

Phase One: 20 acres

Current zoning of 149 Bluestone? Confirm 6 home zoning (4/2)

Need to check with County about the four one acre lots. Current zoning is 1 1/2 acre per whereas the other 4 lots would be grandfathered in at 1 ac.

Old building: rebuild on the same footprint or larger?

If the old building was a residence, which it appears it was, then it can be rebuilt into for residential use. As long as the home is off the main road, which it is, then the footprint can be larger. The current idea for this is to create a "common area" on the ground level which would be about 1500 sq feet for public gatherings. Upstairs would be a residential use with three bedrooms

Can we have up to four more dwellings: total 10

First we need to verify that Bluestone is zoned for 2 current residential homes and the four additional lots. Once that is confirmed then we could seek to resubmit another "minor" subdivision which could potentially allow for four more lots making it 10 in total for the 20 acre parcel.

Are there any zoning restrictions on farming on this property?

- farm market, animals, fish/hydroponics
  - No zoning or permits are needed for farm market, animals, fish....they are considered "crop farming" and in PA this is permissible in residential zoning.

Permits: New Barn?

No permits are needed for barns, sheds, garages, car ports and greenhouses / smaller than 1,000 sq feet

Keeping Clean and Green: requirements?

Too long to explain: [http://www.courthouseonline.com/States/PA/Lycoming/Understanding\\_CG.PDF](http://www.courthouseonline.com/States/PA/Lycoming/Understanding_CG.PDF) bottom line is we can use the 10 acres for farming with no development and receive a tax break. On the second parcel, we can build on 1/2 acre instead of 1 1/2 acre and make more green space thus reducing the tax burden. The property needs to be 2/3 green or undisturbed and 1/3 can be developed.

Confirm water system in Millrift... well water. Can we have one well for more than one home?

Common wells are OK... no real restrictions on well water. Septics are another story... 3 bedroom min.

Phase two:

33 acres: what is the zoning? creating more farm land and density housing

See above under green and clean. Looks like we can have up 14 homes on the 33 acres plus potentially 10 on the 20 acres which gives us 24 homes in all.

B&B / workshop concept: cabins

Didn't discuss... but this might be a problem because it zoned residential and not commercial. Will need advice

2005 flood....any problems with Bluestone?

No. Millrift is up on higher land than Pt Jervis and Matamoras

How can we have interns at the farm?

Did not discuss

Septic requirements:

Contact Chris Wood / SEO. Joe, the land owner, said the septic is an in-ground system which is advantageous.

Miscellaneous notes:

Good to hire a good engineer not a surveyor. Create site plan and capacity plan. Find an engineer that the Westfall Twship feels comfortable with. One recommendation: HRG [http://www.hrg-inc.com/hrg\\_new/index.html](http://www.hrg-inc.com/hrg_new/index.html)

3,500 people live in Westfall twshp... does not include Matamoras

Ag sales are not controlled at farm and farm stands are not regulated in the state of PA (See Right To Farm Act) [http://law.psu.edu/\\_file/aglaw/Right\\_to\\_Farm\\_Law\\_files/Pennsylvania\\_Right\\_To\\_Farm\\_Act\\_Statute.pdf](http://law.psu.edu/_file/aglaw/Right_to_Farm_Law_files/Pennsylvania_Right_To_Farm_Act_Statute.pdf)