

MARYSVILLE BOROUGH PLANNING COMMISSION  
WORK SESSION  
JUNE 22, 2010

**1. Well Ordinance**

Mrs. Stoner stated that she recommends the following changes:

- Page 10, Section 501.7.2.2.1 change “the Department” to “the Borough”.
- Page 10, Section 501.7.2.2.2. line 7, add “at least 1 ½ inches” after The Annular space shall be. NO CHANGE WAS MADE.
- Page 15, Section 501.72.11.1 delete, “or wells servicing new construction may be released from this requirement at the discretion of the Director or his authorized representative.”
- Page 15, delete Section 501.7.2.11.4.
- Page 16, add Section 501.81.1 “Monitoring wells require a permit and must meet the isolation distances and construction standards of Section 501.7 of these Regulations for water supply wells”.
- Page 16 change Section 501.8.1.3 to read as follows, “The property owner shall respond to inquiries from the Borough.”
- Page 1, Section 501.3.1. definition of Abandoned Well delete “as a supply on a continuous basis.” Delete “or any well which has been replaced by a new well or a public water supply. Test wells and monitoring wells shall be considered Abandoned Wells when their use on a regular or prescribed basis has been discontinued.”
- Page 5, Section 501.3.42. definition of Test Wells, add “quality” after groundwater.

Ms. Brock stated that annular space will vary.

Mrs. Stoner stated that if the grout is not thick enough, it is not effective.

(For the record, Ms. Mohr arrived at 6:50 pm)

Mrs. Stoner stated that grout to bedrock could be 10 feet or 100 feet; depending on where the bedrock is.

Ms. Brock stated that the distance between the casing and the edge of the well bore is the annular space. The annular spacing is minimum of 1 ½ inches in width and cleared of all obstructions prior to the placement of grout material.

Mr. Zehring asked how is it determined what the bedrock material is.

Ms. Brock stated that bedrock can be anywhere from on the surface to 300 feet down.

Mrs. Stoner stated that there are maps that the driller can use to estimate what geological formation they can expect to find. A good well driller will keep track of what they find. They can also tell what the material looks like as they drill. Most drillers can usually tell when they hit bedrock.

Ms. Brock stated that the annular space should be described elsewhere in the ordinance. Section 501.7.2.2.2. is describing what an annular space should look like before the grout is put in.

Mrs. Stoner stated that Section 501.7.2.10.1 states, *“An individual water supply system shall produce not less than 480 gallons of water in a 2-hour period, at least once each day.”* This is 240 gallons per hour or 4 gallons per minute.

Ms. Brock stated that a shower uses 142 gallons per hour depending on the shower head. The requirement of Section 501.7.2.10.1. is not bad from a resting state which is not unreasonable.

Ms. Brock stated that Section 501.7.2.10.2 is requiring sufficient storage if the requirements of Section 501.7.1.10.1 can't be met. The storage can be in the well itself.

Mr. Zehring stated that a standard oil tank is 275 gallons.

Ms. Brock stated that a small tank plus what is in the bore hole will come up to the required storage.

Mrs. Stoner stated that Section 501.7.2.11.1 states, *“All potable water supply wells intended to serve as an individual water supply shall be approved for yield in accordance with this section. Replacement wells servicing existing improved properties may be exempt from this requirement or wells servicing new construction may be released from this requirement at the discretion of the Director or his authorized representative.”* She recommends the last sentence be removed.

Mrs. Stoner stated that Section 501.7.2.11.3. has a minimum yield of two gallons per minute. The Borough Manager is not authorized to approve less than two gallons per minute.

Mrs. Stoner recommends deleting Section 501.7.2.11.4 because it requires a second well hole.

Ms. Brock stated that they usually test the well yield before you complete the well.

Mrs. Stoner stated that the requirement for a permit and meeting the isolation distance and construction standards are in the ordinance for test wells in Section 501.8.2.1. She recommends the same requirement for monitoring wells.

Mrs. Stoner stated that Section 501.8.1.3. requires the property owner to respond to a request for operational status of the well and gives a time limit to respond of 90 days of receipt of the request. She recommends a change to this section.

Ms. Brock stated that monitoring is usually required for wells that you are concerned about.

Ms. Mohr recommended changing the sentence to read, *“The property owner shall respond to any inquiry from the Borough.”*

Ms. Brock stated that the Borough may want an operational report as to what they are detecting or if they are still using the well.

Mrs. Stoner stated that if you leave the sentence open ended, the Borough can make an inquiry as to the status of the well.

Mr. Zehring stated that a pig farm in Dauphin create a lot of nitrates which caused a lot of people in the area to do work on their wells.

Mrs. Stoner stated that a developer could destroy a public well by drilling numerous individual wells.

Ms. Brock stated that test wells are temporary but the ordinance doesn't say how long they can be temporary in Section 501.8.2.2.

Ms. Brock stated that Section 501.8.2.3. states that if a temporary well is converted to a permanent well it must meet the requirements of 501.13 and 501.14. There is nothing stated that the well needs to be flushed as they go to use a temporary well for a long period of time. Some construction sites will drill a well for use while they are there. These types of wells should be constructed as permanent wells.

Mrs. Stoner stated that there may also be a time limit on how long you can go without using a well before it is considered an abandoned well.

Mrs. Stoner stated that the definition of test wells take cares of test wells.

Ms. Brock stated that a test well needs to be decommissioned or completed within days of drilling the well.

Mrs. Stoner recommends adding the word "quality" to the definition of test wells in Section 501.3.42. on page 5.

Ms. Mohr stated that instead of adding a date of completion, use the term "promptly". How will you be able to put a reasonable time for completion.

Ms. Brock stated that page 11, Section 501.7.2.3.1.1. has the minimum annular space of 1 ½ inches so page 10, Section 501.7.2.2.2. does not need to be changed.

Ms. Brock stated that it does not take long to drill a water well. It is done in days.

Mr. Zehring stated that the developer already knows where wells will go and passes the cost on to the customer.

Mrs. Stoner stated that it may take a week for an analysis.

Ms. Mohr stated that you may want to require a temporary cap if they are waiting for test results or if they want to use it as a residential well to keep it from getting contaminated.

Mr. Zehring stated well caps are sealed to the granite.

Ms. Brock stated that a well cap is not installed until the well is completed. There will be a time period where the well hole is open. She does not see anything on timing.

Mrs. Stoner stated that the definition of abandoned well on page 1, Section 501.3.1. states, *Any well that is no longer equipped in such a manner as to be able to draw groundwater. This shall include wells where the pump, piping and/or electrical components have been disconnected or removed. Or any well where the drilling process has been completed in excess of 90 days and the well has not been approved for use as a supply by the Department (for new construction the 90 day period begins on the final approval date of the sewage system); or, wells that have not been used as supply on a continuous basis for a period of one year; or, wells which are in such a state of disrepair that continued use for the purpose of obtaining ground water is impracticable, (such impracticability shall be determined by the Department); or, any well which has been replaced by a new well or a public water supply. Test wells and monitoring wells shall be considered Abandoned Wells when their use on a regular or prescribed basis has been discontinued.*

Ms. Brock stated that 90 days is a long time to leave a well open.

Mrs. Stoner stated that the definition says it is abandoned if not used for one year.

Ms. Brock stated that people that have a well that connect to public water keep their wells for irrigation purposes.

Mr. Zehring stated that a well could possibly not be used for one year if the property is in an estate settlement.

Mrs. Stoner recommends removing “as a supply on a continuous basis”.

Ms. Brock stated that she does not think test wells or monitoring wells should not apply.

Mrs. Stoner stated that if a well is in disrepair it is being ignored.

Ms. Brock stated that a year is a long time to decide if you are going to use the well or not.

Mrs. Stoner stated that test wells must meet construction standards in Section 501.8.2.1.

Ms. Brock stated that you are not in trouble if you drill a well intending it to be a drinking well and find that it is not sufficient and later decommission the well.

Mrs. Stoner stated that it seems redundant.

Ms. Brock stated that if a test well must be sized and constructed the same as a drinking water well, how is it different than a drinking water well.

(For the record, Mr. Vaccaro arrived at 7:30 pm)

Mrs. Stoner stated that she will check for a time period to see what is reasonable.

MARYSVILLE BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JUNE 22, 2010

**CALL TO ORDER.** The meeting was called to order at 7:32 pm

**ROLL CALL:**

**1. MEMBERS PRESENT**

Jennifer Brock, Chairman  
James Zehring  
Stephanie Stoner  
Lori Mohr  
Shawn Vaccaro

**STAFF PRESENT:**

Janet Hardman, Code Enforcement Officer

**OTHERS PRESENT:** None

**2. MINUTES:**

**a. May 25, 2010 Minutes**

Page 1, paragraph 5, 2<sup>nd</sup> sentence change to read, "Marcellus shale is not found in this area."

**MOTION:** Mrs. Stoner moved, seconded by Ms. Mohr to approve the minutes as amended. The motion passed unanimously.

**3. PUBLIC COMMENT. None**

**4. OLD BUSINESS.**

**a. Article 4 Subdivision Amendment - Plan Specifications and Procedures**

Ms. Brock stated that Article 4 review has been completed.

**b. Article 5 Design and Improvement Standards.**

Ms. Brock stated that Streets, Access Drives and Driveways from Article 8, 9 and 10 of the Lancaster County Model SALDO are being reviewed. The section on Curbs, Gutters and Swales was rewritten as sent to the Borough Engineer for comment.

Ms. Hardman stated she received comments from the Borough Engineer. She will forward the comments to the Planning Commission.

Ms. Brock stated that the review of the Lancaster County Model SALDO will continue at the next workshop meeting.

**c. Well Ordinance.**

Mrs. Stoner stated that she will further discuss changes at the next meeting on July 27, 2010.

Mrs. Stoner asked if changes are being made to the well ordinance as they discuss it.

Ms. Hardman stated that changes are not being made.

Mrs. Stoner stated that she will contact Chester County to see if the Planning Commission can get a copy of the well ordinance as a PDF file.

**5. NEW BUSINESS. NONE**

**6. GENERAL ANNOUNCEMENTS.**

- a. Ms. Brock stated that she received a memo from Tri-County Regional Planning Commission regarding a local community officials meeting on Thursday July 8, 2010 at 7:00 pm in the Penn Township Municipal building to discuss the benefits of alternative development scenarios for the Tri-County Region, and guide the RGMP and RTP in the direction you want for our Region's growth..

**7. OTHER BUSINESS**

**a. ZONING QUESTIONS:**

**i. Billboard on 11/15.**

Ms. Mohr asked if the billboard is permitted to be digital.

Ms. Hardman stated that digital signs are permitted.

**ii. Little Mountain Estates earthmoving activities.**

Mr. Zehring asked if a permit was obtained for the earthmoving activities at Little Mountain Estates trailer park.

Ms. Hardman stated that the Borough Manager inspected the site and it was determined that there was not enough ground being disturbed to warrant a permit.

**iii. Parrothead sign**

Mrs. Stoner stated that the sign for the Parrothead Café is falling down and asked if anything could be done about it.

Ms. Hardman stated that the ordinance requires that signs are removed if the business is not longer in operation. The ordinance also requires signs to be in good condition. She will inspect the sign and send a notice to the owner.

**iv. Rockville Center**

Ms. Mohr stated that the Big Bee Plaza name has been changed to Rockville Center. The old sign posts were removed and a new sign was installed. They did close the entrance that was close to the intersection of 11/15 and Ridgeview Drive and moved it further up Ridgeview Avenue as requested by the Planning Commission.

**b. Rockville 5K Run.**

Ms. Mohr stated that there will be a Rockville 5K run on August 21<sup>st</sup>. The run is 3.1 miles.

**8. REPORT ON BOROUGH COUNCIL MEETING (Next Council Meeting 7/12/10).  
NONE**

**9. ADJOURNMENT/NEXT SPECIAL MEETING DATE 6/9/10 @ 6:30pm/NEXT  
REGULAR MEETING 6/27/09 @ 7:30 pm, WORK SESSION @ 6:30 pm.**

MOTION: Ms. Mohr moved, seconded by Mrs. Stoner to adjourn the meeting at 7:53 pm.

Respectfully Submitted,

Janet Hardman,  
Code Enforcement Officer