

CHESTER COUNTY AGRICULTURAL LAND PRESERVATION BOARD
NOVEMBER 17, 2015 MINUTES

1. Call to Order –

Chairman Melba Matthews called the November 17, 2015 meeting of the Agricultural Land Preservation Board (ALPB) to order at 2:04 p.m. in Room 170, GSC.

The following Board Members were in attendance: Melba Matthews, Chairman; Richard Abbott; Donald Cairns; Duane Hershey; and Eli Silberman.

Staff: Tom Abrahamsen, Solicitor; Geoffrey Shellington; Veronica Protesto; Margaret Hodgkiss-Lilly; and Annette Bethke.

Absent: John Diament, Mark Dunphy, Amy McKenna, and Bill Covaleski

Visitors: Derek Strine

2. Public Comment -

No public comment.

3. Approval of Minutes – August 25, 2015

The Board meeting minutes were approved as sent. Motion made by Richard Abbott, seconded by Eli Silberman. Motion carried.

4. Proposal for Alternative Energy Structures(s) – Derek Strine

Veronica Protesto introduced a proposal to place energy generating windmills on the eased property of Derek Strine. The proposed location is at the top of the hill along Line Road. The proposal calls for three different models of windmills to be below the tree level to generate energy that will be used for onsite operations. Ms. Protesto pointed out the County rules allow for “Structures associated with the production of energy for use principally on the farm, including wind...”

Mr. Strine provided additional information. The farm currently receives approximately 1/3 of its energy from solar power installed on the farm in 2004-2005. Mr. Strine would like to install the windmills on eased property to take advantage of a higher wind velocity at the hill location. The windmill poles are 30-40 feet tall and would be below the tree line. The windmills have the potential to produce 1/3-1/2 the energy required by the Strine’s operation. The windmill bases are 24 to 30 inches and penetrate below the frost line. There are also concrete pads required measuring four feet by four feet and approximately two feet thick. The diameter of the top portion of the windmill is approximately five feet.

After a discussion, the Board accepted Derek Strine’s request to install three windmills on the hillside along Line Road for the production energy to be used for farm operations.

Motion by Richard Abbott, seconded by Donald Cairns. Motion carried.

5. Subdivision Requests – Tigue Farm

Veronica Protesto presented the proposal for subdivision of the Tigue Farm. The Tigue Farm was originally eased under the state program with a total acreage of 234.0807 and an exception area of 16.6052 acres. The existing five parcels will be merged and split to create three parcels.

- Lot 1 will be 121.387 acres and will include a 2.2160 acres exception area as well as the additional house right.
- Lot 2 will be 119.262 acres and will include a 4.3868 acres exception area surrounding the farmstead.
- Lot 3 will be 10.001 acres, which is currently an exception area and not part of the easement.

After a discussion, the Board accepted the Tigue’s request to subdivide the current 234.0807 acres eased property into three lots, Lot 1 of 121.387 acres with a 2.2160 acres exception area; Lot 2 of 119.262 acres with a 4.3868 acres exception area surrounding the farmstead; and Lot 3 of 10.001 acres not currently eased and to submit the request to the State Board for their approval.

Motion by Donald Cairns, seconded by Richard Abbot. Motion carried.

6. State Agricultural Conservation Easement Program – Status Report

2012 Round – 50% Donation

#1 Pannell, Bootsie	----	Offer Accepted – Londonderry Township
#4 Pannell Revocable Trust	----	Offer Accepted – Londonderry Township

2013 Round

#55 King, Levi and Emma	----	Offer Accepted – West Sadsbury Township
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2014 Round

#1 Tigue Family	----	Settlement Complete – East Nottingham Township
#2 Stoltzfus, Chester and Rebecca	----	Settlement Complete – Honey Brook Township
#5 Kolle, John	----	Settlement Complete – Warwick Township
#9 Subach, Beth	----	Offer Accepted, approved by Commonwealth, waiting on check – West Nottingham Township
#10 Herr Foods, Inc.	----	Settlement Complete – West Nottingham Township
#14 Lapp, Samuel and Barbara	----	Settlement Complete – Honey Brook Township
#23 Stoltzfus, Stephen and Sylvia	----	Settlement Complete – East Nottingham Township
#24 Brown Partnership #3	----	Settlement Complete – Lower Oxford Township
#25 Mower, Cory and Megan	----	Settlement Complete – North/South Coventry Twps
#36 Brown Partnership #2	----	Settlement Complete – Upper Oxford Township
#38 Elvin, Roger	----	Offer Accepted – Newlin & East Marlborough Townships

2015 Round

Warwick Yoder LP	----	Offer accepted, second appraisal – Warwick Township
#77 Brown Partnership #1	----	Board Review – New London Township
#47 McDowell, Elizabeth	----	Board Review – New London Township

7. Challenge Grant Program – Status Report

2014 Round

#33 Klotzbach, Frederick and Elizabeth	-----	Settlement Complete – London Grove Township
#41 Elliot, Ronald	-----	Offer accepted – East Coventry Township
Kulp, Edward	-----	Offer accepted – North Coventry Township

2015 Round

Pyle, Thomas	-----	Board Review – Warwick Township
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8. 2016 Top Ranking Farms – Geoff Shellington

- Breckbill, Dennis - 66 acres in Upper and Lower Oxford.
- Brown Partnership #1 - 76.8 acres in New London
- Coates Family - 163.3 acres in East Nottingham
- Clair and Donella King - 30.939 acres in Upper Oxford
- Rocco Manfredi MD - 193 acres in West Marlboro
- Elizabeth McDowell - 60 acres in New London
- Miller Farm - 125 acres in West Nantmeal
- G. Pownall and Margaret Jones - 106.4 acres in New Garden
- Kauffman, Levi and Rachel Ann - 74.2 acres in Honey Brook
- Ledyard Corps Limited Tru Whitehackle Co. (Ledyard) - 20.4 acres in West Marlborough
- Southeastern Chester County Refuse Authority (SCCRA) - 48.9 acres in London Grove
- Stoltzfus, David and Priscilla - 69.8 acres in Honey Brook
- Stoltzfus, Elmer and Sally - 92.2 acres in Honey Brook
- Stoltzfus, Isaac and Ada - 45 acres in Honey Brook

9. Updates and Other Business –

- Chairman Melba Mathews acknowledged that Board member Mark Dunphy and Lewis and Mary Wilkinson have been named Farmer of the Year by the County. Both farms are in the Farmland Preservation program. The other farm honored was Howard and Janet Robinson; their farm is not in the preservation program. The Robinsons received the Distinguished Service Award to Agriculture.
- Geoff Shellington announced that the Elvin farm would be receiving \$40,000 from the Cheshire Hunt to help bring the project across the finish line in 2015.

10. Executive Session –

- Appraisals (3)

11. Adjournment – Meeting adjourned at 2:52 p.m. Motion to adjourn made by Richard Abbott, seconded by Eli Silberman. Motion carried.

12. Next Meeting – December 15, 2015 at 2:00 PM, room 170, GSC.