES



Examples of Curb Extensions

From: Smart Transportation Guidebook, NJ DOT and PADOT

Passive Methods of Control

- a. Traffic signs saying “Do Not Enter”, “Stop”, “Not a Through Street”, “Local Access Only”, “No Trucks”, or signs establishing speed limits, indicating one-way street, or prohibiting turns.

Speed limits should be sensitive to the context of the road, and not based solely on the functional classification of the road.

- b. Traffic signals.
- c. Pavement markings, including crosswalks and edgelines.
- d. Permitting on-street parking.
- e. Speed watch.
- f. Reduced building setbacks.

Prior to implementing any traffic calming program, it is necessary to identify the specific problems to be addressed; identify and evaluate the alternative techniques and their drawbacks, benefits, and cost; to identify alternative traffic patterns that could result from implementation of the techniques and the effects of those patterns on other streets and neighborhoods; and to involve residents in the evaluation and selection of techniques. Such techniques should not detract from the character or visual quality of a neighborhood.

Examples of traffic calming techniques are provided in Appendix 4.

Bethany Borough

Any physical changes to Route 670, signage and street enhancements within the road right-of-way, and speed limit reduction would need PennDOT approval. Potential traffic calming techniques and methods to enhance pedestrian safety for consideration follow. Given the function of Route 670, PennDOT may not look favorably on some of them.

- Gateway treatments at entrances to the Borough.
- Reduction of the 35 mph speed limit.
- Slight reduction of lane width through relocation of edge painting.
- Signs indicating the residential and historic nature of the Borough. Creation of an historic district.
- Signing historic buildings, interpretive displays. Signage for the Wilmot House on Route 670.
- Signs indicating the presence of the park and children at play.
- Additional street trees/landscaping treatments.
- Enhanced pedestrian facilities along the road.
- Crosswalks and warning signs for such.

TRAFFIC CALMING TECHNIQUES



Intersection Before and After Roundabout

From: Federal Highway Administration Resource Center and NYS DOT

- Mini- or compact roundabout(s) at the northern and/or southern entrance to the Borough or in the central portion of the Borough.

Honesdale Borough

Traffic calming measures should be coordinated with streetscape projects along Main Street. In addition to street projects for Main Street, a streetscape project should be considered for Church Street from 4th Street to 8th Street. Some of the enhancements which would be considered are:

- Bump-outs
- Street trees/landscaping
- Lighting
- Raised pedestrian crosswalks
- Requiring motorists to stop for pedestrians in crosswalks
- Reduced speed limit
- Wayfinding signage
- Textures/materials of improvements

White Mills Village

In the future, White Mills is likely to be more of a destination and have significantly more pedestrian traffic, if the plan for Historic White Mills and the Dorflinger Glass Works are realized, park facilities are constructed, a train station is located, more industrial development occurs, and the historic village is enhanced by adaptive re-use projects. Streetscape enhancements, including traffic calming, should be coordinated with historic preservation efforts.

Some of the enhancements for consideration include:

- Improved pedestrian and bicycle facilities
- Wayfinding signage
- Crosswalks
- Gateway treatments
- Historic district signage and interpretations
- Speed limit reduction
- Roadside enhancements
- Narrower lane widths



Hospital Parking Lot



Opportunity for Parking Lot Enhancement



Parking Lot along Main Street



Street with Diagonal and Parallel Parking. In a given space, more parking spaces can be obtained with diagonal parking



Unmaximized Parking Lot



Metered Parking, Main Street



Parking Along the River



Perimeter Parking

Chapter 8

Future Land Use and Housing Plan

INTRODUCTION

One of the principal benefits of multi-municipal planning is that land use can be coordinated among the municipalities. This allows for coordination of land use along municipal boundaries and within road corridors. It also allows allocation of land use on a regional basis, not on a municipal basis. Thus, almost all of Dyberry Township can be designated Rural Conservation because growth is allocated for in Bethany, Honesdale and Texas.

The Pennsylvania Municipalities Planning Code requires the Comprehensive Plan to contain a plan for land use, which may include provisions for the amount, intensity, character and timing of development. The land use plan indicates where development is expected to occur and what type of development could occur in designated areas. In this Comprehensive Plan we are also particularly concerned about how development occurs, which is further elaborated upon later in this chapter and the chapters on Design Considerations, Linkages, Historic and Cultural Resources Plan, Agricultural and Natural Resource Protection, Transportation Plan, and Economic Development Plan.

The Future Land Use Plan is not a zoning map, nor does it change zoning maps which have been adopted by the municipalities in the Region. The Future Land Use Plan is a guide for municipal officials to use when making decisions regarding future development and for preparing municipal zoning ordinances and zoning maps. Municipal sewer and water planning, transportation planning and recreation planning should also be coordinated with the Future Land Use Plan.

DESIGNATED GROWTH AREA

The Pennsylvania Municipalities Planning Code creates the concept of a Designated Growth Area, which is a region within a multi-municipal plan that preferably includes and surrounds a borough or village, and within which residential and mixed use development is permitted or planned for densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infra-structure services are provided or planned. The intent of the designated growth area is to provide for orderly and efficient development to accommodate the projected growth of the area, provide for the economic and employment needs of the area, and allow for increase of the tax base of the Region.

In the Central Wayne Region, the Designated Growth Area includes the following Future Land Use Plan Categories:

- Downtown Enhancement/Revitalization
- Economic Development
- Village Enhancement
- Medical Professional
- Commercial Corridor Enhancement
- Mixed Use Revitalization
- Residential Revitalization
- Medium Density Residential
- Low Density Residential in Honesdale
- River Conservation and Enhancement in Honesdale

TARGETED INVESTMENT AREAS

Within the Designated Growth Area, certain areas have been targeted for future revitalization and enhancement, with anticipated investment of public and private funds in projects. These Targeted Investment Areas are:

- Downtown Enhancement/Revitalization
- Economic Development
- Village Enhancement
- Commercial Corridor Enhancement
- Mixed Use Revitalization
- Residential Revitalization
- River Conservation and Enhancement in Honesdale, and extending to Seelyville and White Mills

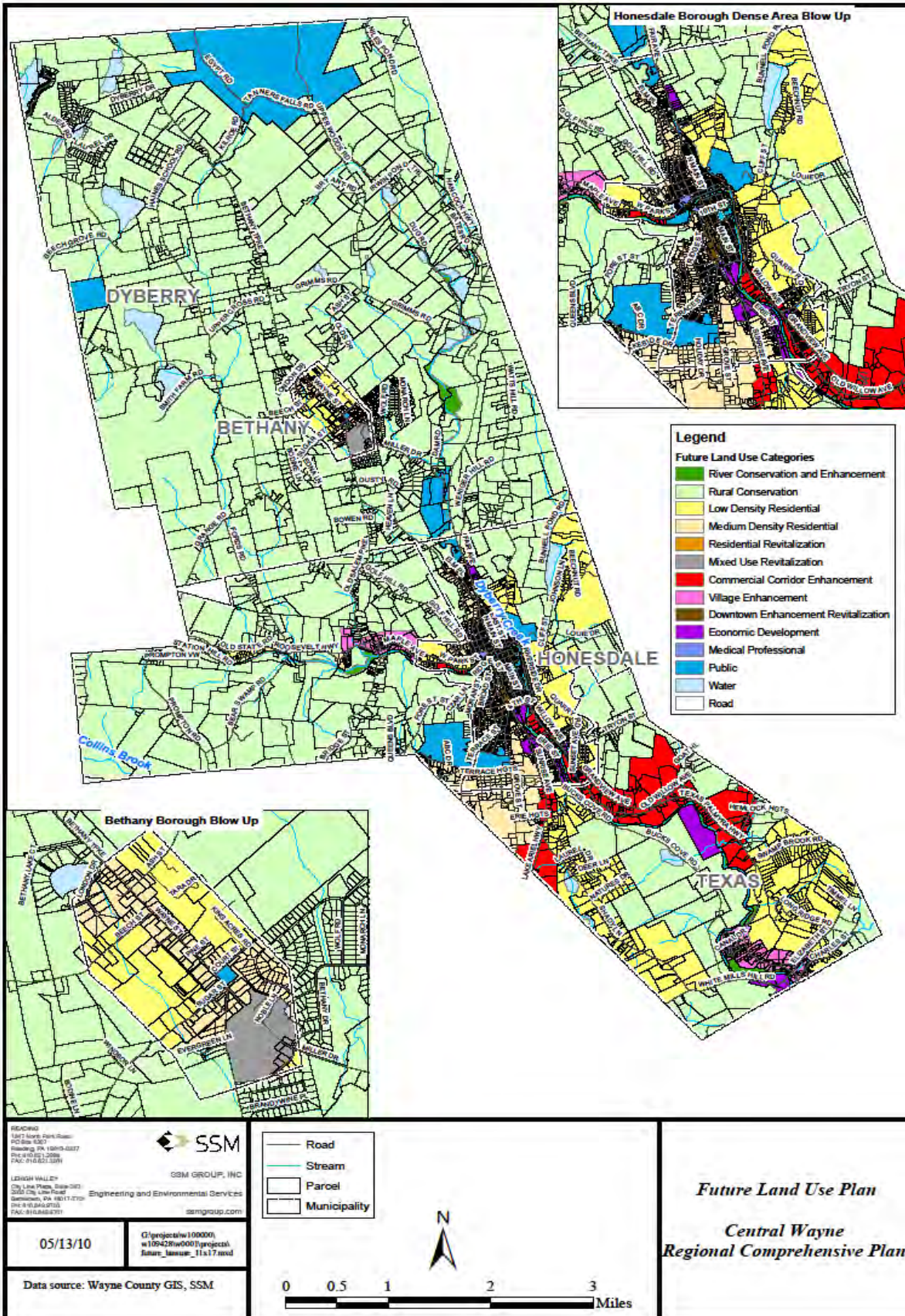
Specific projects have been identified in Chapter 14, Implementation Actions.

FUTURE LAND USE CATEGORIES

The Future Land Use Plan follows. The categories shown on the Plan are described below. The following table indicates the acreage in each category shown on the plan:

**Central Wayne
Future Land Use Plan - Acreage By Category**

Future Land Use	Acres
Commercial Corridor Enhancement	766
Downtown Enhancement/Revitalization	54
Economic Development	179
Low Density Residential	2,386
Medical Professional	11
Medium Density Residential	894
Mixed Use Revitalization	52
Public	1,326
Residential Revitalization	13
River Conservation and Enhancement	275
Road	132
Rural Conservation	19,931
Village Enhancement	273
Water	466



River Conservation and Enhancement

Outside Honesdale, these are areas where the Lackawaxen River and Dyberry Creek should be protected from encroachments incompatible with open space, recreation and natural resource preservation. Development would be limited to parks and low-impact accessory uses related to recreation, parks and municipal uses. Park facilities should be considered at the Texas Township Building, White Mills and Seelyville.

Riparian forest areas should be retained and floodplain ordinances should generally prohibit structures, buildings and large impervious surfaces.

Active greenways should be maintained along the River and the Creek, and trails incorporated, particularly utilizing the D&H Canal Co. Gravity Railway Bed and the D&H Canal Co. Towpath. Consideration should be given to developing a water trail along the Lackawaxen River. Greenway, trail and water trail planning is discussed in Chapter 13.

In Honesdale, the objective is to make the river area a spur to revitalization, economic development and tourism, but also an enhanced natural and cultural resource for the Region's residents.

A Region-wide plan should be prepared for River access, enhancement, recreational use and economic development. Consideration should be given to expanding the Lackawaxen River Park and providing a walking trail along the River. Visual and physical access will have to be facilitated. Viewsheds should be created and barriers to access removed. Neighborhoods and other assets in Honesdale should be connected to the River. Parking along the River should be de-emphasized. Opportunities should be provided for recreation facilities, ecological education, interpretive kiosks, and entertainment venues.



River Conservation



Riverside Enhancement Opportunity



Riverside Enhancement Opportunity



Riverside Enhancement Opportunity

Rural Conservation

The Rural Conservation areas are intended to preserve rural character in areas consisting predominantly of cropland, woodland, pastureland, stream valleys, open space, water bodies, State Game Land, and natural resource-oriented recreational uses. Steep slopes, wetlands and floodplains limit development of some of this land. Agricultural security areas are found in Dyberry and Texas Townships and Agricultural Easements in Texas Township.

In the future, agricultural and natural resources should be protected. See Chapter 9 for techniques, strategies and policies to accomplish this and to protect the character of Rural Conservation areas. Primary land uses will continue to be cropland, pastureland, woodland, open space, farm-related structures and businesses, natural resource-oriented recreational uses, and public and semi-public uses.

Limited very low density single family development could be accommodated, at a density no greater than one dwelling unit per two acres of land. Conservation By Design should be considered when development occurs. Transferable Development Rights may be appropriate, with the Rural Conservation areas as sending areas.

The typical Conservation Zoning (Growing Greener Concept of Natural Lands Trust) process is:

- Net out natural resources
- Establish maximum overall density
- Establish minimum substantial open space requirement
- Establish alternative methods of development
- Require important natural features and resources, such as scenic vistas, historic sites, agriculture, steep slopes, wetlands, and woodland to be contained in open space
- Provide visual and physical access to open space areas

If the conservation concept is used, the design procedure is:

- Identify conservation areas
- Locate house sites
- Align streets and trails
- Draw lot lines

Examples of Growing Greener are found in Appendix 5.

RURAL CONSERVATION AREAS



Low-Density Residential

The Low Density Residential areas generally contain a mix of woodland, cropland, pastureland and low density residential uses. Such a mix is anticipated to continue in the future. Residential development which occurs is anticipated to be single family development generally not exceeding a density of one dwelling unit per acre.

A variety of zoning districts could be used by the municipalities to implement the Low Density Residential area. The common factor is likely to be single family homes allowed at a density of one dwelling unit per acre. Some districts may allow single family semi-detached dwellings at a similar density. Some districts may allow the density of single family development to be reduced to approximately two dwelling units per acre if public sanitary sewer and water are available. Other districts may allow Conservation By Design development at the underlying permitted density of development or mobile home parks.

Medium-Density Residential

The Medium Density Residential area is intended to accommodate higher densities and a wider variety of dwelling types than the Low Density Residential area. The Medium Density area has already accommodated significant residential development, much of it in Honesdale and Texas served by public sanitary sewer.

The types of dwelling units allowed and the density of development will vary by municipality and zoning district within each municipality. The density of development will vary from one dwelling unit per acre without public sanitary sewer and water to up to eight dwelling units per acre in the districts of highest density where public sanitary sewer and water are available. Some districts may allow only single family detached homes; some single family detached and single family semi-detached; some a mix of single family detached, single family semi-detached, two family and multiple family.

Conservation By Design could be considered as a method of development on remaining undeveloped tracts. This will be a municipal decision. Traditional Neighborhood Design (TND) could be considered in Honesdale and Texas. The general concepts of TND are:

- Creation of a sense of community
- Central community facilities
- Street trees
- Compact development
- Historic development patterns of towns

The Elements of Traditional Neighborhood Design

- **Limited Size:** A village or neighborhood is limited to a 1/4 mile radius (up to 200 acres), or a five minute walk from the center to the edge.
- **Mixed Uses where appropriate and permitted by zoning:** The inclusion of retail and commercial activity with residential uses brings the needs of life within walking distance for all ages and social groups. A variety of housing types is a standard element, including single family, duplex, townhouses, and apartments over shops, which can bring safety and vitality to the town center.

- **Street Network:** Interconnected streets, closer to a traditional grid or web pattern create a more understandable system and more choices for travel routes, which is effective for pedestrians as well as the automobile.
- **On-Street Parking:** Helps to slow down traffic, acts as a buffer between pedestrians and moving traffic, and increases opportunities for drivers to find convenient parking.
- **Alleys where appropriate:** Give secondary access to property for deliveries: locating parking garages, utilities and garbage collection along alleys preserves the beauty of the streetscape.
- **Sidewalks and Pedestrian Paths:** An emphasis on "walkability," or the needs of the pedestrian, makes destinations accessible to residents, including children and the elderly.
- **Public Spaces:** A central focal point for community life, providing a special place for public events, and is the appropriate place for mixing retail, civic and business life.
- **Shallow Setbacks:** Placing buildings close to sidewalks creates a friendlier "outdoor room."
- **Porches:** Create spaces for a sociable transition from the public street to the private home and provide shelter and shade.
- **Flexible Building Types:** Designed to allow for adaptation from one use to another, as markets dictate, with an emphasis on local historical style.
- **Open Space:** A variety of types are included for specific needs, from the regional parks, to the neighborhood playground, to a green, to buffers, bringing nature into the human environment.

Residential Revitalization

Residential Revitalization areas are found in Honesdale along Riverside Drive and Court Street, abutting River Conservation and Enhancement areas. Court Street is developed. Riverside Drive has been mostly developed, but some land remains developable and some redevelopment has occurred.

As the area along the River is enhanced, it is hoped that residential areas in the vicinity will also be enhanced, to support River enhancement efforts. The following policies are proposed for the Residential Reinvestment area:

- Maintain adequate housing and property maintenance codes.
- Foster programs which encourage home renovation and rehabilitation.
- Identify programs and policies that will help residents maintain and enhance their properties, meet housing expenses and retain their homes as owner-occupied single family residences.
- Consider grant and revolving low-interest loan programs for owner-occupied housing rehabilitation.
- Implement code enforcement programs to identify code violations that can be corrected by rehabilitation or demolition.
- Facilitate maintenance through programs for home improvements, including weatherization, painting, lighting, and neighborhood cleanup.
- Develop home façade improvement program.
- Maintain low-interest loan and grant programs for rehabilitation through local banks.
- Maintain rental unit licensing and annual inspections to discourage substandard rentals.
- Identify and target housing unit infill/redevelopment opportunities, and create infill redevelopment housing projects.

In the Residential Reinvestment area along Riverside Drive, consideration could be given to acquiring and redeveloping some properties, using LERTA and other techniques to encourage reinvestment.

Mixed Use Revitalization

One Mixed Use Revitalization area adjoins River Conservation and Enhancement areas in Honesdale. It includes the Wayne County YMCA and adaptive re-use and redevelopment opportunities along Park Street north of the River. South and east of the River, in the Industrial Point area, a mix of governmental, commercial and residential uses exists. Some of the Borough-owned structures are in need of improvement.



Residential Revitalization



Residential Revitalization



Mixed Use Revitalization - Honesdale



Mixed Use Revitalization - Bethany

Mixed Use Revitalization will also support enhancement of the River corridor. It is the intent to foster new mixed use development which contributes to the riverfront environment, derives benefit from the River, and helps create a positive environment for investing. As redevelopment or infill development occurs, mixed use development should be considered rather than single uses, where appropriate.

Commercial uses oriented to River users and tourism would be appropriate in this area, as well as residential, professional and institutional uses. Residential uses can include single family, two family and multiple family.

Physical and visual access to the River is desirable. Buildings should address the River. Parking abutting the River should be discouraged.

Another Mixed Use Revitalization area is located in the southeastern portion of Bethany. A different type of revitalization, this area will allow for revitalization of a mansion site and former golf course, part of which has been developed for the Bethany Village care facility. This area could be developed for single family homes, if appropriate community sewage disposal and water supply facilities were made available, facilities similar to Bethany Village, and limited commercial services intended to serve residents and visitors.

Commercial Corridor Enhancement

Commercial Corridor Enhancement areas are located along the Route 6 corridor in Honesdale and Texas and the Route 191 corridor in Texas. These corridors are the primary commercial corridors in the Region and have been developed for a variety of retail, personal service, office and highway-oriented uses. Such a mix is expected to continue in the future. Open land remains in the corridors, and future development is anticipated.

The primary concerns with the commercial corridors are making them function better and look better. The following approaches should be taken to accomplish this:

- Addressing the recommendations of the Congested Corridor Study to improve traffic flow on Route 6.
- Providing for an alternative North-South route to Route 6 in Honesdale Borough and Texas Township to help reduce automobile volumes on Route 6. This alternative road system will also provide for interconnection of existing and future developments.
- Providing a Future Sidewalk/Bikepath Element along Route 6 to more safely accommodate pedestrian travel between Honesdale and the Texas Township commercial area.
- Encouraging coordinated Corridor Overlay Zoning in Honesdale and Texas in both corridors.

The elements of commercial corridor overlay zoning to enhance appearance are detailed in Chapter 12, Design Considerations.



What Is Not Enhancement



What Is Considered a Step in the Right Direction

A number of strategies can be employed to make the corridors, particularly Route 6, function better, including:

- Coordination of traffic signals.
- Construction of turning areas to decrease queuing.
- Evaluation of a transit shuttle that would run along the corridor.
- Employing land use tools:
 - Traditional Neighborhood Development (TND) to help preserve transportation capacity (sprawl isolates uses and increases reliance on automobile travel between low density, single use areas). TND's, with a mix of residential, commercial, and professional uses within walking distance of each other, could reduce the need for automobile trips.
 - Site design guidelines and standards are important in corridor management programs, and include:
 - Lots that do not require direct access to the arterial.
 - Siting commercial buildings nearer to roads and provide for parking to the rear of lots with access to secondary roads and/or interconnected parking areas (requiring cross-easements over properties for common use of areas).
 - Providing adequate driveway length to allow stacking.
 - Requiring connections between parking lots and building entrances.
 - Minimizing the number of conflict points along roads.

- Providing incentives for smaller and fewer signs by allowing a reduced setback from roads.
 - Encouraging attractive, interesting building design.
- Access management plans

Access management plans address provision of access to adjacent land while simultaneously preserving the flow of traffic on the road system in terms of safety, capacity, and speed. Intent is to increase capacity of transportation infrastructure, create shorter travel times, and prolong functional life of the infrastructure.

Typical access management strategies include:

- Utilizing service roads with limited access points, shared driveways for adjacent parcels, and cross access among adjoining businesses as alternatives to individual curb cuts.
 - Requiring developers to provide a connected and sufficient local road system (alternate routes) to minimize using the main arterial that is designed to accommodate through traffic.
 - Reducing/limiting the number of curb cuts by considering the location, design, and spacing of driveways.
 - Requiring shared access points and connectivity between parcels.
 - Reducing the number of parking spaces by permitting shared parking arrangements among individual businesses.
 - Aligning driveways and creating regular offsets.
 - Relating driveway designs to travel speeds and traffic volumes.
 - Prohibiting direct parking access from a parking space to the road.
 - Providing pedestrian and bicycle friendly accommodations.
- Corridor preservation techniques to allow for future capacity improvements

Corridor preservation techniques minimize or prevent development in areas likely to be needed to meet future transportation needs, such as capacity expansion of roadways, parallel service roads, and bicycle, pedestrian, and transit improvements.

Methods of corridor preservation include:

- Purchase of land
- Official Mapping
- Building Setback Standards
- Developer Dedications

- Traffic impact fees
- Land use policies to provide and operate infrastructure more efficiently
 - mixed development
 - residential, commercial and industrial growth in close proximity
 - compact activity centers which encourage alternative travel patterns and provide cross-access at arterials
- Avoid the creation of narrow, commercial strips along the corridor by focusing development on major intersections.
- Encourage mixed uses and higher densities in the TNDs.
- Redesign existing strip development areas and adjacent land areas.
- Require master planning for large tracts of land.

Village Enhancement

Village Enhancement is shown at the villages of Seelyville and White Mills in Texas Township. These villages are predominantly residential in character, though they do contain some commercial and public uses and historic mills with adaptive reuse potential. The historic Dorflinger Glass Works is located in White Mills, and forms the heart of the White Mills Lower Industrial Historic District, discussed in Chapter 10, Historic and Cultural Resources Plan. That chapter discusses methods of preserving historic resources.

In the future, the villages will continue to be characterized by a mix of uses, including single family residential, convenience commercial, professional offices, and public. The commercial uses must be compatible with existing residential uses and will be at a smaller neighborhood scale. Highway-oriented uses are not recommended. Second floor apartments or adaptive re-use for apartments might be acceptable in some cases after deliberation by the Planning Commission and Board of Supervisors.

Protecting the character of Seelyville and White Mills villages is a major concern of this Plan. To protect Village character, the guidelines presented in Chapter 12 should be considered. The overriding goal is that new building design and building renovations are appropriate for the community and incorporate elements of traditional local architectural styles. When an existing building is renovated, the architectural features which define the building's style and traditional character should be maintained.



White Mills



Seelyville

General policies that should be employed in the Village Enhancement areas are:

- Require enhanced review procedures before demolition or alteration of an historic building or site can occur.
- Make provisions for additional complementary and appropriate uses to maintain and enhance historic village character.
- Incorporate Village Design standards as appropriate.
- Avoid road widening or realignments that detracts from the village character or serves to promote increased speeds.
- Maintain roadways in an appropriate manner to preserve the inherent character.
- Encourage improved signage, landscaping, and buffer areas.
- Plan and implement streetscape improvement projects.
- Adopt some form of historic zoning for the White Mills Industrial Historic District.

Downtown Enhancement/Revitalization

It is crucial to the well-being of the entire Region that Downtown Honesdale be vital and economically healthy. Downtown should be an attractive, safe and well-functioning area for those who own and conduct business and live in the area, and generate consumer and investor confidence. Policies outlined below can assure Honesdale will maintain a positive image, retain and attract economic development, enhance the quality of life and be:

- An area of attractive buildings and streetscapes which has a sense of place.

- A district which has street-life activity, including shoppers, students, workers, tourists and residents.
- Strong economically based on retail businesses, offices, tourism, and entertainment.
- A place which is hospitable and fun for people to patronize.

Elements of downtown include entryways (gateways), the street corridors and their streetscapes, individual buildings, parking areas, and public spaces.

In Chapter 6, Economic Development, a number of policies for Downtown Enhancement and Revitalization are outlined. Economic development projects, such as implementing a streetscape project for Downtown, are listed.

In Chapter 12, Design Considerations, a number of policies are listed to protect the character of Downtown Honesdale. The Downtown Enhancement/Revitalization area is included in the Honesdale Downtown Historic District, and actions to protect historic resources are discussed in Chapter 10.

Uses in much of the Downtown Enhancement/Revitalization area, particularly Main Street, will generally be niche and specialty retail, offices, personal services, and existing attractions such as the Stourbridge Line and Wayne County Historical Society. Residences above commercial uses would be appropriate if adequate off-street parking could be provided.

Downtown Enhancement Projects



It is likely there could be several different zoning approaches taken in this land use category. Most of the land is included in the Honesdale Downtown Historic District, so historic preservation zoning of some sort will be utilized. It is important that buildings are not cleared and a building that does not fit the character of the Main Street constructed. The Commercial Street and Main Street areas are predominantly commercial, but the area west of Commercial Street and the Main Street area will likely take different revitalization approaches. The Main Street area, within the historic district, will need more reliance on design standards. A portion of Court Street is primarily residential, and similar residential uses and appropriate professional uses might be allowed.

Church Street is a particular concern, given the increased traffic it now receives since one-way travel on Main and Church Streets was instituted, the historic churches on the street, and the attractive institutional/residential/mixed use character of much of the street. The character of Church Street needs to be protected through zoning which will assure that any commercial development will fit in with

the existing character of the street. Gateway treatments will be of particular concern between the River and Commercial Street, from 4th Street to 5th Street.

Economic Development

Economic Development areas are located at the former “Purple Cow” site along Route 6 in Honesdale, a 90 acre parcel in Texas Township west of Route 6 and the Lackawaxen River, the Chromatube industrial area at White Mills, the Erie Street-Sunrise Avenue industrial/commercial area in Honesdale, and a section of Route 191 in the northern portion of Honesdale.

Former “Purple Cow” Site

This general area containing the waterfalls and a creek is one of the “treasures” of the Central Wayne region. This area has potential for development or redevelopment which would be in keeping with the special character of this area and related to the water resources (creek, waterfalls).

This area is so special in character that a new zoning district could be created for the area. The zoning would be “water-oriented” providing for uses appropriate to a water setting. Consideration should be given to encouraging building design which would fit into this setting.

It would be appropriate to discuss with the landowner how protection and enhancement of this area could help create a gateway to Honesdale.

Parcel in Texas Township West of Route 6 and Lackawaxen River

There are difficulties in developing this 90 acre site because of access considerations and steep slopes and floodplain. When developed, it is recommended that the site be developed for light industrial use which will create jobs. (Currently owned by Indian Orchard Renewable Energy, LLC., Tax Map 27-0-0264-0185, Control #028864.)

White Mills Industrial Area

This is centered on the “Chromatube Building”. With access to Route 6, rail access potential for a new railroad station, and planning for sanitary sewers, there are opportunities for future development. WEDCO could secure a Business in Our Sites planning grant for the area.

This site is recommended for light industrial use which will create jobs.

Erie Street - Sunrise Avenue Industrial/Commercial Areas

This area will primarily see building re-use and redevelopment of sites. Of particular concern are optimal utilization of the DSFI and Bailey Buildings to create jobs. Appropriate zoning to facilitate use of the buildings should be put in place. Emphasis should be on job creation because of the limited amount of light industrial land in the Region.

Portion of Route 191 North in Honesdale

There is limited capacity for additional office development, such as medical offices. Because of the proximity to residential areas, the office development which occurs should be done in a way which will not adversely impact the residences.

Medical/Professional

The Medical/Professional area includes the Honesdale Memorial Hospital facilities, the Hospital parking lot south of the River, and a mix of residences and professional offices on the south side of West Park Street. Limited area is available for expansion of the Hospital. Additional opportunities exist for professional offices and services close to the hospital; however, any further office development should respect the architectural character of the buildings on the south side of West Park Street. The potential exists for two zoning categories in the Medical/Professional area: one to address the hospital and a conservation commercial classification such as might be utilized on Church Street to protect the character of the area.

Public

The Public category includes municipal, County, state and school district facilities.

INFILL POLICIES

There are opportunities for new development to take place as infill within and near the Boroughs and villages of White Mills and Seelyville when infrastructure of adequate capacity and functionality is available, in conformity with the general character of the existing settlements. There are a number of strategies which can be used to promote infill. The following policies can be reviewed as a starting point in determining the most appropriate methods for use in the Region. Land consumption for new development can be minimized if development or redevelopment occurs on vacant or underutilized parcels within existing developed areas. Development costs can sometimes be reduced because of the accessibility of existing infrastructure and services.



Infill Projects in the Mixed Use Revitalization Area

POTENTIAL INFILL PROMOTION STRATEGIES

Zoning Strategies

1. Target and map areas for infill development. Identify parcels, developments, and existing vacant or underutilized buildings and lots.
2. Determine types of development desired.
3. Zone areas appropriately to allow desired land uses.
4. Create infill development opportunities overlay districts as necessary.
5. Consider whether more design flexibility in ordinances is necessary to achieve the desired end – such as flexibility in setbacks, yard requirements, lot widths, and lot size.
6. Consider density/intensity bonuses to lowest acceptable lot size or highest intensity of use consistent with available sewer and water facilities and neighborhood character.
7. Consider allowing nearby convenience services in designated economic development, mixed use, or infill overlay areas.
8. Apply appropriate standards to non-conforming lots which can allow reasonable development.
9. Where appropriate, consider well-designed, buffered mixed uses or dwelling types, if appropriate infrastructure is available.
10. Consider transfer of development rights with bonuses to target development areas from areas targeted for preservation or conservation.
11. Eliminate incentives to development in non-growth and non-targeted areas.

Subdivision and Land Development Strategies

12. Streamline procedures and permitting.
 - reduce delays and hearings
 - have expeditor
13. Review level of service standards (such as amount of recreation) or design standards (such as road widths) for appropriateness in each situation.
14. Consider appropriateness of incentives for infill projects
 - reduced development/permit fees
 - reduced impact fees
 - reduced infrastructure connection fees

Public Relations Strategies

15. Stimulate developer interest in infill development and educate consumer/public regarding benefits and availability of infill:
 - promotional/publicity campaign for infill
 - make parcel data available
 - establish cooperative demonstration project
 - seminars

 - training programs
 - design competition for demonstration project
16. Prepare neighborhood strategies with input from residents; cooperation with, involvement of, and information to existing residents.
17. Inform existing residents of projects, invite participation in review, hold project meetings with developers at initial stages.
18. Prepare appropriate protective design standards such as traffic calming, landscaping, vegetation retention or replacement, and permissible land uses.
19. Encourage lending institutions to be supportive of infill initiative in providing lending.

Municipal Financial Policies

20. Foster programs which encourage building renovation and rehabilitation in existing neighborhoods.
21. Identify strategies for assembling parcels (with realtors and developers).

Municipal Infrastructure Policies

22. Identify need for Infrastructure improvements (parks, utilities, streetscape improvements, drainage facilities, pathways).
23. Facilitate accessibility to community facilities and services (senior centers, community centers, etc.).

GROWING SMARTLY TO CREATE LIVABLE COMMUNITIES

Concept of Smart Growth

The Smart Growth Network, U.S. Environmental Protection Agency (EPA), and International City/County Management Association (ICMA) have described smart growth as “development that serves the economy, community, and the environment. It provides a framework for communities to make informed decisions about how and where they grow. Smart growth makes it possible for communities to grow in ways that support economic development and jobs; create strong neighborhoods with a range of housing, commercial, and transportation options; and achieve healthy communities that provide families with a clean environment.” The concept of smart growth has many of the same elements as livable communities.

The following Smart Growth Principles have been established:

1. *Plan for mixed land uses.*
2. *Take advantage of compact building design.*
3. *Create a range of housing opportunities and choices.*
4. *Create walkable neighborhoods.*
5. *Foster distinctive, attractive communities with a strong sense of place.*
6. *Preserve open space, farmland, natural beauty, and critical environmental areas.*
7. *Strengthen and direct development towards existing communities.*
8. *Provide a variety of transportation choices.*
9. *Make development decisions predictable, fair and cost effective.*
10. *Encourage community and stakeholder collaboration in development decisions.*

To address these smart growth principles, the following policies have been promoted in this plan:

- Mixed use development in portions of Honesdale and Bethany Boroughs and in White Mills and Seelyville Villages. In the Route 6 Corridor, it may be appropriate to provide for mixed use Traditional Neighborhood Development (TND).
- Where public sewer and water are available, compact building design will be promoted. Infill in existing settlements is supported, as are development techniques such as TND and Conservation By Design (CBD).
- As detailed in the housing plan discussion below, a range of housing opportunities and choices are recommended for the Region.
- Walkable neighborhoods are encouraged through infill development, TND and CBD, and implementation of the trail and greenway plan for the Region.

- Distinctive, attractive communities with a strong sense of place have been emphasized with the discussion of design elements in the chapters on Design Considerations, Linkages, Economic Development and Future Land Use.
- Preservation of open space, farmland, natural beauty, and critical environmental areas has been fostered through the policies expressed in the chapter on Agricultural and Natural Resource Protection and this chapter.
- Development has been directed toward Bethany, Honesdale, Seelyville and areas nearby.
- Bicycle and pedestrian travel is promoted, as is a train station in White Mills, and some sort of limited transit service in the Route 6 corridor.

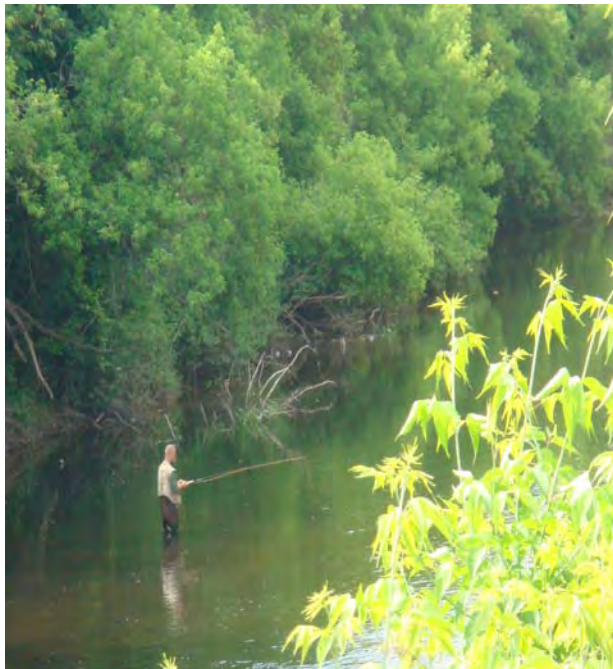
Livable Communities

This plan is very concerned about how development occurs, what kind of environment is created for residents and users, and the impact of development on existing communities. Thus, design elements, type of development and quality development is stressed. The Region should not just settle for development – it should demand development that results in livable communities.

Elements which should be addressed in new development and redevelopment include:

1. Methods of controlling the safety and esthetic impacts of automobiles. Ways of doing this include providing residents a choice of mobility, such as using bicycles and walking; use of alleys; providing sidewalks and/or walking paths; incorporating traffic calming techniques; and reducing curb cuts through sidewalks.
2. Provision for interconnected, multi-purpose streets. This allows use of streets for vehicular travel, parking, and walking on safe, protected walkways. Alternative routes to destinations are provided and traffic dispersed. Street trees are provided. Collector streets are placed at the periphery of neighborhoods.
3. Provision for community gathering places and settings for public, market, or institutional uses, such as greens and squares.
4. Consideration of traditional setback and lot size to dwelling footprint ratios which allow greater utilization of developed land.

LIVABLE COMMUNITIES HAVE PLACES FOR PEOPLE





5. Provision for mixed uses and range of housing opportunities in terms of type, cost, and type of household targeted. Appropriate uses might include convenience and neighborhood service businesses and civic and community functions.
6. Physical and visual access to and incorporation of natural resources.
7. Provision of useful open space which is safe, comfortable, and linked to other uses.
8. Incorporation of prominent buildings such as schools, civic buildings, and places of worship which serve as community activity and cultural centers.
9. Architectural elements and appearance which complement the existing built environment.
10. Preservation of important character-defining historic, architectural, and landscape features. New development should fit into its environment rather than destroy and/or redefine it.

KEY ROLE OF MUNICIPAL ZONING

Ultimately, municipal zoning regulates the use of land. All municipalities in the Region are currently zoned except for Dyberry Township. Municipal zoning ordinances will actually determine how much land is set aside for commercial and industrial development and where residential development will be permitted and at what density. Zoning regulations will also determine whether strip commercial development will be limited, and planned commercial development encouraged; whether a diversity of commercial uses will be allowed; whether higher densities will be permitted when public sewage is available to address issues of housing affordability and infrastructure feasibility; and whether development techniques such as conservation zoning and Traditional Neighborhood Development will be used.

After this Comprehensive Plan is adopted, municipal zoning ordinances should be updated to implement the Plan. Without effective zoning ordinances, plan goals will not be realized.

Zoning Concepts For Municipal Consideration

In general, the municipalities within the Region should consider the appropriateness of the following zoning approaches in further protecting resources and managing growth.

- Establishing environmental performance standards where none exist and reviewing adequacy of current standards.
- Using net-out provisions for protecting natural resources.
- Using Conservation Zoning to allow Conservation Development.
- Utilizing Traditional Neighborhood Development in portions of Honesdale and Texas Township.
- Allowing viable but appropriate use of buildings to facilitate adaptive reuse and revitalization.
- Protecting the character of existing neighborhoods.
- Allowing mixed use where appropriate.
- Expanding commercial design guidelines.
- Protecting historic resources.
- Utilizing Access Management standards.

A map showing compilation of existing zoning in the Region follows. Dyberry Township is not zoned.

HOUSING PLAN

Bethany, Dyberry and Texas have a housing stock which is primarily single family detached residential and owner occupied. There are not major housing quality issues in those municipalities. Of some concern are residential conversions and absentee landlords in Bethany and Texas. Residential conversions should be eliminated or strictly regulated in those municipalities. Honesdale has a higher percentage of rental units and non-single family units. Improving housing quality in the Residential Revitalization area will be a concern, as well as maintaining the stability of residential neighborhoods, addressing absentee landlord issues, limiting and controlling residential conversions, and maintaining the integrity of historic residential areas.

Policies for the Residential Revitalization area are discussed earlier in this Chapter. Policies for maintaining the integrity of historic residential areas, including Conservation Districts, Historic Resource Protection Overlay Districts, and Historic Resource Impact Study and Mitigation Requirements, are discussed in Chapter 10.

Policies which help maintain the stability of residential neighborhoods include requiring buffering of impacts from adjacent non-residential uses, limiting conversions of units, encouraging home ownership, encouraging the necessary maintenance, rehabilitation and renovation of dwelling units, giving attention to what uses are allowed in each neighborhood, and maintaining and enforcing building, housing, property maintenance and rental housing codes. Honesdale has enacted an ordinance which requires rental units to be registered with the Borough, tenant names to be provided, inspections to be made, codes to be complied with, and disruptive behavior addressed.

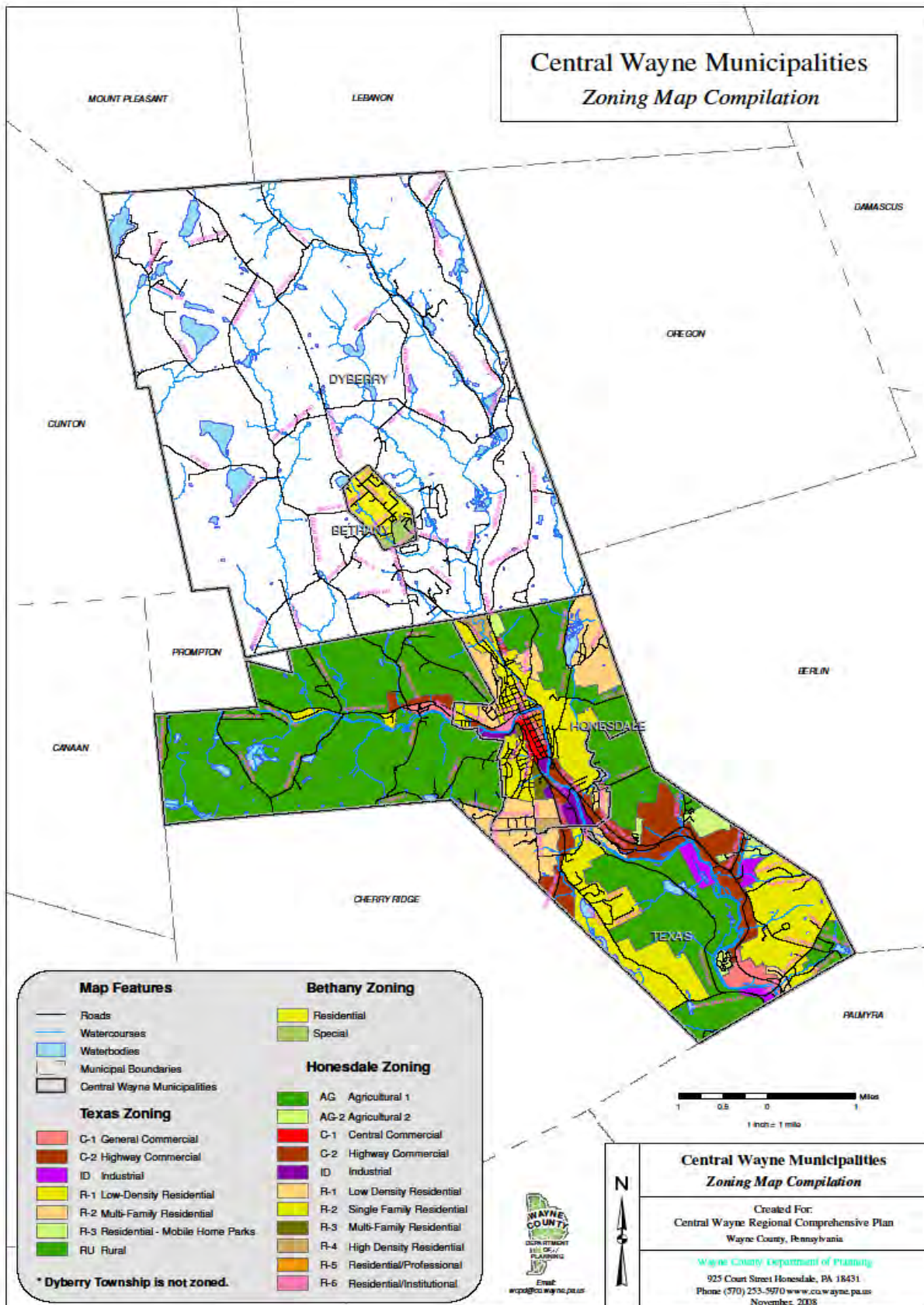
A concern in the Region is to support housing alternatives for the elderly, where consistent with the other goals and objectives of this Plan. This could include such projects as smaller-scale elderly housing units and retirement villages. Programs which help the elderly maintain and remain in their homes can be identified to those in need. Efforts of the Wayne County Area Agency on Aging can be supported when such efforts are consistent with the other policies of this plan.

Another concern is providing for housing for people trying to enter the housing market and housing for those families living and working in Wayne County. Allowing for a variety of housing types, including multiple family, and higher densities of development at appropriate locations when public sewer and water is available, is important to addressing this need.

RESIDENTIAL CONVERSIONS

Several factors affect the demand for conversion of dwelling units, including the cost of home ownership and maintenance, particularly for those on fixed or limited incomes; and demand for small housing units from small families, students, single householders and those seeking moderately priced housing.

Residential conversions can take several forms, such as creation of one or two additional living units in a single family house, complete conversion of a house to apartments, further division of an apartment building into more apartments, or conversion of a non-residential building into residential units or a combination of non-residential and residential uses.



While residential conversion can provide a housing need within a community, conversion can also result in a threat to the stability of a residential neighborhood composed primarily of one or two family homes. Difficulties can occur when insufficient parking is provided on the site and vehicles spill over into the neighborhood, when properties are not properly maintained, and when there is a perceived change in the character of the neighborhood.

Residential conversions are typically controlled through the Zoning Ordinance, by addressing the topics which follow. In addition to regulating conversions of single family dwellings, changing converted buildings back to single family residences will be encouraged.

Conversions as a Principal or Accessory Use

If permitted as a Principal Use, an entire existing structure could be divided into dwelling units. If the neighborhood is typically one or two family dwellings, permitting such conversions could affect the character of the neighborhood.

Treating a conversion as an Accessory Use can help maintain the character of the neighborhood by limiting the conversion to one additional dwelling unit, and keeping the primary use of the property as a single family dwelling.

Density

The municipality can regulate the number of dwelling units per acre which will be permitted, to control the number of additional dwelling units in order to limit parking demand and change of the character of the area.

Lot Size

A minimum lot area can be required before residential conversion could occur. This would provide for adequate room for parking and open space on the lot.

Consideration should be given to assuring that minimum setbacks are provided for the building, parking, and refuse storage.

Impervious Surface/Open Space

Additional impervious surfaces could occur on a site through building expansions and parking areas. Consideration should be given to requiring minimum open space areas and maximum impervious areas to provide for open space for use of residents on the site and allow for management of storm water.

Dwelling Units Per Structure

If a dwelling is to be converted to apartment units, the maximum number of dwelling units permitted could be established.

Structure Size

Consideration can be given to allowing conversion of only those buildings which would have sufficient area to provide reasonably sized dwelling units and/or to allowing conversion only of large single family dwellings which are uneconomical to maintain.

Dwelling Unit Size

Minimum requirements can be placed on the size of a dwelling unit. Another approach is to require minimum size for a dwelling unit of a certain number of bedrooms.

Neighborhood Compatibility

Residential conversions should be compatible with residential structures in the area. Fire escapes should not be placed on the front or sides of the building, and should be placed where least visible.

It should be determined whether additions to buildings to accommodate conversions should be permitted. It is possible that additions to buildings would not fit in with the surrounding neighborhood.

Parking

Off-street parking should be required per dwelling unit or per bedroom. Given tight parking conditions in many areas, adequate on-site parking should be provided.

It is desirable that front yards not be converted to parking lots, in order to maintain the appearance of neighborhoods. Sufficient parking should be provided in driveways or to the rear of properties.

Parking areas for conversion units should be screened.

Screening

In addition to screening of new off-street parking areas, screening should be provided for common areas for residents as well as for refuse containers. The placement and visibility of refuse containers should be regulated so that the containers do not have a negative impact on the neighborhood.

INCLUSION OF HOUSING TYPES

Adequate opportunity for diverse types and densities of housing will exist in the Region through municipal zoning ordinances.

Policies for each land use category cannot be definitively established at this time. The following list gives an idea of where different housing types could be accommodated. Specific policies will be established in municipal zoning ordinances, and may differ from this list. Some dwelling types will only

be allowed with public sanitary sewer and public water availability. Conditional or special exception approval may be required for some dwelling types.

<u>Type of Dwelling</u>	<u>Land Use Categories Where May Be Permitted</u>
Single family detached dwellings	Rural Conservation; Low Density Residential; Medium Density Residential; Residential Revitalization; Mixed Use Revitalization; Village Enhancement; Portions of Downtown Enhancement/Revitalization; Mixed Use Revitalization.
Single Family Semi-Detached Dwellings Two Family Dwellings	Portions of Low Density Residential; portions of Medium Density Residential; Mixed Use Revitalization; Village Enhancement; portions of Downtown Enhancement/Revitalization
Multiple Family Units	Portions of Medium Density Residential; Mixed Use Revitalization; possibly in Village Enhancement as second floor apartments or adaptive re-use; residences above commercial uses in portions of Downtown Enhancement/Revitalization.
Mobile Home Parks	Most likely portions of Medium Density, depending on the zoning district.
Senior Housing Developments	Portions of Medium Density Residential and portions of Mixed Use Revitalization

INCLUSIONARY POLICY

The municipalities in the Region are concerned with the provision of housing for people at the different stages in their life cycle: when entering the job and housing market, when working and raising a family in the Region through retirement, and housing needs for the elderly. While a variety in types of housing is necessary, a variety in cost of housing is also necessary so there will be housing affordable to those of low to moderate income in the Region. Two objectives are:

Ensure that opportunities exist to promote the development of affordable housing that, in particular, meets the needs of the Region’s current and likely future work force.

Ensure that opportunities exist to promote the development of housing necessary to meet the Region’s likely demographic make-up, with particular emphasis in retirees and younger households.

In addition to making provision for all housing types, including elderly housing, within the Region, a more proactive approach should be considered to encouraging affordable housing. One approach is to enact a requirement to require a percentage of dwelling units in larger new developments to be designed and provided for work force housing. Another approach is to give density bonuses to developers for inclusion of work force housing or housing units intended for the elderly.

Because the four municipalities have prepared a joint comprehensive plan, they can allocate dwelling uses and densities over the entire Region. The municipalities should work together to formulate consistent coordinated policies on inclusion of housing within the Region.

POTENTIAL TO ACCOMMODATE DEVELOPMENT

Two tables follow. The first indicates potentially developable area for Future Land Use Plan categories expected to accommodate development. Potentially developable land was considered land classified as forest, pasture/brush, or cropland on the 2008 Land Use/Land Cover Maps prepared by the Wayne County Department of Planning. Acreage is broken down by municipality for each land use category, and then totaled for the Region for each land use category. There is substantial developable land in the Region, even excluding the Rural Conservation category which is not intended to experience extensive development.

The second table is a capacity analysis to indicate there is more than enough land available to accommodate growth in the Region over the next ten years, based on the Future Land Use Plan.

The Capacity Analysis table starts with the U.S. Census Bureau population estimate for each municipality for 2007. Then the greatest growth rate for each municipality is indicated – whether from 1990 to 2000 or 2000 to 2007. The intent is to be conservative (generous) when getting a population projection for 2020. In the case of Honesdale, which did not experience positive growth in either time period, it was assumed that a 250 unit development which was talked about but not developed, would be developed.

Applying either the greatest growth rate or, in the case of Honesdale, a 250 unit development, a population projection for 2020 was calculated. The population increase for each municipality from 2007 to 2020 is indicated.

Based on the average household size in 2000 (from U.S. Census), the population increase was translated into new household formation by 2020. New household formation was 37 in Bethany, 75 in Dyberry, 250 in Honesdale, and 26 in Texas. The final column gives the acreage available for residential development in each municipality. This exercise is not a precise one, but does demonstrate that sufficient land is available per municipality, and on a regional basis, to accommodate growth.

Potentially Developable Acres by Future Land Use Plan Category

Future Land Use Plan Category	Acres with Existing Land Use of Forest, Pasture/Brush, or Cropland	Municipality
Commercial Corridor Enhancement	10.1205	Honesdale
Commercial Corridor Enhancement	417.3150	Texas
Downtown Enhancement/Revitalization	3.9971	Honesdale
Economic Development	4.4024	Honesdale
Economic Development	80.9815	Texas
Low Density Residential	106.0651	Bethany
Low Density Residential	3.3211	Dyberry
Low Density Residential	524.0459	Honesdale
Low Density Residential	1137.2648	Texas
Medium Density Residential	31.9206	Bethany
Medium Density Residential	73.4098	Honesdale
Medium Density Residential	196.3219	Texas
Mixed Use Revitalization	29.5363	Bethany
Mixed Use Revitalization	0.3141	Honesdale
Residential Revitalization	3.0595	Honesdale
Rural Conservation	15.8041	Bethany
Rural Conservation	11517.0748	Dyberry
Rural Conservation	669.7093	Honesdale
Rural Conservation	5423.2175	Texas
Village Enhancement	98.8741	Texas

Regional Total Commercial Corridor Enhancement	-	427 Acres
Regional Total Downtown Enhancement/Revitalization	-	4 Acres
Regional Total Economic Development	-	85 Acres
Regional Total Low Density Residential	-	1,771 Acres
Regional Total Medium Density Residential	-	302 Acres
Regional Total Mixed Use Revitalization	-	30 Acres
Regional Total Residential Revitalization	-	3 Acres
Regional Total Rural Conservation	-	17,626 Acres
Regional Total Village Enhancement	-	99 Acres

**Central Wayne
Future Land Use Plan Capacity Analysis**

	Population Estimate 2007	Greatest Growth Rate of 1990 to 2000 or 2000 to 2007	Population Projection 2020²	Population Increase 2007 to 2020	Average Household Size 2000	Household Formation 2007 to 2020³	Available Acreage for Residential Development
Bethany Borough	283	22.7%	367	84	2.29	37	183
Dyberry Township	1,376	10.6%	1,566	190	2.56	75	11,520
Honesdale Borough	4,733	-2.0% ¹	5,283	550	2.22	250	1,270
Texas Township	2,549	1.9%	2,612	63	2.47	26	6,756

¹ In the case of Honesdale, losses were experienced in both periods. For this exercise, it was assumed one tract that had been considered for development would be developed.

² Applying greatest experienced growth rate from 2007 to 2020, except as noted for Honesdale Borough.

³ Assuming average household size in 2000.

HOUSING POLICIES

- Support efforts to provide and encourage senior housing and affordable housing undertaken by non-profit agencies.
- Support efforts to renovate existing housing in need of improvement.
- Support ownership programs, such as down payment assistance, assistance in meeting housing expenses, and assistance to those purchasers who will rehabilitate existing units.
- Support programs which encourage home renovation, rehabilitation, and enhancement in existing neighborhoods.
- Continue to provide for the accommodation of housing in different dwelling types and at appropriate densities for households from all economic and demographic groups within the Region through zoning districts.
- Maintain adequate housing, property maintenance and rental unit codes. Maintain construction and housing codes which are reasonably based on protecting public health, safety and general welfare, and which do not contain provisions solely to increase the luxury of dwelling units.
- Maintain zoning regulations that provide adequate opportunities for affordable senior and workforce housing. Consider incentives for the provision of senior and workforce housing, such as density bonuses, mixed use, and modification of development standards.
- Support programs and policies that will help residents maintain and enhance their properties, meet housing expenses and retain their homes as owner-occupied single family residences.
- Consider zoning regulations that provide incentives for senior housing.
- Adopt design standards for residential subdivisions in zoning ordinances and SALDOs which support quality, yet affordable, development.
- Stabilize and revitalize residential areas in need.
- Support grant and revolving low-interest loan programs for owner-occupied housing rehabilitation.
- Continue code enforcement programs to identify code violations that can be corrected. Support rental rehabilitation programs that provide assistance in meeting code requirements.
- Support a home façade improvement program.
- Support low-interest loan and grant programs for rehabilitation and housing purchase through local banks.

- Support down-payment assistance programs for housing purchases.
- Maintain rental unit licensing and annual inspections to discourage substandard rentals.
- Review the appropriateness of proposed workforce and senior housing sites. Some of the criteria to use in evaluating proposals are:
 - Proximity to existing similar housing.
 - Availability of infrastructure to support the proposed development.
 - Should there be a blending of housing types and costs within a development.
 - Whether infill or Greenfield development, or a combination of the two, is preferable.
 - Proximity to and access to the commercial uses and services found in the Region.
 - Compatibility with established land patterns and surrounding land uses.
- Identify properties in need of rehabilitation.
- Regulate housing conversions through zoning provisions and require adequate parking to be provided.
- Support implementation of enhancement projects which strengthen the Region as a place to live.
- Maintain historical and architectural integrity of existing residential neighborhood through design standards in zoning ordinances and SALDOs.
- Encourage retention of dwelling units within downtown Honesdale and village commercial areas to provide for mixed and continual use of these areas.
- Support the deconversion of multi-family structures back to single-family homes.
- Ask local banks to investigate Neighborhood Assistance Tax credits that can be received from the State of Pennsylvania for donating money, goods or services to low-moderate income housing assistance efforts.
- Encourage neighborhood associations, special events, block parties, and other volunteer activities to increase residents' community spirit and sense of neighborhood unity.
- Respect community and neighborhood context. Preserve and enhance existing housing assets, including architecture and sound housing, and neighborhoods.
- Allow for a range of housing environments for seniors, including senior housing, assisted living, and nursing facilities and/or a combination of these.

- Support efforts to attract business people, professionals, artists, artisans, craftspeople, etc. for establishing live-work units in appropriate areas.
- Allow accessory dwelling units in zoning districts as deemed appropriate by the municipalities.
- Allow a variety of development options, such as Conservation Development and Traditional Neighborhood Development.
- Encourage residents in need to contact the Wayne County Housing Authority regarding its programs.
- Support efforts of the County Redevelopment Authority to develop a rental rehabilitation program using State and Federal funds.
- Support the County Redevelopment Authority programs for rehabilitation of owner-occupied homes, using Community Development Block Grants and similar sources of funds.

SENIOR CARE

It has been recommended that Zoning allow for a range of housing environments for seniors, including senior housing of a variety of types and costs, assisted living facilities, and nursing facilities, including a combination of these facilities. Seniors face assistance concerns as they age, and given limited facilities for care of seniors in the Region, thought will have to be given as how to link residents of affordable senior housing to needed services, particularly given the health care facilities in the community. This will also allow residents to remain in their housing environments. Even when assisted living facilities and nursing homes are available, costs are a concern for older people with limited incomes.

A residential care model providing lower-income seniors with access to health-related and supportive services can be considered. This service delivery model is intended to integrate independent, unlicensed, and primarily subsidized multi-unit housing environments for older adults with services and supports. The goal is to enable older residents who are frail and/or disabled to remain in their housing community even as their health declines and disability increases.

Elements of this model include:

- Independent, unlicensed, multi-unit housing where low- and modest-income older adults live in close proximity.
- Health-related and supportive services, funded separately from the housing, and available to at least some older residents (e.g., personal care, housekeeping, meals, transportation, health and wellness services, etc.).
- A linkage mechanism connecting residents to needed health-related and supportive services so that they are able to “age in place” in the face of declining health and increasing disability.

Chapter 9

Agricultural and Natural Resource Protection

This chapter will focus on three major themes – continuation of agricultural activities in the Region, encouraging retention of rural character and the conservation of rural areas in the Region, and protection of natural resources and environmentally sensitive areas.

AGRICULTURAL RESOURCES

The Preserved Land Map indicates Agricultural Security Areas, Agricultural Easements and Act 319 (Clean and Green) properties.

Agricultural Security Areas

A number of properties in Dyberry and Texas Townships are designated as Agricultural Security Areas. This is the first step to getting lands preserved through the conservation easement program administered by the Wayne County Agricultural Land Preservation Board. Agricultural Security Areas are properties which owners voluntarily enroll in an agricultural security program created by a municipality. The enrollment in an Agricultural Security Area typically demonstrates a commitment to keeping a property in agricultural use and affords some protection for agricultural properties, but does not prevent development. Property owners may leave the program and develop their land.

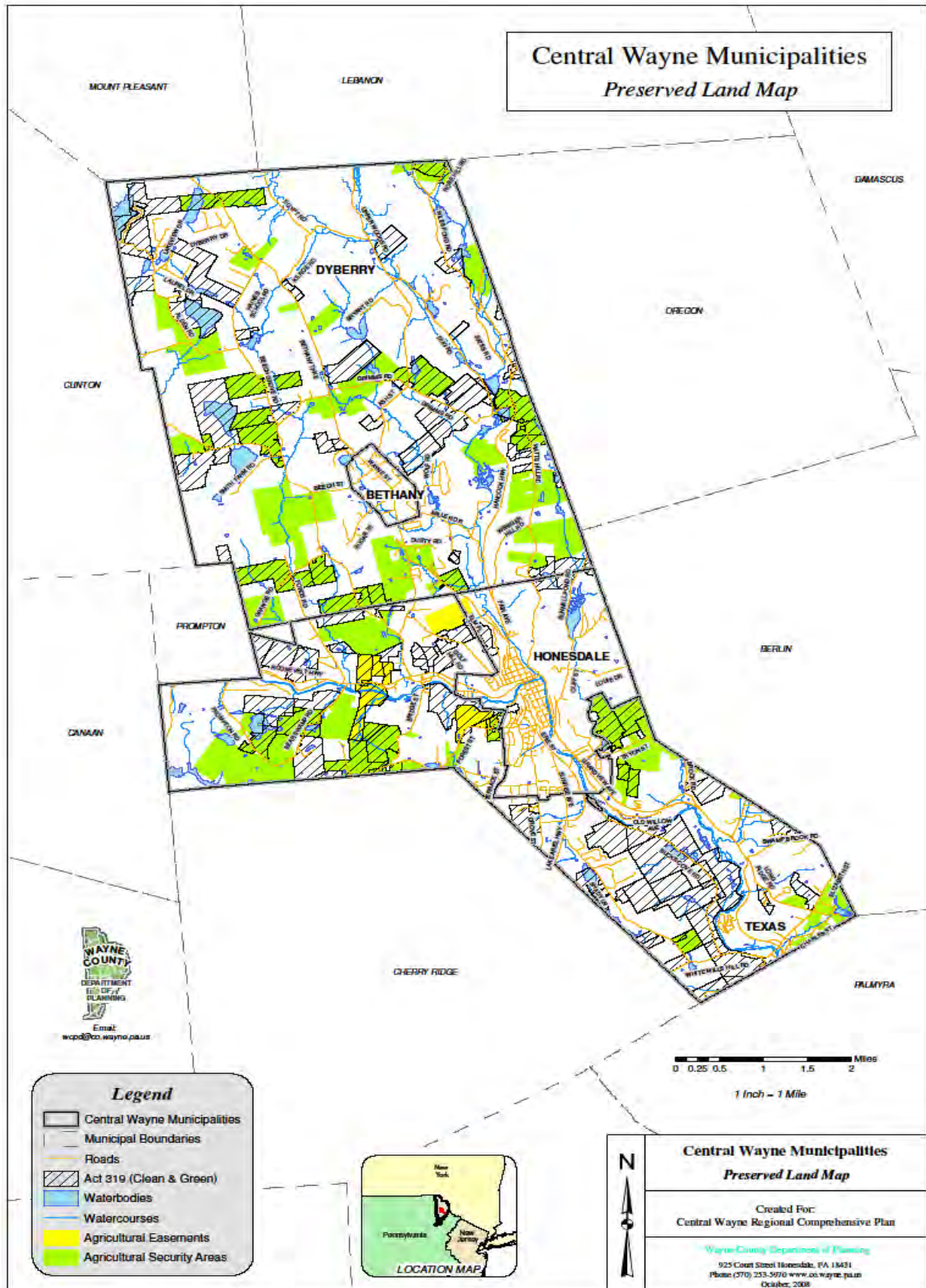
Agricultural Area Security Law, Act of 1981, prohibits local government units from enacting nuisance regulations; addresses the use of eminent domain by government units; requires inclusion in an Agricultural Security Area for easement purchase; and provides for all agricultural conservation easements to be perpetual. Low-level radioactive waste or hazardous waste sites may not be located on agricultural land established under the Agricultural Security Area Law.

Agricultural Easements

Agricultural Easements are found in central Texas Township. These easements are purchased through State and County funding sources. This program has very specific guidelines which apply to each parcel under consideration. One stipulation is that the parcel(s) have to be located within an established Agricultural Security Area. Once the County accepts a parcel, and a purchase price of the development rights is agreed upon, the development rights are sold. The land(s) can remain cultivated for profit, can be sold for agricultural purposes, and it is guaranteed that the land will be preserved as farmland and/or open space forever.

Clean and Green Lands

Clean and Green Lands are found in Dyberry and Texas Townships and Honesdale Borough. The Clean and Green program is another State funded program that provides a tax break to farmers who enroll in this program by taxing land at its current use value rather than market value. Once a farmer enrolls, there is a certain amount of acceptable (per program regulations) land development or subdivision activity that can occur on the property. The program does allow minor subdivisions over a period of time, however; if any activity over the program's allowable acreage is disturbed, back taxes have to be paid for all the years enrolled in the program. This hopefully encourages farmers to keep farming on



their land(s) by providing a tax incentive to continue to do so, but does not prevent the sale of farmland for residential, commercial and/or industrial land developments/subdivisions. This is a voluntary program, and 10 acres is the minimum amount of contiguous acres allowed to receive the benefits of this program.

Important Farmland Soils

The Important Farmland Soils Map indicates Prime Farmland Soils (12% of the Central Wayne Area) and Farmland Soils of Statewide Importance (23% of the Central Wayne area).

IMPORTANCE OF AGRICULTURAL RESOURCES

The following letter was presented at the January, 2010 Steering Committee meeting by the author and several farmers in the Region:

January 28, 2010

Comprehensive Plan Working Group
Dyberry & Texas Townships/Honesdale & Bethany Boroughs

Dear Sirs:

I believe that community planning in a rural area like ours is not complete without a plan for agriculture. Right now there is a rapidly growing movement, here and across the United States of people who want to eat locally, meaning they want to eat food that is grown within 100 miles or less from where they live. Being able to eat local food relies on having local farmland. I am one of many who believe that this trend is what the future of American agriculture will be, and this trend will strengthen our rural community and local economy.

Furthermore farm and ranch lands provide other public benefits besides food, such as cover for wildlife, help control flooding, protect wetlands and watersheds and maintain air quality. They can absorb and filter water runoff and provide groundwater recharge.

I am here today to say that I support all efforts to preserve farmland in Dyberry and Texas Townships. To that end, I believe that the Comprehensive Plan you are working on should clearly state that all efforts shall be made to protect agricultural land and open space, whether it is being actively farmed or simply managed pasture or hayfields. I further urge that the finished Plan allow for ways to encourage the development and vitality of agricultural operations in Texas and Dyberry Townships. This may include such things as public land or land run by a non-profit that is available for beginning farmers to get started on or for community gardens.

I favor community development and mixed land use that takes into account the interrelationship of environmental, economic and social consequences of future population growth in our township(s). I want to see strong protection of natural resources including – and this is of special concern to farmers – preserving and protecting a reliable supply of water. I would like to see the rural character of our township(s) preserved and our open spaces protected. . . .

I favor balanced land-use planning that sees active and viable farmland as a benefit to everyone in a rural area, not least because too much residential development will increase the tax burden of all residents more than mixed land use. New development requires new infrastructure and services such

as schools, roads, and fire/police protection, whereas privately owned and managed agricultural land requires very few services.

Thus, I would like to see the Plan allow for the establishment of agricultural districts, agricultural security areas and/or agricultural zones; also to allow for purchase of agricultural conservation easements and transfer or purchase of development rights. Landowners should be encouraged and rewarded for their land preservation and for the public goods they provide.

Knowing that a Comprehensive Plan requires laying out various maps for potential future land use, I would like to identify an important area of viable farmland currently in agricultural production. While it is my hope that your work will take steps to protect all areas of viable farmland in Dyberry and Texas Townships, I am most especially concerned about preserving what I will call the Beech Grove Road corridor extending north from Route 6 in Seelyville to the end of Beech Grove Road at Route 170 (also called Creek Drive). This corridor begins in Texas Township and ends in Dyberry.

Again, I do not mean to limit designated agricultural areas to this corridor alone, but I do have special concern for it, because of the already existing concentration of working farms there. Thus I would like to see this corridor designated for farming as the primary land use and discourage other land uses in this corridor. I believe adjacent areas should feature land use that is compatible with neighboring agricultural uses. . . .

I do not know if it is possible to protect currently fallow farmland for a period of time with the idea that the land may be farmed again at some point, but if possible, I would be in favor of it. . . .

In summary, for the benefit of our community, none of the following should interfere with use of land for agricultural purposes: planned residential development, planned industrial development, subdivision and land development ordinances, capital improvements projects (such as for transportation, road and street construction, water, sewer, etc.), eminent domain or annexation. We are lucky to live in an area with open space and working farms, and we should protect those resources so they continue to benefit our citizens.

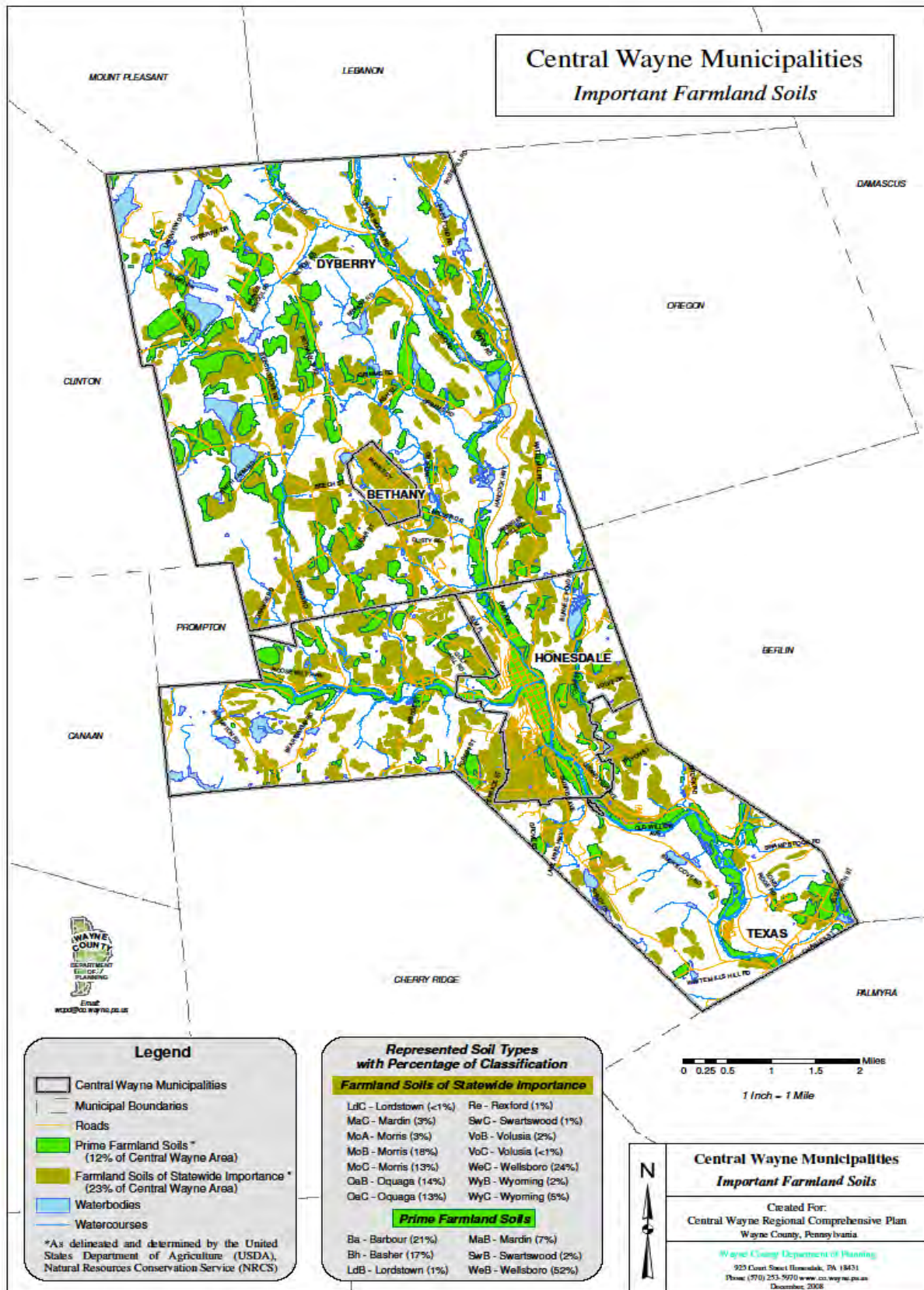
Respectfully yours,

/s/ Jane Bollinger

Jane Bollinger

Agricultural preservation activities can keep large areas relatively free of non-farm development, lessening conflicts with farming operations which result from increased traffic, litter, complaints and damage to crops. Such activities can also assure a supply of agricultural land for rental by farms and protect the investment that is made in purchase of agricultural easements. Agricultural preservation protects natural systems, helps replenish groundwater and maintain stream flow, and conserves agricultural soils that are a resource that once lost, cannot be recovered. The areas of farmland throughout the Region that are actively cultivated add rural character to the Townships as well as valuable open space and woodlands.

Most Townships face increasing tax burdens, particularly school taxes. Land use policies within Townships can affect the taxes of Township residents because those policies influence land use patterns, the number of people moving into the Township, the number of school children, and thus, school taxes.





In the study *Fiscal Impacts of Different Land Uses*, prepared by the Penn State College of Agricultural Sciences and the Cooperative Extension, it was found that residential development in general does not pay for itself. Residential development increases costs more than it increases tax revenue, and other land uses must help subsidize school expenses. Current residents may end up paying higher taxes to cover the costs associated with new residents moving into the township. Farmland and open land provided more in tax revenue than they required back in expenditures, and can help keep residents' taxes low, even if the Clean and Green program reduces the real estate tax paid by farmers.

Another report, which looked at the relationship of land use and cost to residents, is *The Cost of Sprawl in Pennsylvania*, prepared for 10,000 Friends of Pennsylvania. Sprawl is the pattern of low density, scattered development requiring travel by motor vehicle, typically consuming agricultural land and segregating residential uses from other types of land use.

The costs which were found to result from the sprawl are increases in costs of roads, schools, utilities, and transportation, increases in air pollution and water pollution, and consumption of agricultural lands, natural areas and open space. Sprawl affects the quality of life in rural areas and results in direct costs such as higher school taxes.

As additional residential development occurs, the loss of farmland diminishes a component of the economy of the Region. When agricultural operations are continued, they help maintain local agricultural supplies, make it easier for remaining farmers to continue to farm, maintain a cultural heritage and lifestyle of the region, and help maintain open space, rural character and the beauty of the landscape.

METHODS OF FOSTERING AGRICULTURE

Agricultural Preservation Zoning

The intent of an Agricultural Preservation Zone is to retain areas where agriculture will be practiced. Uses related to agriculture, including agricultural support businesses, would also be permitted. The intent is to severely restrict residential development. Typically, residential development would be permitted on a certain percentage of a tract (such as 10 percent) or on a sliding scale, with the number of residential units permitted from a farm depending upon the size of the farm. Often, one dwelling may be permitted per 20 acres, but the municipality decides this at the time it would enact agricultural preservation zoning. This does not mean that Dyberry and Texas Townships would have to institute effective agricultural preservation zoning. They could support agriculture through a number of administrative means. At some time in the future, the Townships could decide if it is appropriate to enact effective agricultural zoning when and where there is support for it.

Administrative Means For Agricultural Preservation

As noted above, Effective Agricultural Zoning is just one means of preserving existing agricultural activities in the Region. The following are examples of administrative and supplemental zoning policies to encourage and protect agriculture:

- Work with local farmers to ensure participation in County's Purchase of Agricultural Conservation Easements Program.

- Establish Township Purchase of Agricultural Conservation Easements Program.
- Establish Transfer of Development Program within a municipality or across municipal boundaries (development rights of properties in agricultural areas could be transferred to properties in those areas designated as residential growth areas).
- Promote the inclusion of farms in Agricultural Security Areas.
- Support measures to relieve property tax burden for farmers.
- Limit extension of public sewer and water facilities to agricultural areas.
- Permit businesses which support agricultural operations, such as farm equipment sales and service, farm supply stores, and businesses which market or process farm products.
- Allow farmers to supplement incomes through home businesses, home occupations and farm related businesses.
- Permit appropriate recreational activities, such as hayrides, corn mazes, and festivals.
- Limit non-farm uses which could cause conflicts with agricultural practices and/or require buffers for non-farm uses around the perimeter of farms. Direct any non-farm development to parcels least suited to farming.
- Allow conservation development (Growing Greener) as an option (typically 50 to 80% of the tract remains in open space and development occurs on the remaining land, allowing for the protection of some farmland).
- Promote enrollment in Clean and Green tax relief program.
- Allow and give incentives to compact development and higher densities where public sewer and water are available in areas designated for development, and give disincentives to inefficient development techniques.
- Support establishment and continuation of farm-related programs and organizations.
- Discourage construction of roads through agricultural areas.
- Work to improve relationships between farmers and non-farm neighbors.
- Make information available on the Pennsylvania agricultural loan program which permits farmers to borrow funds for land, buildings, machinery, or equipment bought, built or renovated for the benefit of the business.
- Encourage farmers to utilize the Pennsylvania Farm Link program created by the Center for Rural Pennsylvania. This program is designed to help match farmers planning for retirement, and other interested landowners, with farmers hoping to work into farm ownership on long-term leasing.

ALTERNATIVES TO “TRADITIONAL AGRICULTURE”

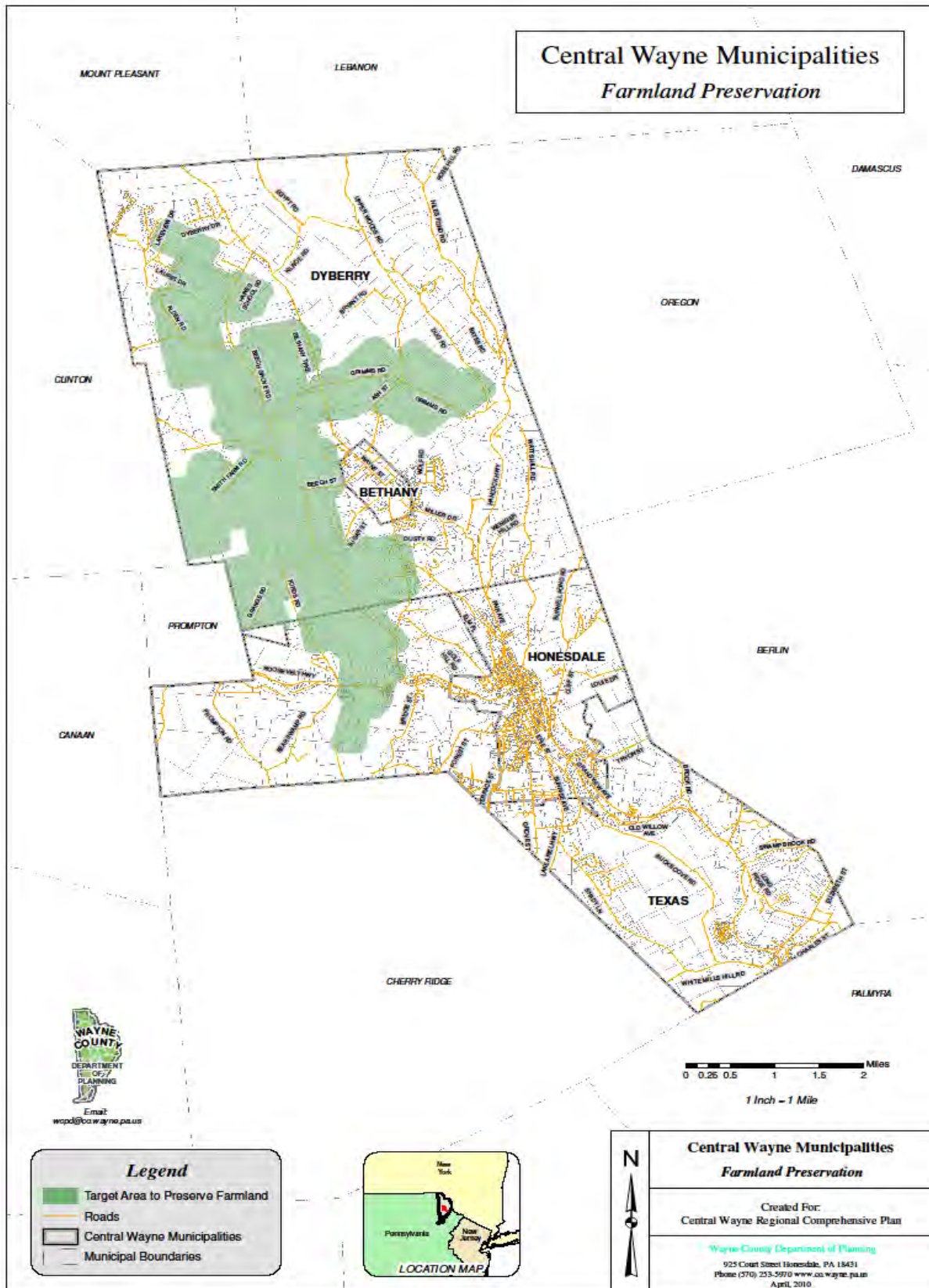
Often agriculture has been equated with “traditional” methods such as dairy farming, raising of steers, and cultivating such crops as corn, hay, wheat, alfalfa, soybeans, barley, and oats. Increasingly, there are a number of alternatives which can be practiced to supplement farm income or utilize smaller parcels of land, including:

- Nursery/Greenhouse
- Horse Farm
- Equestrian Center
- Wildflower/Flower farm
- Winery
- Christmas Tree Farm
- Pick-Your-Own Operation
- Contracting Organic Farm
- Herb Farm
- Orchard
- “Gentleman’s” Farm
- “Agritainment” (using crafts, corn mazes, petting zoos, entertainers, hay tunnels, and hayrides to generate income and attract purchase of produce)
- Goat Products
- Hydroponics
- Ornamental Crops



TARGET AREAS TO PRESERVE FARMLAND

The Farmland Preservation Map which follows indicates target areas to preserve farmland. These are areas within Dyberry and Texas Townships which would be target areas for any efforts to preserve farmland. The map shows in a generalized way concentrations of farmland and farmable land, including areas of prime farmland soils and soils of statewide importance. Strategies for preserving farmland have been presented earlier in this Chapter and follow.



IMPLEMENTATION STRATEGIES TO PRESERVE FARMLAND

- Support special techniques such as agricultural security areas, purchase of agricultural easements and the Act 319 tax relief program in areas where farming is an encouraged land use.
- Promote compact development and higher densities in designated growth areas to reduce development pressure in rural areas.
- Discourage the extension of central water and sewer services and new roads into areas where farming is the recommended land use
- Discourage preservation techniques such as agricultural security areas, agricultural zoning, and the purchase of agricultural easements in areas where residential, commercial and industrial development is recommended in the Future Land Use Plan.
- Encourage farm-related business in areas where farming is recommended.
- In areas recommended for farming, agricultural uses should be protected from residential development and non-farm activities that interfere with normal farming practices.
- Support alternatives to traditional farming practices, which can be practiced to supplement farm income or utilize smaller parcels of land to also help preserve farming.
- During subdivision and land development reviews, encourage the municipal staff and planning commissions to identify any conflicts with farm areas.
- Utilize administrative means to preserve farmland.

PROTECTION OF THE CHARACTER OF RURAL CONSERVATION AREAS

On the Future Land Use Plan, all of Dyberry Township, much of Texas Township, and portions of Bethany and Honesdale Boroughs are designated Rural Conservation. These are areas that are intended to stay rural in nature, and typically have cropland or woodland land cover and/or contain sensitive natural resources. The following policies can be followed to help protect rural character.

Policies

- An ongoing awareness of and sensitivity toward the natural resources of the area should be encouraged. The scenic quality of those resources should be protected.
- Development should be concerned with geologic stability, soils suitability, groundwater supplies and stream flows.
- Groundwater resources should be protected against depletion and contamination.
- Methods of encouraging replenishment of the groundwater supply should be encouraged.

- Streams, ponds and wetlands should be protected against pollution from point sources and runoff.
- Floodplains and wet soils should be protected from encroachment.
- The loss of topsoil should be minimized.
- The retention and establishment of trees and other vegetation should be encouraged to control erosion, shade surface waters, control stormwater flow, create wind breaks, provide animal habitats and provide visual amenities.
- The preservation of scenic viewsheds and scenic road corridors and provision of access to them should be encouraged.
- Steep slopes should generally be avoided.
- The protection, preservation and enhancement of historic resources should be encouraged.
- The adaptive reuse of historic structures should be encouraged where appropriate.
- Innovative land development techniques should be used to minimize land consumption, preserve ecosystems, preserve agricultural lands and preserve natural resources, landforms and open space. Use techniques such as Conservation Zoning. Determine if Transferable Development Rights is appropriate for the Region.
- The provision of open space and recreation areas for active and passive recreation should be encouraged. Visual and physical access to the open space system should be provided.
- The coordination of open space and circulation systems among adjoining developments should be encouraged.
- A system of pedestrian and bicycle paths and trails should be encouraged.
- Incorporation of resources into development plans should be encouraged.
- Flexible approaches to site design to recognize resources should be encouraged.
- Invasive species should not be planted by developers as part of landscaping plans.
- Work with land owners and land trusts to encourage the use of an array of land protection options including:
 - Conservation easements.
 - Land donations.
 - Bargain sale of land to land trusts or other conservation-minded organizations.

- Create Forest Conservation districts in municipal zoning regulations, guiding the type of development occurring in these forested areas. Encourage preservation of continuous forest areas rather than fragmentation of forest areas.
- Adopt ordinance provisions and standards which require construction standards, such as protection of trees during development, limit of clearing until development plan approval, erosion/sedimentation plans, stormwater management, retention of forested canopy along waterbody corridors, and best management practices for forest timber operations.
- Involve DCNR Bureau of Forestry prior to development to assess land and determine best management of resources during development and/or timbering.
- Provide for maximum lot coverage requirements and minimum open space areas in residential subdivisions.
- Identify key groundwater recharge areas and create protection zones for these critical areas.
- Create wellhead protection districts to protect recharge zones from harmful development or land-use.
- Require wetland delineations and consider buffers for wetlands or other identified primary groundwater recharge zones.
- Establish a groundwater monitoring program to observe any changes in aquifers levels and quality.
- Develop a public education and outreach program which highlights groundwater conservation, identification of potential sources of contamination, proper sewage system management and other areas.
- Limit the amount of impervious surface permitted in developments adjacent to wetland areas.
- Inventory the plant and animal species in wetland habitats to monitor changes caused by development.
- Identify ridgelines and scenic views as conservation areas.
- Limit development on slopes greater than 25%.
- Require detailed engineering plans for any developments proposed on steep slopes.
- Require deduction of steep slopes from minimum lot size.
- Make use of conservation subdivision design to focus development away from steep slopes.
- Discourage uses that are detrimental to rural character.
- Discourage artificial light and glare that can negatively affect dark skies.



- Buffer industrial and extraction uses.
- Encourage protection of the character of rural residential neighborhoods.
- Discourage incompatible land uses from locating in agricultural areas.
- Support efforts of farmers to remain economically viable and continue the agricultural economy.
- Discourage the placement of billboards, neon signs, electronic message signs, and other signs which detract from rural character.
- Screen/design parking areas such that they are not intrusive in landscapes.
- Limit the extension of public sewer and water facilities to areas intended to retain rural character.
- Discourage strip residential development along scenic rural roads.
- Control the location and appearance of commercial development.
- Encourage large-scale development of regional impact to be placed only in appropriate locations.

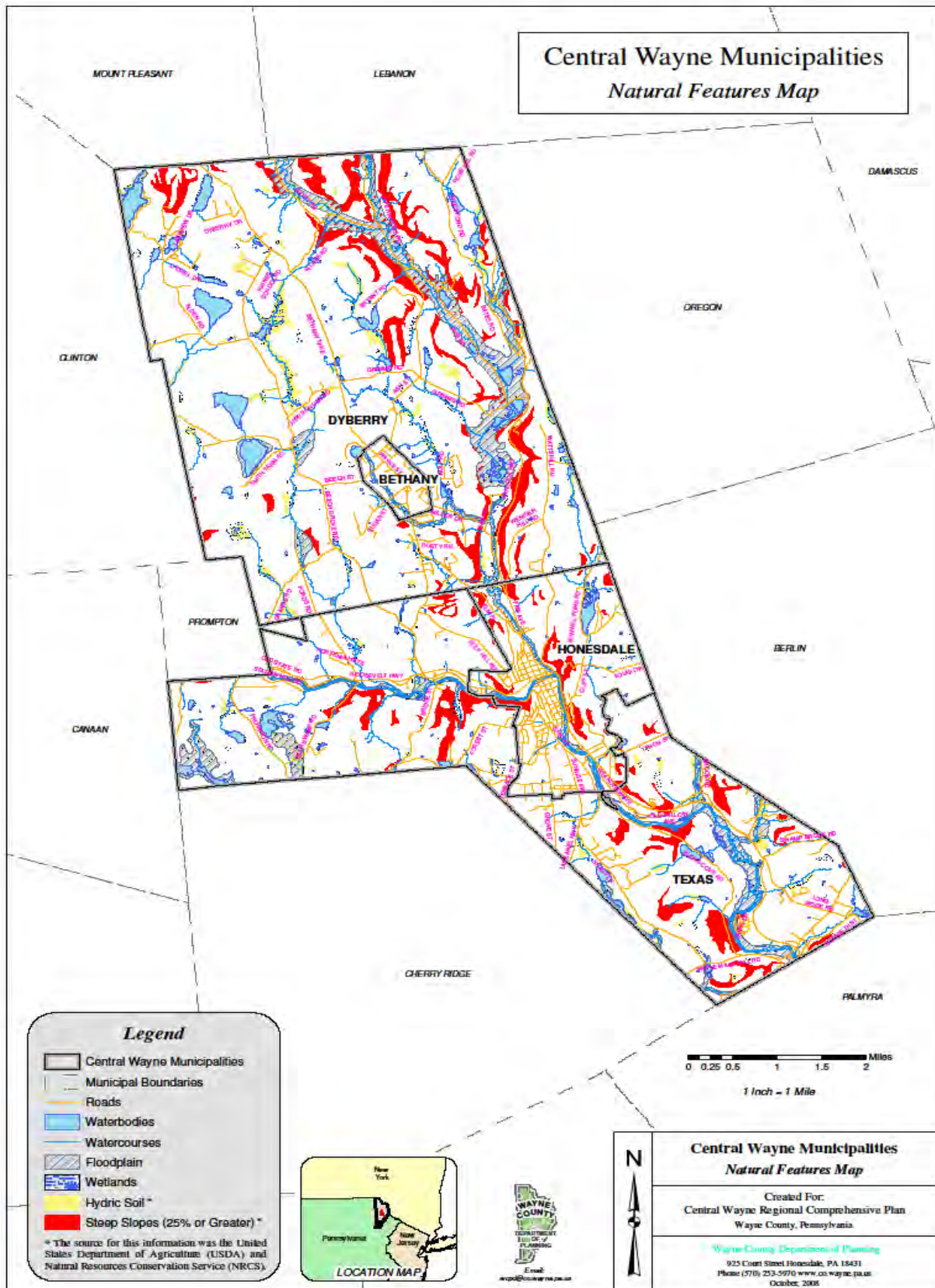
NATURAL RESOURCE PROTECTION

The Natural Features Map indicates waterbodies, watercourses, floodplains, wetlands, hydric soils and steep slopes (25% or greater). Forested areas are shown on the Land Use/Land Cover Maps found in Chapter 8.

Floodplains

Floodplains are areas adjacent to watercourses which are covered by water during times of flooding. A 100-year floodplain is the area adjacent to a river or stream which has a 1% chance of being flooded during any one year, and is typically used for regulatory purposes. Floodplains should not be developed, due to the potential for damage to persons and property. If development occurs within the floodplain, it may limit the floodway, resulting in increased damage downstream because of resulting increased velocities of the floodwater downstream. Outdoor storage of materials within floodplains is not desirable because of the possibility of the materials being swept into the stream when flooding of the banks occurs. One hundred-year floodplains are shown from Federal Emergency Management Agency (FEMA) Maps. Detailed studies and calculations have not been performed to establish the extent of the 100-year floodplains for all watercourses. Any development proposed in the vicinity of watercourses would require the developer to obtain a calculated study of the 100-year floodplain if such studies have not been performed by FEMA.

Care must be taken in disturbing areas along watercourses because increased sedimentation within the stream (increased depositing of soil within the stream) can occur. Increased impervious cover along



watercourses typically increases the volume of storm water runoff into the streams. This additional runoff can erode stream banks and channels. If sedimentation increases, streambeds may fill, causing floodwaters to affect a larger area.

Wet (or “hydric”) soils and floodplains along watercourses should be preserved from development in the interest of environmental preservation. These areas act like a sponge when floodwaters rise; when coupled with established wetlands they filter out nutrients and other pollutants, thereby protecting the quality of the storm flow into local surface water. Impervious surfaces should be restricted from stream bank areas in order to facilitate absorption of storm runoff into the ground. Such increased absorption can help to replenish groundwater and to decrease flood peaks, as less runoff will flow directly into the stream. Inadequate supply of groundwater may result in reduced flows of water in a stream during dry months, and the inability to sustain stream flow can mean a greater concentration of pollutants at periods of low flow.

Wetlands

Wetlands are generally found along watercourses or in other areas subject to frequent flooding, and are characterized by soil type and the presence of hydrophytic (“water-loving”) vegetation, in addition to the presence of visible surface water. Wetlands are typically rich in plant growth and provide habitat for a variety of animals. Furthermore, wetlands can protect water sources by acting as a natural filter, removing pollutants such as bacteria and sediment from surface water before it enters the ground. Development activity, including the placement of fill material, is already prohibited by the Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers.

A detailed ground level analysis of any site may result in a revision of the wetland boundaries, and it is possible that small wetlands and those obscured by dense forest cover may not be identified.

Steep Slopes

Slope is measured by the change in vertical elevation (the “rise”) over some horizontal distance (the “run”). This measurement is then expressed as a percentage. For example, if the ground rises two feet over a distance of twenty feet, then the slope is $2/20$, or 10%. Areas that have slopes greater than 15% have limitations to development. In general, development of such land can result in hazardous winter road conditions, costly excavation, erosion and sedimentation issues (a particular concern where the land may be cultivated), and accelerated velocity of stormwater runoff. Furthermore, conventional on-lot sewage disposal systems will not function properly where slope exceeds 15%. While specially designed systems will work in such areas, even custom installations will not function when the slope exceeds 25%. In steep areas, development should be controlled such that natural vegetative cover is maintained to the greatest extent possible, and erosion controls instituted. Without such cover, stormwater runoff can rapidly erode the slopes.

Hydric Soils

Hydric soils are soils that are flooded, ponded or saturated long enough during the growing season to develop anaerobic (without oxygen) conditions. They are typically poorly drained and have a shallow water table. Lack of oxygen in the soil leads to certain characteristics of wetlands soil such as: non-decomposed plant material, oxidized root channels, and concentrations and depletions of iron and other elements. These soils, if undrained, may exhibit wetland vegetation and be an indicator of wetlands.

Forested Areas

Forested areas provide shade, reduce pollution, act as noise barriers, prevent erosion, provide recreational and scenic enjoyment, produce oxygen and provide a habitat for birds and animals.

The importance of Natural Resource Protection is summarized below:

<p>Wetlands</p>	<p>Wetlands are areas where the soil is generally saturated with water for part or most of the year; and has had a significant impact on soil development and the types of plant and animal communities living within the area, which are specially adapted to residing in the moist habitat.</p>	
<p>Protection Importance:</p> <p>Wetlands protect water quality by acting as a natural pollutant filter removing contaminants which may be conveyed into groundwater or other surface water if not filtered by the wetland.</p> <p>Wetlands are important groundwater recharge areas.</p> <p>Wetland areas reduce potential flooding by detaining and infiltrating stormwater.</p> <p>Many unique species of plants and animals are only capable of survival in wetland habitats.</p>	<p>Development Implications:</p> <p>Unsuitable for on-site sewage disposal.</p> <p>Potential encroachment into, filling in or draining of wetlands during development inhibits the continued important values and functions of wetlands.</p> <p>Disturbance of wetlands and surrounding areas by development increases the potential for introduction of non-native invasive plant species that crowd out beneficial native wetland plants.</p> <p>Development adjacent to wetlands can release pollutants that impact the water quality and the groundwater recharge capacity of wetlands.</p> <p>Groundwater withdrawals can impact water levels that would otherwise sustain wetlands, particularly during dry periods</p>	
<p>Protection Strategies:</p> <p>Create buffer areas adjacent to wetland areas to supplement state and federal regulations.</p> <p>Provide ordinance standards requiring wetland delineations by qualified professionals before development.</p> <p>Limit the amount of impervious surface permitted in developments adjacent to wetland areas.</p> <p>Inventory the plant and animal species in wetland habitats to monitor changes caused by development.</p>		

Steep Slopes	Steep Slopes of 15-25% have 15-25 feet of vertical change in elevation over 100 feet or horizontal distance. Very steep slopes of greater than 25% have a vertical change greater than 25 feet over 100 feet of horizontal distance. The steepest slopes are often located along ridgelines or stream banks.	
<p>Protection Importance:</p> <p>Preserving natural vegetation on steep slopes not only protects the natural habitat along the slope but also helps protect adjacent areas from stormwater runoff related damage.</p> <p>Ridgelines are important scenic resources and protecting these areas from development preserves the vistas for all citizens and visitors to enjoy.</p> <p>The scenic and recreational value of preserved ridgelines increase property values and contribute to the tourism economy.</p> <p>Ridgelines and steep slopes provide important wildlife and plant habitats. Certain species of trees and plants are only capable of thriving on ridgelines.</p>	<p>Development Implications:</p> <p>These areas are prone to erosion if disturbed by development or timbering practices. In addition, changes in vegetation on steep slopes will effect the concentration time of stormwater runoff, potentially increasing flood, and storm damage to developments downslope.</p> <p>Once disturbed these areas are difficult to mitigate.</p> <p>These slopes present increased costs in development engineering and severe limitations with on-site sewage disposal and general road maintenance.</p> <p>Roadways and drives along steep slopes present many driving hazards, especially during the winter months.</p> <p>Increased building costs due to excavating and storm water and erosion controls.</p>	
<p>Protection Strategies:</p> <p>Identify ridgelines and scenic views as conservation areas.</p> <p>Limit development on slopes greater than 25%.</p> <p>Require detailed engineering plans for any developments proposed on steep slopes.</p> <p>Require stormwater managements for individual building lots.</p> <p>Require deduction of steep slopes from minimum lot size.</p> <p>Make use of conservation subdivision design to focus development away from steep slopes.</p>		

Floodplains	Areas adjacent to a watercourse (stream/river) temporarily covered by water when the waterway exceeds its bankfull stage. The 100-year floodplain has been determined by the U.S. Army Corps of Engineers as to where water would be during the 100-year flood event. This flood event has a 1% chance of occurring every year, and is not a flood that 'occurs every 100 years'.	
<p>Protection Importance:</p> <p>Prohibiting and limiting development within the floodplain provides for protection of people and property from flood damage and minimizes downstream flood heights.</p> <p>Retention of natural stream/river floodplain corridors increases groundwater recharge and decreases stormwater runoff.</p> <p>Vegetated riparian corridors serve as buffers to sustain and improve water quality via nutrient removal and erosion and sedimentation control.</p> <p>Floodplain wildlife and plant habitats often support wetlands and hydric soils.</p> <p>Floodplain habitats can provide important open space and recreation areas.</p>	<p>Development Implications:</p> <p>Residential development within the floodplain endangers both people and property in the event of a flood.</p> <p>Building, structures and filling within the floodplain increase downstream flood elevations and potential for flood damage.</p> <p>Compaction of soils and increasing impervious surfaces along a floodway reduces infiltration and increases the rate of runoff, resulting in increased flooding downstream and higher flow velocities that cause increased flood damage.</p> <p>Removal of the natural vegetated riparian buffer along streams and rivers increases potential for water contamination from surface runoff and erosion.</p> <p>Erosion and storm runoff from development can deteriorate stream banks and cause sedimentation of waterways. Sedimentation of streambeds decreases habitat for aquatic life and navigable waterway.</p> <p>Development hinders aesthetic and recreational value of the waterway.</p> <p>Wildlife habitats can be harmed or destroyed by development.</p> <p>Outdoor storage can be washed downstream during flooding. This can have a multitude of problems ranging from polluting the water and surrounding areas with either chemical pollutants or debris.</p> <p>On-site sewage disposal can contaminate ground and surface water.</p>	
<p>Protection Strategies:</p> <p>Strengthen municipal floodplain ordinance provisions to prohibit buildings, structures and large amounts of impervious surfaces within the 100-year floodplain to prevent damage to life and property.</p> <p>Limit impervious surfaces in developments adjacent to floodways through conservation zoning.</p> <p>Prohibit mobile home developments from floodplain areas.</p> <p>Monitor current developments for poor management practices and offer planning assistance.</p> <p>Purchase conservation easements along streams to protect the floodplains and water quality.</p> <p>Cooperate with watershed associations and conservancies to promote education and outreach and conduct watershed studies.</p>		

Hydric Soils	These are soils that are wet frequently enough to produce anaerobic (without oxygen) conditions and support unique habitats and influence the biology of the soil. Hydric soils may be an indication of the presence of a wetland.	
<p>Protection Importance:</p> <p>Hydric soils provide natural groundwater recharge areas which can reduce flooding and manage stormwater runoff.</p> <p>The biologic organisms in hydric soils filter contaminants from water.</p>	<p>Development Implications:</p> <p>Hydric soils are associated with seasonally high water tables and may cause flooding in developed areas.</p> <p>These soils are unsuitable for development and on-lot sewage disposal.</p> <p>Hydric soils provide poor foundation stability and flooded basements if built upon.</p>	
<p>Protection Strategies:</p> <p>Provide ordinance standards requiring wetland delineations by qualified professionals.</p> <p>Consider buffers for wetlands.</p>		

Forests	A forest is an area densely populated by trees and other woody plants.	
<p>Protection Importance:</p> <p>Large contiguous forested tracts play an extremely important role in the protection of high quality watersheds and water resources.</p> <p>Forest canopy along stream and river corridors provides shade to minimize the warming of stream temperatures and reduce impacts to fish and other aquatic species.</p> <p>Forested riparian corridors help sustain stream and lake water quality by acting as nutrient filters and by stabilizing soil against erosion.</p> <p>Forested lands are part of the rural character and provide scenic relief and beauty.</p> <p>Forested tracts with proper forest management and good timber operations support the local forest products industry.</p> <p>Undeveloped, forested landscapes allow for relatively high rates of infiltration or groundwater recharge and decrease stormwater runoff.</p> <p>Birding and hunting areas.</p> <p>Buffer development.</p> <p>Purify air.</p> <p>Reduce noise pollution.</p> <p>Fall foliage and scenery attract tourism.</p>	<p>Development Implications:</p> <p>Development of forested lands can fragment or remove habitat for plant and animal species.</p> <p>Removal of forested riparian corridors has implications on water quality and clarity.</p> <p>Loss of these resources could have implications on quality of life and tourism.</p> <p>Poor forest management and timber harvest operations can have lasting impacts on the long range sustainability of forests.</p> <p>Improper development and management of forest resources can allow invasive species to proliferate.</p>	
<p>Protection Strategies:</p> <p>Creation of Forest Conservation districts in municipal zoning regulations, guiding the type of development occurring in these forested areas.</p> <p>Ordinance provisions and standards which require construction standards, protection of trees during development, landscaping standards which require native species establishment, limit of clearing until development plan approval, erosion/sedimentation plans, stormwater management, retention of forested canopy along waterbody corridors, and best management practices for forest timber operations.</p> <p>Involving DCNR Bureau of Forestry prior to development to assess land and determine best management of resources during development and/or timbering.</p> <p>Create a municipal Best Management Practice guide for development along steep slopes, ridgelines and stream/river corridors.</p> <p>Provide for maximum lot coverage requirements and minimum open space areas in residential subdivisions.</p>		

Groundwater	Water that resides below the surface. This water flows from subsurface into streams, springs, and waterbodies, as well as flows through aquifers into wells.	
<p>Protection Importance:</p> <p>Groundwater is a source of potable water supply.</p> <p>Groundwater is integrally connected to surface water providing the “base flow” for streams. This base flow is extremely important to the regular stream flows and aquatic communities within them, particularly during drought periods.</p>	<p>Development Implications:</p> <p>Maintenance of both quality and quantity of groundwater reserves sufficient for providing potable water supplies will require proper management as development occurs.</p> <p>Increased impervious surfaces affect the ‘recharge’ zone for groundwater supplies increasing the potential groundwater may become contaminated.</p> <p>Potential underground and surface water sources of contamination can directly impact groundwater quality.</p> <p>Increased withdrawals from groundwater aquifers can affect existing supplies and stress future provision of adequate supplies.</p> <p>Improper siting and construction of wells during development can impact potential for groundwater contamination.</p>	
<p>Protection Strategies:</p> <p>Identify key groundwater recharge areas and create protection zones for these critical areas.</p> <p>Create wellhead protection districts to protect recharge zones from harmful development or land-use.</p> <p>Development of programs which seek to prevent groundwater contamination before it occurs.</p> <p>Provide ordinance standards for water well construction including setbacks from on-lot sewage systems, stormwater treatment and infiltration and open space conservation standards.</p> <p>Require wetland delineations and consider buffers for wetlands or other identified primary groundwater recharge zones.</p> <p>Establish a groundwater monitoring program to observe any changes in aquifers levels and quality.</p> <p>Develop a public education and outreach program which highlights groundwater conservation, identification of potential sources of contamination, proper sewage system management and other areas.</p>		

Watercourses	Watercourses encompass bodies of water on the move, most commonly stream and rivers. These watercourses serve as habitat for aquatic plants and animals. In addition, streams and rivers are important for the tourism and recreation economy.	
<p>Protection Importance:</p> <p>High quality water resources serve an important role in protecting and increasing land values and in the continued development of recreation and the tourism economy.</p> <p>Protection of surface water quality directly protects groundwater water quality.</p> <p>High quality streams, rivers, lakes and other water bodies provide critical aquatic species breeding areas and habitat.</p> <p>Watercourses serve as important wildlife corridor connections and plant, bird and wildlife habitats.</p> <p>Provide important greenway linkages in the Region.</p> <p>An element in economic development in urban settings.</p>	<p>Development Implications:</p> <p>Removal of the natural vegetated riparian buffer along streams and rivers increases potential for water contamination from surface runoff and erosion.</p> <p>Erosion and storm runoff from development can deteriorate stream banks and cause sedimentation of waterways. Sedimentation of streambeds decreases habitat for aquatic life.</p> <p>Development can impact the aesthetic and recreational value of the waterways.</p>	
<p>Protection Strategies:</p> <p>Develop programs and standards to retain riparian forest buffers along high quality watercourses.</p> <p>To lessen the impact on scenic and environmental value, limit the types and density of development along streams and rivers.</p> <p>Encourage Conservation Subdivision Design for developments along rivers and streams.</p>		

SPECIAL PROTECTION WATERS AND ANTI-DEGRADATION

As noted below, all streams in Wayne County are classified at least “high quality”. High Quality and Exceptional Value Waters are afforded special protection in Pennsylvania by the Department of Environmental Protection (DEP). Definitions follow:

Protected Use

High Quality Waters - A stream or watershed which supports a high quality aquatic community in biological, chemical, chemical and toxicity assessment, waters designated as Class A wild trout streams by the PA Fish and Boat Commission, and/or waters which have excellent quality waters and environmental or other features that require special water quality protection.

Exceptional Value Waters - A stream or watershed which constitutes an outstanding national, state, regional or local resource; water located in a national wildlife refuge, National Natural Landmark, National Recreation Area, State game propagation and protection area, state park natural area; state forest natural area, or federal wilderness areas; waters which are of exceptional recreational significance; waters which achieve a high score in biological testing; waters which have been characterized by the PA Fish and Boat Commission as “Wilderness Trout Streams”, and other waters of substantial recreational or ecological significance.

The basic concept of antidegradation is to protect and maintain the existing water quality of High Quality (hq) and Exceptional Value (ev) waters and the protection of existing uses for all surface waters, recognizing that existing water quality and uses have inherent value worthy of protection and preservation. As a required element of the State’s water quality standards, the Antidegradation program introduces levels of protection for deserving waterbodies above the basic standards.

For all surface waters, the uses of the water, including downstream uses, must be maintained and protected when an activity is proposed which may affect a surface water. These activities include point source discharges such as sewage treatment plants, regulated water withdrawals, resource extraction activities, landfills and a variety of non-point source activities such as construction, agriculture and silviculture.

Streams that are classified as High Quality (HQ) and Exceptional Value (EV) waters are waterbodies deserving of “Special Protection” under the State’s Anti-degradation policy. As such, these Special Protection Waters are to be maintained at their existing quality and are afforded additional protection through requirements listed in the Rules and Regulations of the Pennsylvania Department of Environmental Protection.

PA DEP requires that a person proposing a point source discharge to Special Protection High Quality Waters must first evaluate non-discharge alternatives to the proposed discharge and utilize any non-discharge alternative which is cost-effective and environmentally sound. If it is determined that there are no cost-effective and environmentally sound non-discharge alternatives or that this alternative can only accommodate a portion of the discharge, the discharge must meet a test of non-degradation or demonstrate that the proposed degradation is socially or economically justified. It should be noted, however, that High Quality waters may be reduced from maintenance of existing quality (degraded), if necessary, to accommodate important economic or social development in the area in which the waters

Wayne County Special Protection Watersheds

Prepared by
The Wayne County Department of Planning
(570) 253-5970 ext. 4060 <http://www.co.wayne.pa.us/?pageid=38>

Each watershed depicted herein has been coded to match DEP's water quality descriptions within each watershed. In certain instances, portions of some watersheds were found to contain waters of varying quality. In these cases a watershed will have more than one water quality designation. Varying quality watershed examples in Wayne County include the Lackawanna River and the Starrucca Creek Watersheds.

Watersheds containing High Quality (HQ) and Exceptional Value (EV) Waters are considered Special Protection Waters by the Pennsylvania Department of Environmental Protection (DEP). Special Protection Waters are those that meet the water chemistry standards and the biological assessment qualifiers of Chapter 93 of the Pennsylvania Code Title 25, Sections 93.4b(a) [for High Quality Waters] and 93.4b(b) [for Exceptional Value Waters].

Wayne County Watershed Areas by Category

Percentages do not add to 100.00% due to rounding.

Non-Special Protection Waters:

28,381.49 acres or
5.91% of Wayne County

Special Protection Waters:

451,910.97 acres or
94.10% of Wayne County

High Quality (HQ) Waters:

429,646.29 acres or
89.46% of Wayne County








Exceptional Value (EV) Waters:

22,264.68 acres or
4.64% of Wayne County

Note: The Main Stem Lackawanna River, running through Wayne County, is designated as having High Quality (HQ) Waters while the unnamed tributaries to the Lackawanna River in that area of the County have varied water quality designations.

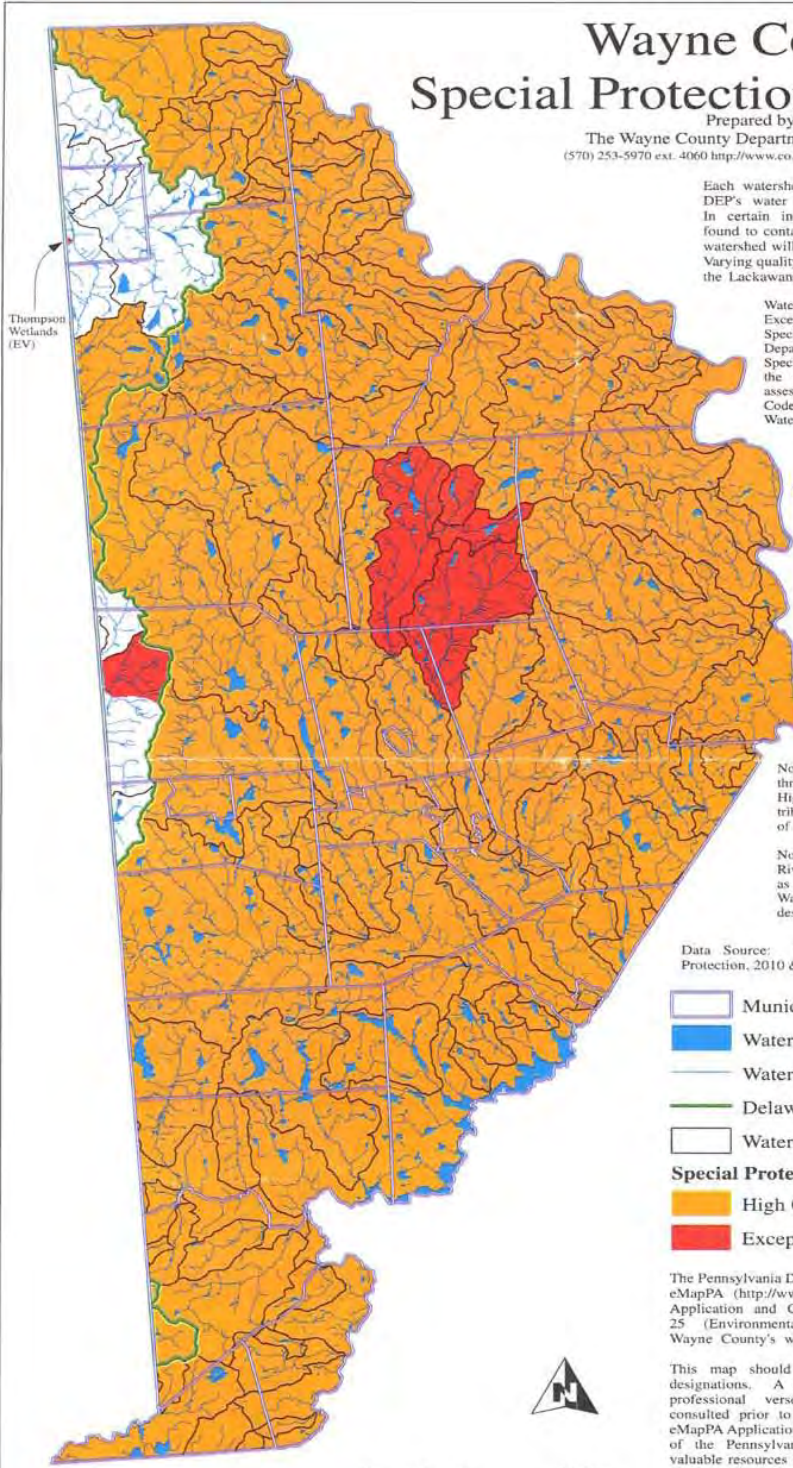
Note: The West Branch and Main Stem Delaware Rivers, bordering Wayne County, are not designated as Special Protection Waters while all unnamed, Wayne County tributaries to both rivers are designated as having High Quality (HQ) Waters.

Data Source: Pennsylvania Department of Environmental Protection, 2010 & Wayne County Department of Planning, 2010.

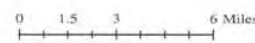
-  Municipal Boundaries
-  Water Bodies
-  Water Courses
-  Delaware/Susquehanna Basin Boundary
-  Watershed Boundaries
- Special Protection Water Watersheds**
-  High Quality (HQ) Waters
-  Exceptional Value (EV) Waters

The Pennsylvania Department of Environmental Protection (DEP's eMapPA (<http://www.emappa.dep.state.pa.us/emappa/viewer.htm>) Application and Chapter 93 of the Pennsylvania Code Title 25 (Environmental Protection) were used to designate Wayne County's watersheds in this cartographic representation.

This map should not be used for site specific watershed designations. A registered professional surveyor or another professional versed in watershed delineation should be consulted prior to such designations. In addition, the DEP's eMapPA Application and the Environmental Protection regulations of the Pennsylvania Code, as mentioned above, would be valuable resources in the site specific evaluation of water quality. All watershed designations are subject to the water quality evaluations of the Department of Environmental Protection.



Derek F. Williams, 2010



are located and only if certain social and economic justifications are met. In all cases, a discharge must use the Antidegradation Best Available Combination of Technologies (ABACT) to protect the special protection water quality. Antidegradation regulations apply to all surface waters of the Commonwealth, including wetlands.

As noted in the draft Wayne County Comprehensive Plan Update:

“New systems and significant expansions have been made extraordinarily difficult by new stream anti-degradation requirements that all but rule out new stream discharges unless there are severe health threats combined with a lack of any other economically feasible options. This active discouragement of new systems has rendered the package treatment systems found in many private developments unfeasible for new development in most cases. One designed to unusually high standards but impractical for most projects was recently approved for the new largely publicly funded *Sterling Business Park* but this is an exception.

The anti-degradation requirements derive from the classification of all of Wayne County’s streams as “high quality,” which demands all proposed stream discharges meet increasingly stringent standards. The practical effect of this regulation is to add major costs and make some higher density developments as well as extension of existing collection systems to places such as Bethany nearly impossible under current regulations. Wayne County, in this respect, is a more difficult area in which to provide central sewage than most of the Commonwealth. . . The Wayne County stream standards, by contrast, are intended to prevent stream degradation related to algae growth and other factors unrelated to human health. Pike and Wayne County also have some “exceptional value” streams (e.g. portions of the East Branch of Dyberry Creek) where it is impossible to build any conventional sewage treatment facilities.

The difficulty in providing sewage treatment facilities on high quality streams, and the possibility some of Wayne County’s streams could also be reclassified as exceptional, will have definite impacts on the ability to provide lower-cost housing or proceed with certain larger scale commercial-industrial projects. Larger lot residential development that relies upon subsurface sewage disposal is, obviously, favored by these regulations over higher density housing such as apartments or mobile home parks. Theoretically, the positive tradeoff is improved lake and stream quality but this objective, too, is jeopardized when areas with existing sewage problems are not able to effectively remedy them due to regulations strongly discouraging the only practical option. The anti-degradation requirements lack balance in this regard and should be re-examined.”

NATURAL AREAS INVENTORY SITES

The *Natural Areas Inventory of Wayne County, Pennsylvania* identifies important natural areas for receiving protection or ensuring continued protection. One site in the Central Wayne Region, Prompton Bog in western Dyberry Township, was considered one of the nine most critical sites in Wayne County.

“Prompton Bog in Dyberry Township is an excellent example of a Glacial Bog with several good to excellent populations of Pennsylvania-Rare plants (SP504, SP505) and one animal

species (SP506) that The Nature Conservancy (TNC) considers threatened in Pennsylvania. TNC considers this site to be a priority for protection in Wayne Co. The site's proximity to Honesdale makes it an excellent site for nature study. The only potential threat to this site is logging in the watershed which could cause erosion and sedimentation in the wetland and alter ground and surface water hydrology. This site should be a high priority for protection by conservation groups.

This pristine kettlehole Glacial Bog occurs in a very small watershed and therefore receives very little runoff and nutrients from surrounding uplands. This lack of nutrient input gives it qualities that place it closer ecologically to bogs that occur much farther north than to other Pennsylvania bogs. Since it is so close to a population center (Honesdale) and because of the small watershed, it could be an excellent site for a nature preserve that will afford nearby residents a place to study natural history. Acquisition of and/or easements on this site are strongly recommended and landowner contact by a conservation group should begin immediately."

Other sites in the Region that are listed in the Inventory are Long Pond in the northwest corner of Dyberry Township and Bear Swamp in western Texas Township.

"Long Pond is a recreational lake used for fishing (PA Fish Commission owns land and an access site) and has many vacation cottages along the east shore. The pond, created in the mid 1800's, retains a small bog remnant at the northern end. The bog contains one sedge (SP519) that is proposed for PR status. This sedge seems to become established in bogs when plants are killed by raised water levels, and the nutrients they hold are released to the water which become available to other plants. However, the cottages on the pond are probably most responsible for contributing nutrients to the lake. Nutrient levels at this time may not jeopardize the bog community and may even allow the sedge to flourish. However, increased nutrient loads will likely destroy the bog and eliminate the sedge.

Perhaps more importantly for those that vacation on Long Pond, high nutrient levels may be creating a pollution problem in the pond. Homeowners should attempt to locate any potential pollution sources. By correcting any obvious pollution problems within the watershed now, it may be possible to ensure good water quality into the future."

"Bear Swamp is a large wetland that has a mix of swamp forest types, but because of some disturbances it has not been designated as a natural community. The swamp does contain a poor population of a Pennsylvania-Threatened (PT) sedge (SP511). Logging and illegal trash disposal are probably the major threat to this site."

The Lackawaxen River was ranked medium as an area of local significance in Wayne County for its recreation and aesthetics. It was suggested that water quality should be protected by limiting further development in the watershed:

"Care should be taken by the county and local government to ensure that the Lackawaxen River remains a recreational resource for the county. Development proposals should be carefully reviewed for impacts on the river and water quality should be monitored periodically."

METHODS OF PROTECTION OF NATURAL RESOURCES

As is the case with agricultural resources, natural resources can be protected through ordinances and through administrative means. Provisions in zoning, subdivision and land development, floodplain management, storm water management and wellhead protection ordinances can protect areas of critical resources and minimize the impact of development on those resources. Administrative means, such as Maps of Potential Conservation Lands and Official Maps provide guidance for ordinance provisions and other administrative conservation and acquisition programs. These maps identify conservation priorities, help identify key parcels to be preserved, and serve as a guide to developers as to what lands in their tracts should be retained as open space.

A municipal or a regional Environmental Advisory Council can work with governing bodies to preserve key tracts of open space, protect environmental resources, and implement the regional parks open space and recreation plan.

Act 148 of 1973 authorizes any municipality or group of municipalities to establish, by ordinance, an Environmental Advisory Council to advise the local planning commission, park and recreation board, and elected officials on matters dealing with the protection, conservation, management, promotion, and use of natural resources located within the municipality's territorial limits.

Act 148 empowers Environmental Advisory Councils to:

- Identify environmental problems and recommend plans and programs to the appropriate municipal agencies for the promotion and conservation of natural resources and for the protection and improvement of the quality of the environment within its municipal boundaries;
- Promote a community environmental program;
- Keep an index of all open space, publicly and privately owned, including flood prone areas, swamps, and other unique natural areas, for the purpose of obtaining information on the proper use of such areas;
- Make recommendations for the possible use of open land areas; and
- Advise the appropriate local government agencies, including, but not limited to, the planning commission and park and recreation board or, if none, the elected governing body, on the acquisition of property, both real and personal.

Other administrative means include:

- Encourage an organization to assume responsibility for monitoring "protected" lands to encourage their continued protection.
- Protect the linkages and natural processes necessary to protect and ensure the continued existence of both terrestrial and aquatic elements of biodiversity through open space planning.

- Request the Natural Lands Trust to perform “audits,” or reviews, of plans and regulations regarding implications for future build-out and the degree of protection of natural, scenic, and historic resources.
- Review the appropriateness of the Transfer of Development Rights technique for use in promoting infill in the existing settlements and in designated growth areas.

Discuss the mechanics of transferring development rights from areas intended for rural conservation to allow increased intensity of development in areas designated for economic or residential development.

- Identify a mechanism for monitoring sustainable forestry which addresses protection of water resources, provision of recreational opportunities, and maintenance of wildlife.
- Establish a program for community education and involvement in the need for, and methods of, preserving an open space system and managing growth.
- Coordinate with PADEP to assure there is adequate monitoring of natural gas operations.
- Adopt zoning regulations to control natural gas operations as are permitted by Pennsylvania law.
- Promote and encourage landowners to participate in Forest Legacy Program.
- Promote and encourage participation in Forest Land Enhancement Program.
- Promote and encourage participation in Stream Releaf Program.
- Encourage developers to grant conservation easements or dedicate land to municipalities and conservation groups to protect water resources. Developers should be required to establish riparian forest buffers. Conservation development should be encouraged where development occurs, in order to protect the watersheds of watercourses and water supplies, vulnerable steep slopes, and woodlands. The density of development should be established through analysis of the natural, scenic, historic features, and resources at each site, and, steep slopes, floodplains, woodlands, and wetlands protected.

Where residential developments, businesses, or other uses propose to utilize ground water or surface water supplies in substantial amounts, hydrologic studies should be required; and, the party causing the extraction should be required to demonstrate that there will be no adverse effects on the water supplies of other entities in the area.

- Public education programs of watershed associations should encourage the community to be aware of water resources in their watersheds and to exercise good “housekeeping” and stewardship practices to help protect them. Trees should be retained, grading and direction of water consistent with approved stormwater management plans; and recharge of water encouraged.

Landscape management programs can be formulated to encourage residents to reduce nutrients and pesticides reaching streams and ground water. A regular program of household hazardous waste collection and public education programs should be maintained.

Develop watershed curricula for schools.

Establish nature centers in watersheds.

Educate recreational users of water resources regarding appropriate actions to protect water resources.

Public access and usage should be consistent with the need to protect water supplies.

- Organize stream cleanup days within watersheds.
- Support efforts of the Wayne County Conservation District, watershed associations, and other agencies to manage stream corridors through cooperative efforts with landowners to establish riparian buffers, utilize best management practices for stormwater management and agriculture, and promote stream bank improvements, restoration, and stabilization. Cooperate in securing easements along the streams.
- Encourage wellhead protection and watershed planning in order to protect community water supplies and water resources. Support the formation of new watershed associations.
- Implement required PA National Pollution Discharge Elimination System (NPDES) regulations for stormwater related non-point source pollution from existing developments.
- It should be noted that lawful activities such as extraction of minerals impact water supply sources and that such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Commercial agricultural production impacts water supply sources, and Best Management Practices should be applied to mitigate the impact on water supply sources.
- Identify water conservation and water re-use methods.

MUNICIPAL ORDINANCE ACTIONS

Municipal zoning ordinances can protect natural resources. Dyberry Township does not have zoning. The zoning ordinances of the other three municipalities protect natural resources to varying degrees. The following types of regulations should be reviewed by each municipality.

1. Natural Resource Protection Standards and/or Net-Out Provisions protect resources such as:
 - a. Floodplains
 - b. Wetlands
 - c. Wetland Margins (buffers)
 - d. >25% slope
 - e. 15-25% slope
 - f. Watercourses
 - g. Waterbodies
 - h. Lake and pond shores

2. Steep Slope Protection Provisions can:
 - a. Control and limit development on steep slopes
 - Require larger lot sizes and impose stricter impervious restriction for steep slopes 15-25%
 - Prohibit or severely restrict development on slopes >25%

3. Tree and Woodland Protection, Management and Planting Provisions can:
 - a. Limit clearance for development in both subdivisions and land developments
 - b. Require tree protection and replacement during development
 - c. Require use of native species in landscaping
 - d. Establish limited clearance buffer zones around the perimeter of new developments

4. Outdoor Lighting Standards to control light pollution and protect the night sky can:
 - a. Establish illumination levels which are adequate but not excessive
 - b. Require impacts on surrounding streets and properties to be mitigated
 - c. Require full-cutoff fixtures to be used
 - d. Control glare

5. Forestry Regulations can:
 - a. Require accepted silvicultural practices
 - b. Require forestry management plan
 - c. Require stormwater and erosion and sedimentation control
 - d. Require properly constructed internal roads
 - e. Require protection of public roads
 - f. Require reforestation
 - g. Require protection during steep slope forestry

6. Ridgeline Protection Regulations can address issues such as:
 - a. Establishing areas to remain undisturbed
 - b. Restoration planting requirements
 - c. Siting of structures
 - d. Lighting

- e. Standards for blending with the natural surroundings
 - f. Minimization of clearance of natural vegetation
 - g. Minimization of impervious surfaces
 - h. Screening
 - i. Use of underground utilities
 - j. Method of development
7. Conservation Zoning (Growing Greener Concept of Natural Lands Trust) can be adopted:
- Determine whether Conservation Development should be the default and/or encouraged method of development, with density disincentives given to other methods of development which result in less open space and protection of resources. Determine if density bonuses should be established for using Conservation Development. The typical Conservation Zoning process is:
- a. Net out natural resources
 - b. Establish maximum overall density
 - c. Establish minimum substantial open space requirement
 - d. Establish alternative methods of development
 - e. Require important natural features and resources, such as scenic vistas, historic sites, agriculture, steep slopes, wetlands, and woodland, to be contained in open space
 - f. Provide visual and physical access to open space areas
8. Wellhead Protection Provisions for Community Water Supplies can:
- a. Regulate/Restrict potential contaminating uses
 - b. Regulate/Restrict potential contaminating substances
 - c. Establish performance standards for uses in overlay zones near water supplies
 - d. Establish design standards for uses in overlay zones near water supplies
 - e. Establish operating requirements for uses in overlay zones near water supplies
 - f. Establish review process for uses in overlay zones near water supplies
9. Provisions for Wetland, Wetland Buffer, Wet Areas, Lake, Water Body, and Hydric Soil Protection can:
- a. Restrict development in wetlands
 - b. Establish consistent wetland, wet area, lake, and water body buffer (margin) requirements
 - c. Require wetland delineation in hydric soil areas
10. Floodplain Protection Provisions can severely restrict development in floodplains to compatible open space uses.
11. River and Stream Corridor Overlay Zoning and Riparian Buffers provisions can:
- a. Restrict development and impervious surfaces
 - b. Require riparian (vegetative) buffers to moderate water temperatures, protect wildlife habitats, control sedimentation, and reduce pollution

A riparian buffer is an area of vegetation that is maintained along the shore of a water body to protect stream water quality and stabilize stream channels and banks.

Buffers provide the following benefits:

- filter runoff – Rain that runs off the land can be slowed and infiltrated in the buffer, settling out sediment, nutrients and pesticides (nonpoint source pollution) before they reach streams.
- take up nutrients – Fertilizers and other pollutants that originate on the upslope land are taken up by tree roots. Nutrients are stored in leaves, limbs and roots instead of reaching the stream. Through a process called “denitrification,” bacteria in the forest floor convert nitrate to nitrogen gas, which is released into the air.
- provide shade – The leaf canopy’s shade keeps the water cool, allowing it to retain more dissolved oxygen, and encouraging growth of plants and aquatic insects that provide food for fish.
- contribute leaf food – Leaves that fall into the stream are trapped on fallen trees and rocks where they provide food and habitat for organisms critical to the aquatic food chain.
- provide habitat – Streams that travel through woodlands provide more habitat for fish and wildlife. Woody debris provides cover for fish while stabilizing stream bottoms.
- provides migration corridors for wildlife.
- safeguard water supplies by protecting groundwater recharge areas.
- provide flood control.
- provide stormwater management potential – natural vegetation provides a basis for innovative stormwater management systems. Stormwater flows from retention basins can be directed to, and allowed to flow through, buffers to reduce nutrient and sediment loads.
- improve water and air quality.
- stimulate economic opportunities such as by providing valuable open space which may increase land values and, therefore, the tax base.
- provide some federal tax incentives to landowners (depending on a landowner’s financial situation) willing and able to place some of their lands under conservation easement.
- reduce grounds maintenance.
- provide recreational opportunities, and associated economic benefits for recreation-related businesses.
- provide educational and research opportunities for local schools and colleges.
- provide windbreak, shade and visual buffer.

c. Require greenways and trails consistent with the Regional Park, Open Space and Recreation Plan.

12. Surface Water and Groundwater Protection Provisions protect delineated aquifers and headwaters through design standards, construction guidelines, use restrictions, and impervious limits.

Provisions in Subdivision and Land Development Ordinances (SALDO) can also Protect Natural Resources

Existing Resources and Site Analysis Plans which thoroughly document the location of a large variety of site features, ranging from those deemed critical to those considered to be noteworthy can be required of developers. Erosion and Sedimentation Control Plans and Stormwater Plans for all development sites can also be required. Standards which call for the use of Best Management Practices (BMPs) on development sites can assist in natural resource protection.

Types of SALDO provisions for consideration include:

1. Expand plan data requirements to include a specific listing of environmental, scenic, historic and cultural resources.
2. Require developers to identify the resources within their tracts, analyze the impacts of the development and mitigate those impacts.

Require environmental assessment studies, hydrogeological studies, scenic, historic and cultural resources impact studies; plans for preservation of environmental, historic and cultural resources; and analysis of the site's ability to support the proposed use and intensity of use.

3. Require developers to identify natural, historic, scenic, architectural and cultural resources in their tracts and incorporate them into the open space system. Require management plans for open space as well as mechanisms assuring the continuation as open space.

In review of Subdivision and Land Development Plans, requirements for setting aside open space can be used to preserve Conservation Corridors and provide for greenways identified in open space and recreation plans. Greenway Design Principles in open space plans could be incorporated within the Ordinance.

Requirements for setting aside open space can also be used to protect designated undeveloped areas and identified natural areas pursuant to open space and recreation plans.

4. Establish development guidelines for development in important recharge areas, including limits on impervious cover and standards for on-site sewage disposal.
5. Require protection of vegetation during site work.
6. Limit clearance on approved, but not developed, lots. Potential techniques include tree clearance limits, deed restrictions, net-out provisions, and identification of permissible clearance areas during the development process.
7. Adopt appropriate refinements to implement the Growing Greener Conservation Development Concept if included in the Zoning Ordinance.

If the Conservation concept is used, the design procedure is:

- Identify conservation areas
- Locate house sites
- Align streets and trails
- Draw lot lines

PROTECTING WATER SUPPLIES			
Stream Corridor Protection	Aquifer Protection	Groundwater Resource Protection Provisions	Hydrogeologic Impact Analyses
<ul style="list-style-type: none"> • Restrict development and impervious surfaces • Require riparian vegetative buffers • Encourage use of best management practices • Encourage stream habitat improvement • Encourage conservation easements/donations/dedications • Protect wetlands and wetland margins • Require floodplain and wetland studies where not identified • Restore stream banks and crossings • Greenway development 	<ul style="list-style-type: none"> • Review development plans to prevent groundwater pollution • Limit impervious surfaces • Establish performance standards for commercial and industrial uses • Protect aquifers through controlling uses and potential polluting activities • Utilize appropriate sewage disposal and water supply techniques, with appropriate standards and management • Protect headwaters and groundwater recharge areas. Map headwater streams • Best Management Practices 	<ul style="list-style-type: none"> • Wellhead Protection • Increase watershed awareness • Regulation/restriction of potential contaminating uses • Performance standards • Design standards • Operating requirements • Review process 	<ul style="list-style-type: none"> • Proposed supply locations • Geologic conditions, recharge rate, degree of renovation • Aquifer characteristics; groundwater movement, use, yield, quality, quantity, well interference • Test well results and impacts • Plan to protect groundwater system underlying and adjacent to the site: prevention, remediation, emergency management • Monitoring of groundwater quality and quantity

Chapter 10

Historic and Cultural Resources Plan

INTRODUCTION

The Region's history is reflected in its architecture, people, and character. Historic resources connect us to the past, emphasize our sense of community, and often provide aesthetic value. In addition, historic resources can provide tourism benefits which often lead to economic development opportunities. Planning for the protection of historic resources is especially important because historical resources are not renewable.

Already, nine properties eligible for National Register listing have been torn down since being so identified. Preservation of the remaining historic resources in the Region is an important goal of this Comprehensive Plan.

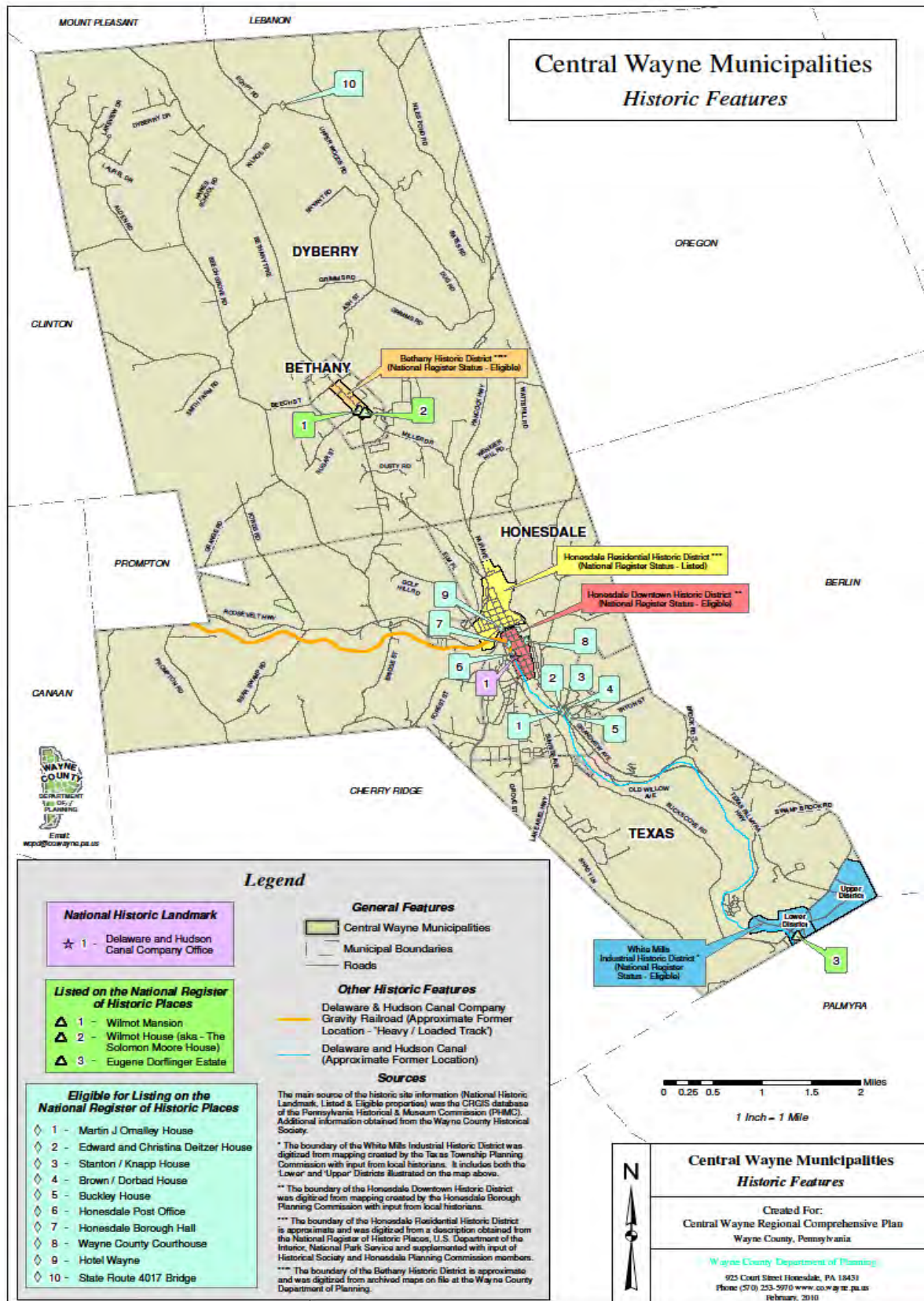
The Historic Features Map includes one National Historic Landmark, the Delaware and Hudson Canal Company Office; three sites listed on the National Register of Historic Places, the Wilmont Mansion, the Wilmot House and Eugene Dorflinger Estate; and ten sites eligible for listing on the National Register of Historic Places.

There are a number of other historic sites within the Region, and many of these are contained within four mapped Historic Districts/Historic Preservation Areas – the Bethany Historic District (Eligible), Honesdale Uptown Historic Preservation Area (Listed), Honesdale Downtown Historic Preservation Area (Eligible) and White Mills Industrial Historic District (Eligible). The White Mills District is broken down into Upper and Lower Districts. Maps of these four Districts follow.

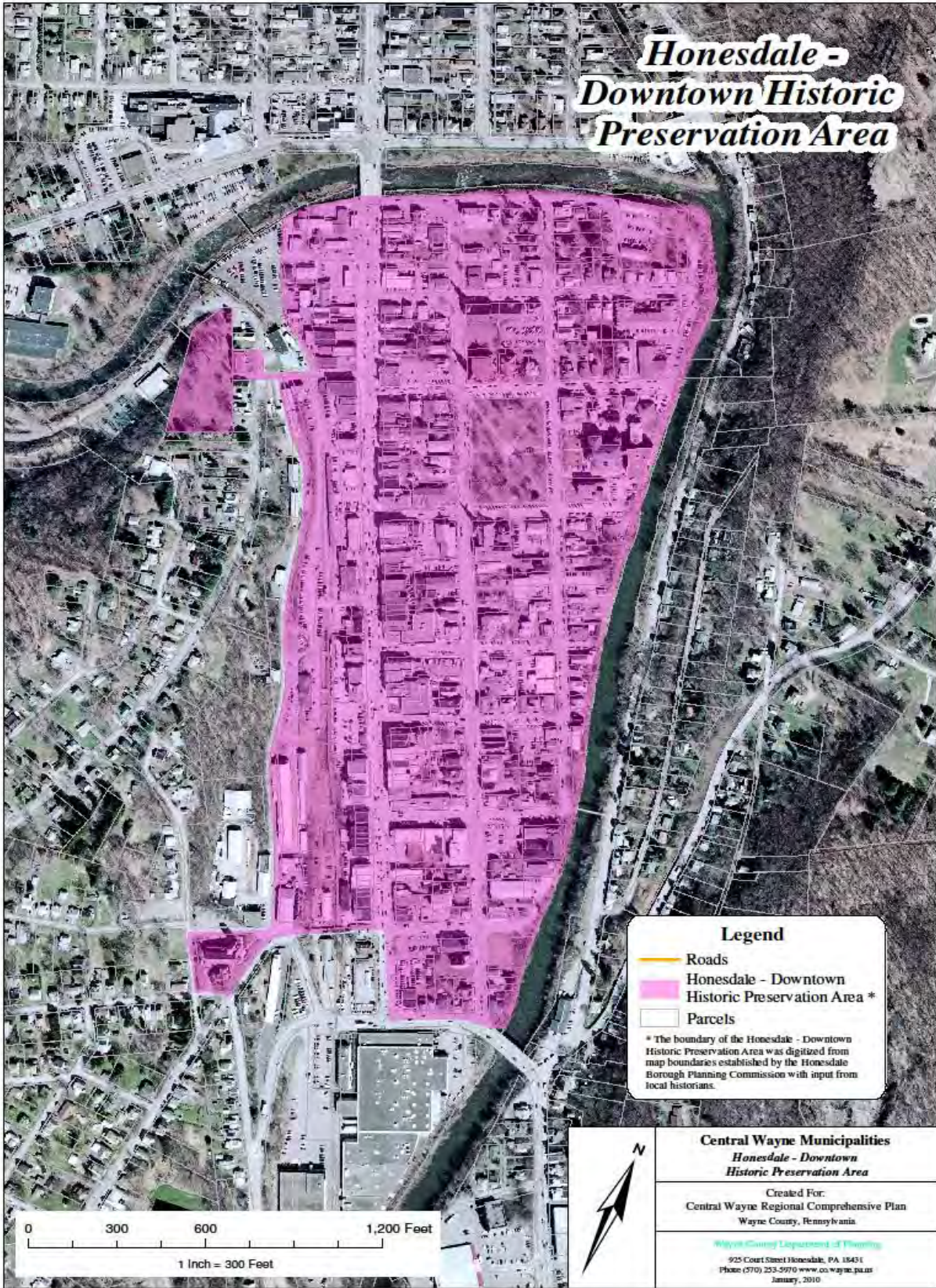
The following is an excerpt from a letter of the Texas Township Planning Commission in support of the White Mills Industrial Historic District:

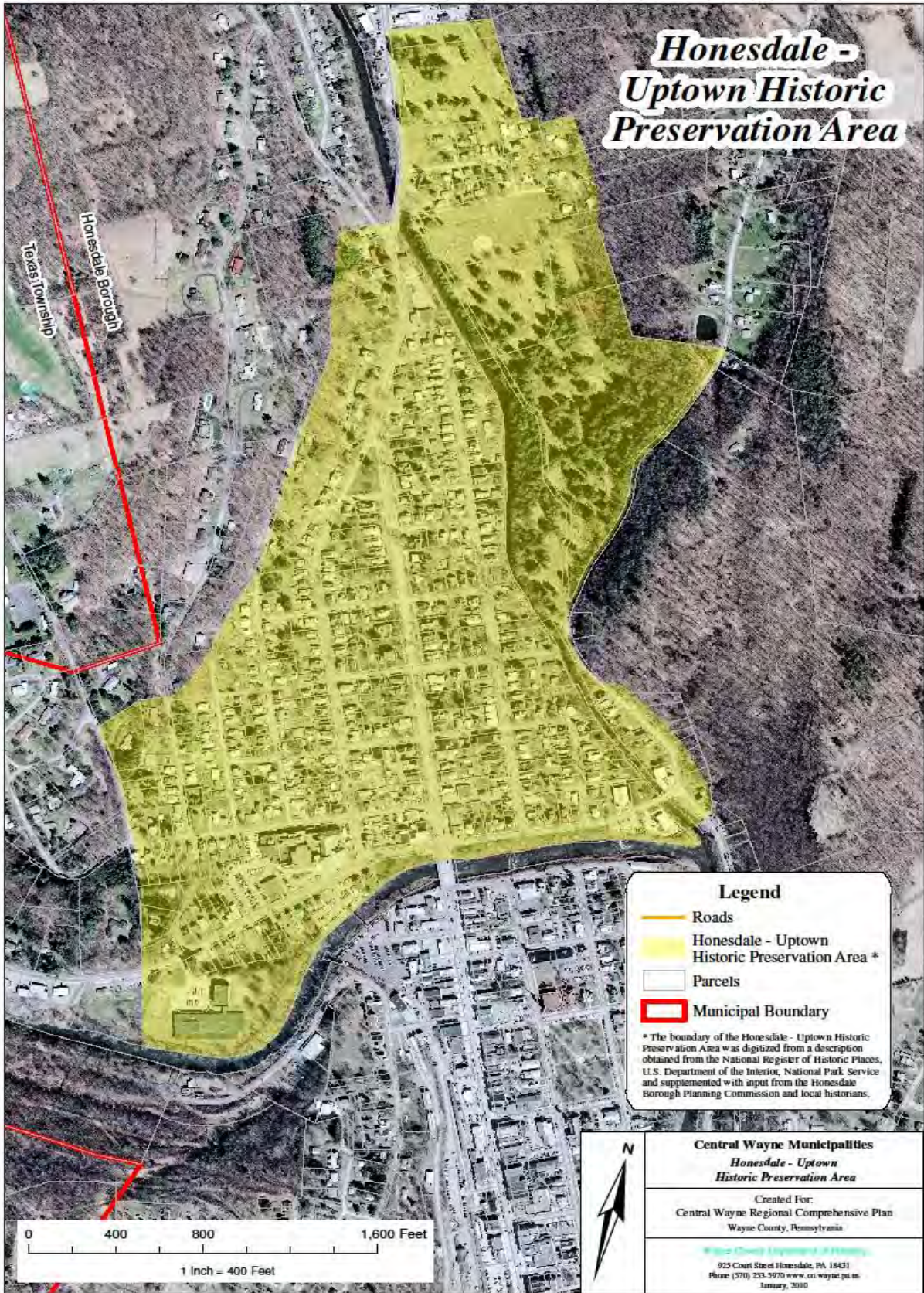
The possibilities for an historic district in White Mills, centering around the later 19th century industrial character of this region, are within reach and should be included as a major component of the Central Wayne Comprehensive Plan. The committee unanimously believes that this project can be accomplished within the scope of the Dorflinger-Suydam master plan and that it should be given strong support by the community. The project and designation will have a new and positive impact on Texas Township, which is presently known for its multifaceted commerce, to showcase the very activities which brought commerce and growth to this region in the later part of the 19th and early part of the 20th centuries. Together with the historic aspects of the Canal and the restoration of lockhouse 31 by the Historical Society, there is much potential for tourism and nature focused activities. The latter being more important for the region's future, in the light of the possibility of heavy extraction of natural gas and its concomitant negative impacts.

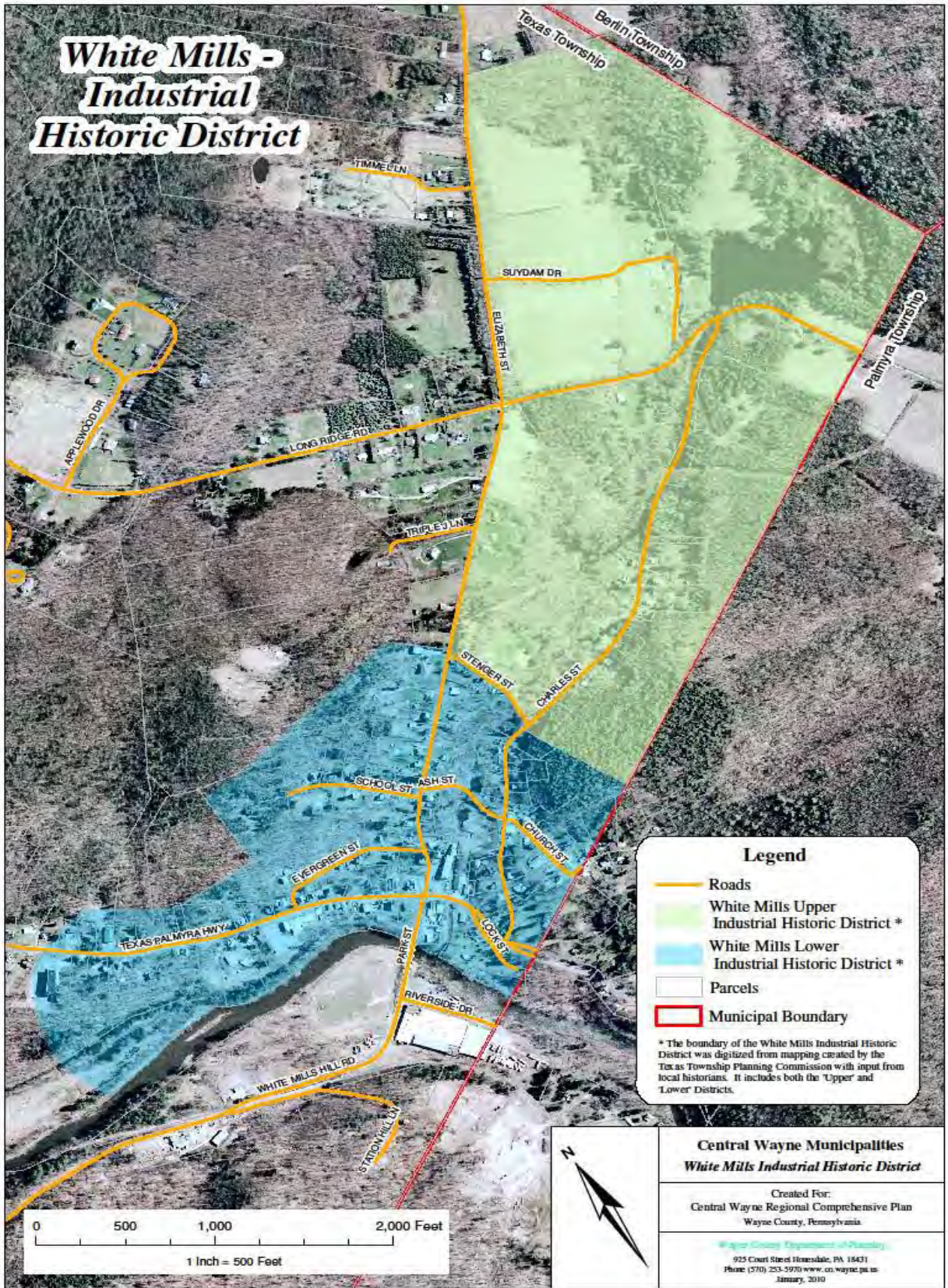
The following information is from *Historic District Designation in Pennsylvania*, by Michael B. Lefevre of the Pennsylvania Historic Museum Commission:











In Pennsylvania, there are two main types of historic districts.

National Register Historic Districts are areas that possess a significant concentration, linkage, or continuity of historic buildings, structures, objects, or sites designated by the National Park Service as worthy of preservation. The National Register of Historic Places is the official federal list of resources reflecting the nation's cultural heritage. Eligibility or inclusion in the National Register affords the State Historic Preservation Office (the PHMC's Bureau for Historic Preservation), local government and the public, input from the effects of a federal agency's actions that assist, permit, or license activities on a historic resource.

Municipally Regulated Historic Districts are areas that are either residential or commercial neighborhoods, or a combination of both. They are delineated by boundaries that include buildings, structures, objects, or sites that may be listed in or eligible for the National Register, and are subject to regulation and protection by local ordinance. Historic district ordinances generally contain provisions regulating demolition and exterior alteration of buildings and structures within the historic district. In Pennsylvania, the Historic District Act requires that a Board of Historical Architectural Review (BHAR) be established to review and make recommendations to the elected governing body (borough council or supervisors) as to the appropriateness of changes to buildings.

Listing in the National Register of Historic Places *does not* protect historic buildings or structures from demolition or inappropriate alterations by private property owners who use their personal funds. On the other hand, local historic district ordinances can regulate demolition, alterations, additions, and new construction of buildings and structures, thereby providing protection of the historic and architectural character of a historic district.

ACTIONS TO PROTECT HISTORIC RESOURCES IN CENTRAL WAYNE

- Support implementation of the Plan for Historic White Mills and the Dorflinger Glass Works.
- Promote utilization of the Self-Guided Walking Tour of Honesdale, PA.
- Support realization of the Wayne County Historical Society's vision on the development of the former D&H Canal/Towpath to be utilized as a public park and low impact recreation area, including a trail. This project could be integrated with the Historic White Mills effort.
- Determine if National Register Listed status will be pursued for the Bethany, Honesdale Downtown and White Mills Industrial Historic Districts.
- Continue support of the Bethany Borough and Wayne County Historical Societies' preservation efforts.
- Determine the extent to which historic resources in the Region will be protected through municipal regulations. See discussion in Chapter 12, Design Elements. Some of the alternatives include:

- Historic Resource Overlay Zoning
 - Demolition by Neglect Provisions
 - Conservation District Zoning (essentially a type of Form-Based Zoning)
 - Historic Resource Impact Study, Mitigation and Buffering Requirements
 - Adoption of Design Guidelines
 - Village zoning
 - Utilizing a Board of Historical Architectural Review
 - Utilizing Form-Based Codes which are concerned with form and scale (the character) of development, rather than focusing only on distinctions in land-use types
- Appoint a regional or municipal historical commission or committee which is actively involved in historic preservation. The commission would be instrumental in administration of any historic resource overlay zoning that is adopted. The commission would also:
 - Identify, evaluate, mark and foster awareness of historic resources
 - Investigate participation in Certified Local Government Program
 - Encourage retention, restoration, enhancement and appropriate adaptive reuse of historic resources and discourage removal of historic structures
 - Develop programs, events and interpretive signage and exhibits that emphasize the history of the Region
 - Support the adoption of voluntary or mandatory Design Guidelines and Sign Controls for the Historic Districts
 - When implementing historic resource protection provisions in zoning ordinances, consider the needs of Wayne County and Wayne Memorial Hospital to function relative to the historic context of the areas in which they are located.

CONSERVATION ZONING DISTRICT APPROACH

Traditional neighborhoods are incorporated into an overlay district designed to preserve the architectural integrity of traditional areas, ensure new buildings are compatible with existing traditional areas and find viable uses for old buildings that are no longer suitable for their original use. The effect can be to review/regulate the following as determined appropriate by the municipality:

- The demolition of buildings
- Proposed additions to existing buildings
- The size, height and design of new buildings
- The location and design of parking lots
- Revisions to building facades

Applications for demolishing a building, constructing a building or constructing an addition to an existing building can be reviewed by a designated agency (such as the Planning Commission or Board of Historic Architectural Review) with a recommendation on the application made to the governing body.

The types of design guidelines which can be considered as appropriate include the following. The guidelines will vary with each municipality:

<u>Category</u>	<u>Existing buildings</u>	<u>New buildings</u>
Demolition	Applicant must demonstrate that there is no viable alternative.	Design review required for new buildings replacing demolished structures.
Architectural style	Retain architectural features wherever possible.	Be compatible with the architectural style of existing historic buildings.
Building placement		Should have the average setbacks as existing buildings on the same block within a certain radius.
Building size and width		Should be the average size as existing buildings on the same block within a certain radius, or appear to be from the street.
Building height		Should be the average height of existing buildings on the same block within a certain radius.
Proportion of building walls to openings	Window and door openings visible from the street in existing historic buildings should be maintained.	The proportion of walls to openings on walls visible from the street should be compatible with surrounding historic buildings.
Building form		Buildings should match existing buildings on the same block as either vertical or horizontal form.
Texture and pattern of exterior materials	New materials, such as siding, should appear similar to original materials. No vinyl siding over brick or stone walls.	Exterior building materials should be compatible with the materials used in nearby historic buildings.

<u>Category</u>	<u>Existing buildings</u>	<u>New buildings</u>
Additions	Additions should be at the rear, in a very few cases the side, but not the front. Additions should be similar in form, scale and materials to existing building.	
Accessory Buildings		Garages should be same general size, height and placement as existing garages and similar accessory buildings on the same block within a certain radius.
Parking Lots	Should be located to the rear of buildings whenever possible. Second choice: Side of buildings. Access should be from alley or side street whenever possible.	Should be located to the rear of buildings whenever possible. Second choice: Side of buildings Access should be from alley or side street whenever possible.

HISTORIC RESOURCE PROTECTION OVERLAY DISTRICT

The objectives of such an overlay are to:

- Encourage property owners and developers to preserve, protect, and enhance historic resources within the municipalities.
- Foster increased public awareness of the history of and historic resources within the municipalities.
- Support efforts of organizations to identify and protect historic resources.
- Require new development to reflect and consider the history, architecture and development patterns of the municipalities in order to preserve the important historic and architectural resources of the area.
- Determine the role which the municipalities should play in historic preservation through land use ordinance incentives, controls and regulations, and efforts to create historic districts and/or historic overlay zoning.
- Encourage adaptive re-use of historic structures where appropriate.

Such an overlay district will:

- Apply to historic resources identified on a map or list adopted by the municipality or historical commission created by the municipality.

HISTORIC DISTRICTS



Honesdale Residential



Honesdale Residential



Honesdale Downtown



Honesdale Downtown



White Mills Industrial



White Mills Industrial



Bethany



Bethany

- Create a Historical Commission
- Create classes of historic resources
- Establish application procedures and application requirements for a permit for a building on the list of historic resources.
- Require review of the application by the Historical Commission in accordance with “The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings,” and report to the Zoning Officer. Those standards are:

Standards for Rehabilitation

- Any proposed rehabilitation, alteration, or enlargement of a historic resource should be in substantial compliance with the Secretary of the Interior’s currently adopted Standards for Rehabilitation, as amended. Those standards were as follows:
 - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- Require buffering of impacts on historic resources from subdivision and land development activity.
 - Discourage demolition by neglect.
 - Establish a review procedure when demolition of a historic resource is proposed.
 - Protect the integrity of historic settings of historic resources.
 - Set standards for the location of parking facilities.
 - Provide adaptive reuse opportunities for historic resources.

Historic Resource Impact Study and Mitigation Requirements

When there are concerns about impacts on identified historic resources and historic districts from development nearby, or where an historic resource will be reused or demolished, an historic resources impact study can be required when site improvements are proposed.

The nature of the historic resource is analyzed, the proposed development and its impacts on the historic resource identified, and a plan for mitigating impact on historic resources prepared.

Chapter 11

Relationship of Plan Components

The Future Land Use Plan allocates general land uses and specifies the recommended types of land uses and densities for those uses. The availability of sanitary sewer and water facilities influence the shaping of development patterns, including location and density. It is critical to coordinate land use and infrastructure planning so future land use reflects the availability of public sewer and water facilities and public sewer and water facilities are not proposed for those areas not intended for future development.

It is intended that the Designated Growth Area be served by public sewer and water facilities as capacity becomes available to permit a variety of types and densities of residential development. In general, public sewer and water facilities should not be extended to Rural Conservation areas unless necessary to alleviate public safety concerns, as the Rural Conservation area is intended to promote retention of agriculture and rural character, and allow only very low density residential development. It is unlikely Low Density Residential areas can feasibly be served by public sewer and water systems, except for some areas in Bethany and Honesdale in the future.

Through land use planning, such as designation of the Rural Conservation area, recharge areas for ground water supplies are established. Intensive residential development is not proposed where sewer infrastructure is not planned, available, or in close proximity, to minimize adverse impacts on ground water from on-lot sewage disposal.

It is important that community facilities, including recreation and open space, are available to serve the residents of the area. The Community Facilities Plan proposes enhanced and new park facilities and trails and greenways to serve the Region's residents. It is noted that as development occurs in the Region, decisions will be made in individual cases whether parks will be required of developers or recreation fees paid in lieu of such parks. The Transportation Plan discusses a series of trails for recreational purposes and to better link residential areas to community facilities and the regional core. Future public facilities should be sited to be consistent with the objectives of the Future Land Use Plan, such as maintaining the rural character of the Rural Conservation area. Typically, public facilities should be located within or near residential areas to better serve residents.

The Future Land Use Plan encourages economic vitality by providing areas for commercial, business and industrial development and agricultural activities, and supports revitalization in Honesdale. Preservation and logical expansion of residential neighborhoods can provide support for local businesses and provide a work force. Providing for open space and preservation of community resources supports the quality of life in the area and can encourage additional investment in the Region.

It is necessary to maintain a circulation system which can accommodate generated traffic volumes. In turn, future development should not adversely affect the circulation system. Land use decisions are influenced by the existing circulation system, while at the same time those land use decisions affect the circulation system and the functions which roads are expected to perform. Rural and residential areas should be protected as much as possible from the impacts of through traffic, which can be accomplished by proposed improvements to the circulation network. Addressing congestion in the Route 6 Corridor is important, as such congestion can affect economic development as well as the quality of life of the Region's residents. Efforts to provide and link a variety of modes of transportation, including auto travel, pedestrian and bicycle trails, and transit service are encouraged, as well as alternative routes to Route 6.

Traffic calming methods discussed in the Transportation Plan are important to maintain pedestrian safety, and thus the integrity of residential areas and functioning of commercial areas.

Protection of historic districts and attention to design elements is important because it can help maintain the integrity of residential neighborhoods and villages. Historic and design considerations can also foster economic development through enhancing the downtown, making it more attractive for investment, and promoting tourism.

Interrelationships of Plan Components

	Land Use and Housing	Sewer and Water	Community Facilities	Transportation	Historic Resources and Natural Environment	Economic Development
Land Use and Housing	<ul style="list-style-type: none"> ▪ Support existing centers ▪ Provide housing opportunities for all 	<ul style="list-style-type: none"> ▪ Policies coordinated with land use goals to direct development to growth areas 	<ul style="list-style-type: none"> ▪ Make available to serve area residents 	<ul style="list-style-type: none"> ▪ Must consider impacts of growth on the system ▪ Accommodate volumes at acceptable levels of service ▪ Existing residential areas should not have excessive volumes and speed 	<ul style="list-style-type: none"> ▪ Provide open space system through natural resource protection ▪ Protect residential areas through historic districts 	<ul style="list-style-type: none"> ▪ Impacts on residential areas should be mitigated ▪ Provide jobs and services for residents
Sewer and Water	<ul style="list-style-type: none"> ▪ Growth should occur where have adequate facilities 	<ul style="list-style-type: none"> ▪ Consider existing facilities and plans, appropriate discharge standards and methods 	<ul style="list-style-type: none"> ▪ Locate with consideration of ability to serve, consistent with land use goals 	<ul style="list-style-type: none"> ▪ Should be coordinated in support of growth areas 	<ul style="list-style-type: none"> ▪ Water Supply sources should be protected and pollution prevented 	<ul style="list-style-type: none"> ▪ Should not overburden systems or deplete water supplies
Community Facilities	<ul style="list-style-type: none"> ▪ Include facilities to service residents and growth areas 	<ul style="list-style-type: none"> ▪ Major facilities should be adequately served 	<ul style="list-style-type: none"> ▪ Consider existing facilities and plans, potential cooperative efforts 	<ul style="list-style-type: none"> ▪ Should adequately service facilities in the region ▪ Consider linkages of community facilities 	<ul style="list-style-type: none"> ▪ Natural areas can provide recreational opportunities 	<ul style="list-style-type: none"> ▪ Can provide a tax base to support provision of facilities
Transportation	<ul style="list-style-type: none"> ▪ Growth should occur where have adequate system ▪ Maintain functional operation and safety when growth occurs 	<ul style="list-style-type: none"> ▪ Should be coordinated in support of growth areas 	<ul style="list-style-type: none"> ▪ Locate major facilities where can be adequately serviced ▪ Concerns for school transportation system ▪ Consider impacts on system from growth 	<ul style="list-style-type: none"> ▪ Consider existing facilities and plans, coordinate with County and PennDOT ▪ Plan improvements to the system 	<ul style="list-style-type: none"> ▪ Natural areas can provide scenic roads and vistas 	<ul style="list-style-type: none"> ▪ Access management and necessary road improvements must be considered
Historic Resources and Natural Environment	<ul style="list-style-type: none"> ▪ Development should occur where land is suitable and resources will not be harmed 	<ul style="list-style-type: none"> ▪ Should not extend to areas where irreparably harm important resources 	<ul style="list-style-type: none"> ▪ Can incorporate natural features and historic resources 	<ul style="list-style-type: none"> ▪ Can facilitate access to resources ▪ Design system with consideration of existing environment and resources 	<ul style="list-style-type: none"> ▪ Existing resources should be protected, enhanced and interpreted 	<ul style="list-style-type: none"> ▪ Protect the natural environment and historic resources
Economic Development	<ul style="list-style-type: none"> ▪ Identify appropriate land uses for sensitive areas ▪ Protect water resources ▪ Provide for commercial, industrial, business uses ▪ Neighborhoods provide workforce and market 	<ul style="list-style-type: none"> ▪ Can support development at appropriate locations 	<ul style="list-style-type: none"> ▪ Contribute to quality of life and the attractiveness of the area 	<ul style="list-style-type: none"> ▪ Can support economic development ▪ Enhance regional transportation system ▪ Address system deficiencies to improve business climate 	<ul style="list-style-type: none"> ▪ Contribute to quality of life and attractiveness of area to businesses and tourism 	<ul style="list-style-type: none"> ▪ Support existing business centers and corridors, and designated economic development and revitalization areas

Chapter 12

Design Considerations

The design of the built environment is important. It influences the day-to-day experiences of the residents of the Region as they commute, work and spend their leisure time. Design also influences the image of the Region and ensuing economic development, and the pride that people have in their community. The appearance of an area influences its appeal as a tourist destination and patronage of businesses. As new development, infill development or redevelopment occurs in the Region, it is helpful to have a vision of how such development should occur and to have guidelines for that development.

It is important for a municipality to establish locally appropriate standards for development, which are discussed in a relatively general way in this plan, but also specifically established, recommended or promoted within municipal ordinances. Locally appropriate standards help maintain a community's identity. Ordinances can contain standards that must be met ("stick" approach) and/or have incentives for good design ("carrot" approach). It is important that municipalities and developers work together to try to establish a high quality of development in character with the existing community. Pre-development site meetings and workshops are crucial. Municipalities can also pursue grants to implement the projects identified in this plan. Streetscape plans and corridor plans can provide an overall framework for improvements to downtowns and road corridors, which are then implemented through specific projects.

During the course of preparing this comprehensive plan, the following request for design considerations was presented by a group of Honesdale Borough citizens:

"We, the undersigned, as a group of interested homeowners and business people, request that the Comprehensive Plan currently being drafted include provisions to protect and enhance the natural beauty and the cultural, architectural and historic character of the Borough of Honesdale for both residents and visitors.

We believe it is important to safeguard the heritage of the borough by preserving and regulating districts which reflect elements of its cultural, social, economic and architectural history. At least three such districts have been identified:

1. The "Uptown" residential district already listed on the National Historic Register through the State of Pennsylvania.
2. The Wayne County Courthouse and select historic buildings in the vicinity of Central Park.
3. The "Downtown" business district, i.e. Main Street and Church Street between 4th and 12th Streets, and the side streets connecting them.

We are convinced that the protection and enhancement of these historic buildings and districts are necessary to ensure the harmonious, orderly and efficient growth of the borough, to foster economic development and tourism, and to maintain and grow property values for both residential and business owners.

To that end we recommend the drafting of design guidelines (ordinances) and the formation of a design review board to administer them, once the Comprehensive Plan is in place.”

Any decision to draft design guidelines for the Borough zoning and subdivision and land development ordinances, or a separate set of design guidelines, will be made by Honesdale Borough Council. Likewise, any decision to form a separate design review board, or apply guidelines through existing review agencies such as the Zoning Officer, Planning Commission and Borough Council will be a decision of Borough Council.

If design guidelines are adopted, Council will have to determine what guidelines are appropriate for the Borough. Will guidelines be more general in nature, assuring that development is in the same general form and character as existing development, utilizing elements of form-based zoning, or be more building specific in nature?

In 1993, as part of the Main Street effort for Honesdale, Downtown Honesdale Design Guidelines were recommended for the central business area. Business owners were asked to take the guidelines into consideration in any future plans for buildings in downtown Honesdale. Those design guidelines dealt with exterior detail such as windows, doors, address numbers, architectural details and window boxes; building exteriors and surfaces, such as wood, paint, color, masonry facades, cleaning and repair; and signage and awnings. Storefront Guidelines from the Main Street Program were also made available for business owners.

Protecting the character of Bethany and Honesdale Borough and Seelyville and White Mills villages is a major concern of this Plan. Protecting the character of historic districts in Bethany, Honesdale and White Mills is another major concern of this Plan. To protect Borough, Village and Historic character, the following guidelines should be considered. The overriding goal is that new building design and building renovations are appropriate for the community and incorporate elements of traditional local architectural styles. When an existing building is renovated, the architectural features which define the building’s style and traditional character should be maintained.

- Buildings should be located close to the street to help form the Streetscape.
- New buildings should be located in line with existing traditional buildings on a block.
- Size new buildings in proportion with traditional buildings.
- Place parking to the rear or side of buildings.
- Anchor street corners with buildings.
- When the principal building is not located on the Build-To line, Street Walls should be considered to promote the traditional streetscape character. Street walls should be on the Build-To line.
- Where a building is built at the Build-To line, but the building does not extend the full length of the Build-To line, a Street Wall should fill in the remainder of the Build-To line.

ELEMENTS OF HONESDALE DESIGN



Traditional



Not In Character



Traditional



Not In Character



Traditional



Not In Character



Traditional



Not In Character



Traditional



Not In Character



Traditional



Not In Character



Newer Building Treatments with Varying Degrees of Incorporation of Traditional Elements

- Do not create new off-street parking in front of buildings, and do not locate off-street parking lots on corner lots at street intersections.
- Screen existing off-street parking with walls, fences, hedges, and other landscaping.
- Retain existing on-street parking to the maximum extent possible.
- Construct and maintain buildings of at least two stories in height along Main Street.
- If an existing one-story building is redeveloped, one additional story should be considered, or it should be at least 18 feet in height along the primary façade.
- Install and maintain ground signs, versus free-standing pylon signs.
- Promote the articulation and detailing of buildings according to context sensitive design principles.
- Provide for continuous pedestrian circulation with sidewalks and crosswalks.
- Minimize the width and number of existing and proposed curb cuts to provide safe pedestrian circulation and control vehicular access.
- Existing wide curb cuts should be “necked-down” to minimize pedestrian conflicts and to provide space for additional wall or landscape buffers.
- Provide shade and screening in the streetscape.
- Provide pedestrian scaled, ornamental street lights.
- Street lights should complement sidewalk and street tree features along the streetscape.
- Provide visitors with a welcoming and good first impression, especially at the Gateways.
- Gateways should have attractive landscaping, lighting, and signage. Typical gateway area improvements for the gateways into downtowns include:
 - sidewalks and crosswalks with decorative paving
 - decorative street lights with underground service
 - curbs and pedestrian access ramps
 - street pavements treatments
 - traffic signage and pavement markings
 - gateway signage and site furnishings
 - trees and landscaping

- Provide decorative wall and fence enclosed dumpster areas, with convenient vehicular and pedestrian accessibility, to the rear of buildings when dumpsters are necessary.
- Convert automobile-oriented commercial uses to more walkable uses.
- Mitigate negative visual effects of overhead utilities, and work with utility companies to relocate utility wires underground.
- Allow only appropriate uses in scale, and compatible with, existing appropriate uses. Discourage uses which would transform the character of the area.
- Utilize coverage, density, intensity, and yard bonuses for architectural treatments, building design, amenities, street furniture, open spaces and parking designs consistent with the character of the area.
- Minimize use of drive-through facilities.
- Encourage new development to be compatible with, and integrated into, existing attractive streetscapes when appropriate, with consideration of:
 - Maintaining appropriate siting patterns on lots
 - Respecting the massing (volume created by sections of the building) within the neighborhood
 - Using materials of similar appearance and texture to those on existing attractive buildings
 - Using similar architectural details as other buildings in the neighborhood
 - Maintaining the scale and proportion of buildings near new structures. Scale deals with the relationship of each building to other buildings in the area; and, proportion deals with the relationship of the height to the width of a building and with the relationship of each part to the whole
 - Use of similar roof shapes
 - Maintaining similar footprints of buildings and rooflines (matching façade masses with existing buildings)
 - Using similar building heights
 - Having store fronts of commercial buildings compatible with existing buildings
- Representative architectural styles should be preserved, and the integrity of building facades should be maintained.
- Building materials, styles, and proportions should be addressed whenever existing buildings are altered and new buildings are constructed.

- Sign sizes should be in keeping with historical character.
- Consider enhancements for parking areas.
 - decorative street lights with underground service
 - parking pavements
 - parking signage and pavement markings
 - site furnishings (i.e., benches and trash receptacles)
 - trees and landscape plantings
- Streetscape plans should address such elements as:
 - sidewalks and crosswalks with decorative paving
 - decorative street lights with underground service
 - concrete curbs and pedestrian access ramps
 - utility modifications
 - street pavements treatments
 - traffic signage and pavement markings
 - site furnishings (i.e., benches and trash receptacles)
 - trees and landscaping
 - underground placement of overhead utilities (i.e., electric, telephone and cable TV)

Commercial Corridors of Route 6 and Route 191 can be enhanced through implementing Corridor Overlay Zoning. Such zoning addresses:

- Coordinate landscaping, signage, lighting, street furniture, paving materials, design of site improvements, and building façade appearance throughout the road corridors
- Increase pedestrian and vehicular connections to adjoining properties, within properties and to residential areas
- Increase size and quantity of landscape material
- Provide site amenities

- Renovate building facades
- Minimize curb cuts and unrestricted access, increase the spacing between curb cuts
- Provide more attractive signage, consider limiting signage
- Locate parking to the rear and side of buildings where appropriate and feasible
- Integrate architecture, landscaping and screening
- Incorporate existing natural areas
- Encourage pedestrian oriented design (e.g., sidewalks and benches)
- Encourage pedestrian oriented spaces
- Screen loading areas, outdoor storage and dumpsters
- When the side and/or rear yard of a commercial lot adjoins a residential district, a buffer area suitably landscaped to provide a screen, and in which no parking or structures are permitted, should be provided in the side and/or rear yard adjoining a residential district.
- Access to satellite uses should be taken from the parking area intended for the primary use; access to parking for satellite uses should not be taken directly from an abutting street without obtaining explicit permission from the municipality.
- Any building façade which faces a patron parking area, street or other space used or viewed by the public should be provided with decorative façade treatment, architecturally integrated with all other building faces.
- The architectural style of the development should be designed to avoid the massive scale and uniform appearance of a “big box” commercial center through façade ornamentation, building offsets, window treatments, variation in roof lines, entry treatments and building materials.
- The architectural treatment of proposed buildings should be submitted with all Land Development Plan submissions for review by the Planning Commission and the Governing Body. The following additional guidelines could be used in review of the architectural treatment.
 - stylistic traditions and characteristics and exterior building materials of the Region should be encouraged.
 - The architectural style of a building should be continued on all sides of a building visible from a public street.
 - The front entrance to buildings should be defined by architectural elements.
 - A human scale should be achieved near ground level on all buildings.

- Variations in roofline should be used to screen HVAC equipment, provide interest and reduce the scale of large buildings.
- Light fixtures should be in design, type and height appropriate to the building architecture and lighting application. Decorative, aesthetically pleasing lighting fixtures should be expected.
- Buildings should be sited to form pedestrian oriented open spaces, or plazas, with visual as well as pedestrian connections between such spaces. Pedestrian oriented spaces should act as connectors of buildings and should contain such amenities as changes in level, benches, water features, landscaping, opportunities for entertainment, and seating areas.
- Vending machines should not be placed outside buildings. Blank walls should not be provided on building facades facing streets.
- Loading facilities should be provided through screened delivery courtyards, via underground service corridors, or in a similar screened fashion.
- Outside storage and display areas, if permitted, should not be visible from street rights-of-way.
- Developers should restore and/or adaptively reuse historic structures and not remove historic structures.
- Dumpsters should be screened from view from all streets and adjoining properties.
- Developers should enhance the appearance of their lots and buildings through the design of outdoor lighting, landscaping, window displays, signage, bicycle racks, sidewalks, benches, planters, bollards, trash receptacles, graphics and public phones, which should be consistent with any design standards and streetscape plan prepared by the municipality.
- Reduce visual and environmental effects of large masses of asphalt by landscaping and segmenting parking areas into smaller lots by using landscape islands
- Establish appropriate regulations for conversions of residences to non-residential use

Chapter 13

Linkages

REGIONAL LINKAGES

The municipalities in the Region are linked in a number of ways, listed below:

Roadways:

Route 6	Forest Street
Route 191	Bridge Street
Route 670	Long Ridge Road/Charles Street
Church Street	Shady Lane
Grove Street	
Terrace Street	
Miller Drive	
Beech Street	
Ash Street/Grimms Road	
Maple Avenue	
Beech Grove Road	
Golf Hill Road	
Old Salem Pike	
Cliff Street	
Watts Hill Road	



Carley Brook

Watercourses:

Lackawaxen River
Dyberry Creek
Carley Brook (Tryon Street)

Transportation

Features:

Stourbridge Rail Line
D&H Canal Co. Gravity Railway Bed
D&H Canal Co. Towpath
Bike Path to Pool
Bicycle PA Route Y following Route 6



Towpath

Organizationally:

Regional Sewer Authority
School Districts
WEDCO
Wayne County Chamber of Commerce
Recreation Leagues - Little League, soccer,
football, basketball



County Services



Greenways



Route 191, Bike Path



The River

- Events:**
- County Fair
 - Farmers Market
 - Dorflinger Festivals
 - Roots and Rhythms Music Fest
 - Central Park Concerts
- Services:**
- Libraries in Bethany and Honesdale
 - County Services
 - Aqua PA Water Company
 - Honesdale Ambulance
 - Honesdale Police
 - Honesdale and Route 6 Commercial Areas
 - Wayne Memorial Hospital and Medical Facilities
 - State Police
 - Wayne County Emergency Management
 - Honesdale Pool
 - YMCA
 - Wayne County and Bethany Historical Societies
 - PennDOT
 - Fire Companies

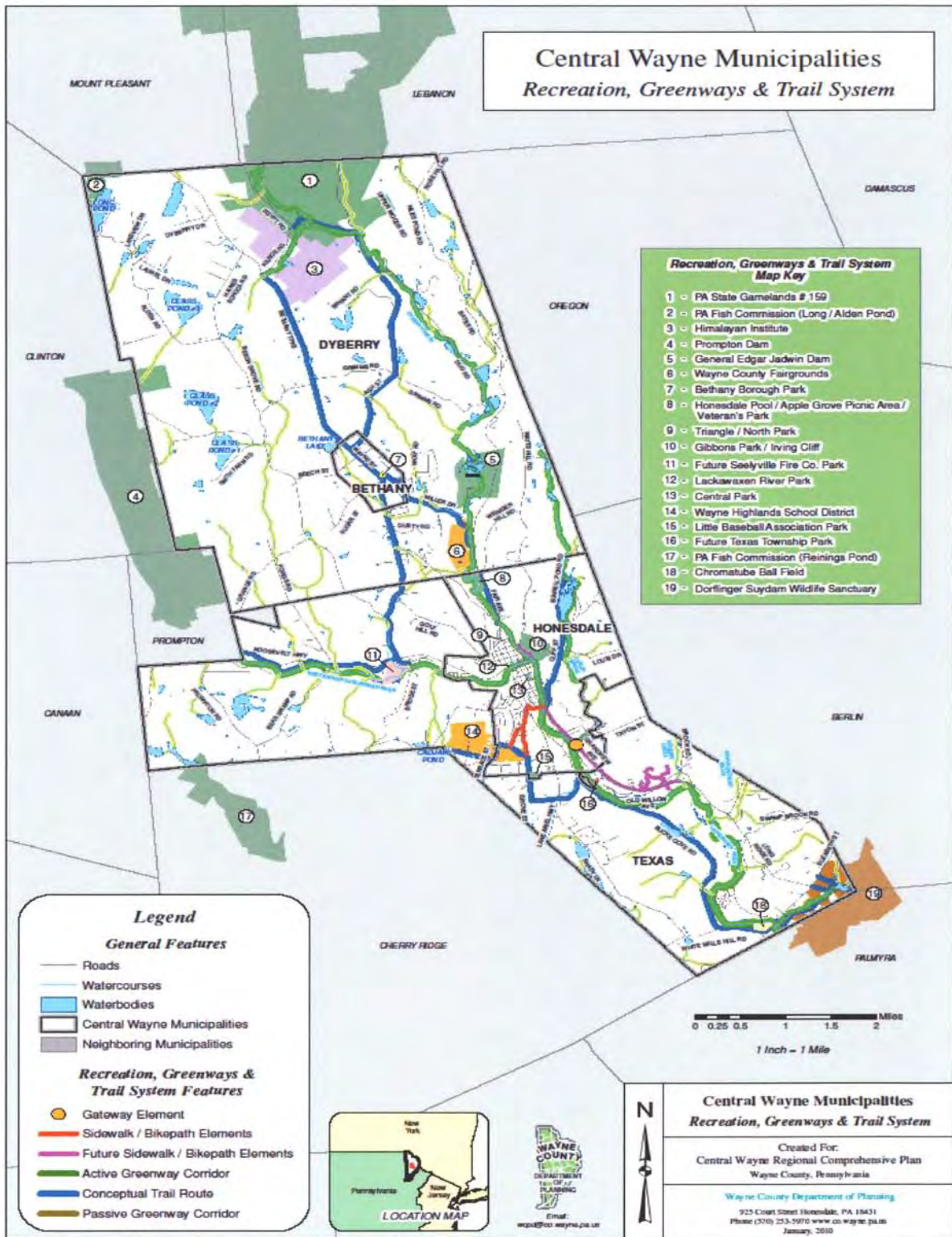
It is important to maintain and enhance those linkages. This chapter is going to focus on certain key linkages noted below.

GREENWAYS AND TRAIL SYSTEM

The Recreation, Greenways and Trail System Map shows a system of Sidewalk/Bikepath Elements, Future Sidewalk/Bikepath Elements, Active Greenway Corridors, Conceptual Trail Routes and Passive Greenway Corridors. These elements interconnect the municipalities and villages, provide access to recreation and other community facilities, protect watercourses, provide recreational opportunities, and enhance access to commercial and revitalization areas and natural resources. Access will also be provided to existing or planned trail systems at facilities such as State Gamelands, Himalayan Institute, Gibbons Park, Dorflinger historic site, and Dorflinger Suydam Wildlife Sanctuary.

This Greenway and Trail System is conceptual in nature, and will be further detailed in a regional Parks, Recreation and Open Space Plan and implementing projects. Elements which are shown include:

- Lackawaxen River Active Greenway, which can include the D&H Canal Co. Gravity Railway Bed and D&H Canal Co. Towpath
- Dyberry Creek Active Greenway
- Carley Brook Active Greenway
- Passive Greenways along the other watercourses in the Region
- Future sidewalk/bikepath element along Route 6 from Honesdale to the Texas Township Commercial areas



- Future sidewalk/bikepath element in vicinity of Gibbons Park/Irving Cliff
- Existing sidewalk system from downtown Honesdale to the school campus
- Conceptual Trail Route from Dorflinger Suydam Wildlife Sanctuary to the school campus
- Conceptual Trail Route along Cliff Street from the Lackawaxen River to Bunnell Pond
- Conceptual Trail Route from Seelyville toward Prompton and Prompton State Park
- Enhanced pedestrian and bike access from downtown Honesdale to Apple Grove
- Conceptual Trail Route between Bethany and Seelyville
- Conceptual Trail Route from the Fairgrounds to Bethany
- A looped Conceptual Trail Route from Bethany to the Himalayan Institute and State Gamelands, back to Bethany

GREENWAYS

The Pennsylvania Greenway Partnership Commission defines a greenway as follows:

“A greenway is a corridor of open space. Greenways vary greatly in scale, from narrow ribbons of green that run through urban, suburban, and rural areas to wide corridors that incorporate diverse natural, cultural, and scenic features. Greenways can be land- or water-based, running along stream corridors, shorelines, lakes, waterfalls, or wetlands. Some follow old railways, canals, ridgetops, or other features. They can incorporate both public and private property. Some greenways are primarily recreational corridors, while others function almost exclusively for environmental protection and are not designed for human passage. Greenways differ in their location and function, but overall, a greenway network will protect natural, cultural, and scenic resources, provide recreational benefits, enhance the natural beauty and the quality of life in neighborhoods and communities, and stimulate economic development opportunities.”

Many benefits arise from establishing and protecting greenspace corridors for both human and wildlife purposes.

Benefits of Greenways	
<ul style="list-style-type: none"> • Provide for recreational opportunities such as walking, biking, picnicking, camping, skiing, fishing, equestrian trails, snowmobile trails, and links to recreation resources • Enhance the quality of life and promote revitalization in communities • Provide educational and interpretive opportunities • Maintain and create habitat and ecosystem linkages (wildlife corridors) 	<ul style="list-style-type: none"> • Provide riparian buffers to protect water quality • Enhance tourism and economic development opportunities • Preserve and build upon existing trail networks and connect trails of regional significance • Interconnect communities with natural features • Link communities together via trailways and paths • Provide pedestrian alternatives to vehicular travel

The Active Greenways are those for which active recreational use is anticipated, such as trails and pathways. Recreational facilities, such as parks or enhanced parks, could be located along these greenways. The Passive Greenways are those for which no public recreation projects are anticipated at this time. The Passive Greenways are more likely to remain open space for watercourse protection.

TRAILWAY PLANNING

The following is a list of issues that should be addressed in future dedicated Greenway Plans. Some of the main issues will include location and maintenance of greenways, involvement of community volunteer groups and organizations, municipal participation in planning and implementation, identification of grants and funding for potential greenway and trail networks, and private property rights.

- The purpose of greenways should be established early and priorities addressed for resource conservation, community recreation, water quality protection, greenbelts, natural area, and areas of scenic quality.
- Establishing preferred trail destinations and prioritizing those locations is suggested prior to major trailway planning.
- Feasibility of utilizing existing networks of paths created by creeks, rail corridors, pipeline rights-of-way, rivers, sanitary sewer easements, electric company rights-of-way, drainage easements, ridgelines, historic trails, and roadsides may be investigated for trailway planning.
- Determining desired trailway and recreation for the community, whether providing networks for hikers, walkers, bikers, horseback riders, snowmobilers, or a combination of active and passive uses should be outlined in a greenway plan.
- Trail design studies would be necessary to determine the extent to which existing pathways and sidewalks would be incorporated into the system, materials of the trails, and appropriate locations for new networks.
- Appropriate trailway management planning will be necessary for long-term sustainability of trail networks. Determine costs, including construction costs, land costs, and maintenance, the parties responsible for these costs.
- Strategies for acquisition of land used for the trail should be outlined in a greenway plan. Usages of existing or dedicated road rights-of-way, donations, easements, leasing or purchasing are options for these strategies.
- Sources of funding for trail construction and trail design studies would have to be identified through the greenway plan and the parties who would apply for these funds. Funds from Keystone Grants, TEA, DCNR and the USDA Land and Water Conservation Fund are possible sources.



- If roadside lanes are utilized for trailways, standards for road design should be established by referencing the *Pennsylvania Statewide Bicycle and Pedestrian Master Plan*.
- The planning agency will have to determine what are the primary trail routes and secondary routes. Once the trails are prioritized, if it is determined that some trails will be within PennDOT rights-of-way, PennDOT should be approached for assistance in trail planning.
- PennDOT could be requested to pave wider shoulders where the right-of-way permits. This improvement would allow safer conditions for bicycles and pedestrian traffic.
- Roadway corridors need to be assessed for potential for bicycle and pedestrian uses. Bicycle lane width and shoulder width will vary with the average motor vehicle operating speed for a road, the average annual daily traffic volume, and the adequacy or inadequacy of sight distance along the road.
- The integration of trails in new developments should be suggested to or required of land developers and appropriate construction standards may be established at municipal levels.

CONCEPT OF WATER TRAIL

The North American Water Trails Organization defines a water trail as a *recreational waterway containing guided access points and day use and/or camping sites for the boating public*. A water trail provides launch ramps, parking areas, directional signage, and maps. A water trail map marks known hazards such as dams and indicates the level of difficulty (classes of rapids), as well as the location of natural, scenic and historical points of interest along a waterway.

The purpose of a water trail project is to provide recreational boaters with a cohesive system of signage, river maps, a trail guide, and an interactive website. These tools will enable boaters to plan and enjoy safe, environmentally responsible river trips that eliminate or minimize impacts on the river’s ecosystem and surrounding landscapes.

Benefits of Water Trails	
<ul style="list-style-type: none"> • The Water Trail promotes low-impact use of the rivers. A “leave no trace behind” ethic will reduce the potential for negative impacts to water quality and wildlife habitat. • A strong emphasis on volunteer participation will reduce project costs, provide ongoing support and maintenance for the Water Trails, and encourage resource awareness and stewardship. • The Water Trail Guide will emphasize respect for private property rights and encourage care and responsible use of public lands and facilities. 	<ul style="list-style-type: none"> • The availability of accurate river maps and clearly marked day use and/or camp sites will reduce the potential for recreational user conflicts and trespassing on private land. • Connecting people to the river for responsible recreational pursuits will contribute significantly to the local and regional ecotourism industry. • The Water Trail Guide and interactive website will include information on the river’s natural and human history, low-impact camping guidelines, campgrounds, outfitters, bed & breakfasts and other information.

Consideration of activities which increase river use can also result in increased demand for municipal and emergency services as well as increasing conflicts between river users and private landowners along the river corridor. Local landowners, municipalities and emergency service providers should be actively engaged in planning and implementation of any Water Trail.

LACKAWAXEN RIVER WATER TRAIL

The Region should consider whether there is an opportunity to highlight scenic, historic and natural features of the region with the development of a scenic greenway/water trail along the Lackawaxen River. Economic development and tourism opportunities for Honesdale and White Mills could also be enhanced. The Lackawaxen River corridor contains the historic Delaware & Hudson Canal Towpath and Gravity Rail Bed and the Stourbridge Line Railroad.

LACKAWAXEN RIVER

The Lackawaxen River flows through two of the Region's municipalities, Honesdale Borough and Texas Township. Recreational development along the River has been limited to the Lackawaxen River Park in the Borough and Chromatube Ball Field in the Township. The River remains an underutilized resource, and can be a spur to economic development and tourism, as well as a natural and cultural resource for the Region's residents.

As noted previously, the Recreation, Greenways and Trail System Map proposes an Active Greenway Corridor along the River. This will incorporate the historic D&H Canal Co. Gravity Railway Bed and D&H Canal Co. Towpath. In addition to a land trail within the Greenway, consideration can be given to a Water Trail. Additional park facilities are proposed at the area of the Seelyville Fire Company, Texas Township Building and White Mills.

In Honesdale, access to the River is often limited by existing development, vegetation and/or topography. Riverside enhancement in the Borough could be an asset to the Borough residents and an important revitalization tool. The Lackawaxen River Park could be expanded. Honesdale Borough owns land on both sides of the River, and recreational opportunities on both sides can be considered. Visual and physical access to the River could be increased, and additional recreational opportunities provided. As shown on the Future Land Use Plan, Mixed Use Revitalization could occur in the Industrial Point area, and Residential Revitalization could occur in the Riverside Drive area.

A Region-wide plan should be prepared for River access, enhancement, recreational use and economic development, which contains a unified vision for the River Corridor. The River plan should address the following concepts:

Rural Areas Concepts for River

- Develop programs and standards to retain riparian forest buffers where appropriate.
- To lessen the impact on scenic and environmental value, limit the types and density of development along the River.
- Encourage Conservation Subdivision Design for developments which occur near the River.

- Assure municipal floodplain ordinance provisions prohibit buildings, structures and large amounts of impervious surfaces within the 100-year floodplain to prevent damage to life and property.
- Monitor current developments for poor management practices and offer planning assistance for new development.
- Obtain conservation easements to protect the floodplain and water quality.
- Promote conservation education and outreach.

Urban Areas Concepts for River

- Facilitate public access, both physical and visual.
- Remove barriers to access and create viewsheds. Consider the merits of removal of some buildings and parking to open up the River to the public.
- Connect neighborhoods to the River.
- Build upon other assets in the Region and facilitate access from such assets.
- Have the River be a major aspect of downtown Honesdale.
- Incorporate the communities' history and culture. This could involve interpretive kiosks regarding the history of development along the River.
- Foster new mixed use development in the River corridor which contributes to the riverfront environment, derives benefit from the River, and helps create a positive environment for investing. As redevelopment or infill development occurs along the River corridor, mixed use development should be considered rather than single uses, where appropriate.
- Provide opportunities for parks, recreation facilities, ecological education, venues for entertainment, and pedestrian amenities.
- Encourage landowners along the River to enhance their properties and to consider increased access, where appropriate.
- Encourage buildings along the River to be designed to address the River rather than have their backs turned to it.
- A regional agency should be created and given responsibility to begin the process of River enhancement. The group should be comprised of people who are passionate about making the River part of the everyday lives of the Region's residents and a realized asset to the community. Without a champion, planning and implementation for the River enhancement could be delayed and fragmented.
- Consider use of an Official Map to show land acquisition and/or improvements along the River.



RIVER NEIGHBORHOODS



In planning for the River area, it will be necessary to determine what the appropriate land uses should be, the extent to which neighborhood character should be protected, and to what extent and where non-residential river-oriented uses would be appropriate.



In planning for the River, it will be necessary to determine what are the appropriate types of treatments along the River's banks. Current treatments vary from parking, to park to a mix of cleared and unmanaged.

RIVER OPPORTUNITIES AND CONSTRAINTS



In planning for the River, constraints such as existing buildings, slopes and vegetative buffers will have to be taken into account. Opportunities for activity areas, such as where the Dyberry Creek joins the River, will need to be determined, as well as appropriate activities.

ROUTE 6

Route 6 is the major commercial corridor within the Region, as well as the major through road through the Region. Bicycle PA Route Y follows Route 6.

Issues regarding Route 6 are discussed elsewhere in this Plan, but can be summarized as follows:

- Addressing the recommendations of the Congested Corridor Study to improve traffic flow on Route 6.
- Providing for an alternative North-South route to Route 6 in Honesdale Borough and Texas Township to help reduce automobile volumes on Route 6. This alternative road system will also provide for interconnection of existing and future developments.
- Providing a Future Sidewalk/Bikepath Element along Route 6 to more safely accommodate pedestrian travel between Honesdale and the Texas Township commercial area.
- Encouraging coordinated Corridor Overlay Zoning in Honesdale and Texas. Such zoning would address design elements as discussed in the previous chapter as well as access management discussed in the Transportation Plan Chapter.

STOURBRIDGE RAIL LINE

In the Region, the Stourbridge Line runs from Honesdale to White Mills, and then to points further south, with a station in Honesdale. Projects related to the railroad which are listed in the Implementation Chapter are:

- Constructing a train station in White Mills. This will support historic preservation efforts in the Village by making the historic resources there more accessible. The station could also support economic development and tourism efforts in White Mills.
- In Honesdale, secure expanded use of private parking areas for the train patron parking as necessary.
- In Honesdale, accommodate patrons by providing necessary improvements and facilities.

While it is desirable to assure that train station patrons can find convenient parking, since that parking is



for extended periods of time, it is important that train patrons do not adversely affect parking opportunities for patrons of downtown stores. It is also desirable to increase the time train patrons spend in Honesdale.

ORGANIZATIONAL LINKAGES

Previous discussion focused on physical linkages within the Region. However, if this Plan is to be successful and implemented, there must be organizational linkages within the Region as well. Examples of the linkages include:

- Continuation of a regional planning group representing the four municipalities, working toward implementation of this Plan.
- Designating responsibility to a new or existing agency to develop a plan to enhance the Lackawaxen River on a regional basis.
- Creation of a regional recreation commission to be responsible for implementation of the regional parks, recreation and open space plan.
- Working to develop a regional approach to the provision of police service and increased intermunicipal cooperation in other municipal services and functions.

Chapter 14

Implementation Actions

INTRODUCTION

In order for the vision for the Region to be realized and its goals and objectives accomplished, an action program must be established to implement this Plan. The chapters on Design Elements and Linkages discuss important principles, initiatives and concepts basic to this plan. The individual plan elements discuss actions and projects to address specific topics. This chapter provides an overall view and summary of broad implementation strategies for the Region and then presents prioritized actions which are necessary for the implementation of this plan. Partners in Actions and sources of funding to implement the plan are also discussed.

Major Comprehensive Plan Initiatives

- Protection of Honesdale and Bethany Borough Character and Historic Character
- Enhancement and Revitalization of Downtown Honesdale, with Historic Preservation Initiatives
- Conservation and Enhancement of the Lackawaxen River, with Revitalization in Developed Areas
- Enhancement and Management of the Route 6 and Route 191 Commercial Corridors
- Conservation of the Rural Character of Dyberry Township and portions of Texas Township and Honesdale Borough
- Preservation of Historic Resources
- Enhancement of the Village Character of White Mills and Seelyville, while Preserving Historic Character
- Economic Development, Revitalization and Reinvestment
- Residential Revitalization
- Utilization of Smart Growth Principles and Implementation of the Keystone Principles for Growth, Investment and Resource Conservation

CONTINUATION OF INTERMUNICIPAL COOPERATION/FIRST IMPLEMENTATION STEPS

The Action Plan is critical to the success of this Comprehensive Plan because it lists the actions to be taken to implement policies and accomplish goals and objectives for the Region. The Pennsylvania

Municipalities Planning Code (MPC) enables municipalities to work together to undertake this challenge. The first step to implementing a multi-municipal comprehensive plan is for the Boroughs and Townships to adopt an intergovernmental cooperative agreement that will address future actions, such as revision of ordinances to achieve consistency with the Plan.

Article XI of the MPC allows municipalities to cooperate in the regional allocation of land uses through multi-municipal planning and consistent zoning ordinances based on the future land use plan. The Article also stresses general consistency between the multi-municipal plan and the County Comprehensive Plan.

This Action Plan recommends the adoption of the implementation agreement as well as the establishment of a permanent Regional Planning Committee to review consistency issues, establish the roles for each municipality with respect to implementation of the Plan, and amend the Plan as necessary in the future.

Cooperation between the Governing Bodies, as well as between Planning Commissions and other local organizations in the community is vital to the success of this Plan. The citizens of the Region must also stay involved in the planning process. The Objectives of this Plan should be monitored, and updated when necessary. The Comprehensive Plan is a living document, and should remain a valuable tool for future decision making.

Upon adoption of this Comprehensive Plan, the highest priority is to execute an Intergovernmental Cooperative Agreement to implement the Plan. A Regional Planning Committee is established by that agreement.

The Townships and Boroughs have two years from the adoption of the Plan to make sure that their zoning ordinances, subdivision and land development ordinances, Act 537 plans, capital improvement plans, and official maps are generally consistent with this Comprehensive Plan. The municipalities should cooperate to draft consistent zoning and subdivision and land development ordinance language. Achieving this general consistency with the plan is the next priority after executing the Agreement.

Achieving general consistency with this plan is really just the starting point to plan implementation. It is absolutely critical that someone take responsibility for implementation of this Plan. It could be the Regional Planning Committee; a municipal governing body, planning commission or staff; WEDCO; or other entity.

The group taking responsibility for plan implementation should make contact with the identified regional partners and state agencies that can assist in implementation. Contact with DCED (Pennsylvania Department of Community and Economic Development) is necessary, as many programs for implementation start with DCED.

To build momentum toward implementation of this plan, a priority project should be chosen for implementation within the next six (6) months, a champion for the project designated, funding secured, and the project begun. This will build momentum toward plan implementation.

The next regional planning effort which is anticipated by the Central Wayne Partnership is a Regional Parks, Recreation and Open Space Plan. This plan will go into more detail on, and lay the foundation for funding of recommended park and recreation projects such as constructing a trail system along the

Towpath, River and Gravity Rail Bed, and at other locations in the Region; constructing parks at the Texas Township Building, White Mills and Seelyville; improving Gibbons Park; improving the Apple Grove site and facilitating pedestrian circulation in the vicinity; improving Bethany Park; construct improvements within and near Central Park; providing specialized recreation facilities; and acquiring additional land near the Little League field.

Initial Implementation Steps

- * Execute an Intergovernmental Cooperative Agreement
- * Establish Regional Planning Committee
- * Establish responsibility for plan implementation
- * Begin the consistency process for municipal ordinances and plans
- * Contact partners for implementation
- * Choose a priority project to complete to build momentum

BROAD IMPLEMENTATION STRATEGIES

The municipalities in the Region have limited staff to support plan implementation and financial limitations for plan implementation. There are always basic concerns for funding day-to-day necessary municipal services. Enhancement projects are even more difficult to fund, and providing matches for grants is often difficult. That is why the broad implementation strategies include increasing financial capabilities of the municipalities, increasing grant opportunities, and enhancing regional cooperation. Accomplishing these will help to address other strategies.

- I. Increase Financial Capabilities of Municipalities
 - A. Achieve cost savings and expense management
 - B. Enhance tax base and improve revenues
 1. Attract additional businesses
 - a. Business start-up initiatives
 - b. Cooperation with WEDCO
 - c. Identify office space opportunities

2. Retain and support existing businesses
 - a. Identify workforce and job training needs
 - b. Identify vacant and underutilized land and buildings which could be developed or redeveloped
 - c. Loan programs
- II. Increase Grant Opportunities for Municipalities
 - A. Identify sources of partners for matches for grants
 - B. Identify and pursue grants
 1. Utilize combined grant applications
 2. Designate responsibility for grantsmanship
- III. Enhance Infrastructure in the Region
 - A. Use Capital Improvements Programming
 - B. Upgrade and replace infrastructure as necessary.
 1. Sanitary sewers
 2. Storm sewers
 3. Water Supply
 4. Municipal buildings and facilities
 5. Transportation and Parking infrastructure
 6. Parks
 7. Dams
 8. Fire Protection
 9. Sidewalks
 - C. Make infrastructure improvements in support of economic development and to enhance the quality of life
 1. Implement strategic downtown physical improvements

- a. Gateways
- b. Street corridors
- c. Parking areas
- d. Riverfront
- e. Building facades
- f. Pedestrian access
- g. Highest use of riverfront land

2. Make streetscape and neighborhood improvements

- a. Enhancements of landscaping
- b. Traffic calming
- c. Façade improvement program
- d. Street lighting
- e. Green spaces

IV. Identify, Protect and Promote Assets of the Region

- A. Natural Resources
- B. Recreation Amenities
- C. Lackawaxen River
- D. Tourist attractions
- E. Historic sites and districts

V. Targeted Land Use Policies and Improvements for Corridors

- A. Implement Route 6 Congested Corridor Study
- B. Identify projects for Transportation Improvement Programs (TIPs)
- C. Identify housing revitalization opportunities
- D. Identify commercial, industrial, and mixed use revitalization opportunities

- E. Enhance River areas
- F. Utilize Specific Plans and create shovel-ready sites for economic development in brownfields and grayfields sites
 - 1. Keystone Innovation Zones (KIZs)
 - 2. Keystone Opportunity Zones (KOZs)
- G. Utilize Official Maps for road, park, trail, and other improvements
- H. Appropriate Zoning and SALDO policies
 - 1. Environmental protection
 - 2. Performance and design standards/landscaping and buffering
 - 3. Historic protection
 - 4. Rural character
 - 5. Growth management
 - 6. Consistent policies at municipal boundaries
 - 7. Discourage strip development
 - 8. Zoning and Act 537 (Pennsylvania Sewage Facilities Act) planning coordination
 - 9. Implement land use plan through zoning map
 - 10. Access management provisions
 - 11. Regulation of residential conversions and restriction of conversions in solid residential neighborhoods
 - 12. Architectural considerations of uses, such as big boxes, and within downtown and village settings
 - 13. Village enhancement
- I. Health care industry
- VI. Increase Linkages and Facilitate Mobility in the Region
 - A. Expand sidewalk, trail, and greenway systems
 - B. Increase wayfinding signage

- C. Construct corridor improvements
 - D. Link modes of transportation
- VII. Enhance Municipal Services and Regional Cooperation
- A. Police protection
 - B. Fire protection
 - C. Library system
 - D. Shared use of facilities and services
 - E. Implement regional park and recreation plan to provide a recreation network of programs and facilities for all groups
 - F. Upgrade recreation facilities and maintain adequate facilities
 - G. Address emergency services needs
- VIII. Increase Citizen Participation, Create Organizational Linkages and Foster Cooperative Municipal Efforts
- A. Hold heritage events and other cultural activities
 - B. Conduct public forums
 - C. Encourage volunteerism
 - D. Educate regarding this Plan
 - E. Educate regarding the benefits of historical preservation, environmental protection, open space, greenways and recreation and growth management
 - F. Form regional planning committee to guide continued intermunicipal cooperation, project planning, and functional plan preparation
 - G. Designate responsibility to an agency to implement enhancement of the Lackawaxen River on a regional basis

Keystone Principles for Growth, Investment and Resource Conservation

- Redevelop First
- Provide Efficient Infrastructure
- Concentrate Development
- Increase Job Opportunities
- Foster Sustainable Businesses
- Restore and Enhance the Environment
- Enhance Recreational and Heritage Resources
- Expand Housing Opportunities
- Plan Regionally; Implement Locally
- Be Fair

KEYSTONE PRINCIPLES

The Governor’s Economic Development Cabinet announced a set of principles and criteria that will be used by state agencies to guide investment and support local growth and economic development across the Commonwealth. The principles are based on the precept that a higher quality of life is key to foster new business development and it is important to conserve our exceptional natural resources. Twenty-three state agencies and programs were involved in preparing the principles.

The ten principles are:

1. **Redevelop first** – Support revitalization of Pennsylvania’s many cities and towns and give funding preference to reuse and redevelopment of “brownfield” and previously developed sites in urban, suburban, and rural communities.
2. **Provide efficient infrastructure** – Fix it first: use and improve existing infrastructure. Make highway and public transportation investments that use context sensitive design to improve existing developed areas and attract residents and visitors to these places. Require private and public expansions of service to be consistent with approved comprehensive plans and consistent implementing ordinances.

3. **Concentrate development** – Support infill and “greenfield” development that is compact, conserves land, and is integrated with existing or planned transportation, water and sewer services, and schools. Foster creation of well-designed developments and neighborhoods that offer healthy lifestyle opportunities for Pennsylvania residents.
4. **Increase job opportunities** – Retain and attract a diverse, educated workforce through the quality of economic opportunity and quality of life offered in Pennsylvania’s varied communities. Integrate educational and job training opportunities for workers of all ages with the workforce needs of businesses. Invest in businesses that offer good paying, high quality jobs, and that are located near existing or planned water and sewer infrastructure, housing, existing workforce, and transportation access (highway or transit).
5. **Foster sustainable businesses** – Strengthen natural resource based businesses that use sustainable practices in energy production and use, agriculture, forestry, fisheries, recreation and tourism. Increase our supply of renewable energy. Reduce consumption of water, energy and materials to reduce foreign energy dependence and address climate change.
6. **Restore and enhance the environment** – Maintain and expand land, air and water protection and conservation programs. Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat.
7. **Enhance recreational and heritage resources** – Maintain and improve recreational and heritage assets and infrastructure throughout the commonwealth, including parks and forests, greenways and trails, heritage parks, historic sites and resources, fishing and boating areas and game lands offering recreational and cultural opportunities to Pennsylvanians and visitors.
8. **Expand housing opportunities** – Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. Support local projects that are based on a comprehensive vision or plan, have significant potential impact (e.g., increased tax base, private investment), and demonstration local capacity, technical ability and leadership to implement the project.
9. **Plan regionally, implement locally** – Support multi-municipal, county and local government planning and implementation that has broad public input and support and is consistent with these principles. Provide education, training, technical assistance, and funding for such planning and for transportation, infrastructure, economic development, housing, mixed use and conservation projects that implement such plans.
10. **Be fair** – Support equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental goals are met.

POTENTIAL PROJECTS IN THE REGION AND THEIR PRIORITIZATION

During the course of preparation of this Comprehensive Plan, a number of Regional Steering Committee and focus group meetings were held to discuss issues in the Central Wayne Region. During those meetings, a number of potential projects were identified. A list of those projects was distributed to the Steering Committee members, and the members were asked to categorize each project on the list as high, medium or low priority. When tabulating the responses, a project received 5 points if it was ranked high priority, received 3 points if it was ranked medium priority, and received 1 point if it was ranked low priority.

The list of identified projects is given below, along with the number of points achieved by the project through committee rankings (7 members responded). High priority projects have been considered those with 29 or more points, medium priority projects have been considered those with 19 to 28 points and low priority projects have been considered those with 7 to 18 points. There are 23 high priority projects, 40 medium priority projects and 9 low priority projects.

Project	Points
High Priority Projects	
Plan and develop a series of ponds and dry hydrants for fire protection in the Region	35
Determine maintenance responsibility for and encourage maintenance of all fire hydrants in the Region.	35
Implement planned storm drainage facilities and stream bank stabilization improvements.	35
Study the Brown/Erie intersection to determine necessary improvements.	33
Support fire companies' efforts to raise money to replace aging equipment, maintain adequate numbers of volunteers, secure necessary training for personnel, and coordinate firefighting efforts with Aqua PA.	33
Provide improved access to the River for fire fighting.	33
Improve Old Willow Bridge	31
Improve Lollipop Pond Dam and Bridge.	31
Update Bethany, Honesdale, and Texas Zoning and Subdivision and Land Development Ordinances.	31
Continue I & I work on the existing sanitary sewer system.	31
Study Sunrise Avenue/Erie Heights intersection for warrants for a traffic signal or needed sight distance improvements.	31

Project	Points
Acquire emitters for emergency vehicles.	31
Secure expanded use of private parking areas for event, bus, and train patron parking as necessary.	31
Establish a job service/training facility in the Region or elsewhere in the County.	29
Improve the Apple Grove/pool site with passive and/or active recreation facilities, create pedestrian connection to Fairgrounds, improve pedestrian access to Apple Grove area.	29
Acquire land for and construct a Dyberry Township municipal building.	29
Redevelop the Purple Cow site.	29
Remodel and adaptively reuse the Lincoln School.	29
Develop a community facility complex in Honesdale, which will address the needs for improved/expanded senior center, YMCA, library, indoor pool, and other services to the Region.	29
Prepare Act 537 Plan(s) with anti-degradation analysis for expansion of sanitary sewer system beyond current service area (consider Bethany, portions of Dyberry, portions of Texas), as directed by the Governing Bodies.	29
Construct a sidewalk along Route 6 to the commercial area in Texas Township south of Honesdale.	29
Support efforts of Aqua PA to replace pipes and hydrants as necessary, increase flow to Seelyville area, and clean wells and tanks.	29
Reduce automobile traffic volumes in the Route 6 Congested Corridor.	29
Medium Priority Projects	
Reuse the DSFI site in Honesdale, determine if rezoning is appropriate.	27
Construct a fire training facility.	27
Address drainage issues along Elizabeth Street in Texas Township.	27
Conduct a feasibility study for and construct a new ambulance facility as appropriate.	27
Adaptively re-use the vacant Seelyville woolen mill.	27
Repair the bulkhead at Seelyville Dam and remove silt from the pond.	27

Project	Points
Institute medical transportation service for non-emergency situations.	27
Develop a regional approach to provision of police service.	27
Conduct post construction studies of traffic lights along Main Street.	27
Support grade crossing improvements along the railroad line.	27
Implement the trail plan for the Region with a system of trails, bike paths, and bike lanes.	27
Develop an overall strategy for parking management in Honesdale, with consideration of lease pricing, meter location, meter cost, meter time limits, and fine imposition strategies, working with employees and employers to encourage use of perimeter parking areas and turnover of downtown parking spaces, and restriping on-street parking areas to diagonal parking where appropriate.	27
Increase parking spaces at the coal pocket through more efficient space designation and the addition of parking spaces as feasible.	27
Add Wayfinding Signage as necessary once the traffic pattern in Honesdale is revised.	26
Plan for industrial development in White Mills.	25
Support business development through loan programs of locally-owned banks, shared office space, business incubator, and other initiatives.	25
Construct necessary improvements and facilities to implement a coordinated strategy to accommodate auto, bus, rail, bike, and pedestrian traffic generated by patrons in Honesdale.	25
Acquire additional land near the Little League field for parking and possibly additional recreation facilities.	25
Acquire another area for Honesdale materials recycling if the current area at the Little League field is used for parking.	25
Work with the Diocese to determine appropriate future use of the St. Vincent Catholic school site.	24
Construct a trail along the Gravity Rail Bed.	23
Revitalize the River area in Honesdale.	23
Revitalize the Industrial Point area in Honesdale.	23

Project	Points
Improve Bethany Park.	23
Support preservation efforts at the Dorflinger site in White Mills and create an historic district.	23
Provide additional infrastructure for tourists in downtown Honesdale.	23
Provide specialized recreation facilities at a new or existing park in Honesdale.	23
Establish a policy for overnight parking in public parking lots -- and make expanded arrangements for overnight parking in private facilities.	23
Construct a trail along the Towpath within the Region, develop a park at the Texas Township Building.	21
Construct a trail and Linear Park along the River in Honesdale.	21
Consolidate Honesdale Borough public works facilities to one area.	21
Acquire land for and develop a Dyberry Township community park.	21
Prepare Dyberry Township Zoning and Subdivision Land Development Ordinances.	21
Implement a streetscape project for downtown Honesdale.	21
Develop a Park in White Mills.	19
Develop a Park in Seelyville.	19
Revitalize and reuse the Bailey Building site in Honesdale.	19
Construct a new Honesdale Salt Shed.	19
Develop a train station in White Mills.	19
Construct improvements within and nearby Central Park to facilitate its use for events.	19
Low Priority Projects	
Provide expanded library facilities	17
Construct a garage for Wayne County Transportation vehicles.	17
Improve Gibbons Park.	15

Project	Points
Encourage bus tours to Honesdale/White Mills and develop a plan for bus parking.	15
Identify sites for office utilization in the Honesdale area.	15
Address parking needs for County employees, including the need for additional meters, restriping of areas, signage, enforcement, and additional available parking areas in the Wayne County Courthouse area.	13
Create/enhance gateways to downtown Honesdale.	13
Conduct a feasibility study for access to the 90 acre industrial site west of Route 6 in Texas Township.	7
Remodel Honesdale Borough Hall.	7

ADDITIONAL PROJECTS

After prioritization of projects was done, the following additional projects have been identified:

- Sugar Street paving and storm drainage improvements in Bethany.
- Calm traffic in Bethany, Honesdale and White Mills.
- Improve Route 191 from Honesdale to the northern extent of the Region.
- Improve Route 670 from Honesdale to the northern extent of the Region.

The Wayne County Comprehensive Plan Update states:

Route 191 from Honesdale to Hancock and Route 670 from Honesdale Borough to Bethany Borough are too narrow for the extensive use they receive and should be widened and re-aligned. These highways are primary routes to and from Northern Wayne County. They serve some vital industries, including agriculture, mining and manufacturing (bottled water). They also receive a fair amount of seasonal usage when summer camps are in session and second homes are heavily occupied. They also include a number of steep hills through an area of the County that often experiences cold temperatures and heavier snowfalls. Eliminating some of the curvature and widening the road will help alleviate this situation.

Bethany Borough is concerned that any improvement to Route 670 be done with consideration of the following two policies in mind: travel speeds through Bethany must be reduced and pedestrian safety in Bethany must be enhanced.

- Support citizen efforts in Dyberry Township to preserve agriculture as a viable entity.

- Protect historic resources in the White Mills and Honesdale historic districts. Likely actions are:
 - Adoption of some type of historic preservation zoning in Honesdale and Texas and village zoning in Texas.
 - Creation of a regional or individual historic commission(s).
 - Adoption of some sort of design guidelines in Honesdale.

PROJECTS BY MUNICIPALITY

The Steering Committee has also asked that projects be presented by municipality where the projects would occur. The list below indicates project by municipality. Some projects are listed in more than one municipality.

BETHANY BOROUGH

- Support fire companies' efforts to raise money to replace aging equipment, maintain adequate numbers of volunteers, secure necessary training for personnel, and coordinate firefighting efforts with Aqua PA.
- Update Zoning and Subdivision and Land Development Ordinances.
- Acquire emitters for emergency vehicles.
- Prepare Act 537 Plan(s) with anti-degradation analysis for expansion of sanitary sewer system beyond current service area (consider Bethany, portions of Dyberry, portions of Texas), as directed by the Governing Body.
- Develop a regional approach to provision of police service.
- Implement the trail plan for the Region with a system of trails, bike paths, and bike lanes.
- Improve Bethany Park.
- Provide expanded library facilities.
- Calm traffic along Route 670.
- Sugar Street paving and storm drainage improvements.

DYBERRY TOWNSHIP

- Plan and develop a series of ponds and dry hydrants for fire protection in the Region.
- Support fire companies' efforts to raise money to replace aging equipment, maintain adequate numbers of volunteers, secure necessary training for personnel, and coordinate firefighting efforts with Aqua PA.
- Acquire emitters for emergency vehicles.
- Acquire land for and construct a Dyberry Township municipal building.
- Prepare Act 537 Plan(s) with anti-degradation analysis for expansion of sanitary sewer system beyond current service area (consider Bethany, portions of Dyberry, portions of Texas), as directed by the Governing Body.
- Develop a regional approach to provision of police service.
- Implement the trail plan for the Region with a system of trails, bike paths, and bike lanes.
- Acquire land for and develop a Dyberry Township community park.
- Prepare Dyberry Township Zoning and Subdivision Land Development Ordinances.
- Improve Route 670.
- Improve Route 191.
- Support citizen efforts to preserve agriculture as a viable entity.

HONESDALE BOROUGH

- Plan and develop a series of ponds and dry hydrants for fire protection in the Region.
- Determine maintenance responsibility for and encourage maintenance of all fire hydrants in the Region.
- Implement planned storm drainage facilities and stream bank stabilization improvements.
- Study the Brown/Erie intersection to determine necessary improvements.
- Support fire companies' efforts to raise money to replace aging equipment, maintain adequate numbers of volunteers, secure necessary training for personnel, and coordinate firefighting efforts with Aqua PA.

- Provide improved access to the River for fire fighting.
- Update Zoning and Subdivision and Land Development Ordinances.
- Continue I & I work on the existing sanitary sewer system.
- Acquire emitters for emergency vehicles.
- Secure expanded use of private parking areas for event, bus, and train patron parking as necessary.
- Establish a job service/training facility in the Region or elsewhere in the County.
- Improve the Apple Grove/pool site with passive and/or active recreation facilities, create pedestrian connection to Fairgrounds, improve pedestrian access to Apple Grove area.
- Redevelop the Purple Cow site.
- Remodel and adaptively reuse the Lincoln School.
- Develop a community facility complex in Honesdale, which will address the needs for improved/expanded senior center, YMCA, library, indoor pool, and other services to the Region.
- Construct a sidewalk along Route 6 to the commercial area in Texas Township south of Honesdale.
- Support efforts of Aqua PA to replace pipes and hydrants as necessary, increase flow to Seelyville area, and clean wells and tanks.
- Reduce automobile traffic volumes in the Route 6 Congested Corridor.
- Reuse the DSFI site in Honesdale, determine if rezoning is appropriate.
- Construct a fire training facility.
- Conduct a feasibility study and develop a financial management plan for Honesdale EMS. Construct a new ambulance facility as appropriate.
- Institute medical transportation service for non-emergency situations.
- Develop a regional approach to provision of police service.
- Conduct post construction studies of traffic lights along Main Street.
- Support grade crossing improvements along the railroad line.
- Implement the trail plan for the Region with a system of trails, bike paths, and bike lanes.

- Develop an overall strategy for parking management in Honesdale, with consideration of lease pricing, meter location, meter cost, meter time limits, and fine imposition strategies, working with employees and employers to encourage use of perimeter parking areas and turnover of downtown parking spaces, and restriping on-street parking areas to diagonal parking where appropriate.
- Increase parking spaces at the coal pocket through more efficient space designation and the addition of parking spaces as feasible.
- Add Wayfinding Signage as necessary once the traffic pattern in Honesdale is revised.
- Support business development through loan programs of locally-owned banks, shared office space, business incubator, and other initiatives.
- Construct necessary improvements and facilities to implement a coordinated strategy to accommodate auto, bus, rail, bike, and pedestrian traffic generated by patrons in Honesdale.
- Acquire additional land near the Little League field for parking and possibly additional recreation facilities.
- Acquire another area for Honesdale materials recycling if the current area at the Little League field is used for parking.
- Work with the Diocese to determine appropriate future use of the St. Vincent Catholic school site.
- Construct a trail along the Gravity Rail Bed.
- Revitalize the River area in Honesdale.
- Revitalize the Industrial Point area in Honesdale.
- Provide additional infrastructure for tourists in downtown Honesdale.
- Provide specialized recreation facilities at a new or existing park in Honesdale.
- Establish a policy for overnight parking in public parking lots -- and make expanded arrangements for overnight parking in private facilities.
- Construct a trail along the Towpath within the Region.
- Construct a trail and Linear Park along the River in Honesdale.
- Consolidate Honesdale Borough public works facilities to one area.
- Implement a streetscape project for downtown Honesdale.

- Revitalize and reuse the Bailey Building site in Honesdale.
- Construct a new Honesdale Salt Shed.
- Construct improvements within and nearby Central Park to facilitate its use for events.
- Provide expanded library facilities
- Improve Gibbons Park.
- Encourage bus tours to Honesdale/White Mills and develop a plan for bus parking.
- Identify sites for office utilization in the Honesdale area.
- Address parking needs for County employees, including the need for additional meters, restriping of areas, signage, enforcement, and additional available parking areas in the Wayne County Courthouse area.
- Create/enhance gateways to downtown Honesdale.
- Improve Route 670.
- Improve Route 191.
- Adopt a form of historic preservation zoning.
- Create an historical commission.
- Adopt some sort of design guidelines.
- Calm traffic on Main and Church Streets.

TEXAS TOWNSHIP

- Plan and develop a series of ponds and dry hydrants for fire protection in the Region.
- Determine maintenance responsibility for and encourage maintenance of all fire hydrants in the Region.
- Support fire companies' efforts to raise money to replace aging equipment, maintain adequate numbers of volunteers, secure necessary training for personnel, and coordinate firefighting efforts with Aqua PA.
- Improve Old Willow Bridge
- Improve Lollipop Pond Dam and Bridge.

- Update Zoning and Subdivision and Land Development Ordinances.
- Study Sunrise Avenue/Erie Heights intersection for warrants for a traffic signal or needed sight distance improvements.
- Continue I & I work on the existing sanitary sewer system.
- Acquire emitters for emergency vehicles.
- Prepare Act 537 Plan(s) with anti-degradation analysis for expansion of sanitary sewer system beyond current service area (consider Bethany, portions of Dyberry, portions of Texas), as directed by the Governing Body.
- Construct a sidewalk along Route 6 to the commercial area in Texas Township south of Honesdale.
- Support efforts of Aqua PA to replace pipes and hydrants as necessary, increase flow to Seelyville area, and clean wells and tanks.
- Reduce automobile traffic volumes in the Route 6 Congested Corridor.
- Address drainage issues along Elizabeth Street in Texas Township.
- Conduct a feasibility study and prepare a financial management plan for Honesdale EMS. Construct a new ambulance facility as appropriate.
- Adaptively re-use the vacant Seelyville woolen mill.
- Repair the bulkhead at Seelyville Dam and remove silt from the pond.
- Institute medical transportation service for non-emergency situations.
- Develop a regional approach to provision of police service.
- Implement the trail plan for the Region with a system of trails, bike paths, and bike lanes.
- Plan for industrial development in White Mills.
- Acquire additional land near the Little League field for parking and possibly additional recreation facilities.
- Construct a trail along the Gravity Rail Bed.
- Support preservation efforts at the Dorflinger site in White Mills and create an historic district.
- Construct a trail along the Towpath within the Region, develop a park at the Texas Township Building.

- Develop a Park in White Mills.
- Develop a Park in Seelyville.
- Develop a train station in White Mills.
- Adopt some form of historic preservation and village zoning.
- Create an historical commission.
- Calm traffic in White Mills.

JOINT PROJECTS

The following projects are those which were listed in more than one municipality, and which could be joint projects:

Potential Joint Projects
Plan and develop a series of ponds and dry hydrants for fire protection in the Region - Dyberry, Honesdale, Texas
Determine maintenance responsibility for and encourage maintenance of all fire hydrants in the Region - Honesdale, Texas
Support fire companies' efforts to raise money to replace aging equipment, maintain adequate numbers of volunteers, secure necessary training for personnel, and coordinate firefighting efforts with Aqua PA - All municipalities.
Continue I & I work on the existing sanitary sewer system - Honesdale, Texas
Acquire emitters for emergency vehicles - All municipalities
Prepare Act 537 Plan(s) with anti-degradation analysis for expansion of sanitary sewer system beyond current service area (consider Bethany, portions of Dyberry, portions of Texas), as directed by the Governing Bodies - Potentially all municipalities
Construct a sidewalk along Route 6 to the commercial area in Texas Township south of Honesdale - Honesdale, Texas
Support efforts of Aqua PA to replace pipes and hydrants as necessary, increase flow to Seelyville area, and clean wells and tanks - Honesdale, Texas
Reduce automobile traffic volumes in the Route 6 Congested Corridor - Honesdale, Texas
Conduct a feasibility study for and construct a new ambulance facility as appropriate - Honesdale, Texas
Institute medical transportation service for non-emergency situations - Honesdale, Texas
Develop a regional approach to provision of police service - All municipalities
Implement the trail plan for the Region with a system of trails, bike paths, and bike lanes - All municipalities
Acquire additional land near the Little League field for parking and possibly additional recreation facilities - Honesdale, Texas
Construct a trail along the Gravity Rail Bed - Honesdale, Texas

IMPLEMENTATION OF PROJECTS

For each project, the following table presents the project, the time frame for implementation, the local responsibility for implementation, and potential partners and funding sources. Short-range projects are those anticipated for implementation in the next two years. Mid-range projects are those anticipated for implementation in years three to five. Long-range projects are those anticipated for implementation in years 6 to 10 or beyond. Ongoing projects would be begun or continued within the next two years and continue over a period of time.

Project	Implementation Range	Local Responsibility	Potential Partners/ Funding Sources
Plan and develop a series of ponds and dry hydrants for fire protection in the Region	Short to Mid Range	Governing Bodies; Fire Companies, Aqua PA	PENNVEST, Local Share Assessment, FEMA, USDA
Determine maintenance responsibility for and encourage maintenance of all fire hydrants in the Region.	Short Range	Governing Bodies, Aqua PA, Property Owners	
Implement planned storm drainage facilities and stream bank stabilization improvements.	Short to Mid Range	Governing Bodies	Local Share Assessment, PENNVEST, PADEP
Study the Brown/Erie intersection to determine necessary improvements.	Short Range	Honesdale Borough Council	
Support fire companies' efforts to raise money to replace aging equipment, maintain adequate numbers of volunteers, secure necessary training for personnel, and coordinate firefighting efforts with Aqua PA.	On-going	Governing Bodies, Aqua PA, Fire Companies	FEMA, PEMA
Provide improved access to the River for fire fighting.	Short Range	Honesdale Council, Wayne County	PADOT
Improve Old Willow Bridge.	Short to Mid Range	Texas Township Board of Supervisors	PADOT
Improve Lollipop Pond Dam and Bridge	Mid Range	Texas Township Board of Supervisors	Local Share Assessment, PENNVEST, PADOT

Project	Implementation Range	Local Responsibility	Potential Partners/ Funding Sources
Update Bethany, Honesdale, and Texas Zoning and Subdivision and Land Development Ordinances.	Short Range	Planning Commissions and Governing Bodies	PADCED
Continue I & I work on the existing sanitary sewer system.	On-going	Central Wayne Regional Authority	PENNVEST
Study Sunrise Avenue/Erie Heights intersection for warrants for a traffic signal or needed sight distance improvements.	Short Range	Texas Township Supervisors	PADOT
Acquire emitters for emergency vehicles.	Mid Range	Governing Bodies, Wayne County, Honesdale EMS	DGS
Secure expanded use of private parking areas for event, bus, and train patron parking as necessary.	Short to Mid Range	Honesdale Council, Property Owners, GHP, Chamber of Commerce	
Establish a job service/training facility in the Region or elsewhere in the County.	Mid Range	WEDCO, Texas Township Planning Commission and Supervisors	PADCED
Improve the Apple Grove/pool site with passive and/or active recreation facilities, create pedestrian connection to Fairgrounds, improve pedestrian access to Apple Grove area.	Long Range	Regional Recreation Commission, Honesdale Planning Commission and Council; Fairgrounds Association	PADCNR, PADOT
Acquire land for and construct a Dyberry Township municipal building.	Long Range	Dyberry Planning Commission and Supervisors	PADCED, Local Share Assessment, USDA
Redevelop the Purple Cow site.	Mid Range	WEDCO, Honesdale Planning Commission and Council	Developers, PADCED

Project	Implementation Range	Local Responsibility	Potential Partners/ Funding Sources
Develop a community facility complex in Honesdale, which will address the needs for improved/expanded senior center, YMCA, library, indoor pool, and other services to the Region.	Long Range	Honesdale Council and Planning Commission, YMCA, Library, Wayne County, Wayne County Community Foundation	PADCED, Local Share Assessment, USDA
Prepare Act 537 Plan(s) with anti-degradation analysis for expansion of sanitary sewer system beyond current service area (consider Bethany, portions of Dyberry, portions of Texas), as directed by the Governing Bodies.	Short Range	Governing Bodies, Planning Commissions, Central Wayne Regional Authority	PADEP
Construct a sidewalk along Route 6 to the commercial area in Texas Township south of Honesdale.	Mid Range	Honesdale and Texas Governing Bodies and Planning Commissions, WEDCO	PADCED, PADOT
Support efforts of Aqua PA to replace pipes and hydrants as necessary, increase flow to Seelyville area, and clean wells and tanks.	On-going	Governing Bodies, Aqua PA	
Reduce automobile traffic volumes in the Route 6 Congested Corridor.	Short to Mid Range	Honesdale and Texas Planning Commissions and Governing Bodies, Wayne County	PADOT
Reuse the DSFI site in Honesdale, determine if rezoning is appropriate.	Short Range	WEDCO, Honesdale Planning Commission and Borough Council	Developers, PADCED
Construct a fire training facility.	Short Range	Governing Bodies, Fire Companies, WEDCO	Local Share Assessment, USDA
Address drainage issues along Elizabeth Street in Texas Township.	Mid Range	Texas Township Board of Supervisors	

Project	Implementation Range	Local Responsibility	Potential Partners/ Funding Sources
Conduct a feasibility study for and construct a new ambulance facility as appropriate.	Mid Range	Honesdale EMS	
Adaptively re-use the vacant Seelyville woolen mill.	Mid Range	WEDCO, Texas Planning Commission and Supervisors	Developers, PADCED
Repair the bulkhead at Seelyville Dam and remove silt from the pond.	Long Range	Seelyville Fire Company, Texas Township Supervisors	PADCED, PADEP, PADCNR
Institute medical transportation service for non-emergency situations.	Mid Range	Honesdale EMS, Wayne Memorial Hospital	
Develop a regional approach to provision of police service.	Mid Range	Governing Bodies, Wayne County	PADCED
Conduct post construction studies of traffic lights along Main Street.	Short Range	Honesdale Council	PADOT
Support grade crossing improvements along the railroad line.	Mid Range	Governing Bodies, Stourbridge Line	PADOT
Implement the trail plan for the Region with a system of trails, bike paths, and bike lanes.	Long Range	Governing Bodies, Planning Commissions, Regional Recreation Commission	PADCNR, PADOT
Develop an overall strategy for parking management in Honesdale, with consideration of lease pricing, meter location, meter cost, meter time limits, and fine imposition strategies, working with employees and employers to encourage use of perimeter parking areas and turnover of downtown parking spaces, and restriping on-street parking		Honesdale Council and Planning Commission, GHP, Chamber of Commerce,	

Project	Implementation Range	Local Responsibility	Potential Partners/ Funding Sources
areas to diagonal parking where appropriate.	Short Range	Wayne County	PADOT
Increase parking spaces at the coal pocket through more efficient space designation and the addition of parking spaces as feasible.	Mid Range	Honesdale Council, Property Owners, Chamber of Commerce	
Add Wayfinding Signage as necessary once the traffic pattern in Honesdale is revised.	Mid Range	Honesdale Council and Planning Commission, Chamber of Commerce, GHP	PADCED, PADOT, PMVB
Plan for industrial development in White Mills.	Short Range	WEDCO, Texas Township Planning Commission and Supervisors	Developers, PADCED
Support business development through loan programs of locally-owned banks, shared office space, business incubator, and other initiatives.	On-going	WEDCO, GHP, Chamber of Commerce, Banks	PADCED
Construct necessary improvements and facilities to implement a coordinated strategy to accommodate auto, bus, rail, bike, and pedestrian traffic generated by patrons in Honesdale.	Long Range	Honesdale Council and Planning Commission, WEDCO, GHP, Chamber of Commerce	PADOT, PADCED, Local Share Assessment
Acquire additional land near the Little League field for parking and possibly additional recreation facilities.	Mid Range	Honesdale Council, Texas Supervisors, Little League, Wayne County, Wayne County Community Foundation, Chamber of Commerce, Wayne Memorial Hospital	PADCNR
Acquire another area for Honesdale materials recycling if the current area at the Little League field is used for parking.	Mid Range	Honesdale Borough Council	
Work with the Diocese to determine appropriate		Diocese, Honesdale Planning Commission	

Project	Implementation Range	Local Responsibility	Potential Partners/ Funding Sources
future use of the St. Vincent Catholic school site.	Short Range	& Council	
Construct a trail along the Gravity Rail Bed.	Long Range	Regional Recreation Commission, Governing Bodies and Planning Commissions	PADCNR, PADCED
Revitalize the River area in Honesdale.	On-going	Honesdale Planning Commission, Borough Council, Wayne County, WEDCO, Greater Honesdale Partnership, Chamber of Commerce	PADCED, PADCNR
Revitalize the Industrial Point area in Honesdale.	Mid to Long Range	Honesdale Planning Commission and Council, Wayne County, WEDCO	PADCED
Improve Bethany Park.	On-going	Bethany Planning Commission and Borough Council	PADCNR
Support preservation efforts at the Dorflinger site in White Mills and create an historic district.	On-going	Dorflinger - Sudan Wildlife Sanctuary and Museum, Historic White Mills, Wayne County Historical Society, Texas Township Planning Commission and Supervisors	PHMC
Provide additional infrastructure for tourists in downtown Honesdale.	Mid Range	WEDCO, GHP, Chamber of Commerce, Honesdale Council	PADCED, Local Share Assessment
Provide specialized recreation facilities at a new or existing park in Honesdale.	Long Range	Honesdale Planning Commission and Council, Regional Recreation Commission	PADCNR
Establish a policy for overnight parking in public parking lots -- and make expanded arrangements for overnight parking in private facilities.	Short Range	Honesdale Council, Property Owners	

Project	Implementation Range	Local Responsibility	Potential Partners/ Funding Sources
Construct a trail along the Towpath within the Region, develop a park at the Texas Township Building.	Long Range	Regional Recreation Commission, Governing Bodies, Texas Township Board of Supervisors and Planning Commission	PADCNR, PADCED
Construct a trail and Linear Park along the River in Honesdale.	Long Range	Regional Recreation Commission, Honesdale Borough Council and Planning Commission	PADCNR, PADCED
Consolidate Honesdale Borough public works facilities to one area.	Long Range	Honesdale Council and Planning Commission	PADCED, Local Share Assessment, USDA
Acquire land for and develop a Dyberry Township community park.	Long Range	Regional Recreation Commission, Dyberry Supervisors	PADCNR, PADCED
Prepare Dyberry Township Zoning and Subdivision Land Development Ordinances.	Short Range	Dyberry Supervisors	PADCED
Implement a streetscape project for downtown Honesdale.	Mid Range	Honesdale Council and Planning Commission, GHP, WEDCO	PADCED, PADCNR, PADOT
Develop a Park in White Mills.	Long Range	Regional Recreation Commission, Texas Township Board of Supervisors and Planning Commission	PADCNR, PADCED
Develop a Park in Seelyville.	Long Range	Regional Recreation Commission, Texas Township Board of Supervisors and Planning Commission	PADCNR, PADCED
Revitalize and reuse the Bailey Building site in	Short Range	WEDCO, Honesdale Planning Commission	

Project	Implementation Range	Local Responsibility	Potential Partners/ Funding Sources
Honesdale.		and Borough Council	Developers, PADCED
Construct a new Honesdale Salt Shed.	Mid Range	Honesdale Council	Local Share Assessment, USDA Community Facility
Develop a train station in White Mills.	Long Range	Stourbridge Line, WEDCO	PADOT
Construct improvements within and nearby Central Park to facilitate its use for events.	Long Range	Honesdale Council, WEDCO, GHP, Chamber of Commerce	PADCNR, Local Share Assessment, PADCED
Provide expanded library facilities	Mid Range	Honesdale Library	PDE
Improve Gibbons Park.	Long Range	Regional Recreation Commission, Honesdale Planning Commission and Council	PADCNR, PADCED
Encourage bus tours to Honesdale/White Mills and develop a plan for bus parking.	On-going	Chamber of Commerce	PMVB
Identify sites for office utilization in the Honesdale area.	On-going	Honesdale Council, GHP, WEDCO, Chamber of Commerce	
Address parking needs for County employees, including the need for additional meters, restriping of areas, signage, enforcement, and additional available parking areas in the Wayne County Courthouse area.	On-going	Wayne County, Honesdale Planning Commission and Council	
Create/enhance gateways to downtown Honesdale	Mid Range	Honesdale Planning Commission and Council, Greater Honesdale Partnership, WEDCO	PADCED, PADCNR

Project	Implementation Range	Local Responsibility	Potential Partners/ Funding Sources
Improve Route 191	Mid to Long Range	Wayne County	PADOT
Improve Route 670	Mid to Long Range	Wayne County	PADOT
Support citizen agricultural preservation efforts in Dyberry Township.	On-going	Dyberry farm community, Dyberry Supervisors	Wayne County, PADCED, PADOA
Protect historic resources in Honesdale and Texas	On-going	Honesdale Council, Texas Supervisors, Wayne County Historical Society	PHMC
Calm traffic in Bethany, Honesdale and White Mills	Mid to Long Range	Bethany Council, Honesdale Council, Texas Supervisors	PADOT, PADCED
Sugar Street improvements	Mid to Long Range	Bethany Council	PADCED, Local Share Assessment

KEY IMPLEMENTATION TOOLS

The following matrix indicates planning tools which can be used to implement the plan. A description of some of the tools follows after the matrix.

PLANNING TOOLS WHICH CAN BE UTILIZED IN THE REGION

Application	Parks, Recreation & Open Space Plans *	Zoning Ordinances & Amendments	Subdivision & Land Development Ordinances & Amendments	Conservation by Design Ordinances	Traditional Neighborhood Development Ordinances	Effective Agricultural Preservation Zoning	Historic Resource Protection Regulations	Natural Resource Protection Regulations	Neighborhood Conservation Zoning	Village Zoning	Town Center Zoning	Road Corridor Overlay Zoning and Planning *	Rental Unit Conversion Regulations	Gateway Zoning	Design and Performance Standards	Trail Feasibility Studies*	Trail Plans *	Master Park Plans	Specific Plans *
Municipality																			
Bethany	X	X	X				X		X			X	X	X	X	X	X	X	
Dyberry	X	X	X	X		X		X				X				X	X		
Honesdale	X	X	X	X	X		X	X	X		X	X	X	X	X	X	X	X	X
Texas	X	X	X	X	X		X	X	X	X		X	X	X	X	X	X	X	X

*Denotes those which could be done on a regional basis.

PLANNING TOOLS WHICH CAN BE UTILIZED IN THE REGION

Application	Map of Potential Conservation Lands *	Stormwater Management Ordinances	Official Maps	Capital Improvement Plans	Act 537 Sewage Facilities Plans *	Transit Oriented Development Ordinances	Traffic Impact Fee Plans and Ordinances *	Access Management Regulations	Source Water Protection	Riparian Corridor Regulations	Integrated Resource Planning *	Streetscape Design	Brownfield/Environmental Site Assessments	Community Housing Plans	Traffic Calming	Environmental Advisory Council *	Historical Commission *	Certified Local Government Program	Transferable Development Rights *	Agricultural Easements
Municipality																				
Bethany	x	X	X	X	X			X			X	X			X		X	X		
Dyberry	x	X	X	X	X			X	X	X	X					X			X	X
Honesdale	x	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Texas	x	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X

*Denotes those which could be done on a regional basis.

DESCRIPTION OF PLANNING TOOLS

Zoning Ordinance

Zoning is a method a community may use to regulate the use of land and structures. It is initiated by the adoption of a zoning ordinance designed to protect the public health, safety, and welfare and to guide growth.

When zoning was first utilized, its primary purpose was to prevent a property owner from using his or her property in ways which were a nuisance or actually harmful to neighboring property owners. However, over the years the scope of zoning has expanded. Municipal governments and the courts no longer look upon zoning only as a “negative” tool to keep certain land uses out of a neighborhood, they also recognize its value as a “positive” tool for encouraging certain development and for creating an attractive community. In addition, zoning now frequently attempts to control development in areas subject to flooding, to preserve natural features (i.e., wetlands, forest, aquifers) and historic features and to save farmland.

The zoning ordinance is composed of two parts, the text and the zoning map. The text of the ordinance contains the community development objectives and the necessary technical provisions to regulate the use of land and structures and to establish bulk, height, area, setback and other standards. The zoning map delineates the boundaries of the specific districts or zones created in the ordinance.

From: *Zoning, Planning Series #4, PADCED*

Traditional Neighborhood Development (TND)

A traditional neighborhood development is an area of land developed for a compatible mixture of residential units for various income levels and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional neighborhood development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and a discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets. Generally, there is a hierarchy of streets laid out in a rectilinear or grid pattern of interconnecting streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally.

From: *Municipalities Planning Code*

Conservation Zoning (Growing Greener) (Conservation By Design)

Each time a property is developed into a residential subdivision, an opportunity exists for adding land to a community-wide network of open space. Although such opportunities are seldom taken in many municipalities, this situation could be reversed fairly easily by making several small but significant changes to the Municipality’s basic local land-use documents – the zoning ordinance and the subdivision and land development Ordinance. Conservation Zoning rearranges the density on each development

parcel as it is being planned so that only half (or less) of the buildable land is consumed by house lots and streets. Without controversial “down zoning” (decreasing the number of house lots), the same number of homes can be built in a less land-consumptive manner, allowing the balance of the property to be permanently protected and added to an interconnected network of community green spaces. This “density-neutral” approach provides a fair and equitable way to balance conservation and development objectives.

From: *Natural Lands Trust*

Historic Preservation Zoning

Historic preservation provisions can be incorporated by local governments into municipal planning and zoning through the authority of the Municipalities Planning Code (MPC). Some of the techniques that have been used as part of a local government’s zoning ordinance include demolition ordinances, historic zoning overlays, zoning bonuses for the preservation of specific historic resources, and protection of landscape features such as scenic vistas and historic roads.

Placing historic properties within the framework of a local government’s planning and zoning make sense and allows local communities to move beyond the preservation of an individual property or historic district and look at the historic everyday landscapes in their region. By incorporating historic preservation into the zoning ordinance, municipalities are in a better position to balance the preservation of resources with development.

The first critical step in protecting historic resources is to include them in the comprehensive planning process.

A historical and architectural survey or inventory may be necessary. The next step is for the public to identify those resources that the community envisions preserving for the future. The local government should incorporate those preservation tools, such as a historic zoning overlay, zoning bonuses to provide an incentive to keep these features on the landscape, and other incentives including special provisions for in-house businesses or bed-and-breakfasts.

From: *Land Use In Pennsylvania: Practices and Tools An Inventory, Governor’s Center for Local Government Services.*

Riparian Buffers

A riparian buffer is an area of vegetation maintained adjacent to a stream or other body of water. It is managed to protect the integrity of the stream channel or shoreline and to reduce the impact of upland sources of pollution by trapping, filtering, and converting sediments, nutrients, and chemicals, and to supply food, cover, and thermal protection to fish and other wildlife.

Buffers can be either forested or herbaceous. While forested buffers may be preferable, buffers that are vegetated with grasses alone provide some of the same water quality benefits as forested ones. However, they do not contribute much benefit to the aquatic ecosystem, which requires shading, leaves and woody debris.

Riparian buffers protect water quality by filtering sediments and nutrients, providing cooling, shading, and dissolved oxygen, stabilizing stream banks, and regulating storm water flow. They also provide wildlife habitat by supplying food, cover, and breeding and nesting habitat close to water. As with other protection and restoration efforts, every riparian buffer does some good, but ideally adjacent landowners throughout a watershed implement them.

From: *Land Use in Pennsylvania: Practices and Tools An Inventory, Governor's Center for Local Government Services.*

Subdivision and Land Development Ordinance

The subdivision and land development ordinance is the most commonly used development control mechanism in Pennsylvania. It is, indeed, the most basic of land use regulations. Subdivision is the creation of new property lines while land development involves construction of public or private improvements. Land is one of our most valuable natural resources and its division or development creates a major portion of our physical surroundings. Also significant is that the way we divide and develop land today will be a very permanent part of our daily lives in the future.

Any valuable resource must be used as reasonably and economically as possible. An important power of local government is to plan for and guide the way we use our land resources. The major purposes of subdivision and land development regulations are: to provide adequate sites for development and public use; to maintain reasonable and acceptable design standards; and to coordinate public improvements with private development interests. In an era of decreasing municipal revenues and increasing development pressures, municipalities can use the subdivision and land development process to ensure that initial costs of required site improvements be borne by developers and not placed on the municipal budget.

Subdivision and land development controls may be viewed as an "ounce of prevention." They offer the municipality a degree of protection against unwise, poorly planned development. With the proper ordinance provisions, the community ensures placement of public improvements such as road, water, sewer and drainage systems. Further, by requiring review and inspection reports from the municipal engineer, local officials guarantee that public improvements are properly designed and constructed.

A subdivision and land development ordinance does not control which uses are established within the municipality nor where a use or activity can or cannot locate; rather, it controls how a use or activity relates to the land upon which it is located. This type of ordinance cannot dictate in which area of the municipality that a given residential, commercial or industrial development should be placed. Location, density and use are the province of zoning.

The administration of a subdivision and land development ordinance involves the local planning commission and/or governing body (dependent upon the local ordinance), the developer, solicitor, municipal engineer, development designer and even the county planning commission, as well as many others not mentioned here. Working together, they all can help ensure a high quality subdivision or land development, one that will be acceptable to the municipality, to the developer and to the future occupants of the development.

From: *Subdivision and Land Development in Pennsylvania, Planning Series #8, PADCED*

Official Map

Article IV of the Pennsylvania Municipalities Planning Code authorizes the governing body of each municipality with power to create an official map of all or a portion of the municipality which may show elements of the Joint Comprehensive Plan with regard to public lands and facilities, and which may include, but need not be limited to:

1. Existing and proposed public streets, watercourses and public grounds, including widening, narrowing, extensions, diminutions, openings or closings.
2. Existing and proposed public parks, playgrounds, and open space reservations.
3. Pedestrian ways and easements.
4. Transit right-of-ways and easements.
5. Flood control basins, floodways and floodplains, stormwater management areas and drainage easements.
6. Support facilities, easements and other properties held by public bodies undertaking the elements described in the Joint Comprehensive Plan.

The Township Supervisors and Borough Council members may make surveys and maps to identify the location of property, traffic way alignment or utility easement by use of property records, aerial photography, photogrammetric mapping or other method sufficient for identification, description and publication of the map components. For acquisition of lands and easements, boundary descriptions by metes and bounds must be made and sealed by a licensed surveyor.

The adoption of any street lines or other public lands as part of the official map does not constitute the opening or establishment of any street nor the taking or acceptance of any land, nor does it obligate the municipality to improve or maintain any such street or land. The adoption of proposed watercourses or public grounds as part of the official map does not constitute a taking or acceptance of any land by the municipality.

For the purpose of maintaining the integrity of the official map, no permit shall be issued for any building within the lines of any street, watercourse, or public ground shown or laid out on the official map. No person shall recover any damages for the taking for public use of any building or improvements constructed within the lines of any street, watercourse, or public ground after the same shall have been included in the official map, and any such building or improvements shall be removed at the expense of the owner. However, when the property of which the reserved location forms a part, cannot yield a reasonable return to the owner unless a permit shall be granted, the owner may apply to the governing body for the grant of a special encroachment permit to build.

The Township or Borough may fix the time for which streets, watercourses and public grounds on the official map shall be deemed reserved for future taking or acquisition for public use. However, the reservation for public grounds shall lapse and become void one year after an owner of such property has submitted a written notice to the governing body announcing his intentions to build, subdivide or otherwise develop the land covered by the reservation, or has made formal application for an official

permit to build a structure for private use, unless the governing body shall have acquired the property or begun condemnation proceedings to acquire such property before the end of the year.

Capital Improvements Planning

Capital Improvements planning should be considered for programmed transportation improvements. Capital improvements planning includes financial analysis of past trends in the community, present conditions, and a projection of the community's revenues and expenditures, debt limit, and tax rates, to determine what the financial capabilities of the municipality are. It also includes a capital improvements program which establishes a system of priorities. The final element is the capital budget which lists the schedule of improvements over a 5-year period on the basis of the community's financial capacity and availability of grant money.

In the capital improvements program, capital expenditures are separated from Operational expenditures. Operational expenditures are those for administration, payroll, employee benefits, maintenance and similar functions, and are short term. Capital expenditures are for assets which have a substantial value compared to the total municipal budget and are expected to provide service for a number of years. The construction of a road is an example of a capital expenditure.

The capital improvements program schedules the purchase of capital items in a systematic manner rather than allocating a large amount of money for all expenditures in one year. Based on the assessment of future needs, future expenditures are planned so that the municipality can anticipate major expenditures prior to the budget year. The program is based on identified capital needs, goals for capital acquisitions, and a priority list of all proposed capital expenditures.

A time frame is established for the capital improvements program. Five-year programs are typical. Every year the schedule for capital improvements must be revised and updated as necessary, based on the current municipal priorities. For each project included in the program, estimated costs must be established and a budget prepared.

Benefits of capital improvements programs include the following:

- It ensures that projects will be based upon the ability to pay and upon a schedule of priorities determined in advance.
- It helps ensure that capital improvements are viewed comprehensively and in the best public interest of the municipality as a whole.
- It promotes financial stability by scheduling projects at the proper intervals.
- It avoids severe changes in the tax structure by the proper scheduling of projects and facilitates the best allocation of community resources.

Specific Plans

The Municipalities Planning Code (MPC) enables municipalities that have participated in a multi-municipal plan to adopt specific plans. As part of the intergovernmental cooperative agreements, municipalities can choose to adopt specific plans individually or jointly. The MPC defines a specific plan as:

“a detailed plan for non-residential development of an area covered by a municipal or multi-municipal comprehensive plan, which when approved and adopted by the participating municipalities through ordinances and agreements, supersedes all other applications.”

A specific plan is a tool that can be used by municipal governments for the systematic implementation of a comprehensive plan. It establishes a link between the policies of the comprehensive plan and development proposals in a specifically defined area. Provisions of a specific plan shall include type, location and intensity of land uses, the design capability of infrastructure, the standards for preservation of natural resources, regulation of land development, and financing of capital improvements. A specific plan can be used to define the exact location most appropriate for economic development activities to, particularly the village or commercial areas found on the Future Land Use Map, and protect it through ordinance that would supersede all other ordinances.

Specific plans do not create additional planning or permitting requirements. All data collection involved in creating a specific plan is information required as a prerequisite for approval and recording of a final subdivision or land development plan. The specific plan facilitates the planning and permitting, without having to wait for a development application. When an appropriate development proposal occurs, permitting will move directly to the final plan, because all requirements for a preliminary plan (such as sewer, stormwater, sediment and erosion, highway occupancy) will have already been met.

The MPC indicates:

Participating municipalities shall have authority to adopt a specific plan for the systematic implementation of a county or multimunicipal comprehensive plan for any nonresidential part of the area covered by the plan. Such specific plan shall include a text and a diagram or diagrams and implementing ordinances which specify all of the following in detail:

1. The distribution, location, extent of area and standards for land uses and facilities, including design of sewage, water, drainage and other essential facilities needed to support the land uses.
2. The location, classification and design of all transportation facilities, including, but not limited to, streets and roads needed to serve the land uses described in the specific plan.
3. Standards for population density, land coverage, building intensity and supporting services, including utilities.
4. Standards for the preservation, conservation, development and use of natural resources, including the protection of significant open spaces, resource lands and agricultural lands within or adjacent to the area covered by the specific plan.

5. A program of implementation including regulations, financing of the capital improvements and provisions for repealing or amending the specific plan. Regulations may include zoning, storm water, subdivision and land development, highway access and any other provisions for which municipalities are authorized by law to enact. The regulations may be amended into the county or municipal ordinances or adopted as separate ordinances. If enacted as separate ordinances for the area covered by the specific plan, the ordinances shall repeal and replace any county or municipal ordinances in effect within the area covered by the specific plan and ordinances shall conform to the provisions of the specific plan.

Environmental Advisory Council

Act 148 of 1973 authorizes any municipality or group of municipalities to establish, by ordinance, an Environmental Advisory Council to advise the local planning commissions, park and recreation boards, and elected officials on matters dealing with the protection, conservation, management, promotion, and use of natural resources located in the municipality's territorial limits.

Act 148 empowers Environmental Advisory Councils to:

- Identify environmental problems and recommend plans and programs to the appropriate municipal agencies for the promotion and conservation of natural resources and for the protection and improvement of the quality of the environment within its municipal boundaries;
- Keep an index of all open space, publicly and privately owned, including flood-prone areas, and other unique natural areas, for the purpose of obtaining information on the proper use of such areas;
- Advise the appropriate local government agencies, including, but not limited to, the planning commission and park and recreation board or, if none, the elected governing body, on the acquisition of property, both real and personal.

Certified Local Government (CLG) Program

This program was created in 1980 under the National Historic Preservation Act and is administered by the Pennsylvania Historical and Museum Commission. The Certified Local Government Program provides additional benefits to municipalities interested in historic preservation. Once certified, the local government is then eligible for:

- Direct participation in the federal historic preservation program,
- Greater access to historic preservation funds,
- Greater level of information exchange with the State Historic Preservation Office (SHPO),
- Access to technical assistance and training from the SHPO, and
- A higher degree of participation in statewide preservation programs and planning.

This program was established to allow local governments to participate directly in the national historic preservation program and to provide funding to local governments to carry out their historic

preservation responsibilities (survey, inventory, designation and protection of their historic resources). To achieve CLG status in Pennsylvania, a municipality applies to the Bureau for Historic Preservation. All states are required to set aside 10% of their federal historic preservation grant funds to CLGs. These grants are presently offered as a ratio of 60% funding from the Pennsylvania Historical and Museum Commission (PHMC) and 40% match from the CLG.

Critical requirements for CLG designation are:

- adopt and enforce appropriate legislation for designation and protection of historic properties,
- establish a qualified historic preservation commission,
- enact a system for surveying historic properties,
- enact a public participation component as part of the local program,
- adequately perform duties and responsibilities delegated through the certification process,
- provide continuing in-service historic preservation training for HARB and Historical Commission members (8 hours training annually per member),
- a good faith effort to appoint HARB members with appropriate professional qualifications for historic preservation backgrounds,
- submit an annual report of the municipality's historic preservation activities, and
- enforce the historic district ordinance.

Corridor Planning

A transportation corridor plan is both a description and a vision of what the corridor is, what it should be and what the corridor may be in the future. The plan may include an inventory of the corridor's characteristics, problems, assets and components that make the corridor unique. By building upon the inventory, a plan is developed which establishes recommendations for managing existing or potential concerns associated with safety, land use access, mobility, capacity or aesthetics of a highway or roadway corridor. These recommendations may include changes to municipal policy or regulations, including revisions to the comprehensive plan, zoning ordinance, or subdivision and land development ordinance.

A corridor plan can also be created for green infrastructure. Such corridors could include stream valleys, hiking trails, or horse trails. The plan can be used as a tool for preserving historic or scenic qualities of local roads.

Corridor plans can be prepared by a single municipality to address local corridor concerns, but ideally are prepared by a group of municipalities to address regional corridor issues. The plan can be used for traffic management issues, to establish access management policies before development creates traffic management problems. The plan can also be used for managing existing traffic conditions.

From: *Land Use Planning In Pennsylvania: Practices and Tools An Inventory*, Governor's Center for Local Government Services

Sewage Facilities Planning

Establishing policies for the ownership and management of community sewage facilities can provide adequate financing and maintenance ability throughout the life of the facility. Such policies can support planning goals that call for higher density development patterns, such as cluster development and mixed use or open space areas. These policies also ensure that high quality sewage facilities are provided in the municipality, and that the type of sewage facilities provided are the type desired by the community at large. This tool can also help municipalities carry out their primary responsibility of providing for the health, safety, and welfare of the citizenry.

Act 537 requires each municipality to provide an updated sewage facilities plan. Plan revisions to properly plan for the sewage facilities needs of a development must be approved by both the municipality and Pennsylvania Department of Environmental Protection (PA DEP).

From: *Land Use In Pennsylvania: Practices and Tools An Inventory, Governor's Center for Local Government Services*

Transportation Impact Fee Ordinance

The governing body of each municipality other than a county, in accordance with the conditions and procedures set forth in the Municipalities Planning Code (MPC), may enact impact fee ordinances and establish, at the time of municipal approval of any new development or subdivision, the amount of an impact fee for any of the offsite public transportation capital improvements authorized by the MPC as a condition of final plat approval under the municipality's subdivision and land development ordinance.

Municipalities which cooperatively plan for their future can provide for transportation capital improvements in a cooperative manner. The governing body of each municipality which has adopted a joint municipal comprehensive plan, in accordance with the conditions and procedures set forth in the MPC, may cooperate with one or more municipalities to enact, amend and repeal joint transportation impact fee ordinances.

Traffic Impact Fee Basics

- Allows collecting dollars for "off site" roadway improvements from developers
- Will ultimately require matching PENNDOT or municipal funds for improvements, based on the proportionate share of traffic
- Municipality sets study area, which may ultimately be broken up into one or more Transportation Service Areas (TSA); some of the study area can be eliminated
- Each TSA must be less than 7 square miles
- First step is to determine the study area and appoint an advisory committee
- Advisory committee to be at least 7 members with 40% representation of the builder/realtor community

- Must be residents or those doing business in the municipality
- Cannot be municipal officials or employees
- After committee appointed, study must be done within 18 months, but all development plans filed in that period are subject to the fee
- Background studies include
 - Land Use Assumptions
 - Roadway Sufficiency Analysis
 - Capital Improvements Plan
- Capital Improvements Plan
- Collected monies must be used within certain timeframe, set by Capital Improvements Plan
- Partial cost of the Roadway Sufficiency Analysis can be recouped through the collected fees

Transferable Development Rights (TDR)

Transferable development rights is the attaching of development rights to specified lands which are desired by a municipality to be kept undeveloped, but permitting those rights to be transferred from those lands so that the development potential which they represent may occur on other lands where more intensive development is deemed to be appropriate.

Transferable Development Rights (TDRs) is a zoning tool that allows conservation and development to coexist within a municipality. Growth is directed to preferred locations through the sale and purchase of development rights. Development rights are established for a given piece of land and can be separated from the title of that property. These rights can then be transferred in fee simple to another location within a parcel of land (in the case of a planned residential development) or to another location within a municipality where development is desirable and planned for.

The sale of TDRs leave the rural landowner in possession of title to the land and the right to use the property as a farm, open space or for some related purpose. However, it removes the owner's right to develop the property for other purposes. The transfer of development rights allows the purchaser of the development rights to then develop another parcel more intensively than would otherwise be permitted.

While the TDR program is part of the municipal zoning ordinance, the actual buying and selling of development rights remain with the property owner. TDRs are implemented on a voluntary basis.

From: *Land Use In Pennsylvania: Practices and Tools An Inventory, Governor's Center for Local Government Services.*

Integrated Resource Planning

Guidelines for Developing an Integrated Resource Plan Under the Delaware River Basin Commission Southeastern Pennsylvania Ground Water Protected Area Regulations identify Integrated Resource Planning as a tool to:

1. Evaluate and develop management objectives and strategies on a subbasin basis to ensure that ground and surface water withdrawals are managed in a manner that protects both instream and withdrawal uses in the subbasin.
2. Evaluate the adequacy of existing ground and surface water resources to meet all existing and future needs in the subbasin, and assess options for meeting those needs.
 - Assess water resources and existing uses of water, including availability, quality, quantity, and limitations.
 - Estimate future water demands and resource requirements.
 - Assess the capacity of the subbasin to meet present and future demands for withdrawal and nonwithdrawal uses such as instream flows. Determine if new sources of supply are needed, and if so, how to evaluate and select such sources, with consideration of implications for the size, quality and quantity of natural resources.
 - Consider stormwater and floodplain management.

The multiple objectives that the IRP process is designed to evaluate include demands on water resources for supply purposes and for maintaining the instream flows necessary for the protection of aquatic resources, recreational use and other uses. In all cases, sufficient flows are required to protect and maintain existing and designated uses. There is the potential for conflict among these demands, and the IRP needs to identify the points of conflict, and propose methods to avoid or resolve conflicting demands. The first step in this process is to assess the ability of the water resources of the subbasin to meet the demand. After the assessment of water resources and water use, available water resources should be compared to current and future water needs (both for water supply and instream uses) to determine if potential resource shortfalls and limitations may occur.

Factors to consider in the IRP include protecting surface and ground water from over-withdrawal, and balancing withdrawals with instream uses. Developing approaches to protect resources and resolve issues must consider that water quantity and water quality are interrelated. Because of this close relationship, sufficient stream flow must be maintained to protect the physical, chemical, and biological characteristics of the stream.

Important flow levels to consider include flood/floodplain maintenance flows, flushing (of fine sediment) flows, channel maintenance flows, and even the occasional drought.

Urbanization of watersheds can rapidly alter flow regimes with pervasive effects on aquatic communities. In particular, urbanization increases impervious surface area within a watershed, which increases surface runoff rates. The first effect of this change is to decrease surface infiltration of water, which decreases ground water recharge. The second effect is to more rapidly transport precipitation to the stream network.

After urbanization, streams receive more water at a faster rate from a set precipitation level. This change in the hydrology of storm events causes peak flows to be higher (increasing the chance of a flood event per given precipitation event), increases the rate of the rising and falling water levels (i.e., they change faster), decreases the duration of the peak flows, and decreases base flow to the stream.

Base flow is reduced because ground water runs across the surface and out the stream network, instead of infiltrating into the ground and seeping out to the streams over time through ground water discharge. In addition, urbanization has the potential to cause numerous other impacts, including the delivery of fine sediments into streams during the “build-out” of the watershed, fragmenting quality stream habitat with stream crossings and/or dams, reduction in riparian habitats (direct elimination of habitat with instream consequences for water quality and nutrient sources), and the altering of ecological pathways (e.g., attempts to eliminate natural flooding).

3. Engage stakeholders as active participants in developing effective, long-term water resource management objectives and strategies.
4. Consider the inter-relationship of water quality and water availability for current and future water uses in a subbasin.
5. Assist planners to better integrate water resources protection in land use planning. Almost all land use decisions affect water resources. Growth is occurring in most subbasins of the Ground Water Protected Area. Integrated Resource Plans can assist in better managing *how* that growth occurs. The availability of ground or surface water, individually, may not be a limiting factor for growth, since a combination of both or sources of water outside of the subbasin may exist. By evaluating all water resources options, existing and future needs may be met while simultaneously protecting the resources and supporting other uses including instream flow needs.

Critical elements in Integrated Resource Planning include:

- Initiating multi-municipal effort involving all municipalities that share the resources of common subbasins for water supply and/or wastewater disposal,
- Involving the water supply and wastewater utilities operating within or planning to operate within those municipalities,
- Including the geographic area of the subbasins whose resources are shared by the municipalities and be based upon maintaining the quantity (e.g., ground water balances and dry weather stream base flows, etc.) and quality (e.g., protection of sources of water supplies from pollutant runoff, etc.) of the water resources of those subbasins;
- Addressing the municipalities’ growth and land use management objectives and the utility’s (ies’) objectives,
- Considering all reasonable options for meeting new needs, including expanded conservation management practices, available capacity in existing systems, and development of new sources,

- Guiding the placement of infrastructure to concentrate growth in designated growth areas and restrict growth in designated rural areas.

Agriculture Protection Zoning (APZ)

Agricultural Protection Zoning ordinances designate areas where farming is the primary land use, and discourage other land uses in those areas.

Agricultural Protection Zoning stabilizes the agricultural land base by keeping large tracts of land relatively free of non-farm development. This can reduce the likelihood of conflicts between farmers and their non-farming neighbors. Maintaining a critical mass of agricultural land can ensure that there will be enough farmland to support local agricultural services.

From: *Land Use In Pennsylvania: Practice and Tools An Inventory, Governor's Center for Local Government Services.*

Agricultural Conservation Easements

Conservation easements permanently protect farms from development. Landowners voluntarily sell conservation easements to a government entity or private conservation organization or land trust. The agency or organization usually pays them the difference between the value of the land for agricultural use, and the value of the land for its "highest and best use" which is generally residential or commercial development. A deed of conservation easement is recorded in the county recorder of deeds office.

Conservation easements may also be sold or donated to private land trusts.

Conservation easements permanently preserve land for agricultural use. Purchase of easements by municipalities on their own can be done more selectively and expeditiously as they do not have to conform to the county or State guidelines. The donation or bargain in sale of a conservation easement can also provide significant federal and state tax benefits to the land owner. PA Act 153 of 1996 allows school boards to cap real estate taxes for preserved land.

From: *Land Use In Pennsylvania: Practice and Tools An Inventory, Governor's Center for Local Government Services.*

Map of Potential Conservation Lands

A Map of Potential Conservation Lands can serve as the basis for evaluation of development projects. The principal purpose of the Map is to establish an overall structure for an open space network and to demonstrate how the open space in any individual subdivision would fit into this broader framework. Such an approach would ensure that the conservation network in the Municipality will be interconnected.

The Map would outline areas that are recommended to be conserved throughout the Municipality. Resources typically shown are: wetlands and associated buffers; floodways and floodplains; moderate and steep slopes; groundwater resources and recharge areas; woodlands; productive farmland;

significant wildlife habitats; historic, archaeological and cultural features; and scenic view-sheds from public roads. However, the identification of features should be tailored to meet local needs and conditions.

The Map typically shows three broad categories. Primary Conservation Areas are deemed to be unsuitable for development due to extremely severe environmental constraints. Usually these are floodplains, wetlands and areas of slope exceeding 25%. Secondary Conservation Areas contain lands that can be developed but that are significant locally and worthy of consideration for conservation. Existing Protected Lands are shown to see the relationship to other potentially protected lands.

GRANT PROGRAMS FOR IMPLEMENTATION

Some projects can be funded solely through local funding sources, but many will require grant or loan assistance from state and federal agencies. What follows is a list of a number of programs available to help implement the projects identified in this Plan. The programs are grouped by type of initiative, such as Economic Development or Infrastructure/Transportation.

DOWNTOWN/REVITALIZATION/REDEVELOPMENT

Grant or Loan Program

Agency

Main Street Program – A five-year program designed to help a downtown economic development effort. Municipalities and redevelopment authorities are eligible. Match required. (Not accepting applications through 6/30/10)

DCED

Elm Street – Grant funds for planning, technical assistance, and physical improvements to residential and mixed use areas in proximity to central business districts. Used for revitalization of residential and mixed use neighborhoods, and administration costs to support an Elm Street Program. Eligible entities include municipalities, redevelopment authorities, non-profit main street organizations, economic development organizations, and neighborhood improvement districts. Local match is required. (Not accepting applications through 6/30/10.)

DCED

Growing Greener II – Main Street and Downtown Redevelopment Grants to municipalities and nonprofits to help a community's downtown redevelopment effort, focusing on the improvement of downtown sites and buildings. The eligible projects may include approaches that assist in business development and/or public improvements in core communities. No required match level, but matching should be demonstrated.

DCED

Urban Development Program (UDP) – Provides grants for urban development and improvement projects to municipalities and non-profit entities.

DCED

Community Revitalization (CR) – Program provides grant funds to support local initiatives to promote the stability of communities. The program also assists communities in achieving and maintaining social and economic diversity to ensure a productive tax base and a good quality of life. Eligible are local governments, municipal and redevelopment authorities and agencies, industrial development agencies, non-profit corporations incorporated under the laws of the Commonwealth.

DCED

Enterprise Zone Program – Grants to financially disadvantaged communities for preparing and implementing business development strategies within municipal Enterprise Zones. Eligible are municipalities, redevelopment authorities, non-profit economic development organizations, or other non-profit organizations on a case-by-case basis. Use for business development surveys; Business development strategy/preparation; Revolving fund business. (Not accepting applications through

DCED

Grant or Loan Program

Agency

6/30/10.)

New Communities Anchor Building Program - Low interest loans to a developer to renovate and redevelop eligible vacant buildings in Main Street areas.

DCED

Community Action Team (CAT) Pre-development Grant to Loan Program - Projects must be in a core area of a community and be part of a larger “impact project” as determined by the CAT and DCED (a community-changing revitalization project.

DCED

Pennsylvania Downtown Center (PDC) - Promotes and supports the vitality of Pennsylvania’s downtowns and traditional neighborhood business districts by providing local groups with the techniques and strategies needed to recapture or sustain their downtowns as a vibrant civic, social, and economic center of activity.

PDC

ECONOMIC DEVELOPMENT

Grant or Loan Program

Agency

Keystone Opportunity Zones (KOZ) – Provides state and local tax abatement to businesses and residents locating in one of the designated zones. Eligible are qualified businesses, property owners and residents. It is used for businesses, property owners and residents that are located in a KOZ, KOEZ/KOIZ.

DCED

Keystone Innovation Zone (KOZ) – Provides grant funds to community/university partnerships to generate job growth through tech transfer and entrepreneurship. Focused around campuses and property around college and universities. Partnerships must include: institution of higher education, economic development organizations, private sector businesses, business support organizations, commercial lending institutions, venture capital, and foundations.

DCED

Recommended partners include: local government organizations and workforce development organizations. Zone must be geographically identified with links to institutions of higher education. Grant funds will be used for Zone coordination, strategic planning, personnel costs, hiring of consultants and administration of the zone. Companies located in tax zones, in operation less than 8 years and fall under the industry sector focus, are eligible to apply for state tax credits.

Tax Increment Financing (TIF) Guarantee Program – Promotes and stimulates the general economic welfare of various regions and communities in the Commonwealth and assists in the development, redevelopment and revitalization of Brownfield and Greenfield sites in accordance with the TIF Act. Eligible are all municipalities and their authorities, including boroughs, townships, towns, counties and home rules that issue TIF bonds to fund local economic development projects.

DCED

Appalachian Regional Commission (ARC) – The federal government’s Appalachian Regional Commission (ARC) is a unique partnership composed of the governors of the 13 Appalachian states and a presidential appointee representing the federal government. Grassroots participation is provided through Local Development Districts (LDDs) – multi-county organizations with boards made up of elected officials, business people, and other local leaders. Eligible are economic development organizations, non-profit entities, local government in Appalachia PA. Funding is used for skill and knowledge, physical infrastructure, community capacity building, dynamic local economics and health care.

DCED

Industrial Sites Reuse Program – Grant and low-interest loan financing to perform environmental site assessment and remediation work at former industrial sites. Eligible are public entities, private nonprofit economic development entities, and companies involved in reuse of former industrial land. Entities that did not cause or contribute to environmental contamination are eligible also. It is used for Phase I, II and III environmental assessments; remediation of hazardous substances.

DCED

Grant or Loan Program

Agency

Infrastructure and Facilities Improvement Program – A multi-year grant program that will provide grants to certain issuers of debt in order to assist with the payment of debt service. Eligible are authorities that issue debt for tax increment financing; redevelopment authorities; convention center authorities, including municipal authorities formed for the purpose of convention center activities; and the Pennsylvania Economic Development Financing Authority. Used for payment of debt service incurred by the authority relating to debt issued for the project.

DCED

Building PA – Provides mezzanine capital for developers for real estate assets in small to mid-sized Pennsylvania communities. Eligible are Professional Investment Fund Managers through a Request for Qualification (RFQ)

DCED

Business in Our Sites Grants and Loans – Empowers communities to attract growing and expanding businesses by helping them build an inventory of ready sites. Municipalities, municipal authorities; redevelopment authorities; industrial development agencies, and private developers are eligible.

DCED

Opportunity Grant - Uses grants to encourage development or expansion of businesses with a focus on manufacturing, industry, research and development, agricultural processing or export services, or firms establishing a national or regional headquarters that would create or preserve a significant number of jobs.

DCED

Section 108 Program – Section 108 enables states and local governments participating in the Community Development Block Grant (CDBG) program to obtain federally guaranteed loans to fund large economic development projects and undertake revitalization activities. Under Pennsylvania’s initiative to use Section 108 the loans are guaranteed by the Commonwealth, committing the use of future CDBG funds to pay off the loan in case of default. Eligible for loan guarantees as security for federal loans; Local governments that are not designated by HUD as urban counties or entitlement municipalities. Used for acquisition, rehabilitation, relocation, clearance, site preparation, special economic development activities, certain public facilities and housing construction.

DCED

Small Business Development Centers (SBDCs) – Technical assistance and consulting services to current and prospective entrepreneurs. Areas of expertise range from business plan development and implementation to issue areas related to current business operations.

DCED

Small Business First (SBF) – Provides funding for small businesses (100 or fewer employees), including low-interest loan financing for land and building acquisition and construction, machinery and equipment and working capital.

DCED

New PA Venture Capital Investment Program – Loans to venture capital partnerships to invest in growth-stage PA companies. Venture capital investment firms are eligible. Used for investment in young job-producing companies; investments must be made in underserved areas defined as outside the Philadelphia

DCED

Grant or Loan Program

Agency

MSA and those with populations below 1 million. Amounts are variable and to be determined by the Commonwealth Financing Authority.

New Pennsylvania Venture Guarantee Program – Guarantees to top-tier venture capital partnerships for investments in growth stage pa companies. Venture Capital partnerships are eligible. It is used for Guarantees on the first losses of equity investment made in Pennsylvania companies.

DCED

Pennsylvania Capital Access Program (PennCAP) – Loan guarantee through participating banks to be used to support a wide variety of business purposes. It is used for land, building, equipment, working capital.

DCED

Pennsylvania Community Development Bank Loan Program (PCD Bank) – Debt financing for Community Development Financial Institutions (CDFIs). Eligible are public funds (25 percent) matched with private sector funds (75 percent) to create a loan pool for eligible CDFIs; state accredited community development financial institution. CDFI must meet state accreditation standards and program underwriting guidelines. Minimum two years lending experience. Focus on economic development and job creation.

DCED

Local Economic Revitalization Tax Assistance Act (LERTA) - Local municipalities, school districts, and counties can offer tax abatements on improvements to property for up to 10 years.

DCED

Pennsylvania Economic Development Financing Authority (PEDFA) Tax Exempt Bond Program – Tax-exempt and taxable bonds, both in pooled transactions and stand-alone transactions, to be used to finance land, building, equipment, working capital and refinancing. Eligible is manufacturing; nonprofit 501(c)(3); energy; solid waste disposal; wastewater treatment; transportation facilities; assisted living/housing. Program is used for land and building acquisition; building renovation and new construction; machinery and equipment acquisition and installation; designated infrastructure.

DCED

Pennsylvania Economic Development Financing Authority (Taxable) (PEDFA) – Tax-exempt and taxable bonds, both in pooled transactions and stand-alone transactions, to be used to finance land, building, equipment, working capital and refinancing. Loans no less than \$400,000, up to 100 percent of project costs.

DCED

Pennsylvania Industrial Development Authority (PIDA) – Low-interest loan financing through industrial development corporations for land and building acquisition, construction and renovation resulting in the creation or retention of jobs. Loans up to \$2 million (within Enterprise Zones, Act 47 communities, Brownfield sites, and Keystone Opportunity Zones, up to \$2.25 million).

DCED

Pennsylvania Minority Business Development Authority (PMBDA) – Low-interest loan financing to business owned and operated by ethnic minorities. Can be used for land and building acquisition, building construction and renovation, machinery and

Grant or Loan Program

equipment acquisition and installation, working capital.

Agency

DCED

First Industries Fund - First Industries will provide grants, low-interest loan financing, and loan guarantees for agriculture and tourism.

DCED

2nd Stage Loan Program - will provide guarantees for bank loans to second-stage manufacturers and technology companies for working capital and other financing needs. Targeted toward manufacturing, advanced technology, and biotechnology, these funds will support growth in these sectors.

DCED

Infrastructure Development Program - This program provides grants and low interest financing for the construction of public and private infrastructure needed for business to locate or expand to a specific site. It also provides financing for infrastructure costs to redevelop former industrial sites, including site clearance costs.

DCED

GENERAL COMMUNITY AND ECONOMIC DEVELOPMENT

<u>Grant or Loan Program</u>	<u>Agency</u>
<p>Local Municipal Resources and Development Program (LMRDP) – Grants to municipalities for <u>improving quality of life within the community</u>. Eligible are municipalities and non-profit entities.</p>	DCED
<p>Local Share Assessment Fund (Gaming Funds) Monroe County – As required under Act 71 (the Gaming Act), DCED has developed program guidelines for Local Share Account Funds in Monroe County. Eligible applicants include any municipality in Monroe County, as well as those counties and municipalities contiguous to Monroe County. Economic development and redevelopment authorities in Monroe County and the contiguous counties (Carbon, Lackawanna, Luzerne, Northampton, Pike, and Wayne) are also eligible. (NOTE: The total local share account funds will be divided into two equal funds: one for Monroe County and the other for projects in contiguous counties.) <u>Uses will vary based on location, but funds are generally used for community and economic development projects.</u> See program guidelines for specific eligible uses</p>	DCED
<p>Housing and Redevelopment Assistance (HRA) – Program provides state-funded grants for community revitalization and economic development activities to occur on a local level. Specifically, this program assists communities in becoming competitive for business, retention, expansion and attraction. It also funds projects that assist with community revitalization in the area of housing and low-income housing. Local governments, redevelopment authorities and housing authorities are eligible to apply.</p>	DCED
<p>Act 47 – Municipalities Financial Recovery Act – Provides loan and grant funds to financially distressed local governments as well as technical assistance to formulate financial recovery plans. Only local governments are eligible to apply.</p>	DCED
<p>Community Development Block Grant (CDBG) – Grants and technical assistance for federal designated municipalities for any type of community development. It is an entitlement program which provides annual funding to designated municipalities. Competitive program is available to all non-federal entitlement municipalities. Entitlement funding is set by formula.</p>	DCED
<p>Early Intervention Program – Provides matching grant funds to assist municipalities experiencing fiscal difficulties to develop comprehensive multi-year financial plans and establish short and long term financial objectives.</p>	DCED
<p>Economic Stimulus Package Technical Assistance – Technical assistance for local governments as part of the Economic Stimulus Package. Eligible are Local Governments. Used for an interdisciplinary team of economic development professionals knowledgeable in all facets of the Stimulus Package that will help communities maximize their use of funding programs.</p>	DCED

Grant or Loan Program

Agency

Local Government Capital Project Loan Program (LGCPL) - Low interest loans to local government for equipment and facility needs.

DCED

LAND USE

Grant or Loan Program

Agency

Land Use Planning and Technical Assistance Program (LUPTAP) – Provides grants for the preparation of community comprehensive plans and the ordinances to implement them. It promotes cooperation between municipalities. Approval must be obtained PRIOR to start of comprehensive plan. Applicants are to provide a minimum 50 percent match of cash or in-kind services. (Funding has been cut dramatically.)

DCED

INFRASTRUCTURE/TRANSPORTATION

Grant or Loan Program

Agency

Water Supply and Wastewater Infrastructure Program (Penn Works) – A program to ensure safe water supply and proper wastewater infrastructure. Eligible are municipalities, industrial development corporations, municipal authorities, investor-owned water or wastewater enterprises. It is used for water and sewer projects not used solely for residential purposes.

DCED

Broadband Outreach & Aggregation Fund (BOAF) – Grant assistance to qualified applicants to implement outreach programs concerning the benefits, use and procurement of broadband services as well as providing seed grants to aggregate customer demand in communities with little or no service so that the providers can respond to the new demand for services in a more timely fashion.

DCED

Pennsylvania Infrastructure Bank (PIB) – Low-interest loans for the design, engineering, right-of-way and repair, reconstruction and construction of public highways, bridges, public and private airports and railroads and public transportation systems. Eligible are all public highways and bridges as well as airports, rail freight and public transportation facilities are eligible to apply. Used for roadway and bridge construction and repair, traffic signals, roadway drainage improvements, airport runways, hangars and equipment, railroad track, equipment and signals, and public transportation capital facilities and purchases.

PADOT

Pennsylvania Infrastructure Investment Authority (PennVEST) – Low-interest loans for design, engineering and construction of publicly and privately owned drinking water distribution and treatment facilities, storm water conveyance and wastewater treatment and collection systems.

PENNVEST

Advance Funding Program – Low interest loans and possible supplemental grants to improve water management systems.

PENNVEST

Brownfields Remediation – Low-interest loans to municipal or county governments or an affiliated industrial or economic development or redevelopment entity for the remediation of sites that have been contaminated by past industrial or commercial activity and pose a threat to local groundwater or surface water sources. A public entity may sponsor a project for which a private party wants to submit an application, provided that either the public entity or the private party has an ownership interest in the property to be remediated.

PENNVEST

Drinking Water, Wastewater and Stormwater Loans – Low-interest loans to communities or private firms for designing, engineering, and constructing publicly and privately owned drinking water distribution systems.

PENNVEST

Growing Greener Grants – Under this initiative, PENNVEST has grant funds available for drinking water, wastewater and storm water infrastructure projects. These are

PENNVEST

Grant or Loan Program

Agency

the same types of projects that PENNVEST has always funded.

H2O PA – Grant funding to upgrade Pennsylvania’s drinking water and wastewater facilities, flood protection projects, and to support the rehabilitation of high-hazard dams.

PENNVEST

PENNVEST Loans & Grants – PENNVEST provides low-interest loans and grants for new construction or for improvements to publicly or privately owned drinking water, storm water or sewer treatment facilities. PENNVEST also provides loan funding to remediate brownfields sites, as well as loan funding to individual homeowners for repair or replacement of their malfunction on-lot septic system.

PENNVEST

Many of the wastewater and drinking water projects funded by PENNVEST use federal dollars for design and construction. These dollars come with some strings attached that can increase the cost of the project for the community.

PENNVEST conducts a financial analysis to determine the interest rates and the length of the repayment period on any loan, as well as whether any grant funding might be awarded for the project.

Highway Safety Grant Program – Federally funded program that provides funds for highway safety initiatives. Eligible grant recipients must be governmental units. Local matching funds may be required based on the section of funding per NHTSA.

PADOT

Grants are awarded to support Pennsylvania’s Comprehensive Strategic Highway Safety Improvement Plan (CSHSIP). Funds are granted to perform data driven and result oriented specific activities to implement strategies identified in the CSHSIP.

Pilot Roadside Beautification Project – This pilot project is a collaboration between PennDOT’s Bureau of Municipal Services’ Agility Center and the Federal Highway Administration (FHWA) to streamline the installation process of beautification sites on roads and highway right-of-ways. The \$1M pilot project is 100 percent funded by the FHWA. A Design/Build landscape contractor designs and installs each site in partnership with PennDOT and a volunteer Beautification Sponsor Group. To date, there are eight (8) completed beautification sites. The landscape contractor maintains each site for a one-year Period of Establishment (POE). At the end of the POE, the site is turned over to the volunteer Beautification Sponsor Group which maintains the site for a 3-year minimum with an option to renew. Since this is a pilot project, only Engineering Districts 1-0, 2-0, 9-0, 10-0, 11-0, and 12-0 are participating. Approval is being sought to expand this pilot project to the remaining Engineering Districts.

PADOT

Highway beautification not only enhances communities, it helps improve the quality of life for residents by attracting new investments and businesses. Academic studies show that beautified highways reduce stress, frustration, and aggression.

Grant or Loan Program

Agency

Rail Freight Assistance Program (RFAP) – Provides state funded financial assistance for investment in rail freight infrastructure to preserve rail freight service and stimulate economic development through the generation of new or expanded rail freight service.

PADOT

Types of projects eligible for funding:

- Maintenance – includes replacement of ties, rail, plates, turnouts & other track materials. See PennDOT’s Web site (www.dot.state.pa.us) for more details.
- Construction – consists of the cost to purchase ties, rail, ballast & other track material to construct a railroad line (where none exists) or rail associated facility.

Nonpoint Source Implementation Program (Section 319) - Water Program - Provide funding to assist Pennsylvania to implement PA’s Nonpoint Source Management Program. This includes funding for abandoned mine drainage, agricultural and urban runoff, and natural channel design/streambank stabilization projects, and for development of watershed-based restoration plans.

PADEP

Eligibility - County, Municipality, Authority, School District, Non-Profit, Conservation District, Watershed Groups

Transportation Enhancements Program (TEA 21) - The program provides funding for programs such as provision of facilities for pedestrians and bicycles; acquisition of scenic easements or historic sites; landscaping or other scenic beautification; historic preservation; rehabilitation and operation of historic transportation buildings, structures or facilities. Funding cycle is closed. Next cycle to be determined.

PADOT

Home Town Streets - This program includes a variety of streetscape improvements that are vital to reestablishing downtown and commercial centers. These projects include activities undertaken within a defined “downtown” area that collectively enhance that environment and promote positive interactions with people in the area. Projects may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, signage and other visual elements. Operated under the Transportation Enhancements Umbrella. Funding cycle is closed. Next cycle to be determined.

PADOT

Federal Safe Routes to School - This program is designed to work with both school districts and pedestrian and bicycle safety advocates to make physical improvements that promote safe walking and biking passages to schools. Collectively, these efforts would save on school busing costs and promote a healthy lifestyle for children. In addition, some funding may be used for pedestrian education efforts. Examples of these types of improvements include: sidewalks, crosswalks, bike lanes or trails, traffic diversion improvements, curb extensions, traffic circles and raised median islands. Funding cycle is closed.

PADOT

HISTORIC PRESERVATION

<u>Grant or Loan Program</u>	<u>Agency</u>
Certified Local Government Grant Program – Provides funds in the areas of: cultural resource surveys, national register nominations, technical and planning assistance, educational and interpretive programs, and staffing and training.	PHMC
Keystone Historic Preservation Grant Program – Provides funding (in the categories of preservation, restoration and rehabilitation) to nonprofit organizations and local governments for capital improvements on historic resources listed in or eligible for listing in the National Register of Historic Places.	PHMC
Pennsylvania History and Museum Grant Program – Funding is designed to support a variety of museum, history, archives and historic preservation projects, as well as local governments and nonprofit organizations. The types of grants are:	PHMC
Archives and Records Management Grants – Grants are available in two different amounts to support projects in the categories of Access and Preservation Programs, and County Records Improvement Programs. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.	PHMC
Collections Management Project Grants – Grants are available in two different amounts to support projects in the categories of Educational and Interpretive Programs, Exhibit Planning and Design, Management and Conservation. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.	PHMC
Education, Public and Local History Grants – Grants are available in two different amounts to support projects in the categories of Public Programs, Research and Writing, and Educational Programs. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.	PHMC
General Operating Support Grants for Museums – Grants that require no match and are restricted to museums with annual operating budgets exceeding \$100,000 (excluding capital and in-kind services). The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.	PHMC
General Operating Support Grants for Official County Historical Societies – Grants for historical organizations that are certified by their county governments as the official county historical societies for their respective counties. No more than one organization in each county may be so certified. The society must receive funds from the county government to assist in	PHMC

Grant or Loan Program

Agency

paying the operating expenses of the organization. The grant is noncompetitive and requires a 50/50 cash match.

Historic Preservation Grants – Grants available in two different amounts to support projects in the categories of Cultural Resource Surveys, National Register Nominations, Planning and Development Assistance, Educational and Interpretive Programs, and Archaeology. The grants are awarded annually based on a peer review process. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.

PHMC

Historical Marker Grants – Grants requiring a cash match (generally 50/50) are available to support the manufacture of approved state historical markers. The Pennsylvania Historical & Museum Commission approved historical marker nominations annually based upon the review of an independent panel of experts.

PHMC

Technical Assistance Grants – available to assist organizations in solving problems, increasing professionalism and building capacity funds. The grants are administered on a competitive basis, and the awards are made throughout the year based on a peer review process. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.

PHMC

COMMUNITY FACILITIES AND SERVICES

Grant or Loan Program

Agency

Keystone Recreation, Park and Conservation Fund – State grants to improve the physical facilities of public libraries. Joint applications are required from a sponsoring municipality (or Councils of Government and authorities approved by the participating local governing body of the COG or authority) and a state-aided public library. Used to construct new library buildings, renovate or rehabilitate existing facilities and make library buildings accessible for persons with disabilities.

PDE

Shared Municipal Services Program (SMSP) – Provides grant funds that promote cooperation among municipalities. Also encourages more efficient and effective delivery of municipal services on a cooperative basis.

DCED

Regional Police Assistance Grant Program – Provides grants for a period of up to three years for the start-up of consolidated police departments.

DCED

Emergency Responders Resources & Training Program (ERRTP) – ERRTP funds may be used for emergency responder improvement projects. These projects must demonstrate a benefit to community activities associated with police, fire, ambulance or related public safety services.

DCED

Senior Community Center Grant Program – Grants will be awarded to senior centers by two categories: capital assistance and capacity building. Capital assistance projects are for renovations, repairs, equipment, furnishings or acquisition of land or facilities and construction, while capacity building projects are to help pay for administration, fundraising or help in growing the programs and services offered at senior centers.

Dept. of Aging

Assistance to Firefighters Grant Program – Program assists rural, urban, and suburban fire departments throughout the U.S. Funds are used to increase the effectiveness of firefighting operations, to improve firefighter health and safety programs, and to establish or expand fire prevention and safety programs.

FEMA

Hazardous Materials Emergency Preparedness Planning and Training Grants – The purpose of this grant program is to increase effectiveness in safely handling hazardous materials accidents and incidents, enhance implementation of the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA), and encourage a comprehensive approach to emergency training and planning by incorporating unique challenges of responses to transportation situations.

PEMA

All 67 counties are eligible to apply. These grants require a 20 percent county match; the match may be accomplished with county or state Hazardous Materials Response Fund grants, or as a “soft-match”, such as the value of in-kind contributions. Counties may receive grants in both planning and training programs. Grants under this program are on a reimbursable basis – expenditures are

Grant or Loan Program

Agency

reimbursed after completion of activities or contractual obligations.

Hazardous Materials Response Fund – The fund is designed to provide supplemental emergency preparedness funding for chemical emergency plans by Local Emergency Planning Committees (LEPCs) and industry, acquisition of hazardous materials response team equipment, public Right-to-Know education, chemical industry awareness and compliance, and training and exercises. All 67 counties are eligible.

PEMA

Volunteer Fire Company and Volunteer Ambulance Service Grant Program – Grants range from \$2,500 to no more than \$15,000 per volunteer fire company applicant, or more than \$10,000 per volunteer ambulance service, unless the applicant is comprised of two groups that had previously merged.

PEMA

Volunteer Loan Assistance Program – The Volunteer Loan Assistance Program (VLAP) provides loans at a fixed 2 percent interest rate to volunteer fire, ambulance and rescue companies for the acquisition, rehabilitation or improvement of apparatus, facilities and equipment.

PEMA

Local Government – Categories for Local Government grants are as follows: **Arts Programs** – on-going programs, such as concert series in the park, children’s summer program, community festival, administered by the local government; **Arts Projects** – one time projects such as art in the park, or downtown mural projects, administered by the local government and completed in one year; **Re-grant Programs** – awards to local organizations for art/cultural programs, administered by the local government; **Pass Through** – funds to a non-profit local arts agency for programs, projects, administration, and re-grant programs, administered by the local arts agency; and **Other**.

PA Council on the Arts (PCA)

Pennsylvania Partners in the Arts (PPA) – Project Stream – Through 17 regional Partner organizations across the state, the PCA re-grants state arts funds to support a wide variety of local and community arts activities.

PCA

Activities supported through PPA awards include, but are not limited to, local and regional celebrations and festivals; classical, jazz, opera and community band concerts; theater productions; visual arts exhibitions and workshops; visiting authors and poets; hands-on art experiences for children and youth; and arts programs at heritage events, libraries, schools and senior citizen centers across the Commonwealth.

The **Federal Surplus Property Program** offers a variety of property to municipalities and other nonprofit organizations within Pennsylvania. From paper clips to battleships, from computers to concrete block.

Dept. of General Services (DGS)

The **Federal Fixed Price Vehicles Program** offers General Services Administration fleet vehicles to municipalities before these vehicles go to public auction. Cars, trucks, vans, alternative fuel vehicles, pick-up trucks, ambulances, and fire trucks are all available through this program.

DGS

Grant or Loan Program

Agency

The **State Surplus Property Program** offers Commonwealth-owned office equipment and supplies through the warehouse at 2221 Forster St. in Harrisburg, and offers a variety of items on-line through eBay (www.ebay.com seller id [pastatesurplus](#)). Sales are open to the general public. Store hours are 9AM to 2:45 PM, Monday through Friday.

DGS

Surplus Auctions are sometimes held across the Commonwealth. Additionally, off-road equipment, bridge equipment, dump trucks, and other maintenance equipment are offered to municipalities before these items are offered for sale to the general public.

The **1033 Excess Property Program** provides law enforcement agencies an opportunity to acquire excess Department of Defense equipment and supplies to use in the line of duty. Body armor, photographic equipment, computers, night vision goggles, vehicles, and many other valuable protective items can be acquired.

DGS

The **1122 New Property Program** enables law enforcement agencies to purchase new equipment and supplies suitable for counterdrug activities using Federal contracts.

DGS

Justice Assistance Grant Program – Provides assistance to state and local units of government in implementing projects that offer high probability of improving the criminal justice system.

PCCD

FEMA’s Pre-Disaster Mitigation (PDM) - The PDM program provides funds to states, territories, Indian tribal governments, communities, and universities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. Funding these plans and projects reduces overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. PDM grants are to be awarded on a competitive basis and without reference to state allocations, quotas, or other formula-based allocation of funds.

FEMA

Commercial Equipment Direct Assistance Program (CEDAP) - CEDAP helps meet the equipment needs of smaller jurisdictions by providing communications interoperability, information sharing, chemical detection, sensors, personal protective equipment, technology, and training in using the equipment, devices, and technology. Awards are made to law enforcement and emergency responder agencies not currently eligible for funding through the Department’s Urban Areas Security Initiative grant program.

U.S. Dept. of Justice

Community Oriented Policing Services (COPS) - Supports law enforcement and communities by providing knowledge resource products, training, and funding for the advancement of community policing.

U.S. Dept. of Justice

USDA Rural Development Community Facilities Direct and Guaranteed Loans and Grants - USDA Rural Development provides for direct and guaranteed loans to

USDA

Grant or Loan Program

Agency

develop essential community facilities in rural areas and towns of up to 20,000 in population. Direct loans may be made to applicants unable to obtain commercial credit. Limited grant funds are available to areas serving low income populations. Individual projects may be funded using direct loan or guaranteed loan alone or in combination. Grants may supplement loans.

Funds may be used to construct, enlarge, or improve community facilities for health care, public safety, and public services. This can include costs to acquire land needed for a facility, pay necessary professional fees, and purchase equipment required for its operation. Examples of essential community facilities include:

- **Health Care**
Clinics, ambulatory care centers, hospitals, rehabilitation centers, and nursing homes
- **Telecommunications**
Medical and educational telecommunication links
- **Public Safety - First Responder Initiative**
Communications centers, police and fire stations, fire trucks, police vehicles, rescue vehicles, jails, multi-service buildings, ambulance and rescue vehicles.
- **Public Services**
Adult and child care centers, city halls, courthouses, airports, garages, off-street parking facilities, sidewalks, street improvements, college classrooms and dormitories, libraries, museums, schools, fairgrounds, and animal shelters.

Funds are available to public entities such as municipalities, counties, and special-purpose districts, as well as to nonprofit corporations and tribal governments. In addition, applicants must have the legal authority to borrow and repay loans, to pledge security for loans, and to construct, operate, and maintain the facilities. They must also be financially sound and able to organize and manage the facility effectively. Repayment of the loan must be based on tax assessments, revenues, fees, or other sources of money sufficient for operation and maintenance, reserves, and debt retirement.

USDA Rural Development Rural Utilities Programs - USDA Rural Development, a rural credit agency, is authorized to provide financial assistance for water and waste disposal systems in rural areas. Facilities financed by Rural Development must primarily serve rural areas. The terms "Rural" and "rural area" will not include any area in any city or town with a population in excess of 10,000 for water and waste disposal facilities. Facilities must be located in rural areas except for utility-type services, such as water and sewer, serving both rural and non-rural areas. In such cases Rural Development funds may be used to finance only that portion serving rural areas, regardless of facility location. Areas or communities adjacent to, or closely associated with, non-rural areas are given low priority.

USDA

To be eligible to receive Rural Development assistance, the applicant must be a public entity such as a County, Borough, Town or Township, special purpose Authority, or non-profit corporation. Applicants must also:

Grant or Loan Program

Agency

- Be unable to obtain needed funds from other sources at reasonable rates and terms.
- Have legal authority to borrow and repay loans and be financially sound.
- Have the ability to operate and maintain the facility or service.
- The project should be consistent with any development plans of the State, County, or local municipality in which the proposed project is located.

Funds may be used to acquire, construct, expand, or otherwise improve rural water supplies and waste disposal systems. Other reasonable and necessary project costs, such as, land and rights-of-way, legal and engineering fees, interest, equipment, initial operation and maintenance and contingency are eligible for funding.

RECREATION/CONSERVATION/TOURISM

Grant or Loan Program

Agency

Pennsylvania Conservation Corps (PCC) Project Grant Program – Grants to carry out projects related to recreation, conservation and historical preservation (non-profit agencies in cities of the first class may also apply, but only for projects involving the removal of graffiti and the repair of institutional vandalism.)

PCC

Grant recipients receive the services of a PCC crew (all wages paid) for one year. May also receive the funds to pay for the materials and contracted services needed (municipalities and school districts must supply a 25 percent cash match).

Matching Fund Program – The purpose is to allow the Commonwealth to provide part of the funds necessary for a local Tourism Promotion Agency (TPA) to conduct appropriate destination marketing. Only properly designated TPAs may receive grants under the Matching Fund Program. Consult the Matching Fund Program Guidelines for complete program details.

DCED

Environmental Education Grants Program – Combination Program – The focus of this EE Grant Program is to support environmental education through schools, county conservation districts and other nonprofit conservation or educational organizations, including colleges and universities.

PADEP

Eligibility – County, Municipality, Authority, School District, Non-Profit, Conservation District, Non-Profit Conservation or Education Organizations

Growing Greener Watershed Protection Grants – Water Program – Restore watersheds and streams, reclaim mined lands, remediate acid mine drainage.

PADEP

Eligibility – County, Municipality, Authority, Council of Government, School District, Non-Profit, Conservation District, Watershed Associations

Boating Facility Grant Program – Provides grants to county and municipal governments for the planning, acquisition, development, expansion and rehabilitation of public boating facilities located on the waters of the Commonwealth.

PFBC

Festival Grant Program – The Pennsylvania Festival Marketing Initiative is an initiative of the Pennsylvania Tourism Office in association with the Pennsylvania Council on the Arts (PCA). The goal of this initiative is to identify a roster of local and regional festivals and special events which can help Destination Marketing Organizations (DMO) to increase inbound traffic and overnight hotel stays in Pennsylvania’s seven tourism regions.

PTO

Bureau of Forestry Grants – Grant Funding from the U.S. Forest Service and administered through DCNR, Bureau of Forestry is available to rural volunteer fire

DCNR

Grant or Loan Program

companies that serve populations of 10,000 or less. A priority of project funding is for the purchase of wildfire suppression equipment and protective clothing. Grants can also be awarded for maintenance of federal excess equipment, wildfire training, dry hydrants and mobile and portable radios.

Agency

Heritage Areas Program – Promotes public-private partnerships to preserve and enhance natural, cultural, historical and recreational resources to stimulate economic development through heritage tourism. Grants are awarded for planning, acquisition and development of historic, cultural and nature tourism projects, including feasibility studies, development of management action plans for heritage park areas, specialized studies, implementation projects, and hiring of state heritage park managers, and can only be obtained through one of the twelve designated Heritage Areas in PA. Grants are available to municipalities, non-profit organizations, and federally designated commissions.

DCNR

Land Trust Grants – Provides 50 percent funding for acquisition and planning of open space and natural areas which face imminent loss. Lands must be open to public use and priority is given to environmental areas and habitat for threatened species. Eligible applicants are pre-qualified nonprofit land trust and conservancies.

DCNR

Pennsylvania Recreational Trails Grant Program (PRTP) – Provides funds to develop and maintain recreational trails and trail related facilities for motorized and non-motorized recreational trail use. This funding must be distributed among motorized, non-motorized, and diverse trail use.

DCNR

Snowmobile and All-Terrain Vehicle (ATV) – Provides up to 80 percent funding with a 20 percent minimum match required for planning, maintenance, and development grants for trails and facilities. Up to 50 percent funding provided for acquisition of a fee simple title to real property or a less than fee interest such as an easement in connection with snowmobile and/or ATV use.

DCNR

A special set-aside of approximately one-third of the annual grant funds will be targeted for county, multi-county and regional authority projects. If the demand is not received for these types of projects, the balance of the set-aside will be used to fund other snowmobile and ATV applications.

Community Grants

Municipalities and municipal agencies are eligible applicants. The department provides grant funding at a level not to exceed 50 percent of eligible costs unless noted otherwise.

DCNR

Comprehensive Recreation, Park and Open Space Plans – Grants to develop a comprehensive long-range planning document that provides strategies to address a municipality’s recreation, park and open space needs.

DCNR

Grant or Loan Program

Agency

Conservation/Sound Land Use – Grants to encourage conservation planning and sound land use. Either as a stand-alone product or as part of comprehensive recreation, park and open space or a municipal plan, the department will fund studies that advance conservation or sound land-use strategies or practices identified in existing plans.

DCNR

Feasibility Studies (Swimming Pool/Recreation Facilities) – Grants to determine the feasibility of acquiring, developing or rehabilitating swimming pools, ice rinks, sports complexes, recreation centers, etc. DCNR usually requires the completion of these studies before a municipality is funded for development or rehabilitation of major facilities under the Community Conservation Partnership Program (C2P2) Acquisition and Development Grants.

DCNR

Greenways – Grants to explore establishing, developing and managing linear corridors of open space along streams, shorelines, wetlands, canals, ridge tops, etc. These corridors are studied to create recreational trails and bikeways, park connectors, and for environmental protection. DCNR has separate grant programs for river conservation and rail-trail planning.

DCNR

Master Site Plans – Grants to design the proposed development of a neighborhood, community, or regional park. Site control, either through ownership or a long-term lease, is required.

DCNR

Park and Recreation Areas Acquisition – Grants to acquire areas of land, water, or both for any neighborhood, community or regional public park and recreation site. Property may be acquired for active and/or passive recreation use to create new park and recreation areas or expand existing areas.

DCNR

Peer-to-Peer Technical Assistance – Grants of up to 90 percent of eligible costs (\$10,000 maximum). These projects help municipalities and other local groups improve their park, recreation and conservation services through a collaborative process. Projects are accomplished through consultant contracts with experienced park, recreation and conservation professionals working closely with community leaders. Examples of eligible projects include the forming of a new intergovernmental recreation and park agency (which is a high priority for the Bureau); improving management of a specific facility like a community center, trail, or pool; conducting an overall management assessment of an agency's park and recreation services, and park and recreation board training and development.

DCNR

Rehabilitation and Development Park Grants – Provides grants for rehabilitation and development of public indoor and outdoor park, recreation and conservation areas and facilities. Support facilities that serve park and recreation areas may be eligible for funding

DCNR

Small Community Development Grants – Municipalities with a population of 5,000 people or less are eligible to apply for funding under this project type. Eligible projects include but are not limited to rehabilitation and development of basic park

DCNR

Grant or Loan Program

Agency

and recreation facilities such as picnic areas, playgrounds, fitness courses, hiking and nature trails, and support facilities. DCNR strongly encourages the development of projects for new or renovated play areas that will meet current standards for safety and accessibility.

Rivers Conservation Acquisition Grants – Grants to acquire areas of land, water, or both, which promotes rivers conservation within river segments or watersheds listed on the PA Rivers Conservation Registry. Projects must be recommended in an approved Rivers Conservation Plan.

DCNR

Rivers Conservation Development Grants – Provides grants to improve, restore and enhance the cultural, biological, ecological and recreational values of waterways. The project must lie within river segments or watersheds listed on the PA Rivers Conservation Registry and recommended in an approved Rivers Conservation Plan. Eligible projects include riverbank stabilization, stream relief initiatives, river corridor recreation development, recreational access use, stream improvements, archeological, historical and critical habitat restoration and protection. Support facilities such as access roads, parking areas, comfort stations, utilities, landscaping, etc. are also eligible for funding.

DCNR

Rivers Conservation Plans – Grants to study watersheds or rivers, including streams and creeks, to identify significant river resources, potential threats to these resources, and recommend restoration, maintenance or enhancement actions.

DCNR

Rivers Implementation Projects – Grants directed to resolution of specific issues for a river that is on the Pennsylvania Rivers Conservation Registry (Investigations into river access, water quality monitoring, and preparation of ordinances and zoning documents are eligible activities.)

DCNR

Greenways and Trails Acquisition Grants – Grants to acquire areas of land, water, or both which provides a linear recreation, conservation or open space corridor along a natural or man-made feature.

DCNR

Greenways and Trails Development Grants – Provides grants for the renovation and development of linear public facilities such as bicycle, walking, equestrian, snowmobile, nature trails, and passive recreation areas, riparian forest buffers, wetland boardwalks, observation decks, etc. and related support facilities, access roads, parking areas, lighting, landscaping and signage directly related to the project are also eligible for funding.

DCNR

Rail-Trail Feasibility Studies – Grants to determine the feasibility of converting available railroad rights-of-way to a trail. Site control, either through ownership or a long-term lease, is not required in order to conduct the study.

DCNR

Grant or Loan Program

Agency

Rail-Trail Master Plans – Grants to develop a design detailing the proposed development of the trail. Site control, either through ownership or a long-term lease, is required.

DCNR

Rail-Trail Special Purpose Studies – Grants to develop a detailed study on a particular issue or structure (culverts, bridges, tunnels) that impacts the conversion of a rail corridor to a trail. Site control, either through ownership or a long-term lease, is required.

DCNR

Rails-to-Trails Acquisition – Grants to acquire abandoned railroad rights-of-way for public recreational trail use and adjacent lands for trail access or related support facilities.

DCNR

Rails-to-Trails Development Grants – Provides grants for renovation and development of abandoned railroad rights-of-way or lands available for trail purposes under rail banking. Development includes construction of trails and associated structures; support facilities such as access roads, parking areas, interpretive facilities, and comfort facilities. Related facilities such as walks, lighting, landscaping, and signage for trail use are eligible.

DCNR

Floodplain Land Use Assistance Program – This program provides grants and technical assistance to encourage the proper use of land and the management of floodplain lands. Local governments may apply for 50 percent of eligible costs. There is no maximum dollar limit.

DCED

Coldwater Heritage Partnership – Provides leadership, coordination, technical assistance and funding support for the evaluation, conservation and protection of Pennsylvania’s coldwater streams.

PFBC

Flood Protection Grant Program - Water Program - Provides funds to government entities responsible for the operation and maintenance of flood protection projects for non-routine maintenance, project improvements and specialized equipment.

PADEP

Dirt and Gravel Road Maintenance - Reduces non point source pollution from the maintenance of dirt and gravel roads.

PADEP

Enactment of Ordinances and Implementation of Stormwater Management Plans - Reimburse municipalities for costs incurred in the adoption or revision of ordinances or regulations and other actual administrative, enforcement, and implementation costs incurred in complying with the Pennsylvania Stormwater Management Act (1978 Act 167) and the companion regulation governing storm water management grants and reimbursements (25 Pa. Code 111).

PADEP

Sewage Management Grants (Act 537) - reimbursements for municipalities completing sewage facilities planning and enforcement.

PADEP

Grant or Loan Program

Source Water Protection Technical Assistance Program - Providing protection for water supplies. The Source Water Protection Technical Assistance Program (SWPTAP) was created by the Pennsylvania Department of Environmental Protection (PA DEP) to help community water systems protect their drinking water. It is a voluntary program that benefits water systems with groundwater wells, springs, reservoirs, river intakes, or any combination of these water sources. All types of community water systems are eligible to participate in SWPTAP including municipal, authority, water associations, and investor-owned (private) systems throughout the Commonwealth.

Agency

PADEP

AGRICULTURE

Grant or Loan Program

Agency

First Industries Fund – The First Industries Fund is a grant and loan program aimed at strengthening Pennsylvania’s agriculture and tourism industries. The First Industries Fund is part of PA Grows, the Pennsylvania Department of Agriculture’s new initiative designed to assist agricultural producers in gaining access to the capital they need to begin, continue, or expand their businesses. Eligible for planning grants, loans and loan guarantees for the agriculture and tourism industries. Used for Agriculture & Tourism Loans; Land and building acquisition and construction; Machinery and equipment purchase and upgrades; Working capital; Operation of Revolving Loan Funds (RLFs) by Regional organizations – Grants: Planning and redevelopment - Loan Guarantees; Large-scale projects that demonstrate regional impact; deploy new or innovative technologies; demonstration of significant job creation.

DCED

Capital Improvement Matching Grant Fund – A grant designed specifically to provide Pennsylvania Fairs with matching funds for capital improvement projects on fair grounds.

DOA

Center for Farm Transitions – This program can help farmers with information, referrals and consultations regarding their distinct situations when looking to transition enterprises on the farm, transition the next generation onto farm, or transition to a new agriculture career.

DOA

Small Business Administration 504 – The CDC/504 loan program is a long-term financing tool for economic development within a community. The program provides growing businesses with long-term fixed-rate financing for major fixed assets, such as land and buildings.

SBA

Small Business First – Funding for small businesses, including: low-interest loans for land and building acquisitions and construction, machinery and equipment purchases, and working capital.

DCED

First Industries Fund – Funds are for Small Business First program (SBF), Machinery and Equipment Loan Fund (MELF), new loan guarantee program, business and marketing plans, and other pre-construction costs.

DCED

First Industries Fund Loan Guarantees – Provides private lenders with a risk management tool, and agricultural borrowers access to private credit sources at lower-risk rates and terms.

DOA

Land Trust Reimbursement Grant Program – An individual grant will reimburse a qualified land trust up to \$5,000 of expenses incurred in acquiring an “agricultural conservation easement,” as defined in the Agricultural Area Security Law. Expenses

DOA

Grant or Loan Program

Agency

include appraisal costs, legal services, title searches, document preparation, title insurance, closing fees and survey costs.

Machinery and Equipment Loan Fund – Low-interest loan financing to acquire and install new or used machinery and equipment or to upgrade existing machinery and equipment.

DCED

Next Generation Farmer Loan Program (NGFLP) – Encourages lenders to finance beginning farmers. The loan is made at lender’s credit standards and other terms and conditions.

DOA

HOUSING

Grant or Loan Program

Agency

Weatherization Assistance Program – A federal program, which works to minimize the adverse effects of high energy costs on low-income, elderly and handicapped citizens through client education activities and by providing high quality weatherization services. Non-profit organizations and local governments are eligible to apply.

DCED

Home Ownership Choice Program – An incentive of the Pennsylvania Housing Finance Agency (PHFA) to finance new, single-family home construction in blighted areas of the Commonwealth. A sponsoring partnership must exist of the municipal entity, a for-profit building/developer and a non-profit builder/developer. HCP funding must be matched by the sponsoring organization on at least a one-to-one basis. 50 percent of the match requirement being provided by the municipality. Project proposals must be submitted to PHFA by specific deadlines.

PHFA

HOME Program – Federally funded program provides local governments with loan and technical assistance to expand the supply of decent and affordable housing for low and very low-income Pennsylvanians. Local governments, which are not in HUD participating jurisdictions and local governments on behalf of private and non-profit and for-profit housing development corporations are eligible to apply.

DCED

Core Communities Housing Program – Provides state-funded grants for affordable housing activities in core communities. The initiative funds housing activities eligible under the Housing and Redevelopment Assistance Program for new or rehabilitated housing developments, but only on previously developed sites. Grants are for affordable housing activities in previously developed areas undertaken by counties, municipalities, redevelopment authorities, and certain non-profit organizations. Used for any housing activity permitted by Housing & Redevelopment Assistance guidelines. (The demolition of structures may only be funded if there is an immediate housing reuse for that same site.)

DCED

Pennsylvania Accessible Housing Program (PAHP) – Provides grants to local entities to carry out home modification programs that will enable low- and moderate-income persons with physical disabilities of all ages to make their home more accessible.

DCED

Low Income Home Energy Assistance Program (LIHEAP) – The federally funded LIHEAP helps low-income households pay for a variety of home heating fuel sources and furnace repairs in the winter. It is administered by the state Department of Public Welfare (DPW). DPW works with the Department of Aging Area Agency on Aging to encourage eligible seniors to apply.

DPW

Cash grants are based on income, family size, type of heating fuel and heating regions. Crisis grants are awarded to families with heating emergencies, such as

Grant or Loan Program

Agency

mechanical breakdowns or unexpected fuel shortages. Neither grant must be repaid. No lien is placed on the property of families obtaining the grants. Individuals do not have to be on public assistance or own their own home to qualify for LIHEAP.

Access Home Modification Program – Provides non-interest bearing second mortgage loans to assist persons with disabilities or who have a family member(s) living in the household with disabilities who are purchasing homes and need to make accessibility modifications. This program provides a deferred payment loan, with no interest, and no repayment, as long as the buyer occupies the home as a primary residence. PHFA

Closing Cost Assistance Program – Deferred payment non-interest bearing closing cost assistance loan. It's a no-interest second mortgage that does not require repayment until the first mortgage is paid in full or the home is sold, refinanced, transferred (except transfers by inheritance or between spouses), or is no longer occupied as the borrower's primary residence. PHFA

HERO – Homeowners' Equity Recovery Opportunity – Designed to improve the financial situation of Pennsylvanians who are not able to afford their current mortgage payments. The HERO program is an option for those homeowners not eligible for the REAL Program due to credit issues or owing more than their home is worth. PHFA

HOMestead Second Mortgage Program – Provides non-interest bearing second mortgage loans for down payments and closing costs. No repayment is required until payoff of the first mortgage or sale, transfer or non-owner occupancy of the property and are forgiven on an annual basis over five years. Not available in all areas of the Commonwealth. PHFA

Keystone Home Loan PLUS Program – Offers PHFA's lowest rate financing, below-market origination fees and closing cost assistance for families with children or persons with disabilities, buyers having incomes at or below approximately 80 percent of their county's median income for the county in which they plan to purchase their first home. PHFA

Applicants who meet additional eligibility requirements may also be eligible for closing cost assistance.

Keystone Home Loan Program – Provides 30-year, fixed rate home mortgage loans with lower-than-market interest rates to qualifying home buyers. PHFA

PENNVEST – Individual On-Lot Sewage System Loans – Program provides up to \$25,000 for 20-year, very low interest rate loans to homeowners for the repair or upgrade of malfunctioning on-lot sewage systems in rural areas. These loans are insured under the FHA Title I Home Improvement Loan Program. Family income may PHFA

Grant or Loan Program

Agency

not exceed 150 percent of the statewide median household income, adjusted annually for inflation.

PHFA/RHS Joint Financing Program – Provides 100 percent financing to low-income families in rural Pennsylvania who are first-time homebuyers. Funding is provided through a partnership between PHFA and the Rural Housing Service (RHS) of the United States Department of Agriculture. PHFA

Purchase-Improvement Program – Program allows borrowers to make up to \$15,000 in home improvements in conjunction with the purchase of a home with an agency first mortgage loan. This can include repairs, alterations or modifications to improve the basic livability, accessibility, energy efficiency or safety of the property. PHFA

REAL – Refinance to an Affordable Loan Program – Provides a refinancing option to homeowners with an unaffordable mortgage. It offers an attractive 30-year fixed rate, flexible credit underwriting, and 100 percent financing. PHFA

Renovate & Repair Program – Homeowners may borrow up to \$35,000 for as long as 20 years to make repairs and improvements to their homes. Provides attractive financing as well as assistance with construction management. PHFA

Construction Loan Program – Program makes below market-rate construction loans available to sponsors of rental housing projects who have permanent take-out financing from other lenders. At least 20 percent of the residents of the development must have incomes that do not exceed 80 percent of the area’s median income. PHFA

Low Income Housing Tax Credit Program – Provides owners of and investors in affordable rental housing developments with tax credits that offer a dollar-for-dollar reduction in their tax liability (the credit may be taken for up to ten years). Provides federal tax incentives for the development and preservation of affordable multifamily housing for families of lower income, senior citizens, handicapped individuals and homeless persons. PHFA

PennHOMES Program – Program offers interest-free, deferred payment loans to support the development of rental housing for residents who meet income guidelines. The loans can be structured as primary or secondary mortgage loans. The source of the funds for the program include Agency reserves and federal HOME dollars provided as a subrecipient to the Department of Community and Economic Development. PHFA

Taxable and Tax Exempt Bond Financing – Program provides financing at competitive rates to developers building, rehabilitating, or preserving rental housing developments. The rates are made competitive through the sale of Agency tax exempt and taxable bonds. Mortgage provided through Agency bond proceeds must be secured by a first lien position on the property. PHFA

Grant or Loan Program

Agency

First Time Homeownership Counseling – Provides funds for Homebuyer Workshops and Pre-purchase Counseling with the goal of expanding homeownership opportunities, educating consumers about the home buying experience, predatory lending and creating a network of counselors covering all phases of the homeownership experience.

PHFA

Homeownership Choice Programs – The Homeownership Construction Initiative and Neighborhood Revitalization Initiative offer funding to development proposals which provide ownership opportunities through new construction or renovation of vacant homes, turning blighted, urban areas into attractive neighborhoods. Proposals are submitted as joint applications of non-profit organizations, for-profit builders and municipalities. HCP is intended to be part of a municipality’s comprehensive approach to increasing housing investment.

PHFA

Mixed Use Facility Funding Initiative – Provides funds for small-scale, mixed-use neighborhood revitalization efforts situated in commercial corridors around the state. Goals of this effort are to help stabilize and revitalize commercial areas and surrounding residential neighborhoods. Proposals must be for one to 20 family residential structures and include one or more storefront commercial components. Proposals must be financially viable and made by an entity with development experience in the community with the capability to complete the project.

PHFA

Property Tax/Rent Rebate Program – The Property Tax/Rent Rebate program benefits eligible Pennsylvanians age 65 and older; widows and widowers age 50 and older; and people with disabilities age 18 and older.

USDA Rural Development Housing Programs - There are a number of programs for such purposes as rehabilitation of housing in need of repairs with grants for low income elderly, or 1% loans for low income families; providing low interest direct mortgage financing for workforce housing, providing attractive, multifamily housing for families and elderly who can’t afford homeownership.

USDA

Chapter 15

Energy Conservation

IMPORTANCE OF ENERGY CONSERVATION

Energy conservation is important for several reasons:

- Homeowners and businesses benefit from less expenditures on energy.
- As traditional energy sources become more limited, energy conservation will be critical.
- Continued reliance on fossil fuels will have significant adverse consequences on people’s health, and will contribute to global environmental degradation.

POLICIES FOR ENERGY CONSERVATION

The following policies promote the conservation of energy:

- Municipalities can utilize energy efficient building systems, with consideration of insulation, lighting, windows and doors, HVAC systems, solar technology, appliances, energy management and control systems, water conservation and building siting.

Municipalities can look at types of traffic signal and street lighting (e.g.: LED) utilized, fuel efficiency of vehicles, and types of fuel used (e.g.: electricity, biodiesel, ethanol).

- Municipalities can encourage use of and provide incentives for green buildings in the Region, and consider green municipal buildings. Green buildings are structures which are environmentally responsible and resource efficient by using sustainable materials, reducing waste and pollution, efficiently using energy and creating healthy indoor environments. Types of techniques include grey water systems (e.g.: reusing household waste water for irrigation), rainwater capture and green roofs.

Green buildings can be encouraged through code requirements, tax incentives, permit fee reductions, education meetings with developers and their architects and engineers, grants and/or loans, and partnerships with utility companies and other agencies concerned with energy conservation.

- Municipalities can regulate the removal of forest cover and plant trees in urban settings, to reduce summer temperatures. Management of private forests can be encouraged.
- Municipalities can continue to encourage recycling.
- The Future Land Use Plan encourages concentration of development in the Boroughs, portions of Texas Township in the vicinity of Honesdale, and the villages. Infill development, redevelopment and revitalization of sites, and adaptive reuse of existing buildings are encouraged. This pattern of development, as opposed to sprawl, is more energy efficient and can result in savings in fuel consumption and infrastructure. Vehicle miles traveled and vehicle trips can be reduced and trips shortened if development is concentrated and pedestrian scale can be realized.

- Mixed use development can also result in reduced vehicle miles traveled and fewer vehicle trips. This is accomplished particularly in Honesdale and the Seelyville and White Mills village settings. This can be accomplished particularly in Honesdale Borough where residents could walk or bike from their residences to many businesses; also in parts of the villages of Seelyville and White Mills this might be possible.

Conservation By Design and Traditional Neighborhood Development can be utilized to attain more compact development.

- Alternative modes of transportation can result in reduced vehicle miles and vehicle trips. The Greenway and Trail Conceptual Plan is intended to provide increased opportunities for pedestrian and bicycle travel.

When developments or municipal projects are planned, walkways and bicycle lanes should be incorporated as appropriate.

A train station is encouraged for White Mills, to facilitate train access to the village.

Rail linkages to metropolitan areas can be encouraged and feasibility studies for such linkages supported.

While institution of a public transit system in the Region is not anticipated at this time, opportunities to expand the County Transportation System beyond what is now provided should be monitored and investigated. One such opportunity would be a shuttle/jitney/circulator system in downtown Honesdale and the Route 6 corridor.

In the future, a daily commuter bus line (starting with a van or minibus) between Honesdale and Hawley, as well as to link Honesdale with Carbondale, Dickson City and Scranton, could reduce traffic congestion and energy use significantly between points where it is not feasible for people to bike or walk. Convenient local transportation could encourage people from urban areas who do not own cars to visit the area and stimulate the local economy.

- Use of alternative energy sources can be encouraged. Such energy sources include wind, solar, natural gas, geothermal, biomass, waste coal, wood, and hydro.

Municipal zoning and subdivision ordinances or other ordinances can address:

- Site design that increases energy efficiency
- Solar access and solar water heating and photovoltaic electricity production
- Wood stoves
- Wood burners/boilers
- Home businesses
- Landscaping
- Lighting
- Small wind turbines
- Geothermal heat pumps

- Consideration of reduced and more energy efficient night lighting to save energy whenever possible, taking safety and security issues into account.
- Reduction of traffic congestion can result in reduced travel time and increased fuel savings. Elements of congestion reduction in the Region include:
 - Construction of the Church Street Bridge and institution of one-way travel on Main and Church Streets.
 - Implementation of the recommendations of the Route 6 Congested Corridor Study.
 - Maintaining an on-going retiming, upgrading and coordination system for the traffic signals in the Route 6 corridor.
 - Providing an alternative route system to Route 6. This is detailed in the Transportation Plan.
 - Promoting connectivity of developments.
 - Encouraging ride sharing and car pooling.
- The public should be educated regarding the benefits of green building, energy conservation and sustainable development methods and patterns.

MARCELLUS SHALE IMPACTS

As development of natural gas resources in the Region continues, particularly in Dyberry Township, the Wayne County, Pennsylvania Oil and Gas Task Force should address the implications of gas exploration and development. What follow are portions of two fact sheets prepared by the Penn State College of Agricultural Sciences Cooperative Extension. The first lists aspects of natural gas development with which municipal officials should be familiar. The second lists the potential impacts on communities which should be addressed.

Penn State College of Agricultural Sciences
Cooperative Extension

Natural Gas Development Checklist for Municipal Officials

√ Become educated about:

- The natural gas development process and timeframes:
 - Leasing: 4-6 months
 - Exploration/Seismic: 4 months
 - Site Preparation & Drilling: 4-8 weeks
 - Site Reclamation: 2 weeks
 - Extraction & Transport: 5-40 years
 - Maintenance: Life of the well (5-40 years)

- Closure
- Potential impacts:
 - Environmental
 - Economic
 - Cultural
 - Municipal services and infrastructure
 - Land use
 - Community
 - Educational
 - Housing Market
- Who the regulatory agencies are:
 - PA Department of Environmental Protection
 - PA Department of Transportation
 - County Conservation Districts
 - Delaware River Basin Commission
- Who the gas industry representatives/contacts are
- Who will have a stake in natural gas development in addition to the gas industry:
 - Landowners
 - Local businesses & subcontractors
 - Educational institutions
 - Chambers of commerce
 - Governmental officials and agencies
 - Conservancies and land trusts
 - Environmental interest groups
 - Citizens
- ✓ **Know your limitations and opportunities:**
 - Know what isn't regulated or regulated in a limited capacity
 - Oil & Natural Gas Act preemption
- ✓ **Inventory existing ordinances and documents and determine the need to update or create new:**
 - Comprehensive plan
 - Open space & recreation plan
 - Capital improvements plan
 - Official map
 - Zoning
 - Subdivision and land development ordinance
 - Driveway/access
 - Road posting and bonding
 - Check with your solicitor before making a decision or taking an action

- ✓ **Document what is important to your municipality and determine if it is impacted by the natural gas industry:**
 - Determine what authority you have over it
 - If none, pursue other non-regulatory options if deemed necessary
 - Share concerns with natural gas industry representatives and/or other applicable entities

- ✓ **Establish good communication and relationships relative to natural gas issues:**
 - Natural gas industry
 - Regulatory agencies
 - Sign up for DEP's eNotice
 - Emergency management agencies
 - Fellow elected officials
 - Community stakeholders
 - Citizens
 - Applicable municipal associations
 - Penn State Cooperative Extension

- ✓ **Become a good facilitator and negotiator.**

- ✓ **Determine the role you want to play:**
 - Reactive
 - Proactive

- ✓ **Authorize responsible municipal entity for staying current with natural gas information/issues since natural gas development impacts will most likely surpass the existing terms of local officials:**
 - Elected official (Chair, Vice-Chair, etc.)
 - Municipal planning commission
 - Environmental advisory committee
 - Task force

Prepared by Neal Fogle, Lycoming County Cooperative Extension

The Penn State College of Agricultural Sciences . Agricultural Research and Cooperative Extension has also prepared a Marcellus Education Fact Sheet, *Marcellus Shale Exploration and Development: Organizing a Community Task Force*.

This guide highlights best practices for developing an effective community task force to address the implications of Marcellus Shale exploration and development.

Potential impacts on communities include:

Environmental and Natural Resources

- Habitat loss, fragmentation
- Natural diversity
- Erosion, sedimentation, stormwater
- Brine disposal
- Aesthetic concerns (viewsheds, pipelines, etc.)

Water Resources

- Water quality – ground and surface
- Water quantity – ground and surface

Local Infrastructure

- Road damage (posting and bonding)
- Water
- Sewer
- Housing
- Schools

Sociodemographic Changes

- Changing business opportunities
- Population growth and change
- Income growth
- Community conflict

Local Economy

- Capturing investment and revenues
- Type and number of local jobs
- Workforce development
- Business development opportunities
- Tourism impacts
- Local government costs and services
- Ability to attract future economic development
- Labor migration

Health and Safety

- Increased traffic
- Air and water pollution
- Fire, hazardous materials

Consumer Protection

- Leasing
- Drinking water and other protection
- Tax and financial implications/options
- Noise, viewscape, etc.
- Public access
- Property values

Legal and Regulatory Landscape

- Enforcement capacity
- Taxing and revenue issues
- Evolving case law
- Regulatory jurisdictions

Local Governments

- Planning and land use
- Intergovernmental coordination
- Costs and revenue changes

Changing Local Service Demands

- Regulatory consistency
- Emergency preparedness
- Communication with the public