

# Williams Township Land Preservation Board

## Minutes, May 25, 2021 Virtual Meeting

Present: Jim Williams, Bob Schmidt, Ron Hinehline, Linda Heindel  
Supervisor: Ray Abert  
Township Managers: Mikal Sabatine, Melody Ernst  
Heritage Conservancy consultant Laura Baird

Chairman Williams opened the meeting at 7:00 pm. He called for a review of the April 27, 2021 minutes. Motion (moved Hinehline, 2<sup>nd</sup> Schmidt) to approve the minutes, passed 4-0.

### Updates

Russell – Williams attended the closing for the Russell project on May 10. He thanked all involved in bringing this project to a successful conclusion.

Boss – and his attorney continue reviewing the AOS. After the reviews Heritage Conservancy will start the application. Assuming confirmation and AOS is signed, project can move to the survey stage. Schmidt recommended contacting three surveyors (in this order): Keystone, Cowan Associates (Quakertown), Hanover Engineering. Williams will contact the first two to obtain bids.

O'Brien – LPB has asked the BOS for the money to write the AOS, pay the Heritage Conservancy stewardship fee, Heritage to be the holder of the easement of the 18.7 A. tract, and the township to pay the full \$149,600 easement fee, with the understanding that County will be asked to cover half. O'Brien has queried about installing solar panels (900 sq ft.) in standard protection area (north of septic mound, out of viewscape). Bauer has requested opinion from Atty. Reiss (not yet received) and has consulted with Heritage Conservancy solicitor, who says easement does permit panels in place as long as conservation values are preserved. Solar panels can potentially be approved with prior review and approval. Schmidt noted that panels can be included in Site Improvement section of PALTA easement. Bauer will confer with Atty. Reiss and Zoning officer before moving into the AOS phase.

BOS at their May meeting agreed to cover the appraised easement cost.

Old Business –: LPB members met with Sabatine, Melody Ernst, and Latie Faubert for general discussion of various emendations to the LPB website with the objective of making access to LPB information much easier. The final revisions will be presented to the BOS for approval. Yet to be done: agreement on any revision to Scoring of properties.

Discussion of Scoring criteria: Schmidt explained his reasoning behind the suggestions; suggestions to remove the Farmland portion of present scoring system. LPB agreed to discuss further after reviewing Heritage Conservancy's current system (Bauer to provide) and County's scoring system, and possibly applying the suggested emendations to several past projects to compare results.

June meeting: per BOS decision, meeting will be in-person (masks optional) at the Community Building.

Treasurer's report – May 25, 2021 report showed a total of \$2,010,160. 20.. The Township Open Space fund shows attorney fee of \$759 and Heritage Conservancy fee of \$560 as of April 14, 2021.

New Business -- Ronald Reichard's resignation from LPB was accepted by the BOS.

Recruiting new projects: utilize Hinehline's list of 148 potential names from several years ago and results of Bauer's presentation at that time; compare with map of potential properties. Consider a refreshed Bauer program this fall including satisfied landowners (witnesses, e.g., Russells).

Williams noted receipt of positive email from Hannah Ainsworth which noted student's ease of learning about land preservation from LPB's website, suggested inviting the Ainsworths to an LPB meeting. Heindel to follow up.

Announcements – new LPB member invited per Township website. LPB members encouraged to inquire of others.

Audience Comments – none

Meeting adjourned on motion (moved Hinehline, 2<sup>nd</sup> Schmidt) at 8:12 pm.

Submitted

Linda Heindel, Secretary

Next Meeting (in person): June 22, 2021, 7 pm