

UPPER BURRELL PLANNING COMMISSION

MEETING MINUTES

MARCH 21, 2017

The March meeting of the Upper Burrell Township Planning Commission was held on March 21, 2017, at 7:00 p.m. In attendance were Commission members, Tom O'Brien, Leon Yurkin, Ken Slahtovksy, George Richard and Rick Ryan.

Approval of Minutes

After reviewing the February 2017 meeting minutes, George Richard moved to approve the minutes as written, seconded by Rick Ryan and all were in favor.

Zeus Well Pad

Jennifer Hoffman, Brian Dillemath and Todd Baldwin of Huntley and Huntley Energy (HHEX), were in attendance for a pre-application meeting regarding the Zeus Well Pad Project. HHEX has alerted the township that they plan to submit applications to PA DEP for an ESCGP-2 Permit for construction of the Zeus Pipeline Project and a permit to drill and operate an Unconventional Well for three gas wells off Guyer Road on property owned by Ken and Daniel Slahtovsky. HHEX reviewed the township's drilling ordinance point by point and the following is HHEX's understanding of discussions and decisions made at the meeting:

- Roadway Plans and Routing
 - HHEX will provide a description of plans for transportation of materials and equipment
 - Plans will include video and photos of the route, as well as a pre-condition survey
 - HHEX will bond necessary roads and enter into a necessary road maintenance agreements and/or excess maintenance agreements
 - HHEX will coordinate the truck routes with applicable school districts
 - HHEX will provide flagmen during heavy traffic times or for large equipment (ie mobilization of the drill rig)
- Screening of materials applies to the production phase of the well site
 - HHEX will survey the view shed of the well pad
- Site specific and overall Emergency Response Plans will be submitted as part of the application process
- HHEX will provide proof of our bond application with PADEP in our application
- HHEX will provide anticipated dates for each stage of the process (i.e. construction, drilling, completions, etc.)
 - HHEX will also provide the township with updates to the schedule, as requested
- HHEX will provide an estimate of the number of and types of vehicles anticipated entering and exiting the site during each stage of operations
- The Township agreed adequate security measures to protect wellheads would include a fence around the wellheads.

- HHEX does not anticipate a need for an off-street area for maintenance vehicles to stand while gaining access to the access road
- HHEX will include in submittal the map showing radius distances from the well head to neighboring nearby residences
- HHEX will provide the background noise study conducted as part of the submittal
 - Potential noise monitoring during peak hours of operation during each stage was discussed
 - HHEX will handle noise complaints as per the ordinance
- HHEX will provide first responder training prior to site construction
- HHEX will provide their signage plan and an example of the ACT 9 sign as part of the application
- Planning Commission requested that HHEX hold a public meeting for residents within 3000 feet of the well pad prior to site construction to allow for questions and sharing of plans
- Planning Commission requested photocopies of the green cards for the notifications; this will serve as written evidence that legal notice of the intent to drill
- Planning Commission requested a list of the parameters that will be analyzed during pre-drill sampling of water sources
- Planning Commission requested a copy of final permits and plans submitted to the state
- The Planning Commission requested that the Township be notified within 24 hrs. of a DEP reportable spill
- HHEX will determine a time frame for submittal and discuss with the township, along with the process for the submittal
- Jennifer Hoffman indicated that certified letters have been mailed to adjacent property owners informing them of their proposed project.

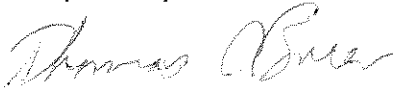
Ron Slabe Discussion

Ron Slabe discussed his concerns regarding constructing gas wells in residential areas. He presented the Commission Members with a handout outlining his concerns.
(see attachment)

Adjournment

There being no further business, Rick Ryan moved to adjourn the meeting at 8:50 pm, second by Leon Yurkin and all were in favor.

Respectfully submitted


Thomas O'Brien, Chairman

insert B

It is very important to see the full footprint of just what is coming our way regarding this Zeus well. And we must ask the DEP to withhold approval of this well's application until our concerns are taken into consideration.

Full transparency regarding the entire projected operational footprint of an oil and gas operation – including infrastructure – is essential in making an informed decision.

And here are a list of what should be our concerns to help us in our quest for full transparency and disclosure, talking over 14 acres what else planned? Huge footprint

For example #1 Concern: not all being revealed/shouldn't be done in pieces

- * Well pads (how many, where will they be located, and over what period of time)
- * Well heads (how many and over what period of time)
- * Gathering lines (how many and exactly where will they be located)
- * Pipelines (how many and exactly where will they be located)
- * Pigging operations – pig launchers and receivers (how many and exactly where will they be located)
- * Compressor stations (how many, where will they be located, and exactly what type of engines)
- * Processing plants (how many and where will it/they be located)
- * Vapor destruction units & flowback storage (where and how)

An architect designing a school for your community would never be allowed to get any approvals or permits without providing the whole footprint for the planned project(s). The same standard should apply for all oil and gas applicants – a full accounting of all planned construction activities, all infrastructure, and all ancillary facilities should be required to be made public during the DEP application process

* Local officials must be able to review ALL the facts – ALL the planned construction and infrastructure - so as to ensure their rights and fiduciary responsibilities to uphold the PA Constitution (specifically Article 1, Sec. 27), the US Constitution, the Municipal Planning Code and all applicable local zoning rules and ordinances.

* Without full disclosure of the entire footprint of the expected build out of the oil and gas operations, local government officials cannot assure the protection of public health, safety and welfare. A **Completeness Review** akin to the DEP requirement should be a part of the package. All conditions must be met within the UB Oil & Gas Ordinance. (See back)

Concerns continued:

#2

This well – middle of residential homes (Schafer Dr., Bethesda, Guyer, Michael Dr., Kunkle, & Chambers Rd. Dozens of residential homes will be affected.

#3:

Blast & evacuation zone is usually the radius of one mile-- countless homes are within this zone. An accident could incinerate several or more of these homes.

#4

Water supply --- nearly 100% rely on water wells---numerous studies including the final EPA report showed fracking as a major threat to our ground water and other countless examples (Connoquenessing Twp, the Woodlands, Butler Co) without drinkable water for six years.

#5

Concern for our air --toxic fumes emanate from such sites ---especially hazardous to children and many small children live in close proximity of this well, their lives could be impacted seriously

#6

Concern for our property values, can drop 25%, mortgages could be hard to get and there could be insurance concerns. Recent study shows home values losing an average of 30K.

#7

Concern to overall quality of life, could forever be changed. *Robinson Twp, PA Supreme Court, gas development "unquestionably will have lasting and undeniably detrimental impact our environment, our people, their children, and future generations"*

#8

Concern about unconventional drilling not being an in and out process but a lasting one for years to come, affecting all aspect I've so far mentioned. Observer-Reporter, Carroll Twp example: deafening noise, excessive dust, road congestion, sleepless nights, 2007 to present.

#9

This well is being placed in an RA zone not an Industrial zone and raises questions of compatibility. Like uses kept together and unlike ones kept separate.

#10

This type of incompatible land use will thwart future home growth & future revenue through taxation which is not helping the twp as a whole, dooms future growth.